



REPORT TO PLANNING COMMISSION

Hearing Date: May 29, 2013

File #: 2013-7035
Location: **Sunken Gardens Golf Course, 1010 S. Wolfe Road** in a PF (Public Facilities) Zoning District (APN: 213-47-009)
Proposed Project: Application for a wireless facility including an 85-foot tall slim-line monopole and associated improvements.
Applicant/Owner Ridge Communications, Inc. for Verizon Wireless/City of Sunnyvale
Environmental Review: A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.
Staff Contact: Shétal Divatia, 408-730-7452, sdivatia@sunnyvale.ca.gov

REPORT IN BRIEF:

Existing Site Conditions Golf Course, General Plan: Public Facilities, Zoning: PF

Surrounding Land Uses

North	Multi-family Residential (two-story)
South	Multi-family Residential (three-story)
East	Single-family Residential (one and two-story)
West	Multi-family Residential (two-story)

Issues Aesthetics and 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 DESCRIPTION:

The project site is located at Sunken Garden Golf Course at 1010 S. Wolfe Road (see Vicinity Map - Attachment A). The proposed slim-line monopole and associated facilities will be located near the parking lot of the 28-acre golf course. The project consists of the following:

- Removal of an existing plum tree and construct an 85-foot tall, 2-foot diameter slim-line monopole. The top 12 feet of this monopole will include a 36-inch radii radome (fiberglass cylinder) that screens six panel antennas;
- Removal of an existing 420-square foot golf ball washing/vending facility and construction of a new 640-square foot building to include a wireless facility (240 sq.ft.) and a new golf ball washing/vending facility (400 sq.ft.);
- One reserved parking space for a roll-away emergency use generator; and
- Underground cables, associated easements including truck access easement.

Use Permit

Sunnyvale Municipal Code (SMC) 19.54.080 requires a Major Use Permit for the proposed new freestanding wireless facilities up to 65 feet in height in a PF zone. Additionally, SMC 19.32.030 related to building heights allows tower-like features to exceed allowable height by an additional 25 feet. The proposed 85-foot requires a Use Permit that is approved by Planning Commission.

BACKGROUND:

Sunken Gardens is a golf course owned by the City of Sunnyvale. On December 12, 2012, the Parks and Recreation Commission (PRC) considered the proposed use at the park. The PRC reviewed the proposal to determine if the use of the site by a non-park use would be consistent with the goals and policies of the Parks Department and made a recommendation to the Planning Commission to approve the proposal (PRC Staff Report and Meeting Minutes - Attachment L). The PRC review is a recommendation and the final decision will be made by Planning Commission.

The golf course does not have any other wireless telecommunication facilities approved/existing at this time.

DISCUSSION:

Site layout and Design

Sunnyvale Municipal Code 19.54.040 related to Design Requirements notes the following:

- Based on potential aesthetic impact, the order of preference for facility type is: façade mounted, roof mounted, ground mounted, and freestanding tower.
- The facility shall not be readily visible to the nearest residentially zoned property.
- All monopoles and lattice towers shall be designed to be the minimal functional height and width required to support the proposed antenna installation.
- In order of preference, ancillary support equipment for facilities shall be located either within a building, in a rear yard or on a screened roof top area.
- Landscaping, including shrubs and trees shall be used, when possible, to block the line of sight between facilities and adjacent residential uses and residentially zoned properties.
- Proposed facilities shall not reduce the amount of required parking spaces.

The proposed slim-line monopole although least preferred, is an appropriate element for the site that can be camouflaged within existing palm trees and is in the middle of the park and away from residential uses with minimal visual impact on the adjacent neighborhood. The palm trees are about the same height as the monopole and will help detract from the structure. Staff suggests that the proposed monopole and radome be painted green/brown or an appropriate color to camouflage the structure with the palm trees thereby reducing its potential visual impact to the surrounding areas (Recommended Conditions of Approval, Attachment D).

Other pole designs were considered include fake trees, but the constraints of the site and easy accessibility to the pole location by the public limits those options. An 85-foot mono-pine would require branches extending into the parking lot and driving range, and fiberglass branches overhanging public areas could be a safety issue. A slim-line pole would blend easily into the existing row of 80+ foot palm trees. This design option was considered to be appropriate for the site.

The new 640-square-foot building replaces the existing 420-square-foot building that contains a golf ball washing/vending facility. The new building (32 feet by 20 feet in size) is at the same location and extends by two feet in length and 6 feet in breath as compared to the existing building. The building design will be the same as existing with vertical siding and composition shake roof. A portion of the proposed building extends into the parking area and results in the loss of four parking spaces. This reduces the total number of parking spaces from 101 parking spaces to 97 parking spaces. Staff believes that this reduction does not significantly affect the golf course facility which has sufficient parking.

Landscaping

The 30 existing 80+ feet high palm trees by the driving range will continue to exist and camouflage the proposed slim-line monopole in their midst. The proposal removes one of the approximately 25-foot tall plum trees planted in a row between the palm trees. Removal of this tree increases the existing gap between the rows of tree plantings and does not create a “hole” and does not adversely impact this landscaping element at the golf course. The monopole will be nestled in the row of palm trees and adequately camouflaged.

Noise

Sunnyvale Municipal Code 19.42.030 (a) (Operating Standards) requires that “noise or sound level shall not exceed fifty dBA during nighttime or sixty dBA during daytime hours at any point on adjacent residentially zoned property. This standard is also applied to pool equipment and air-conditioning units in residential neighborhoods. Additionally, SMC 19.54.050 (Wireless Telecommunication Facilities) notes that “at no time shall equipment noise from any source exceed an exterior noise level of sixty dB at the property line.”

The proposed equipment housed in the new facilities building will generate noise. A Noise Study, prepared by EBI Consulting, has been provided by the applicant (Attachment K, Noise Study). The Noise Study demonstrates that the noise levels would be well below the maximum levels specified in the Sunnyvale Municipal Code. The Noise Study concludes that the increased noise levels up to 21 dB are well below Sunnyvale’s noise level limitation of 50 dB at the property lines.

At the PRC public hearing, some neighbors have expressed their concern regarding noise impact. The proposed facility is located in the central part of the park and is more than 200 feet away from the condominiums on its west, more than 350 feet away from single family homes on its north and east, and more than 650 feet away from the apartments on its south. In order to ensure that the proposed equipment meets Sunnyvale’s noise standards, staff recommends that noise measurements be taken during equipment operation prior to final building permits (Recommended Conditions of Approval, Attachment D).

Radio Frequency (RF) Emissions Exposure

The Federal Communications Commission (FCC) is the final authority on safety of telecommunications facilities. If the facility meets the FCC standards, the City is not permitted to make additional judgments on health and safety issues. The proposed application can be considered on design and location criteria only. An RF Emissions Report was prepared and includes information about the proposed radio frequency emissions of the facility. According to the report, conducted by Hammett and Edison, Inc., the proposed facility will emit 0.49% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building would be 0.65% of the public exposure limit. The report further states that “it should be noted that these results include several “worst-case” assumptions and therefore are expected to be overstate actual power density levels from the proposed operation.”

To ensure that the facility does not exceed federal guideline emission standards, staff recommends that the applicant take two readings of radio emission; one before the facility is constructed (to take the ambient level of existing emissions) and the one after the facility is constructed and operating at full capacity. These readings will be taken at locations determined by staff and submitted to the Director of Community Development in order to ensure the facility meets federal standards (Recommended Conditions of Approval, Attachment D).

Easements and Utilities

The proposal includes additional easements for underground utilities and an auto access as noted in the Site Plan. These easements will be recorded with the City prior to building permits.

Environmental Review

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

Issues that were discussed in the Initial Study included aesthetics impact, noise impact, impact on biological resources, impact on hydrology and water quality, and hazards and hazardous materials.

The application includes a noise study (Attachment K, Noise Study). The study indicates that the noise from the equipment cabinets located in the equipment room meets Sunnyvale Noise Regulations (SMC 19.42.020 and 030).

FISCAL IMPACT

As a property owner of the site, the City of Sunnyvale could save approximately \$180,000 - \$280,000 related to removal and replacement of the golf ball washing/vending facility which is proposed to be rebuilt as part of this proposal. A final lease agreement will be completed with the City prior to building permits.

PUBLIC CONTACT

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 650 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

In addition, the proposal was considered by the Parks and Recreation Commission (PRC) on December 12, 2012, with their standard public meeting noticing. A special public outreach meeting on October 25, 2012, at the Sunken Garden Golf Course, which was notified by posting of fliers at the Golf Course and mailings to local Neighborhood Associations. Attachment L includes minutes of the PRC meeting.

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings as demonstrated in Attachment C.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment D.

ALTERNATIVES

1. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Recommend Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:

Shétal Divatia
Project Planner

Approved by:

Gerri Caruso
Principal Planner

Attachments:

- A. Vicinity Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Negative Declaration
- F. Site and Architectural Plans
- G. Photo Simulation of proposed project
- H. Letter from the Applicant
- I. Verizon coverage map
- J. RF Emissions Report
- K. Noise Report
- L. Parks and Recreation Commission Staff Report and Meeting Minutes of December 12, 2012 public hearing.

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Park	Same	Park
Zoning District	PF	Same	PF
Lot Size	28.2 acres	Same	NA
Pole Height	None	85 ft.	90 ft. max.
Floor Area (Facility Bldg)	420 s.f.	640 s.f.	(65'+25') NA
Building Height (ft.)	13'6"	14'	30' max.
Monopole and building Setbacks (Facing North)*			
Front - North (ft.)	480'	Same	20' min.
Left Side - West (ft.)	235'+	234+	20' min.
Right Side - East (ft.)	370' to 490'+	369' to 489'	20' min.
Rear - South (ft.)	650'+	644'	20' min.
Parking			
Total Spaces	101	97	NA

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

Note: * For PF zone SMC (19.34.030) requires setbacks to be those required for the most restrictive abutting zoning district, which is R-0 for this project site.

RECOMMENDED FINDINGS

Use Permit

Use Permit Findings:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The Wireless Telecommunications Policy promotes retention of local zoning authority when reviewing telecommunications facilities. The zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. The proposed facility is compliant with all wireless telecommunication development standards.
 - The project meets all the FCC RF emissions standards.
 - To the extent possible, the new monopole will be camouflaged with the existing palm trees and will have minimal visual impact on the site's residential neighbors.
 - The proposed ground equipment will be located inside a rebuilt wall washing facility. The rebuilt enlarged building is designed to be very similar to the existing building in terms of building style, height, colors and materials.

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 zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. The proposed monopole will be camouflaged with the palm trees and will have minimal visual impact on the park's users and the site's residential neighbors.

Land Use and Transportation Sub-Element

N1.3. Promote an attractive and functional commercial environment

N 1.5. Establish and monitor standards for community appearance and property maintenance.

- The project proposal, as conditioned, uses existing infrastructure (golf ball washing/vending facility) and allows additional telecommunications service in the city. The location of the rebuilt, enlarged building is similar to the existing building and has

minimal visual impact to the park users and neighboring properties.

2. The proposed use, as conditioned, ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the proposed monopole is located on a site which has minimum visibility from residential uses and streets; and the location of the facility within the site allows the monopole to be camouflaged with the tall palm trees and the ground equipment will be placed in a rebuilt and an enlarged building with minimal impact on the surrounding area. The proposal meets the visual and operating standards established by the City for telecommunications facilities as it is designed to create the least possible aesthetic impact while using existing infrastructure to the extent possible.

Recommended Conditions of Approval – Use Permit

In addition to complying with all the applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for 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. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at an administrative public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building Permit for this project.
- C. The Use Permit for the use shall expire if the uses is discontinued for a period of one year or more.
- D. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Commission.
- F. Every owner or operator of a wireless telecommunications facility shall renew the facility permit at least every ten (10) years from the date of initial approval.
- G. Each 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.
- H. Certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions.
- I. The applicant shall submit to the Director of Community Development the 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. The measurements shall be taken at nearest residential neighbors to the site and at the nearest driving range or Tee-Off location.

- J. The owner or operator of any facility shall submit and maintain current at all times basic contact and site information on a form to be supplied by the City. Applicant shall notify the City of any changes, 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.
- K. The owner or operator shall maintain, at all times, a sign mounted on equipment room wall showing the operator name, site number and emergency contact telephone number.
- L. The owner or operator of any facility shall obtain and maintain current at all times a business license as issued by the City.
- M. 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.
- N. Each facility shall be operated in such a manner so as to minimize any possible disruption caused by noise. At no time shall equipment noise from any source exceed an exterior noise level of 60 dB during daytime hours and 50 dB during nighttime hours as measured at the property line. Backup generators shall be allowed only during emergencies, and shall not be tested on weekend or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekday nights.
- O. Each owner or operator of a facility shall routinely and regularly inspect each site to ensure compliance with the standards set forth in the Telecommunication Ordinance.
- P. 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, commissions, 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 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.

- Q. 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 mean 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.
- R. Wire telecommunication facility operators shall be strictly liable for interference caused by their facilities with City communication systems. The operator shall be responsible for all labor and equipment costs for determining the source of the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), at all costs arising from third party claims against the City attributable to the interference.
- S. No wireless telecommunications facility shall be sited or operated in such a manner that it poses, either by itself or in combination, with other such facilities, a potential threat to public health. To that end no facility or combination of facilities shall 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, country the state of California, or federal government.
- T. Obtain Building Permits for the proposed structures.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from Parks and Recreation and Public Works Departments.
- B. Modification to site conditions shall be approved by the Department of Parks and Recreation prior to submittal for Building Permit.
- C. Obtain proposed/required easements related to the project from Department of Information Technology.

3. LANDSCAPING

- A. Landscaping to be removed and planted in accordance with the requirements and approval from the Department of Parks and Recreation.

4. LIGHTING

- A. All exterior lighting shall be equipped with vandal resistant covers.
- B. Lights shall have shields to prevent glare onto adjacent residential properties.

5. SIGNS

- A. All new signs shall be in conformance with Sunnyvale Municipal Code.

6. OTHER

- A. The pole and radome will be painted green/brown or an appropriate color after a field check. The final color and design shall be submitted to the Director of Community Development for review and approval prior to issuance of a Building Permit.
- B. Applicant shall conduct noise measurements at property line locations after the equipment is in operation to its full capacity prior to final building permit, and submit this report to the Directory of Community Development to ensure conformance with Sunnyvale's Noise Standards.

County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Santa Clara County Clerk – Recorder’s Office
State of California



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CEQA DOCUMENT DECLARATION

REGINA ALCOMENDRAS, County Clerk – Recorder
by **Laura Luna, Deputy Clerk – Recorder,** *[Signature]*

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Application for a Use Permit.
3. APPLICANT NAME: Ridge Communications, Inc. PHONE: 408-730-7659
4. APPLICANT ADDRESS: 1010 S. Wolfe Road, Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 2,995.25	\$ <u>0.00</u>
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,156.25	\$ <u>0.00</u>
<input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u>	\$ 1,018.50	\$ <u>0.00</u>
<input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>0.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>0.00</u>

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (*INCLUDING COPIES*) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (*YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.*)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2013-7035
No. 13-08

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit filed by **Ridge Communications, Inc.**

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7035
Location: 1010 S. Wolfe Rd. (APN: 213-47-009)
Proposed Project: Use Permit to allow a new 85-foot tall wireless telecommunications facility (slimline monopole) at Sunken Gardens Golf Course.
Applicant / Owner: Ridge Communications, Inc. for Verizon Wireless / City of Sunnyvale
Environmental Review: Negative Declaration
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

The **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 **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, May 13, 2013**. 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 **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

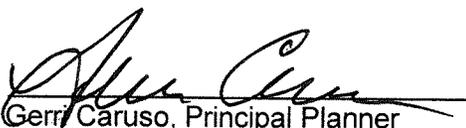
A public hearing on the project is scheduled for:

Monday, May 13, 2013 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 April 12, 2013

Signed: 
Gerrit Caruso, Principal Planner

Project Title	2013-7035 – Use Permit for 1010 S. Wolfe Rd.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Mariya Hodge, Associate Planner
Phone Number	408-730-7659
Project Location	Sunken Gardens Golf Course, 1010 S. Wolfe Rd., Sunnyvale, CA 94086 (APN: 213-47-009)
Project Applicant's Name	Ridge Communications, Inc., for Verizon Wireless
Project Applicant's Address	12667 Alcosta Blvd., Ste. 175 San Ramon, CA 94583
Zoning	PF (Public Facility)
General Plan	Parks
Other Public Agencies whose approval is required	None

Description of the Project:

The applicant proposes to install a new 85-foot tall wireless telecommunications monopole at Sunken Gardens Golf Course. The monopole would be located adjacent to the driving range facility near the center of the golf course site, within a line of existing palm trees. The monopole would use a "slimline" design with a pole 24 inches in diameter topped with a 36-inch radome within which six panel antennas would be located. The panel antennas would be mounted close to the pole and stacked in two groups of three, with the upper grouping's centerline at a height of 82 feet above ground and the lower grouping's centerline at a height of 77 feet above ground.

In addition, the applicant proposes to demolish the park's existing 420 square foot maintenance building, which is adjacent to the proposed monopole's location and which houses a golf ball washing and dispensing facility. The applicant proposes to construct a new 640 square foot maintenance building in the same location to contain both the telecommunication facility's ancillary ground equipment and the park's golf ball washing and dispensing equipment. The new building is proposed to match the existing building in color, material, and design. During the construction phase, a metal storage container would be located on the site to the southwest of the permanent maintenance building's location to temporarily house the golf ball washing and dispensing equipment. The equipment would be operated during the construction phase, but soaps/cleansers would not be used while the equipment is housed in the temporary container. Soaps/cleansers are used in the permanent washing facility and wash water is plumbed to the sanitary sewer system. During the construction phase the wash water would flow to the storm drain via existing surface gutters.

Project Details:

On-site Development: On-site improvements will include demolition of an existing park maintenance facility, removal of one existing ornamental Plum tree, location of a metal storage container in which the existing golf ball washing and dispensing equipment will be temporarily housed during the construction phase, installation of an 85-foot tall monopole, and construction of a new expanded park maintenance building to

house the telecommunication facility's ancillary ground equipment and the park's golf ball washing and dispensing equipment.

Off-site Improvements: No off-site improvements are proposed.

Construction Activities and Schedule: Construction of the project is expected to last approximately 12 weeks based on the applicant's proposed construction schedule. The schedule includes the following phases, with some phases occurring concurrently:

- Site meeting and overall review of construction – 1 week
- Stage area for temporary golf ball washing facility – 2 weeks
- Demolition of park maintenance building – 2 weeks
- Concrete removal, jackhammering – 2 weeks
- Drill rig and monopole foundation – 2 weeks
- Concrete trucks, pouring and setting concrete – 2 weeks
- Monopole on property – 2 weeks
- Crane, raising monopole and antenna installation – 3 weeks
- Construct new park maintenance and equipment building – 3 weeks
- Horizontal boring rig – 2 weeks
- Final connections and inspections – 4 weeks

Physical demolition and construction activity is expected to be completed within the first eight weeks of the construction period.

Surrounding Uses and Setting: The project is located at Sunken Gardens Golf Course, an existing public park facility. The site is primarily landscaped with turf. An existing paved parking lot is located near the center of the site at the end of Sunken Gardens Terrace; the driving range and club building are located on either side of the parking lot. Tall trees are located throughout the site including dense lines of trees along the site's perimeters. Surrounding land uses are single-family residential to the north and east, multi-family residential to the south, and commercial and multi-family uses to the west.

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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist **Error! Reference source not found.**: Mariya Hodge

Date: 4/11/2013

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan generalplan.InSunnyvale.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map Community Character and Land Use Chapters of the Sunnyvale General Plan (See discussion below)
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan Sunnyvale General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element of the Sunnyvale General Plan Land Use and Transportation Chapter of the Sunnyvale General Plan Sunnyvale General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
inadequate parking capacity?					Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field Air Installations Compatible Use Zones (AICUZ) Sunnyvale Zoning Map Sunnyvale General Plan Map www.sunnyvaleplanning.com Moffett Field FAA Part 77 Surfaces Map Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Installations Compatible Use Zones (AICUZ) Study Map Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Environmental Noise Assessment Report prepared by EBI Consulting dated January 23, 2013 Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off 19.54 Wireless Telecommunications Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_54&frames=off (See discussion below)
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Environmental Noise Assessment Report prepared by EBI

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
existing without the project?					Consulting dated January 23, 2013 Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off 19.54 Wireless Telecommunications Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_54&frames=off (See discussion below)
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion of “Less Than Significant” impacts with or without mitigation:

#2. Aesthetics (Less Than Significant with no mitigation required) – The project site is a public park, Sunken Gardens Golf Course. The project photosimulations demonstrate the proposed monopole will be visible from within the site, including from the driving range and parking lot. The proposed “slimline” design of the monopole minimizes visual impacts, as does the project location among a line of existing palm trees of similar height to the pole. The monopole is not expected to have negative visual impacts on surrounding properties or the public street due to its location. The monopole’s proposed location is more than 200 feet from the nearest property line, and the property has numerous existing tall trees located along property lines providing substantial screening of the golf course area. Given the location of the proposed monopole, the site’s existing vegetation, and the proposed design of the pole, the project is not expected to have significant visual impacts on the site or surrounding neighborhood, nor to substantially affect neighborhood character.

#14 and #16. Noise (Less Than Significant with no mitigation required) – The proposed project would locate new ancillary ground equipment in a new park maintenance building near the base of the proposed monopole. Equipment includes four LTE cabinets and associated equipment to be installed within the building, as well as a transformer and two HVAC units to be installed on the exterior of the building. No permanent generator is proposed. The applicant has indicated a temporary roll-up generator would be used in the event of a power outage exceeding 4 to 6 hours in length, but a temporary generator would not be brought to the site in other circumstances nor tested on the site at any time. The project Environmental Noise Analysis (prepared by EBI Consulting and dated January 23, 2013) demonstrates the project as proposed would comply with the City of Sunnyvale’s operational noise requirements (SMC 19.42.030) as well as the City’s noise regulations related to wireless telecommunications facilities (SMC 19.54.050). While the proposed equipment would increase the noise levels at the property lines, the Noise Analysis demonstrates the resulting noise levels would still

be well below the maximum levels specified in the Municipal Code. The proposed project is not expected to result in a substantial permanent increase in noise levels in the surrounding area.

Construction activity associated with the proposed project is estimated to take place over a 12-week period and would result in a temporary increase in noise levels on the site and in the surrounding neighborhood. Title 16 of the Sunnyvale Municipal Code limits construction hours for all projects to the period between 7:00 a.m. and 6:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday. Sunday and holiday construction is prohibited. Higher noise generating activities such as jackhammering are limited in duration based on the provided construction schedule. Based on the short duration of construction and the standard construction hours imposed by the Municipal Code, construction of the project is not expected to have a significant noise impact on surrounding properties.

#17. Biological Resources - Riparian (Less Than Significant with no mitigation required) – The project site is designated as a “streamside” property because it is located within 75 feet of the centerline of a waterway designated as a creek by the Santa Clara Valley Water District (SCVWD). As a result, the project is subject to the SCVWD’s Guidelines for Land Use Near Streams. The creek in this case is the El Camino Real Storm Drain, which is a tributary of Calabazas Creek. This section of the El Camino Real Storm Drain is a fully enclosed piped section which runs beneath Poplar Avenue approximately 700 feet east of the project site; it is not itself an open riparian corridor of any habitat value, although sediment or waste introduced into the storm drain could flow to Calabazas Creek.

The permanent operation of the proposed telecommunications facility is not expected to generate any sediment, dust, waste water, or other material hazardous to a riparian corridor. Operation of the golf ball washing facility within the maintenance building includes a soap/cleanser which results in a waste water product. Both the existing and the proposed permanent golf ball washing facilities discharge this waste water to the sanitary sewer, not to the storm drain. During construction of the new washing facility, a temporary golf ball washing facility is proposed to be provided within a metal storage container, and waste water from this temporary facility would drain to the storm drain system via existing surface gutters. The project description notes that soap/cleanser will not be used at this temporary facility – washing will be with water only – therefore the storm drain is not expected to be impacted.

Construction activity has the potential to generate temporary sediment, dust, and wastes. All construction projects are required to provide the Blueprint for a Clean Bay on construction plans and comply with the standard measures contained in the Blueprint to minimize construction-related dust, sediment, and runoff and contain it on the site. Due to its location on a streamside property, the project is also required to comply with the SCVWD’s Guidelines for Land Use Near Streams including standard conditions required for limiting and containing construction-generated dust, sediment, and wastes. These requirements, along with the enclosed piped nature of the “creek” feature in this area, will ensure the project does not result in a significant adverse impact on any riparian corridor.

#20. Biological Resources - Trees (Less Than Significant with no mitigation required) – The project proposes removal of one ornamental Plum tree to allow installation of the proposed monopole. Based on its size the Plum tree is not a “protected tree” per Sunnyvale’s Tree Preservation Ordinance (SMC 19.94). Removal of the tree would not result in a significant effect on biological resources.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Santa Clara County Congestion Management Program and Technical Guidelines
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?					Project description
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Planning Division

Completed by: Mariya Hodge

Date: 04/11/2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Further Discussion if "Less Than Significant" with or without mitigation:

Item #55. Hydrology and Water Quality (Less Than Significant with no mitigation required) – The permanent operation of the proposed telecommunications facility is not expected to generate any sediment, dust, waste water, or other material which could damage water quality. Operation of the golf ball washing facility within the maintenance building includes a soap/cleanser which results in a waste water product. Both the existing and the proposed permanent golf ball washing facilities discharge this waste water to the sanitary sewer in compliance with water quality requirements. During construction of the new washing facility, a temporary golf ball washing facility is proposed to be provided within a metal storage container, and waste water from this temporary facility would drain to the storm drain system via existing surface gutters. The project description notes that soap/cleanser will not be used at this temporary facility – washing will be with water only – therefore water quality is not expected to be impacted.

Construction activity has the potential to generate temporary sediment, dust, and wastes. All construction projects are required to provide the Blueprint for a Clean Bay on construction plans and comply with the standard measures contained in the Blueprint to minimize construction-related dust, sediment, and runoff and contain it on the site. These requirements will ensure the project does not result in a significant adverse impact on water quality during the construction phase.

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project description Project Radio Frequency (RF) Emissions Analysis prepared by Hammett & Edison, Inc. dated 6/12/12
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Waste & Substances Sites List (State of California)
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Item #64. Hazards and Hazardous Materials (Less Than Significant with no mitigation required) – The proposed wireless telecommunications facility is expected to generate Radio Frequency (RF) emissions. The facility is subject to the standards and limits set by the Federal Communications Commission (FCC) for human exposure to RF emissions. The project RF Emissions Analysis (prepared by Hammett & Edison and dated 6/12/12) demonstrates the emissions generated by the proposed project would be substantially below the maximum exposure limit established by the FCC. As a result, the proposed project is not expected to have significant adverse effects related to hazardous materials or emissions.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Further Discussion of “No Impact” determination for clarification:

Item #71. Recreation (No Impact) – The proposed project includes a new maintenance building and golf ball washing facility to replace the existing on-site facility. The new facility is larger in order to accommodate the new telecommunications ground equipment within the same building. While the project would provide a replaced facility which would be more attractive and functional, it is not an expansion of the golf course use nor is it expected to intensify the recreational use of the golf course.

ENVIRONMENTAL SOURCES

Initial Study Checklist
Use Permit – 1010 S. Wolfe Rd.
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City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report

- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
- 2010 Noise Conditions Map
- Moffett Field FAA Part 77 Surfaces Map
- SCVWD Streamside Properties Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale

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- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan

- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

ENVIRONMENTAL SOURCES

File#: 657 4/15/2013

Initial Study Checklist
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OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form dated 1/22/13
- Project Development Plans dated 2/26/13
- Project Environmental Noise Assessment prepared by EBI Consulting dated 1/23/13
- Project Radio Frequency (RF) Emissions Analysis prepared by Hammett & Edison, Inc. dated 6/12/12
- Field Inspection
- Project Photosimulations dated 1/8/13
- Project construction schedule

County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Santa Clara County Clerk – Recorder’s Office
State of California



Document No.: **657**
Number of Pages: **25**
Filed and Posted On: **4/15/2013**
Through: **5/06/2013**
CRO Order Number:
Fee Total: **0.00**

CEQA DOCUMENT DECLARATION

REGINA ALCOMENDRAS, County Clerk – Recorder
by **Laura Luna, Deputy Clerk – Recorder,** *[Signature]*

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Application for a Use Permit.
3. APPLICANT NAME: Ridge Communications, Inc. PHONE: 408-730-7659
4. APPLICANT ADDRESS: 1010 S. Wolfe Road, Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 2,995.25	\$ <u>0.00</u>
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,156.25	\$ <u>0.00</u>
<input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u>	\$ 1,018.50	\$ <u>0.00</u>
<input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>0.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>0.00</u>

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (*INCLUDING COPIES*) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (*YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.*)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2013-7035
No. 13-08

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit filed by **Ridge Communications, Inc.**

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7035
Location: 1010 S. Wolfe Rd. (APN: 213-47-009)
Proposed Project: Use Permit to allow a new 85-foot tall wireless telecommunications facility (slimline monopole) at Sunken Gardens Golf Course.
Applicant / Owner: Ridge Communications, Inc. for Verizon Wireless / City of Sunnyvale
Environmental Review: Negative Declaration
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

The **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 **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, May 13, 2013**. 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 **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

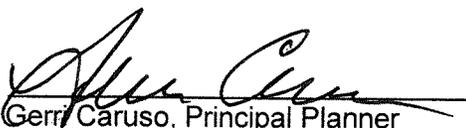
A public hearing on the project is scheduled for:

Monday, May 13, 2013 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 April 12, 2013

Signed: 
Gerrit Caruso, Principal Planner

Project Title	2013-7035 – Use Permit for 1010 S. Wolfe Rd.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Mariya Hodge, Associate Planner
Phone Number	408-730-7659
Project Location	Sunken Gardens Golf Course, 1010 S. Wolfe Rd., Sunnyvale, CA 94086 (APN: 213-47-009)
Project Applicant's Name	Ridge Communications, Inc., for Verizon Wireless
Project Applicant's Address	12667 Alcosta Blvd., Ste. 175 San Ramon, CA 94583
Zoning	PF (Public Facility)
General Plan	Parks
Other Public Agencies whose approval is required	None

Description of the Project:

The applicant proposes to install a new 85-foot tall wireless telecommunications monopole at Sunken Gardens Golf Course. The monopole would be located adjacent to the driving range facility near the center of the golf course site, within a line of existing palm trees. The monopole would use a "slimline" design with a pole 24 inches in diameter topped with a 36-inch radome within which six panel antennas would be located. The panel antennas would be mounted close to the pole and stacked in two groups of three, with the upper grouping's centerline at a height of 82 feet above ground and the lower grouping's centerline at a height of 77 feet above ground.

In addition, the applicant proposes to demolish the park's existing 420 square foot maintenance building, which is adjacent to the proposed monopole's location and which houses a golf ball washing and dispensing facility. The applicant proposes to construct a new 640 square foot maintenance building in the same location to contain both the telecommunication facility's ancillary ground equipment and the park's golf ball washing and dispensing equipment. The new building is proposed to match the existing building in color, material, and design. During the construction phase, a metal storage container would be located on the site to the southwest of the permanent maintenance building's location to temporarily house the golf ball washing and dispensing equipment. The equipment would be operated during the construction phase, but soaps/cleansers would not be used while the equipment is housed in the temporary container. Soaps/cleansers are used in the permanent washing facility and wash water is plumbed to the sanitary sewer system. During the construction phase the wash water would flow to the storm drain via existing surface gutters.

Project Details:

On-site Development: On-site improvements will include demolition of an existing park maintenance facility, removal of one existing ornamental Plum tree, location of a metal storage container in which the existing golf ball washing and dispensing equipment will be temporarily housed during the construction phase, installation of an 85-foot tall monopole, and construction of a new expanded park maintenance building to

house the telecommunication facility's ancillary ground equipment and the park's golf ball washing and dispensing equipment.

Off-site Improvements: No off-site improvements are proposed.

Construction Activities and Schedule: Construction of the project is expected to last approximately 12 weeks based on the applicant's proposed construction schedule. The schedule includes the following phases, with some phases occurring concurrently:

Site meeting and overall review of construction – 1 week
Stage area for temporary golf ball washing facility – 2 weeks
Demolition of park maintenance building – 2 weeks
Concrete removal, jackhammering – 2 weeks
Drill rig and monopole foundation – 2 weeks
Concrete trucks, pouring and setting concrete – 2 weeks
Monopole on property – 2 weeks
Crane, raising monopole and antenna installation – 3 weeks
Construct new park maintenance and equipment building – 3 weeks
Horizontal boring rig – 2 weeks
Final connections and inspections – 4 weeks

Physical demolition and construction activity is expected to be completed within the first eight weeks of the construction period.

Surrounding Uses and Setting: The project is located at Sunken Gardens Golf Course, an existing public park facility. The site is primarily landscaped with turf. An existing paved parking lot is located near the center of the site at the end of Sunken Gardens Terrace; the driving range and club building are located on either side of the parking lot. Tall trees are located throughout the site including dense lines of trees along the site's perimeters. Surrounding land uses are single-family residential to the north and east, multi-family residential to the south, and commercial and multi-family uses to the west.

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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist **Error! Reference source not found.**: Mariya Hodge

Date: 4/11/2013

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan generalplan.InSunnyvale.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map Community Character and Land Use Chapters of the Sunnyvale General Plan (See discussion below)
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan Sunnyvale General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element of the Sunnyvale General Plan Land Use and Transportation Chapter of the Sunnyvale General Plan Sunnyvale General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
inadequate parking capacity?					Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field Air Installations Compatible Use Zones (AICUZ) Sunnyvale Zoning Map Sunnyvale General Plan Map www.sunnyvaleplanning.com Moffett Field FAA Part 77 Surfaces Map Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Installations Compatible Use Zones (AICUZ) Study Map Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Environmental Noise Assessment Report prepared by EBI Consulting dated January 23, 2013 Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off 19.54 Wireless Telecommunications Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_54&frames=off (See discussion below)
15. Noise -Exposure of persons to or generation of excessive_groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Environmental Noise Assessment Report prepared by EBI

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
existing without the project?					Consulting dated January 23, 2013 Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off 19.54 Wireless Telecommunications Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_54&frames=off (See discussion below)
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion of “Less Than Significant” impacts with or without mitigation:

#2. Aesthetics (Less Than Significant with no mitigation required) – The project site is a public park, Sunken Gardens Golf Course. The project photosimulations demonstrate the proposed monopole will be visible from within the site, including from the driving range and parking lot. The proposed “slimline” design of the monopole minimizes visual impacts, as does the project location among a line of existing palm trees of similar height to the pole. The monopole is not expected to have negative visual impacts on surrounding properties or the public street due to its location. The monopole’s proposed location is more than 200 feet from the nearest property line, and the property has numerous existing tall trees located along property lines providing substantial screening of the golf course area. Given the location of the proposed monopole, the site’s existing vegetation, and the proposed design of the pole, the project is not expected to have significant visual impacts on the site or surrounding neighborhood, nor to substantially affect neighborhood character.

#14 and #16. Noise (Less Than Significant with no mitigation required) – The proposed project would locate new ancillary ground equipment in a new park maintenance building near the base of the proposed monopole. Equipment includes four LTE cabinets and associated equipment to be installed within the building, as well as a transformer and two HVAC units to be installed on the exterior of the building. No permanent generator is proposed. The applicant has indicated a temporary roll-up generator would be used in the event of a power outage exceeding 4 to 6 hours in length, but a temporary generator would not be brought to the site in other circumstances nor tested on the site at any time. The project Environmental Noise Analysis (prepared by EBI Consulting and dated January 23, 2013) demonstrates the project as proposed would comply with the City of Sunnyvale’s operational noise requirements (SMC 19.42.030) as well as the City’s noise regulations related to wireless telecommunications facilities (SMC 19.54.050). While the proposed equipment would increase the noise levels at the property lines, the Noise Analysis demonstrates the resulting noise levels would still

be well below the maximum levels specified in the Municipal Code. The proposed project is not expected to result in a substantial permanent increase in noise levels in the surrounding area.

Construction activity associated with the proposed project is estimated to take place over a 12-week period and would result in a temporary increase in noise levels on the site and in the surrounding neighborhood. Title 16 of the Sunnyvale Municipal Code limits construction hours for all projects to the period between 7:00 a.m. and 6:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday. Sunday and holiday construction is prohibited. Higher noise generating activities such as jackhammering are limited in duration based on the provided construction schedule. Based on the short duration of construction and the standard construction hours imposed by the Municipal Code, construction of the project is not expected to have a significant noise impact on surrounding properties.

#17. Biological Resources - Riparian (Less Than Significant with no mitigation required) – The project site is designated as a “streamside” property because it is located within 75 feet of the centerline of a waterway designated as a creek by the Santa Clara Valley Water District (SCVWD). As a result, the project is subject to the SCVWD’s Guidelines for Land Use Near Streams. The creek in this case is the El Camino Real Storm Drain, which is a tributary of Calabazas Creek. This section of the El Camino Real Storm Drain is a fully enclosed piped section which runs beneath Poplar Avenue approximately 700 feet east of the project site; it is not itself an open riparian corridor of any habitat value, although sediment or waste introduced into the storm drain could flow to Calabazas Creek.

The permanent operation of the proposed telecommunications facility is not expected to generate any sediment, dust, waste water, or other material hazardous to a riparian corridor. Operation of the golf ball washing facility within the maintenance building includes a soap/cleanser which results in a waste water product. Both the existing and the proposed permanent golf ball washing facilities discharge this waste water to the sanitary sewer, not to the storm drain. During construction of the new washing facility, a temporary golf ball washing facility is proposed to be provided within a metal storage container, and waste water from this temporary facility would drain to the storm drain system via existing surface gutters. The project description notes that soap/cleanser will not be used at this temporary facility – washing will be with water only – therefore the storm drain is not expected to be impacted.

Construction activity has the potential to generate temporary sediment, dust, and wastes. All construction projects are required to provide the Blueprint for a Clean Bay on construction plans and comply with the standard measures contained in the Blueprint to minimize construction-related dust, sediment, and runoff and contain it on the site. Due to its location on a streamside property, the project is also required to comply with the SCVWD’s Guidelines for Land Use Near Streams including standard conditions required for limiting and containing construction-generated dust, sediment, and wastes. These requirements, along with the enclosed piped nature of the “creek” feature in this area, will ensure the project does not result in a significant adverse impact on any riparian corridor.

#20. Biological Resources - Trees (Less Than Significant with no mitigation required) – The project proposes removal of one ornamental Plum tree to allow installation of the proposed monopole. Based on its size the Plum tree is not a “protected tree” per Sunnyvale’s Tree Preservation Ordinance (SMC 19.94). Removal of the tree would not result in a significant effect on biological resources.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Santa Clara County Congestion Management Program and Technical Guidelines
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?					Project description
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Planning Division

Completed by: Mariya Hodge

Date: 04/11/2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Environmental Management Chapter of the Sunnyvale General Plan
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Further Discussion if "Less Than Significant" with or without mitigation:

Item #55. Hydrology and Water Quality (Less Than Significant with no mitigation required) – The permanent operation of the proposed telecommunications facility is not expected to generate any sediment, dust, waste water, or other material which could damage water quality. Operation of the golf ball washing facility within the maintenance building includes a soap/cleanser which results in a waste water product. Both the existing and the proposed permanent golf ball washing facilities discharge this waste water to the sanitary sewer in compliance with water quality requirements. During construction of the new washing facility, a temporary golf ball washing facility is proposed to be provided within a metal storage container, and waste water from this temporary facility would drain to the storm drain system via existing surface gutters. The project description notes that soap/cleanser will not be used at this temporary facility – washing will be with water only – therefore water quality is not expected to be impacted.

Construction activity has the potential to generate temporary sediment, dust, and wastes. All construction projects are required to provide the Blueprint for a Clean Bay on construction plans and comply with the standard measures contained in the Blueprint to minimize construction-related dust, sediment, and runoff and contain it on the site. These requirements will ensure the project does not result in a significant adverse impact on water quality during the construction phase.

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project description Project Radio Frequency (RF) Emissions Analysis prepared by Hammett & Edison, Inc. dated 6/12/12
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map Project description
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Waste & Substances Sites List (State of California)
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Item #64. Hazards and Hazardous Materials (Less Than Significant with no mitigation required) – The proposed wireless telecommunications facility is expected to generate Radio Frequency (RF) emissions. The facility is subject to the standards and limits set by the Federal Communications Commission (FCC) for human exposure to RF emissions. The project RF Emissions Analysis (prepared by Hammett & Edison and dated 6/12/12) demonstrates the emissions generated by the proposed project would be substantially below the maximum exposure limit established by the FCC. As a result, the proposed project is not expected to have significant adverse effects related to hazardous materials or emissions.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Further Discussion of “No Impact” determination for clarification:

Item #71. Recreation (No Impact) – The proposed project includes a new maintenance building and golf ball washing facility to replace the existing on-site facility. The new facility is larger in order to accommodate the new telecommunications ground equipment within the same building. While the project would provide a replaced facility which would be more attractive and functional, it is not an expansion of the golf course use nor is it expected to intensify the recreational use of the golf course.

ENVIRONMENTAL SOURCES

Initial Study Checklist
Use Permit – 1010 S. Wolfe Rd.
File # 2013-7035
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City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report

- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- Draft Comprehensive Land Use Plan (CLUP) for Moffett Federal Airfield
- 2010 Noise Conditions Map
- Moffett Field FAA Part 77 Surfaces Map
- SCVWD Streamside Properties Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale

ENVIRONMENTAL SOURCES

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- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan

- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

ENVIRONMENTAL SOURCES

File#: 657 4/15/2013

Initial Study Checklist
Use Permit – 1010 S. Wolfe Rd.
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OTHER :

Project Specific Information

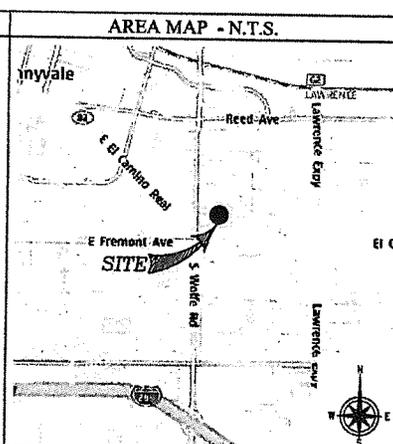
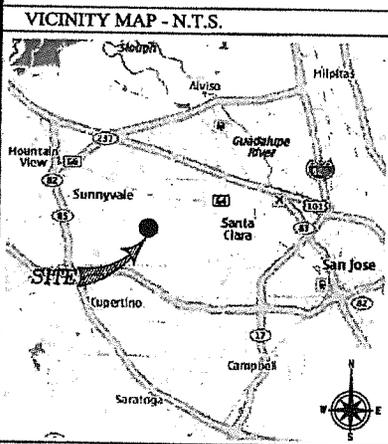
- Project Description
- Sunnyvale Project Environmental Information Form dated 1/22/13
- Project Development Plans dated 2/26/13
- Project Environmental Noise Assessment prepared by EBI Consulting dated 1/23/13
- Project Radio Frequency (RF) Emissions Analysis prepared by Hammett & Edison, Inc. dated 6/12/12
- Field Inspection
- Project Photosimulations dated 1/8/13
- Project construction schedule



WOLFE ROAD

117412

1010 S. WOLFE ROAD
SUNNYVALE, CA. 94086



DRIVING DIRECTIONS

- FROM VERIZON WIRELESS REGIONAL OFFICE IN WALNUT CREEK, CA 2785 MITCHELL DRIVE WALNUT CREEK, CA 94598
- TO: 1010 S. WOLFE ROAD, SUNNYVALE, CA. 94086
- DISTANCE: 52.69 MILES
1. HEAD TOWARD N WIGET LN ON MITCHELL DR.
 2. TURN LEFT ONTO N WIGET LN.
 3. TURN RIGHT ONTO YONACIO VALLEY RD.
 4. TURN LEFT AND TAKE RAMP ONTO SHELBY FRY (I-680 S) TOWARD SAN JOSE
 5. TAKE EXIT #12/CA-712/J-804/MISSION BLVD ONTO MISSION BLVD (CA-282 W) TOWARD I-680/MISSION BLVD WEST/WARM SPRINGS DISTRICT
 6. TAKE LEFT RAMP ONTO WINTZ FRY (I-680 S) TOWARD SAN JOSE.
 7. TAKE THE CA-237 W/MTN VIEW EXIT ONTO CA-237 W.
 8. TAKE THE LAWRENCE EXPY/CAMBERN DRIVE EXIT ONTO N LAWRENCE EXPY (CR-62 S)
 9. TAKE RAMP TOWARD EL CAMINO REAL
 10. TURN RIGHT ONTO EL CAMINO REAL (CA-82 N)
 11. RIGHT ONTO S WOLFE RD. YOUR DESTINATION ON S WOLFE RD IS ON THE RIGHT

SIGNATURE BLOCK

VERIZON WIRELESS EQUIPMENT ENGINEER:		VERIZON WIRELESS REAL ESTATE:	
SIGNATURE	DATE	SIGNATURE	DATE
VERIZON WIRELESS CONSTRUCTION:		VERIZON WIRELESS RF ENGINEER:	
SIGNATURE	DATE	SIGNATURE	DATE
PROPERTY OWNER:		AGENT-LEASING:	
SIGNATURE	DATE	SIGNATURE	DATE
AGENT-CONSTRUCTION:		AGENT-ZONING:	
SIGNATURE	DATE	SIGNATURE	DATE

CODE COMPLIANCE

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

- | | |
|---|--|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25) | 7. 2010 CALIFORNIA PLUMBING CODE |
| 2. 2010 CALIFORNIA BUILDING CODE | 8. 2010 CALIFORNIA ELECTRICAL CODE |
| 3. CITY/COUNTY ORDINANCES | 9. LOCAL BUILDING CODE |
| 4. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) | 10. CALIFORNIA STREETS AND HIGHWAYS CODE |
| 5. 2010 CALIFORNIA MECHANICAL CODE | |
| 6.5. IBC/IFC-202-9 LIFE SAFETY CODE (IFC-101) | |

PROJECT DATA

PROPERTY OWNER:
CITY OF SUNNYVALE
600 WEST OLIVE AVE
SUNNYVALE, CA 94088
CONTACT: YVETTE BLACKFORD
PHONE: (408) 730-7655

APPLICANT:
VERIZON WIRELESS
WALNUT CREEK EXECUTIVE PARK
2785 MITCHELL DRIVE BUILDING 9
WALNUT CREEK, CA 94598

LEASING MANAGER:
RIDGE COMMUNICATIONS, INC.
12867 ALICOSTA BOULEVARD, SUITE 175
SAN RAMON, CA 94583
CONTACT: ERIC WALDSPURGER
PHONE: (925) 498-2340

ZONING MANAGER:
RIDGE COMMUNICATIONS
12867 ALICOSTA BLVD., SUITE 175
SAN RAMON, CA 94583
CONTACT: CLARENCE CHAVIS
PHONE: (925) 498-2340

SUBMITTER:
FORESIGHT LAND SURVEYING AND CIVIL ENGINEERING
SAN TAME BLVD. #002-152
INDIEN VILLAGE, WY 80451
CONTACT: JIM SCHURROCH
PHONE: (925) 389-8100

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2382 MCGRAW AVENUE
RIVER, CA 92614
CONTACT: HAROLD TRIAS
PHONE: (925) 468-0115

STRUCTURAL ENGINEER:
DELTA GROUPS ENGINEERING, INC.
2382 MCGRAW AVENUE
RIVER, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622-0333

CONSTRUCTION MANAGER:
RIDGE COMMUNICATIONS
12867 ALICOSTA BLVD., SUITE 175
SAN RAMON, CA 94583
CONTACT: KEITH SCHMID
PHONE: (408) 679-1141

BUILDING/ SITE DATA LEGEND

Latitude: 37 21' 21.11" N (NAD83)

Longitude: 122 07' 38.14" W (NAD83)

Elevation: 95.4' AMSL (NAVD 88)

S.E.A.L.: 213-47-009

Zoning: U

Occupancy: U, UNMANNED

Type of Construction: V-B

Area of Cover: 640.7 SQ FT

Handicap Requirements: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

Title 24 Requirements: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. TITLE 24 IS DEPT.

SHEET INDEX

- | | |
|----|--|
| T1 | TITLE SHEET |
| C1 | SITE SURVEY |
| A1 | OVERALL SITE PLAN |
| A2 | EXISTING ENLARGED SITE PLAN |
| A3 | PROPOSED ENLARGED SITE PLAN |
| A4 | EQUIPMENT AREA PLAN & ANTENNA LAYOUT |
| A5 | EQUIPMENT LAYOUT |
| A6 | EXISTING SOUTH, WEST & EAST ELEVATIONS |
| A7 | PROPOSED NORTH & SOUTH ELEVATIONS |
| A8 | PROPOSED WEST & EAST ELEVATIONS |

PROJECT DESCRIPTION

INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY, INCLUDING THE REMOVAL OF AN EXISTING 14'-0"x30'-0" WOOD FRAMED MAINTENANCE/BALL WASHER FACILITY W/ PROPOSED 32'-0"x20'-0" SHELTER. LOCATION OF PROPOSED 12'-0"x20'-0" VERIZON WIRELESS EQUIPMENT ROOM. THE REMOVAL OF EXISTING PLUM TREE AND REPLACED WITH A PROPOSED 85'-0" HIGH SLIM LINE MONOPOLE. LOCATION OF SIX (6) PROPOSED VERIZON WIRELESS EQUIPMENT ROOMS CONCEALED INSIDE A PROPOSED 12'-0" HIGH X 36" RADIUS. ALSO, THE INSTALLATION OF TWO (2) PROPOSED GPS ANTENNAS MOUNTED ON THE PROPOSED REPLACEMENT SHELTER EAVES AND ASSOCIATED UTILITIES AND COAXIAL CABLE LINES.



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

WOLFE ROAD
117412
1010 S WOLFE ROAD
SUNNYVALE, CA 94086
SANTA CLARA COUNTY

CURRENT ISSUE DATE:

02/27/13

ISSUED FOR:

ZONING (100%)

REV. / DATE / DESCRIPTION / BY:

REV.	DATE	DESCRIPTION	BY
△	02/26/13	ZONING (100%) JK	
△	02/20/13	ZONING (100%) JK	
△	01/14/13	ZONING (100%) JK	
△	10/23/12	ZONING (100%) JK	
△	08/14/12	ZONING (100%) JK	
△	05/15/12	ZONING (90%) JK	
△	05/02/12	ZONING (80%) JK	

PLANS PREPARED BY:



9535 WEST LEE ROAD, SUITE 403
PLEASANTON, CA 94588
PH: (925) 968-0115 FAX: (925) 498-0388

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:

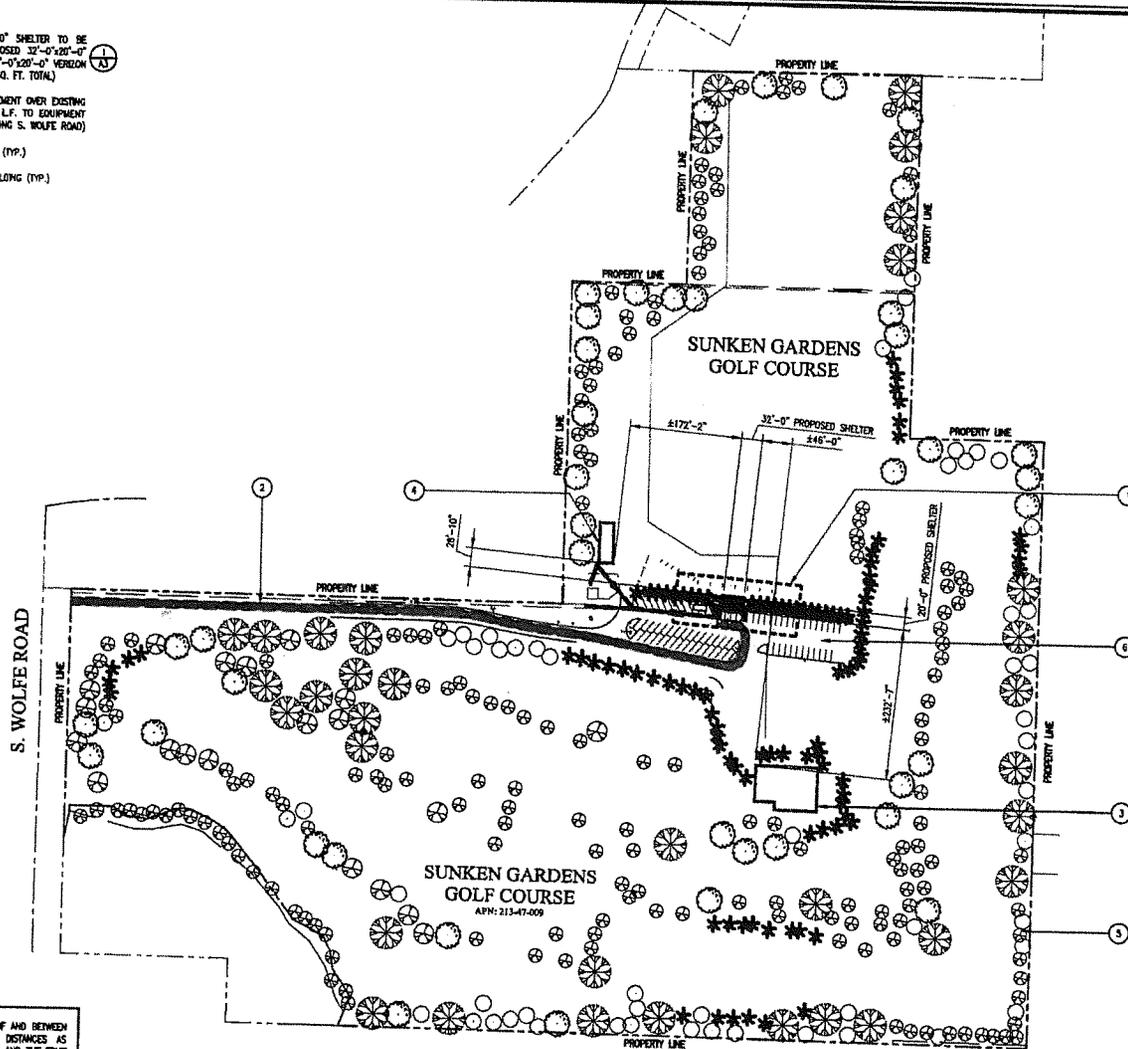
TITLE SHEET

SHEET NUMBER: REVISION:

T1 **7**
P12RC002

KEY NOTES:

- ① LOCATION OF EXISTING 14'-0"X30'-0" SHELTER TO BE REMOVED AND REPLACED WITH PROPOSED 32'-0"X20'-0" SHELTER; LOCATION OF PROPOSED 12'-0"X20'-0" VERSION WIRELESS EQUIPMENT ROOM (2400.0 SQ. FT. TOTAL)
- ② PROPOSED 12'-0" WIDE ACCESS EASEMENT OVER EXISTING ASPHALT ROAD (APPROX. 1100'-0" L.F. TO EQUIPMENT AREA FROM PUBLIC RIGHTOF-WAY ALONG S. WOLFE ROAD)
- ③ LOCATION OF EXISTING CLUB BUILDING (TYP.)
- ④ LOCATION OF EXISTING ACCESSORY BUILDING (TYP.)
- ⑤ EXISTING TREE/LANDSCAPING (TYP.)
- ⑥ EXISTING ASPHALT PARKING LOT (TYP.)



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

OVERALL SITE PLAN

SCALE: 1 inch = 50 ft.

verizonwireless
 2785 MITCHELL DRIVE, SUITE 9
 WALNUT CREEK, CA 94598

PROJECT INFORMATION:
WOLFE ROAD
 117412
 1310 S WOLFE ROAD
 SUNNYVALE, CA 94086
 SANTA CLARA COUNTY

CURRENT ISSUE DATE:
 02/27/13

ISSUED FOR:
 ZONING (100%)

REV.	DATE	DESCRIPTION	BY
△	02/26/13	ZONING (100%)	JK
△	02/20/13	ZONING (100%)	JK
△	01/14/13	ZONING (100%)	JK
△	10/23/12	ZONING (100%)	JK
△	06/14/12	ZONING (100%)	JK
△	05/15/12	ZONING (90%)	JK
△	05/02/12	ZONING (80%)	JK

PLANS PREPARED BY:

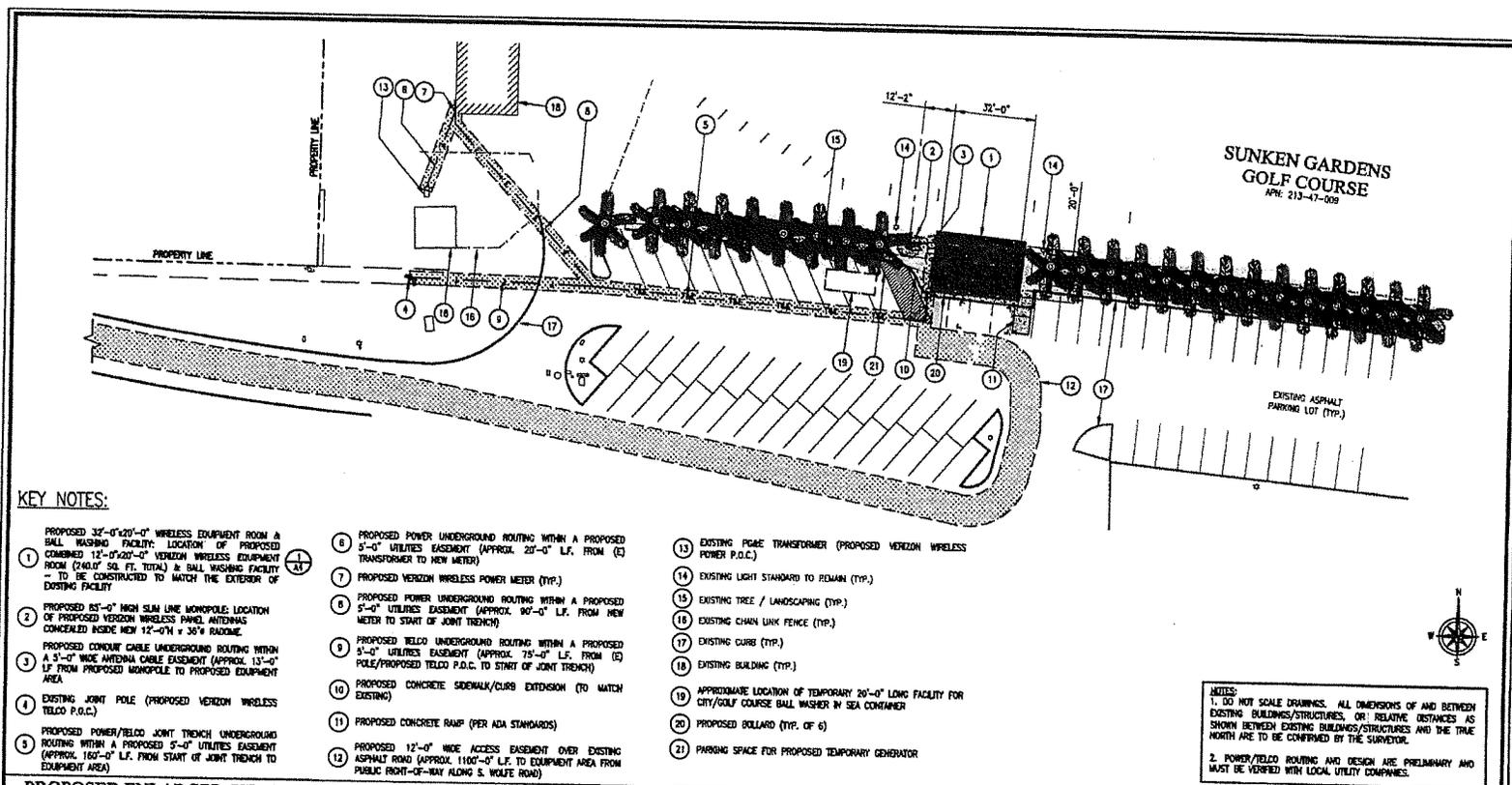
DELTA GROUPS ENGINEERING INC.
 CONSULTING ENGINEERS
 2626 WEST LANE POSTAL BOX 403
 FLEMINGHAM, CA 94529
 TEL: (925) 888-8119 FAX: (925) 468-0355

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:
 OVERALL SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER: **A1** REVISION: **7**
 P12RC002



KEY NOTES:

- 1. PROPOSED 32'-0" X 20'-0" WIRELESS EQUIPMENT ROOM & BALL WASHING FACILITY. LOCATION OF PROPOSED COMBINED 12'-0" X 20'-0" VERIZON WIRELESS EQUIPMENT ROOM (240.07 SQ. FT. TOTAL) & BALL WASHING FACILITY - TO BE CONSTRUCTED TO MATCH THE EXTERIOR OF EXISTING FACILITY.
- 2. PROPOSED 32'-0" HIGH SLIM LINE MONOPOLE. LOCATION OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS CONCEALED INSIDE NEW 12'-0" X 36" RADIUS.
- 3. PROPOSED CONDUIT CABLE UNDERGROUND ROUTING WITHIN A 3'-0" WIDE ANTENNA CABLE EASEMENT (APPROX. 13'-0" L.F. FROM PROPOSED MONOPOLE TO PROPOSED EQUIPMENT AREA).
- 4. EXISTING JOINT POLE (PROPOSED VERIZON WIRELESS TELO P.O.C.)
- 5. PROPOSED POWER/TELO JOINT TRENCH UNDERGROUND ROUTING WITHIN A PROPOSED 5'-0" UTILITIES EASEMENT (APPROX. 162'-0" L.F. FROM START OF JOINT TRENCH TO EQUIPMENT AREA).
- 6. PROPOSED POWER UNDERGROUND ROUTING WITHIN A PROPOSED 3'-0" UTILITIES EASEMENT (APPROX. 20'-0" L.F. FROM (E) TRANSFORMER TO NEW METER).
- 7. PROPOSED VERIZON WIRELESS POWER METER (TYP.)
- 8. PROPOSED POWER UNDERGROUND ROUTING WITHIN A PROPOSED 5'-0" UTILITIES EASEMENT (APPROX. 90'-0" L.F. FROM NEW METER TO START OF JOINT TRENCH).
- 9. PROPOSED TELO UNDERGROUND ROUTING WITHIN A PROPOSED 3'-0" UTILITIES EASEMENT (APPROX. 75'-0" L.F. FROM (E) POLE/PROPOSED TELO P.O.C. TO START OF JOINT TRENCH).
- 10. PROPOSED CONCRETE SIDEWALK/CURB EXTENSION (TO MATCH EXISTING).
- 11. PROPOSED CONCRETE RAMP (PER ADA STANDARDS).
- 12. PROPOSED 12'-0" WIDE ACCESS EASEMENT OVER EXISTING ASPHALT ROAD (APPROX. 1100'-0" L.F. TO EQUIPMENT AREA FROM PUBLIC FRONT-OF-BAY ALONG S. WOLFE ROAD).
- 13. EXISTING POLE TRANSFORMER (PROPOSED VERIZON WIRELESS POWER P.O.C.)
- 14. EXISTING LIGHT STANDARD TO REMAIN (TYP.)
- 15. EXISTING TREE / LANDSCAPING (TYP.)
- 16. EXISTING CHAIN LINK FENCE (TYP.)
- 17. EXISTING CURB (TYP.)
- 18. EXISTING BUILDING (TYP.)
- 19. APPROXIMATE LOCATION OF TEMPORARY 20'-0" LONG FACILITY FOR CITY/GOLF COURSE BALL WASHER IN SEA CONTAINER
- 20. PROPOSED BOLLARD (TYP. OF 6)
- 21. PARKING SPACE FOR PROPOSED TEMPORARY GENERATOR

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

SCALE: 1" = 20' - 0"
20' 0" 20' 0" 40' 0" 1

PROPOSED ENLARGED SITE PLAN

UNUSED

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94596

PROJECT INFORMATION:
WOLFE ROAD
117412
1010 S WOLFE ROAD
SUNNYVALE, CA 95088
SANTA CLARA COUNTY

CURRENT ISSUE DATE:
02/27/13

ISSUED FOR:
ZONING (100%)

REV. DATE	DESCRIPTION	BY
02/26/13	ZONING (100%)	JK
02/20/13	ZONING (100%)	JK
01/14/13	ZONING (100%)	JK
10/23/12	ZONING (100%)	JK
08/14/12	ZONING (100%)	JK
05/15/12	ZONING (80%)	JK
05/02/12	ZONING (80%)	JK

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
3926 WEST LAS POSITAS, SUITE 403
PACIFIC PALMS, CA 91068
TEL: (951) 488-0119 FAX: (951) 488-0255

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:
PROPOSED ENLARGED SITE PLAN

SHEET NUMBER: A3 **REVISION:** 7
#12RC002

verizonwireless
2785 MITCHELL DRIVE, SUITE B
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
**WOLF ROAD
117412**
1010 S WOLF ROAD
SUNNYVALE, CA 94089
SANTA CLARA COUNTY

CURRENT ISSUE DATE:
02/27/13

ISSUED FOR:
ZONING (100%)

REV. DATE	DESCRIPTION	BY
02/26/13	ZONING (100%)	JK
02/20/13	ZONING (100%)	JK
01/14/13	ZONING (100%)	JK
10/23/12	ZONING (100%)	JK
08/14/12	ZONING (100%)	JK
05/15/12	ZONING (90%)	JK
05/02/12	ZONING (BOX)	JK

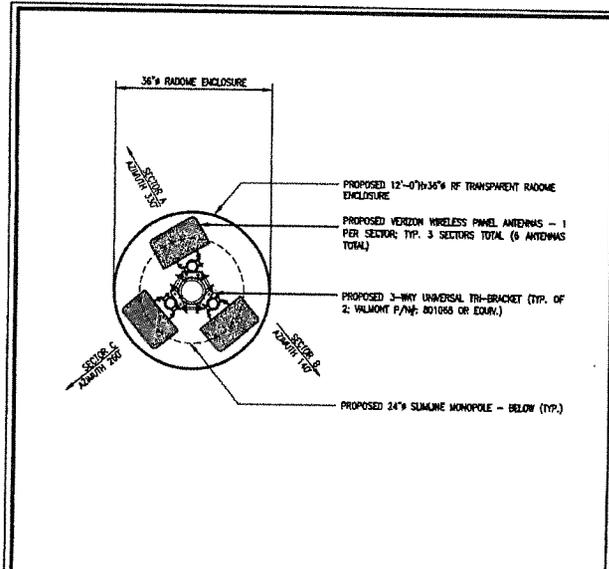
PLANS PREPARED BY:
**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
2535 WEST LAS POSITAS, SUITE 403
PACIFIC PALISADES, CA 94963
TEL: (925) 466-0115 FAX: (925) 466-0353

CONSULTANT:

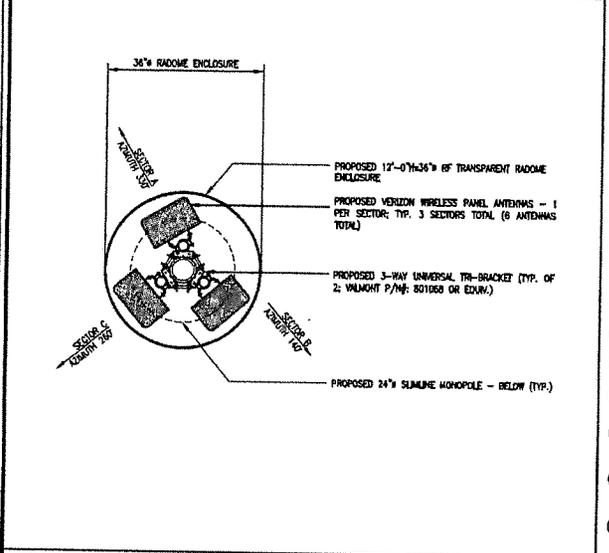
SEAL OF APPROVAL:

SHEET TITLE:
**EQUIPMENT AREA PLAN &
ANTENNA LAYOUT**

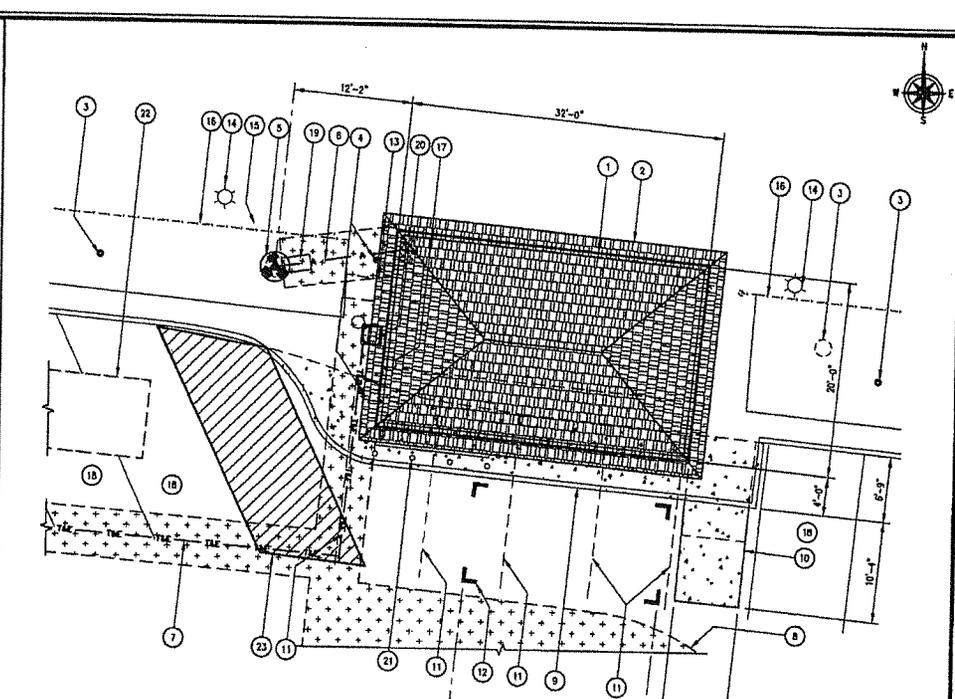
SHEET NUMBER: **A4** REVISION: **7**
P128C002



ANT. LAYOUT @ 82' RAD SCALE: 1/2"=1'-0" 2



ANT. LAYOUT @ 77' RAD SCALE: 1/2"=1'-0" 3



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

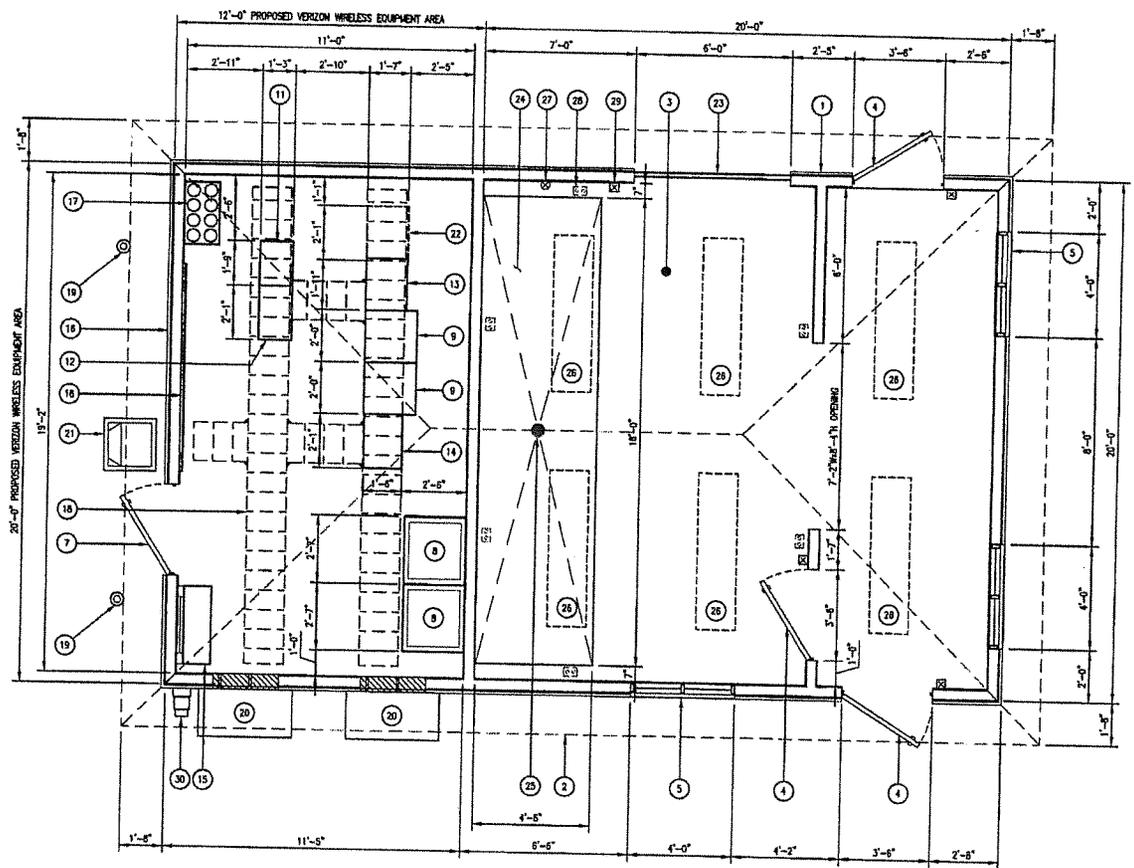
- KEY NOTES:
- 1 PROPOSED 32'-0"X20'-0" WIRELESS EQUIPMENT ROOM & BALL WASHING FACILITY (REPLACEMENT TO EXISTING 14'-0"X30'-0" BALL WASHING FACILITY - TO BE CONSTRUCTED TO MATCH THE EXTERIOR OF EXISTING FACILITY)
 - 2 PROPOSED SHELTER ROOF (TYP.)
 - 3 LOCATION OF EXISTING TREE / LANDSCAPING TO REMAIN (TYP.)
 - 4 PROPOSED VERIZON WIRELESS GPS ANTENNA (TYP. OF 2) W/ ANM SEPARATION OF 10'-0"
 - 5 PROPOSED 25'-0" HIGH SLIM LINE MONOPOLE REPLACEMENT TO EXISTING PLUM TREE; LOCATION OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
 - 6 PROPOSED COLOUR CABLE UNDERGROUND ROUTING WITHIN A 6'-0" WIDE ANTENNA CABLE EASEMENT (SEE 2/A1 FOR CONTINUATION)
 - 7 PROPOSED POWER/TIE/CO UNDERGROUND ROUTING WITHIN A PROPOSED 5'-0" UTILITIES EASEMENT (SEE 2/A1 FOR CONTINUATION)
 - 8 PROPOSED 12'-0" WIDE ACCESS EASEMENT OVER EXISTING ASPHALT ROAD (SEE 2/A1 FOR CONTINUATION)
 - 9 PROPOSED CONCRETE SIDEWALK/CURB EXTENSION (TO MATCH EXISTING)
 - 10 EXISTING CONCRETE RAMP TO BE REMOVED AND REPLACED WITH NEW RAMP (PER ADA STANDARDS)
 - 11 EXISTING PARKING STRIP(S) TO BE REMOVED (TYP. OF 4 PARKING SPACES TO BE REMOVED)
 - 12 PROPOSED PARALLEL PARKING STRIP(S) (TYP. OF 1 PARKING SPACES TO BE ADDED)
 - 13 EXISTING PORTION OF CHAIN LINK FENCE TO BE REMOVED (TYP.)
 - 14 EXISTING LIGHT STANDARD TO REMAIN (TYP.)
 - 15 EXISTING PLUM TREE / LANDSCAPING TO BE REMOVED
 - 16 EXISTING CHAIN LINK FENCE (TYP.)
 - 17 EXISTING VALVE TO BE RELOCATED (CONTRACTOR TO VERIFY)
 - 18 EXISTING PARKING SPACE (TYP.)
 - 19 PROPOSED CABLE ENTRY DOORHOUSE LOCATED AT BASE OF MONOPOLE
 - 20 PROPOSED STEP-DOWN TRANSFORMER - MOUNTED ON A PROPOSED CONCRETE PEDISTAL (TYP.)
 - 21 PROPOSED BOLLARD (TYP. OF 6)
 - 22 APPROXIMATE LOCATION OF TEMPORARY 20'-0" LONG FACILITY FOR CITY/GOLF COURSE BALL WASHER IN SEA CONTAINER
 - 23 PARKING SPACE FOR PROPOSED TEMPORARY GENERATOR

EQUIPMENT AREA PLAN SCALE: 3/16"=1'-0" 1

KEY NOTES:

- 1 PROPOSED 32'-0"X120'-0" SHELTER (REPLACEMENT TO EXISTING 14'-0"X30'-0" BALL WASHING FACILITY) - IS THE SAME AS EXISTING FACILITY AND WILL BE CONSTRUCTED TO MATCH THE EXTERIOR OF EXISTING FACILITY
- 2 OUTLINE OF PROPOSED ROOF LINE (TYP.)
- 3 PROPOSED 20'-0"X20'-0" BALL WASHER/MAINTENANCE FACILITY (TOTAL OF 400.0' SQ FT)
- 4 PROPOSED (3'-6"X12'-8") MAINTENANCE FACILITY ACCESS DOOR (TYP.)
- 5 PROPOSED (3'-0"X14'-0") WINDOW (TYP.)
- 6 PROPOSED 12'-0"X20'-0" VERIZON WIRELESS EQUIPMENT ROOM (240.0' SQ. FT. TOTAL)
- 7 PROPOSED VERIZON WIRELESS EQUIPMENT ROOM ACCESS DOOR (TYP.)
- 8 PROPOSED 4x4 RACK WITH 24 NSB1707T (2040MA) AND 31" X 28" CONTAINMENT TRAY (TYP.)
- 9 PROPOSED WCD CELL: INDOOR 850 VERSION 4.0B (TYP.)
- 10 WCD CELL #2 = INDOOR 1900 VERSION 4.0B
- 11 PROPOSED MISCELLANEOUS RACK (TYP.)
- 12 PROPOSED FIBER RACK (TYP.)
- 13 PROPOSED LTE RACK (TYP.)
- 14 PROPOSED PDU: EMERSON NETSUR DC POWER PLANT (TYP.)
- 15 PROPOSED MAIN AC POWER DISTRIBUTION PANEL (TYP.)
- 16 PROPOSED TELCO BACKBOARD (TYP.)
- 17 PROPOSED 6" CONDUIT STRIP UP (TYP. OF 8)
- 18 PROPOSED OVERHEAD CABLE BRIDGE (TYP.)
- 19 PROPOSED VERIZON WIRELESS GPS ANTENNA (TYP. OF 2) W/ MIN SEPARATION OF 10'-0"
- 20 PROPOSED HVAC UNIT (TYP.)
- 21 PROPOSED STEP-DOWN TRANSFORMER - MOUNTED ON A PROPOSED CONCRETE PEDIESTAL (TYP.)
- 22 FUTURE LTE RACK (TYP.)
- 23 PROPOSED 8'-0" WIDE ROLL-UP DOOR (TYP.)
- 24 PROPOSED 18'-0"X4'-6" CONCRETE DRAIN PAN (SLOPE TO DRAIN (TYP.)
- 25 PROPOSED FLOOR DRAIN (TYP.)
- 26 PROPOSED OVERHEAD FLUORESCENT LIGHTING (TYP.)
- 27 PROPOSED HOSE BR (TYP.)
- 28 PROPOSED CEILING MOUNTED ELECTRICAL OUTLETS (TYP.)
- 29 PROPOSED LIGHT SWITCH (TYP.)
- 30 PROPOSED GENERATOR RECEPTACLE (TYP.)

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



EQUIPMENT LAYOUT

SCALE: 1/2" = 1'-0"
 0 1 2 3 4 5

verizon wireless
 2785 MITCHELL DRIVE, SUITE 9
 WALNUT CREEK, CA 94598

PROJECT INFORMATION:
WOLFE ROAD
 117412
 1301 S WOLFE ROAD
 BURNING WOOD, CA 94506
 SANTA CLARA COUNTY

CURRENT ISSUE DATE:
 02/27/13

ISSUED FOR:
 ZONING (100%)

REV.	DATE	DESCRIPTION	BY
Δ	02/28/13	ZONING (100%)	JK
Δ	02/20/13	ZONING (100%)	JK
Δ	01/14/13	ZONING (100%)	JK
Δ	10/23/12	ZONING (100%)	JK
Δ	06/14/12	ZONING (100%)	JK
Δ	05/15/12	ZONING (90%)	JK
Δ	05/02/12	ZONING (80%)	JK

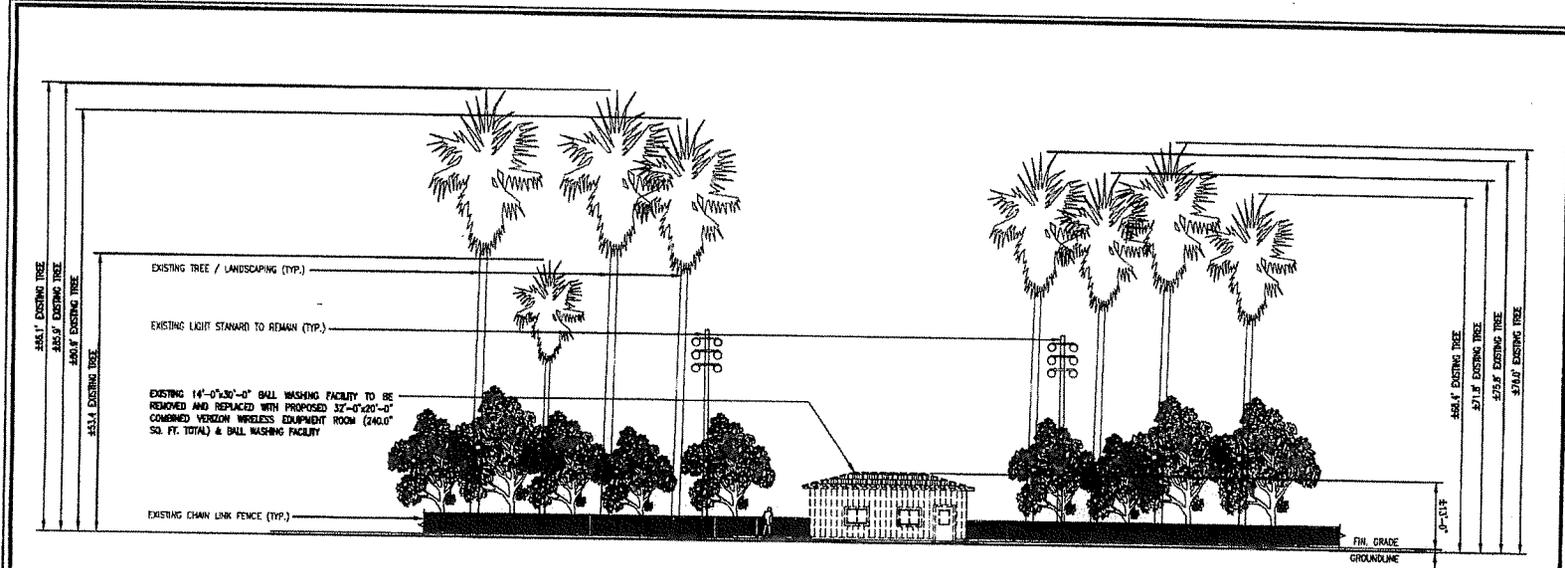
PLANS PREPARED BY:
DELTA GROUPS
ENGINEERING, INC.
 CONSULTING ENGINEERS
 3624 WEST GARDEN AVENUE, SUITE 403
 PLEASANTON, CA 94566
 TEL: (925) 466-0119 FAX: (925) 466-0365

CONSULTANT:

SEAL OF APPROVAL:

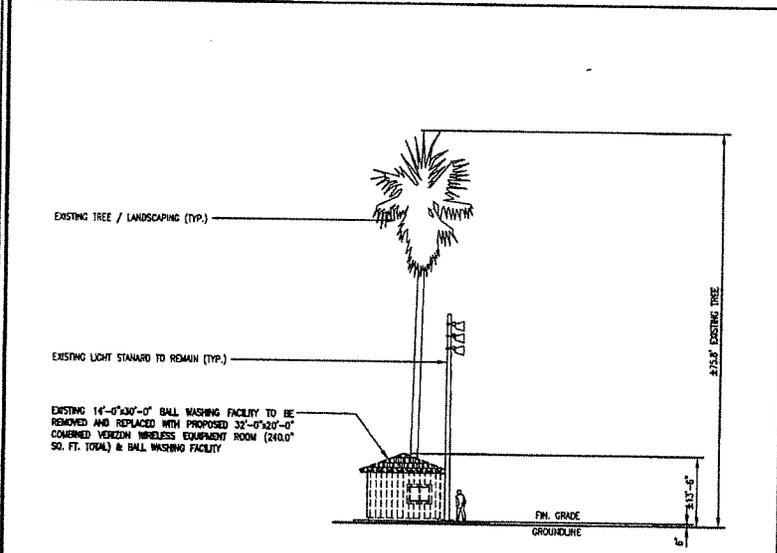
SHEET TITLE:
 EQUIPMENT LAYOUT

SHEET NUMBER: **A5** **7**
REVISION: **F128C002**



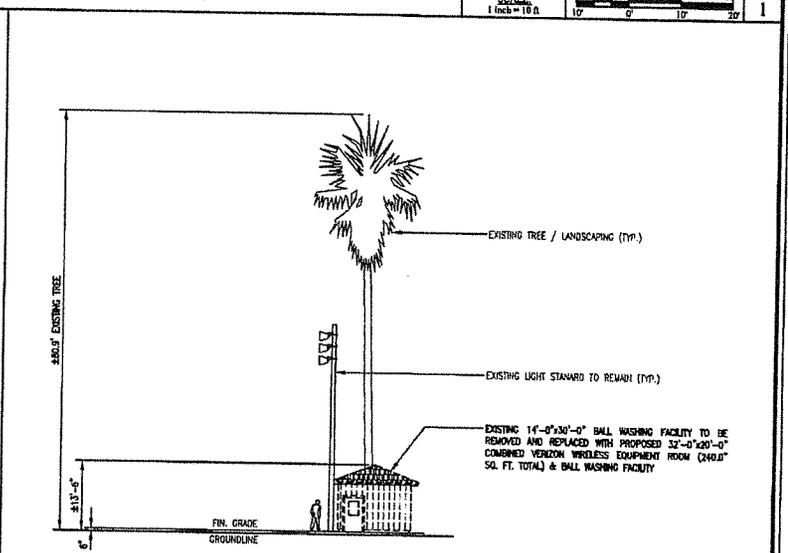
EXISTING SOUTH ELEVATION

SCALE: 1 inch = 10 ft. 10' 0' 10' 20'



EXISTING EAST ELEVATION

SCALE: 1 inch = 10 ft. 10' 0' 10' 20'



EXISTING WEST ELEVATION

SCALE: 1 inch = 10 ft. 10' 0' 10' 20'

verizon wireless
2785 MITCHELL DRIVE, SUITE B
WALNUT CREEK, CA 94598

PROJECT INFORMATION:
WOLF ROAD
117412
1010 S WOLF ROAD
SUNNYVALE, CA 94088
SANTA CLARA COUNTY

CURRENT ISSUE DATE:
02/27/13

ISSUED FOR:
ZONING (100%)

REV.	DATE	DESCRIPTION	BY
▲	02/28/13	ZONING (100%)	JK
▲	02/20/13	ZONING (100%)	JK
▲	01/14/13	ZONING (100%)	JK
▲	10/23/12	ZONING (100%)	JK
▲	06/14/12	ZONING (100%)	JK
▲	05/15/12	ZONING (80%)	JK
▲	05/02/12	ZONING (80%)	JK

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2438 WEST LAW PUBLIC, SUITE 403
PLEASANTON, CA 94588
TEL: (925) 466-0116 FAX: (925) 466-0388

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:

EXISTING SOUTH, WEST & EAST ELEVATIONS

SHEET NUMBER: REVISION:

A6 **7**
P12RC002

verizonwireless
2785 MITCHELL DRIVE, SUITE #
WALNUT CREEK, CA 94598
PROJECT INFORMATION:

**WOLFE ROAD
117412**
1010 S WOLFE ROAD
DENVILLE, CA 95020
SANTA CLARA COUNTY

CURRENT ISSUE DATE:
02/27/13

ISSUED FOR:
ZONING (100%)

REV. DATE DESCRIPTION BY:

△	02/26/13	ZONING (100%)	JK
△	02/20/13	ZONING (100%)	JK
△	01/14/13	ZONING (100%)	JK
△	10/23/12	ZONING (100%)	JK
△	06/14/12	ZONING (100%)	JK
△	05/15/12	ZONING (80%)	JK
△	05/02/12	ZONING (80%)	JK

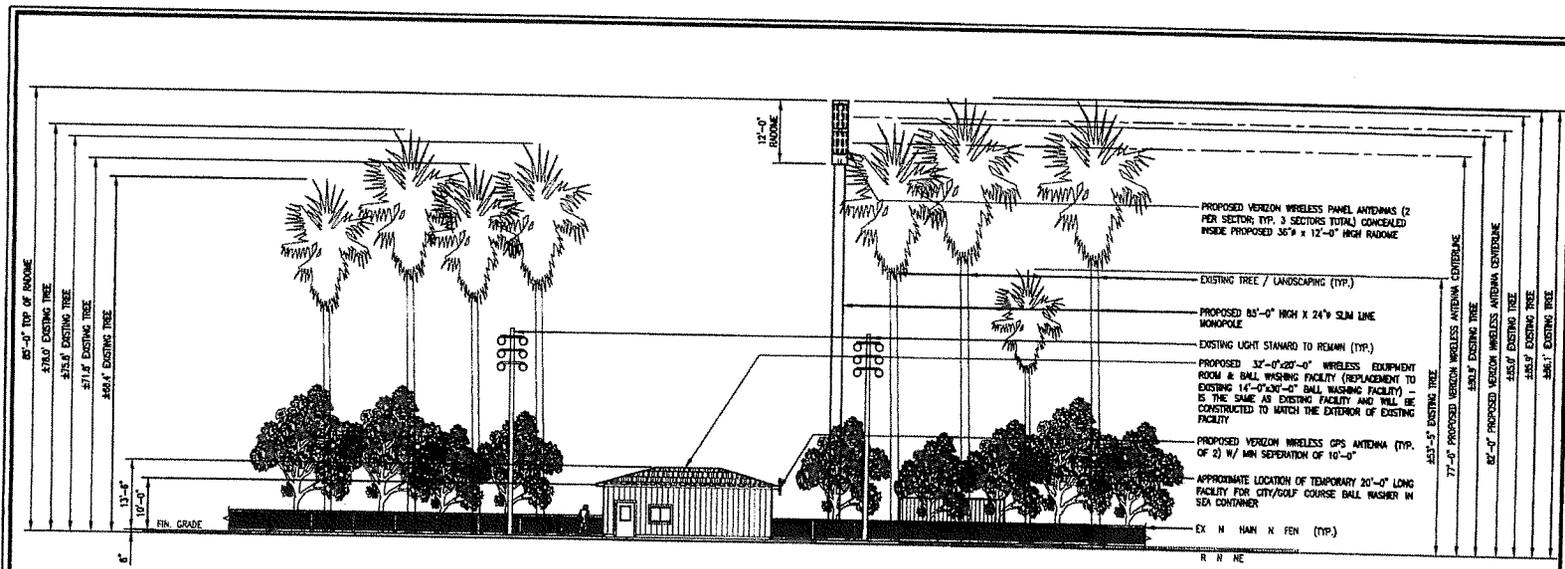
PLANS PREPARED BY:
**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
9430 WEST LAGO PAVILION, SUITE 403
PLEASANTON, CA 94566
TEL: (925) 488-0118 FAX: (925) 488-0380

CONSULTANT:

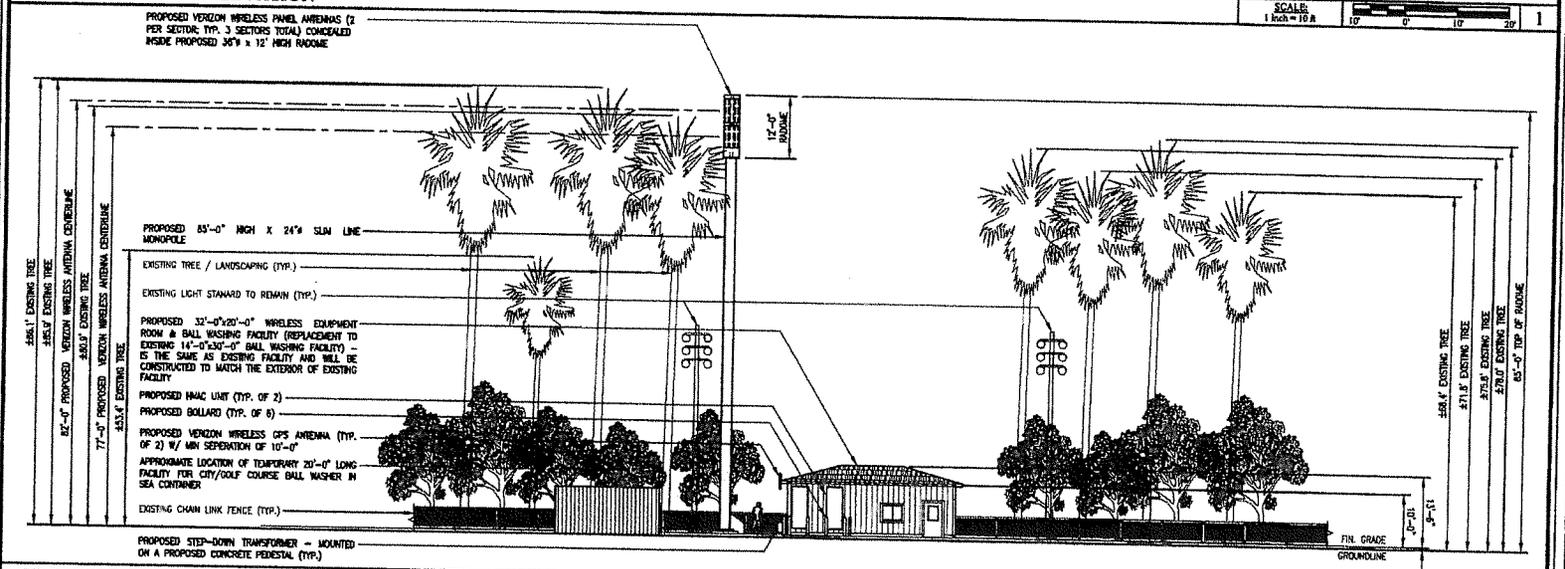
SEAL OF APPROVAL:

SHEET TITLE:
**PROPOSED NORTH &
SOUTH ELEVATIONS**

SHEET NUMBER: **A7** REVISION: **7**
F12RC002



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



**WOLF ROAD
117412**
1010 S WOLF ROAD
SUNNYVALE, CA 94089
SANTA CLARA COUNTY

PROJECT INFORMATION:
CURRENT ISSUE DATE: **02/27/13**

ISSUED FOR:
ZONING (100%)

REV.	DATE	DESCRIPTION	BY
△	02/26/13	ZONING (100%)	JK
△	02/20/13	ZONING (100%)	JK
△	01/14/13	ZONING (100%)	JK
△	10/23/12	ZONING (100%)	JK
△	08/14/12	ZONING (100%)	JK
△	05/15/12	ZONING (80%)	JK
△	05/02/12	ZONING (80%)	JK

PLANS PREPARED BY:
**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
2625 WEST LAB PORTAL SUITE 403
PLEASANTON, CA 94588
TEL: (925) 698-0118 FAX: (925) 698-0333

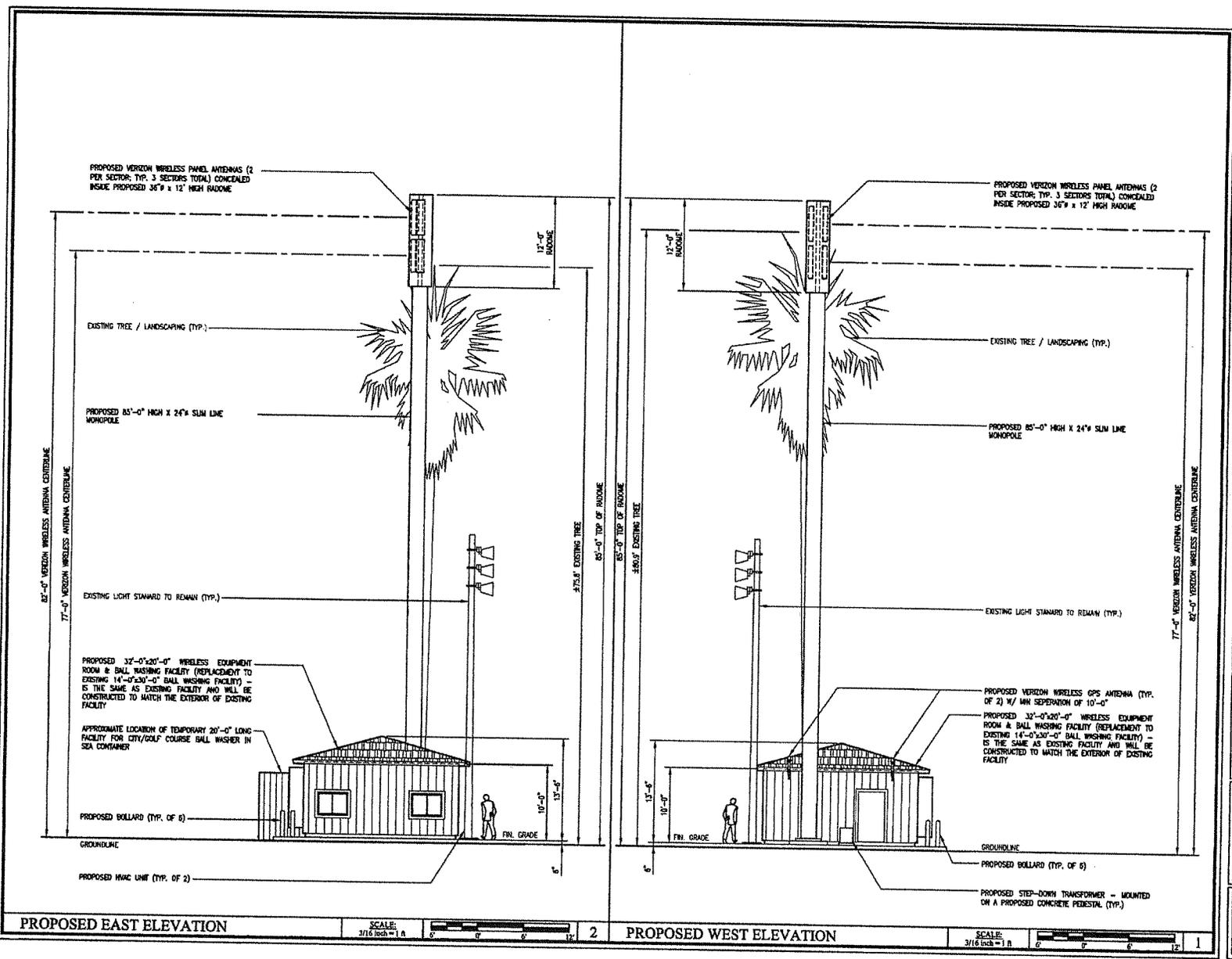
CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:
**PROPOSED WEST & EAST
ELEVATIONS**

SHEET NUMBER: **A8** REVISION: **7**

PROPOSED EAST ELEVATION SCALE: 3/16 inch = 1 ft 2
PROPOSED WEST ELEVATION SCALE: 3/16 inch = 1 ft 1



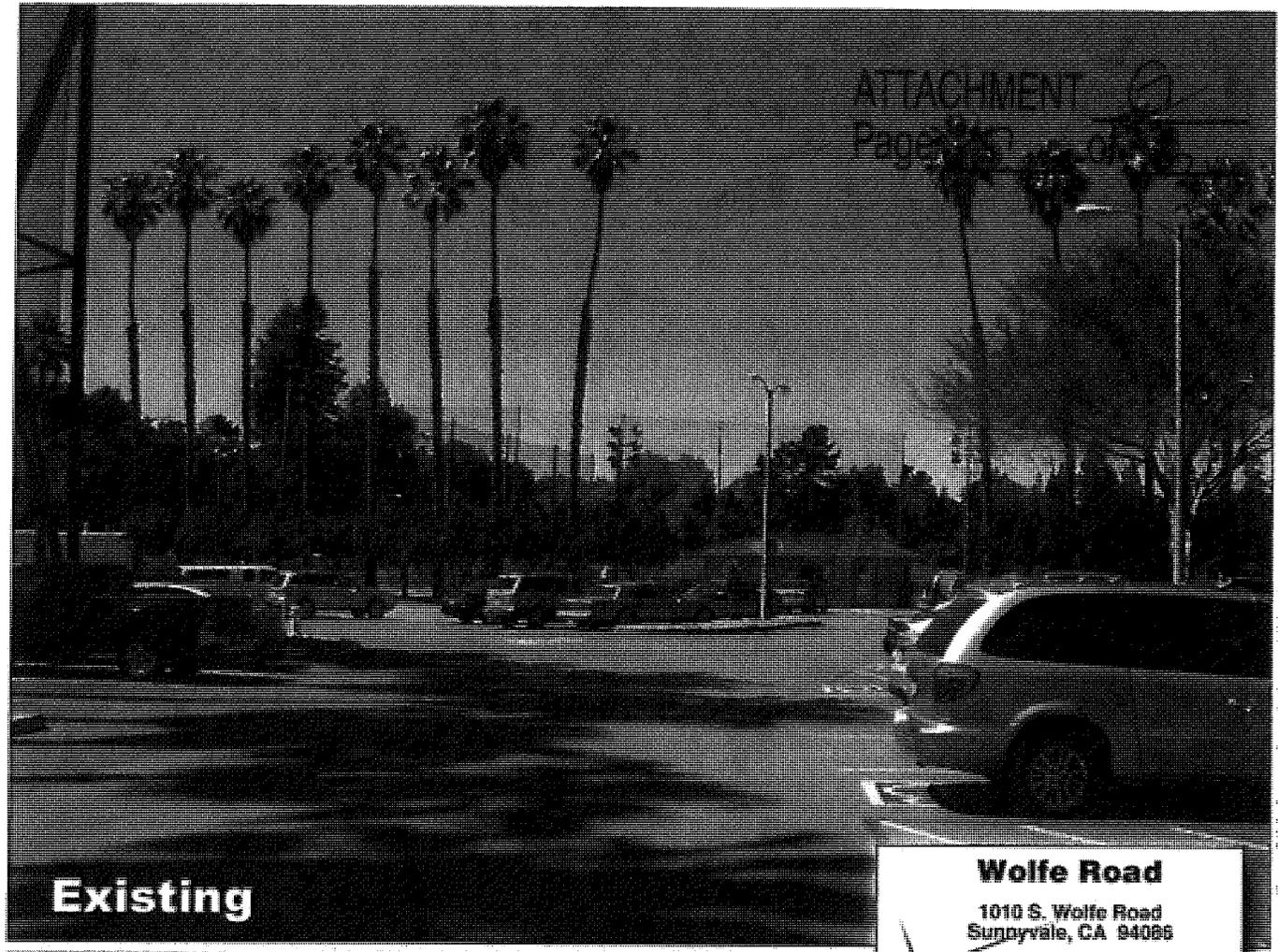
Aerial photograph showing the viewpoints for the photosimulations.



ATTACHMENT 6
Page 1 of 5

Wolfe Road
1010 S. Wolfe Road
Sunnyvale, CA 94086
verizonwireless

Photosimulation of view looking north from the golf course parking lot.

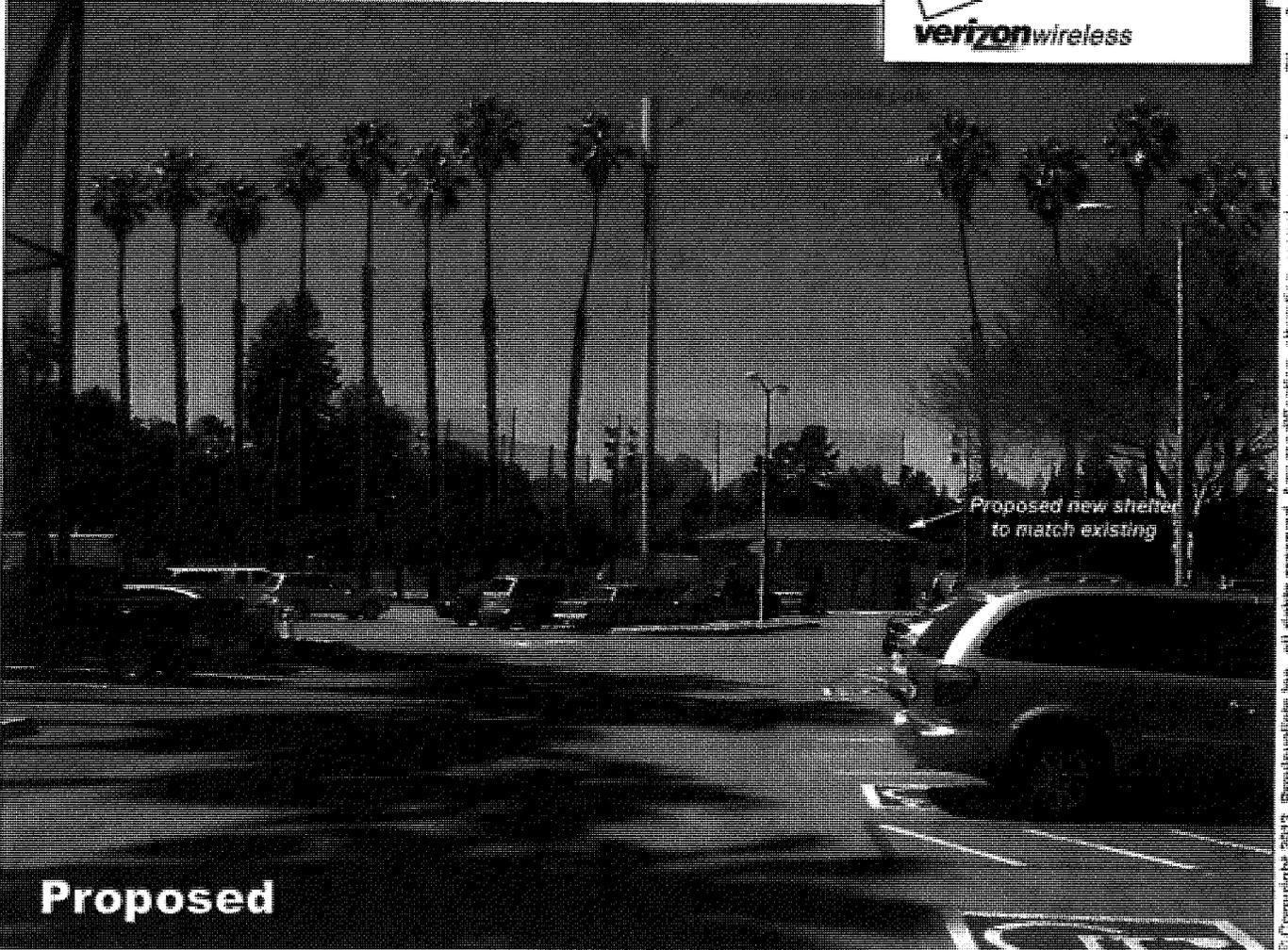


Existing

ATTACHMENT
Page 15 of 10

Wolfe Road
 1010 S. Wolfe Road
 Sunnyvale, CA 94086

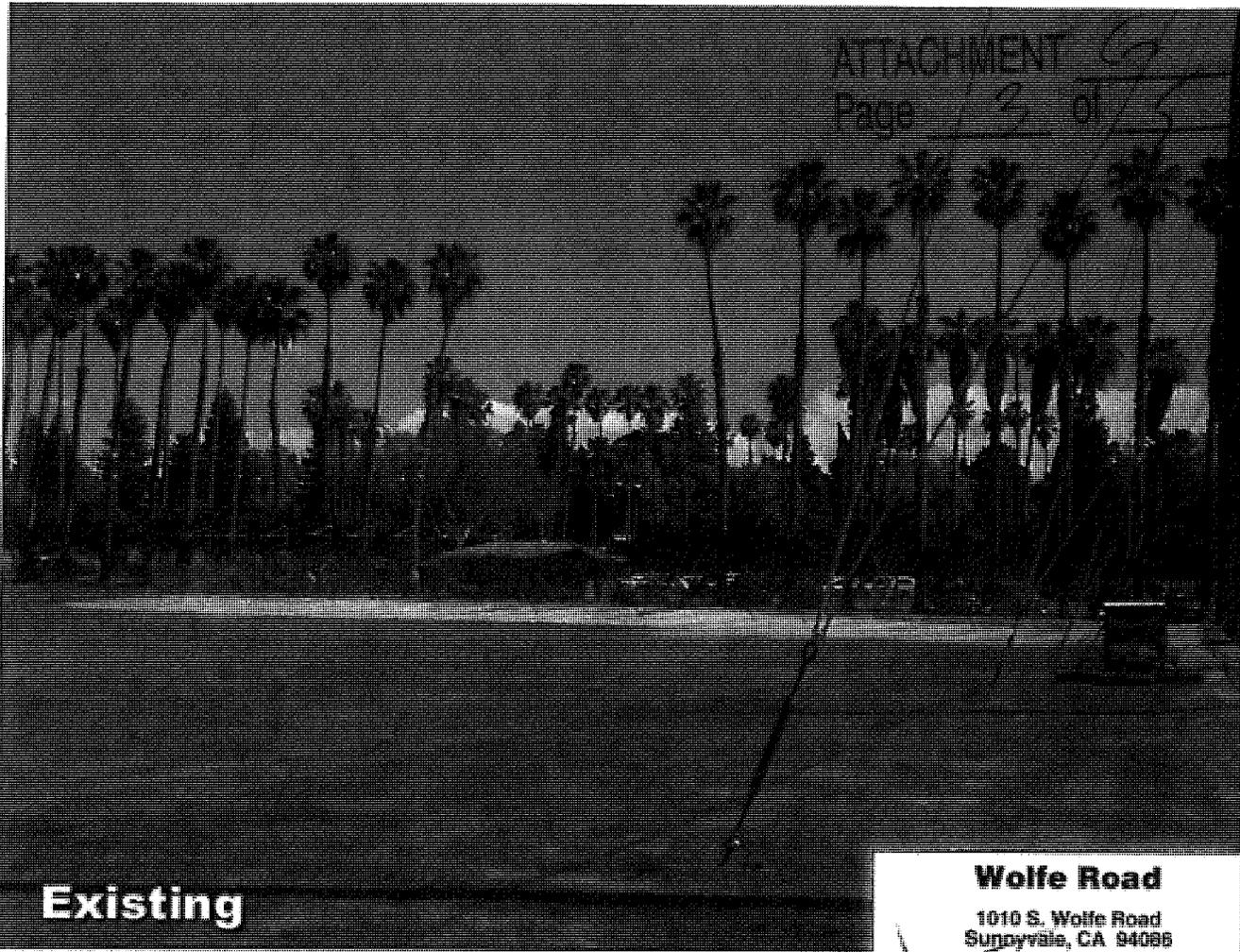
verizonwireless



Proposed

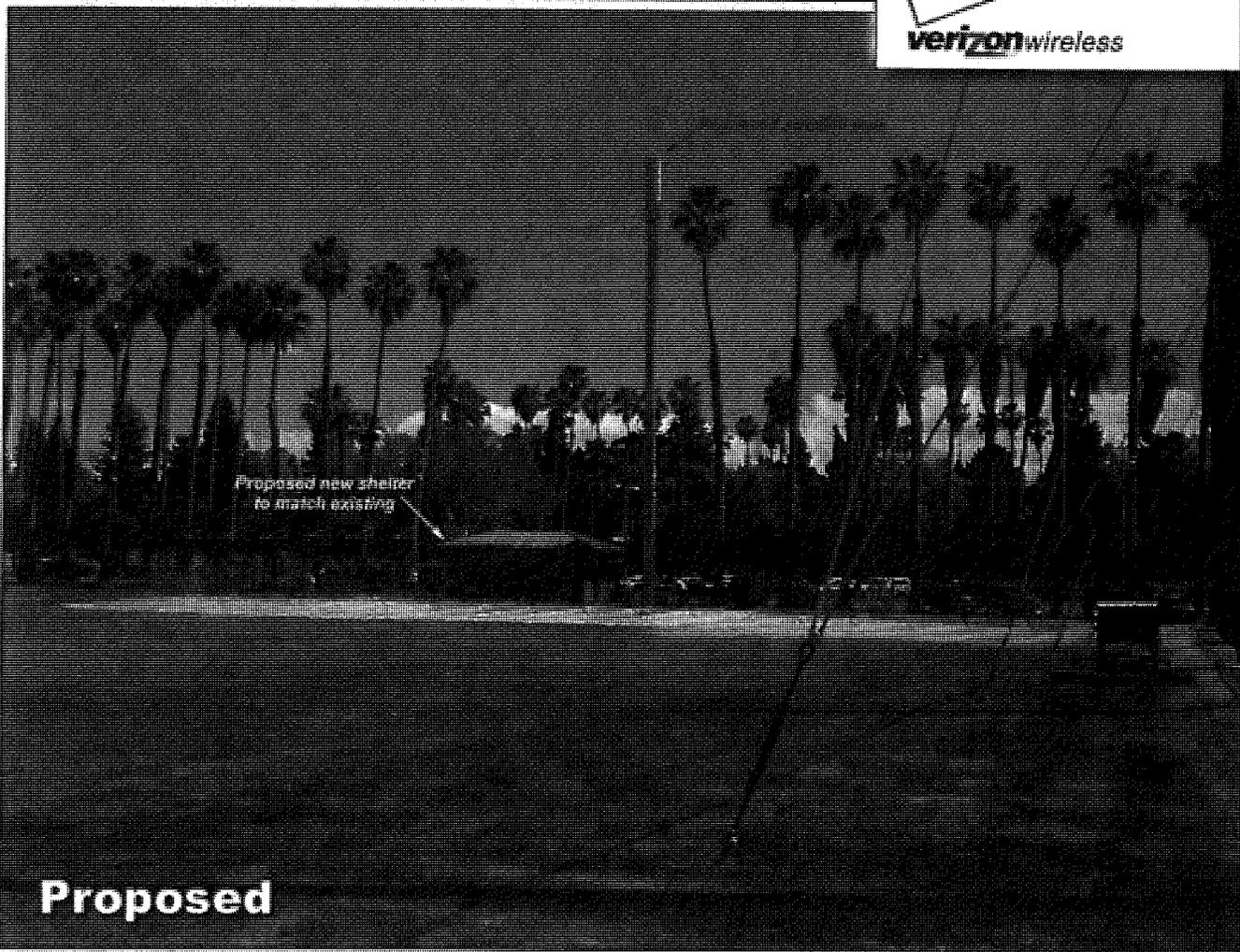
Proposed new shelter
to match existing

Photosimulation of view looking south from the driving range.



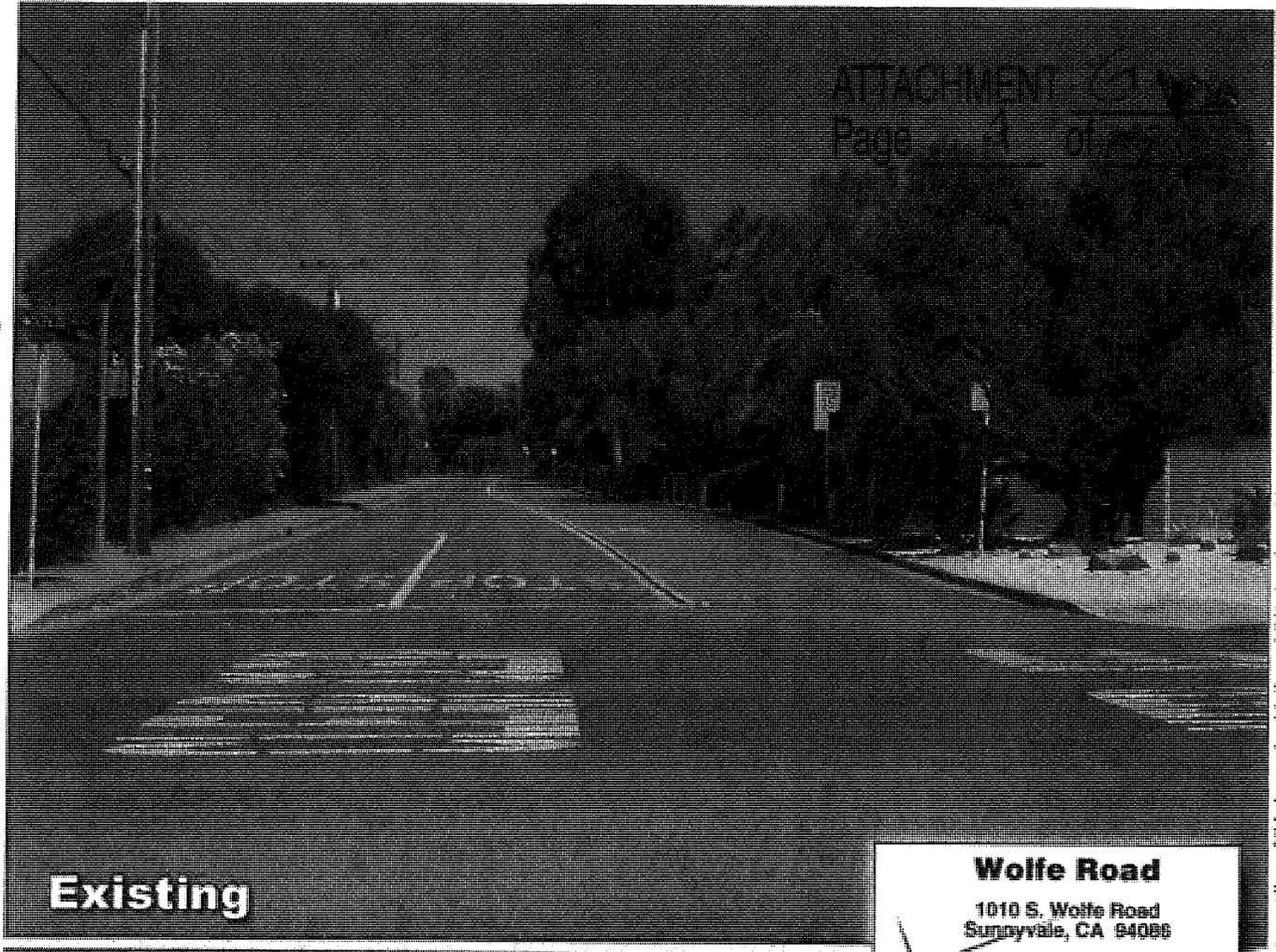
Existing

Wolfe Road
 1010 S. Wolfe Road
 Sunnyvale, CA 94086



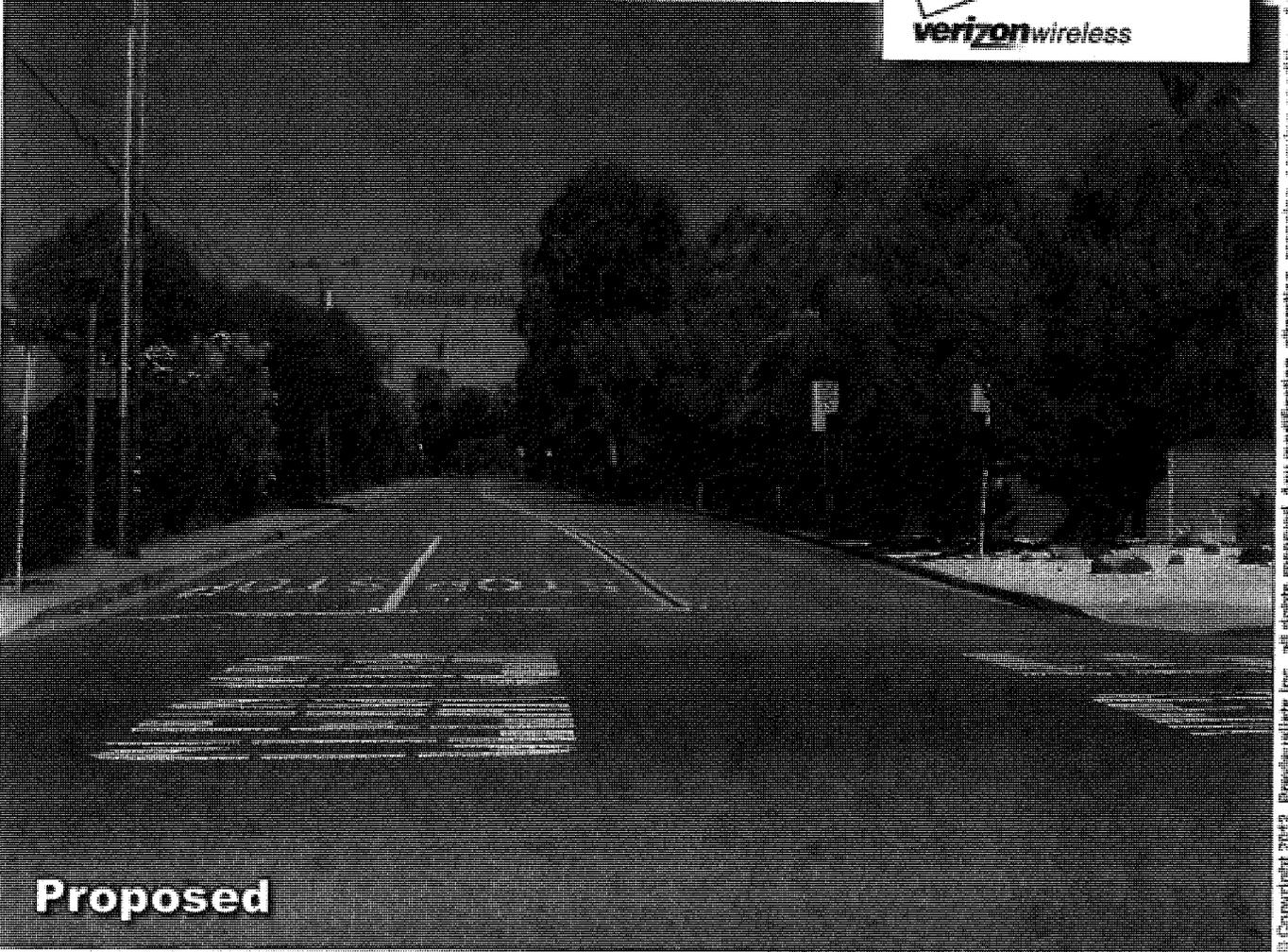
Proposed

Photosimulation of view looking east from the nearest point along Wolfe Road at the entrance to the golf course.



Existing

Wolfe Road
 1010 S. Wolfe Road
 Sunnyvale, CA 94086



Proposed

ATTACHMENT
Page 14 of 25



January 23, 2013

To: City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94088-3707

ATTACHMENT H
Page 1 of 1

From: Clarence Chavis/Ridge Communications, Inc.

Re: Verizon Wireless Telecommunications Facility submittal at Sunken Gardens Golf Course

Dear Planning Personnel,

Ridge Communications, Inc., has been contracted by Verizon Wireless to submit an application for a new Wireless Telecommunications facility to be located 1010 S. Wolfe Road on the Sunken Garden Golf Course property. Ridge Communications will coordinate the review process with planning and building departments for this application.

Verizon is proposing to install an 85' high slimline monopole which will include 6 Verizon Wireless antennas within the radome of the slimline monopole. The radome is proposed to be 36" in diameter. Verizon is also proposing in conjunction with the City of Sunnyvale the demolition of the existing 14'x30' ball washing facility and install a 32'x20' facility at the same location which will include the space for the ball washing facility and cabinets and radio equipment for Verizon Wireless. All coax cables and connections to power and telco lines will be trenched underground, inside the monopole or inside the new building. In preparation for a new facility Verizon will install temporary trailers within the parking lot to house the ball washing facility while the site is under construction.

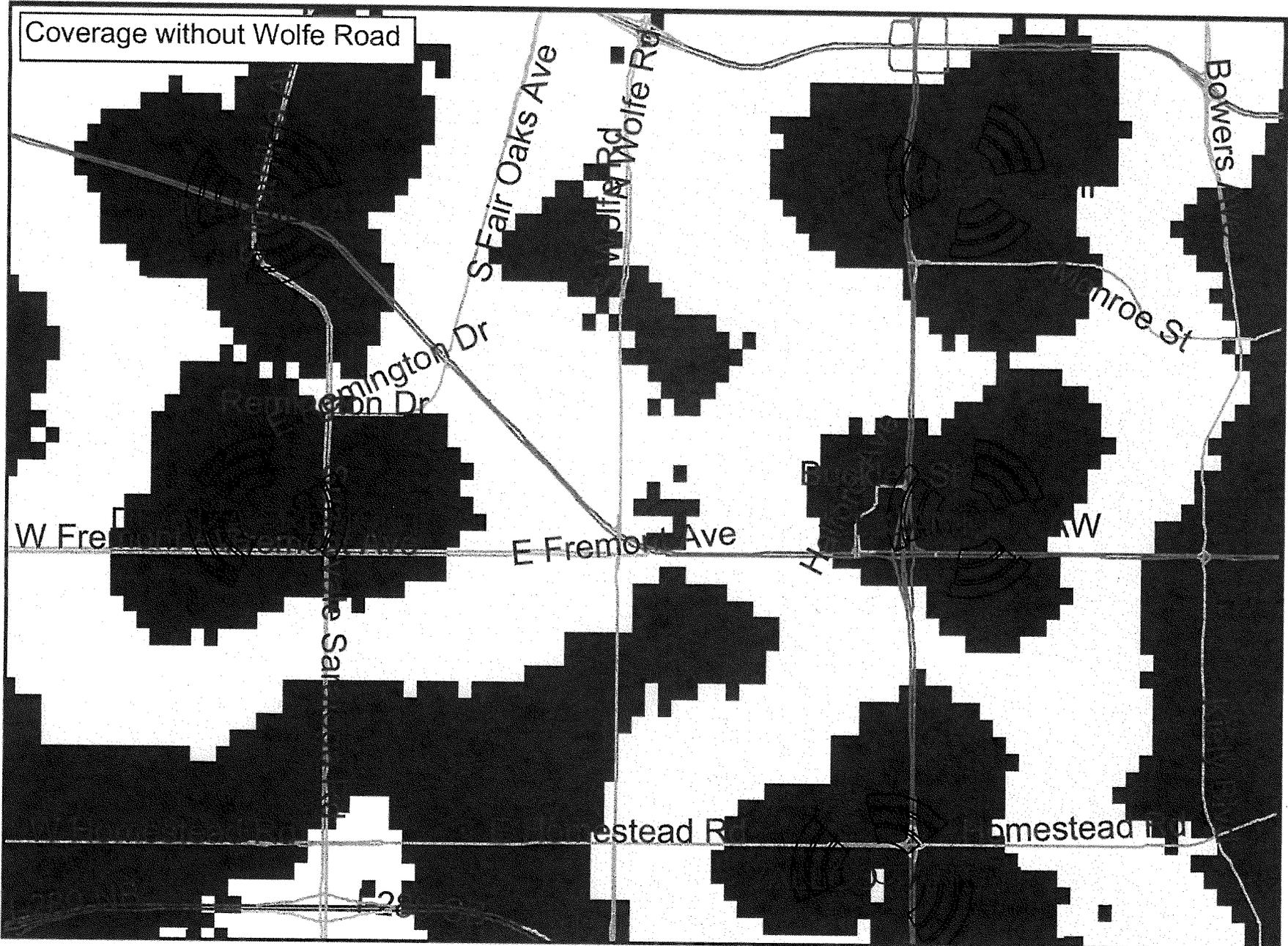
Attached for your review is:

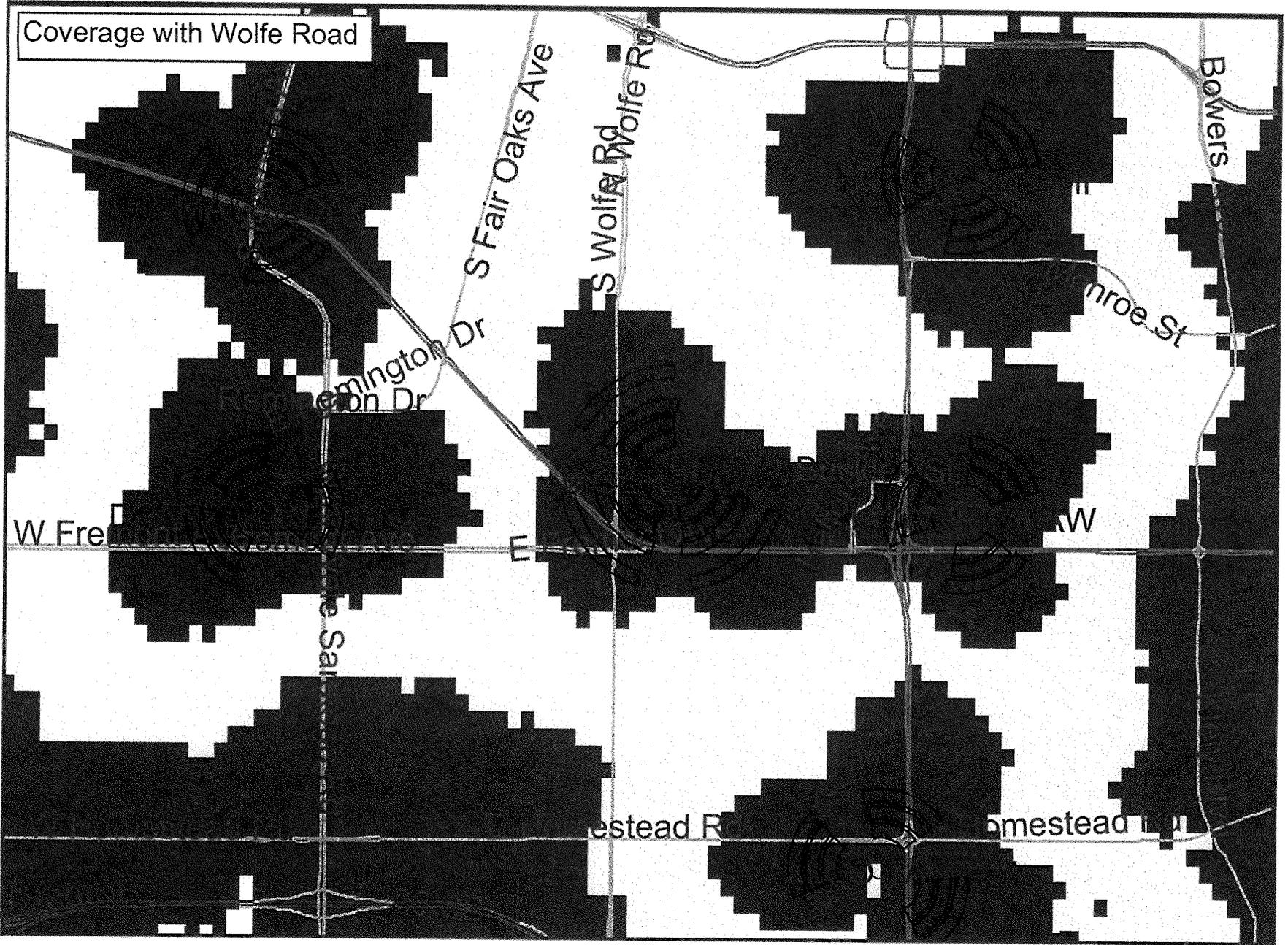
- 1) RF Report from an independent firm that measured the emissions per the FCC guidelines
- 2) Photosimulations of the project from different vantage points
- 3) Submittal check for review of the application
- 4) Nine 24"x36" Site Plans and one 11"x17" Site Plan added for review of the project
- 5) Proposed construction schedule

I will serve as the primary contact for the land use review of this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

Clarence Chavis
Site Acquisition Specialist
(925) 498-2340 office
(925) 498-2341 fax
clarence.chavis@ridgecommunicate.com





**Verizon Wireless • Proposed Base Station (Site No. 117414 “Wolfe Road”)
1010 South Wolfe Road • Sunnyvale, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 117414 “Wolfe Road”) proposed to be located at 1010 South Wolfe Road in Sunnyvale, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole to be installed at the Sunken Gardens Golf Course, located at 1010 South Wolfe Road in Sunnyvale. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. 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. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**Verizon Wireless • Proposed Base Station (Site No. 117414 “Wolfe Road”)
1010 South Wolfe Road • Sunnyvale, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Delta Groups Engineering, Inc., dated May 15, 2012, it is proposed to install six Amphenol directional panel antennas – three Model HTXCW631518M000 and three HTXC6315M000 – within a cylindrical enclosure on top of a new 73-foot steel pole to be installed north of the parking lot at the Sunken Gardens Golf Course, located at 1010 South Wolfe Road in Sunnyvale. The antennas would be mounted in stacked pairs (one of each) at effective heights of about 77 and 82 feet above ground and would be oriented with up to 4° downtilt toward 140°T, 230°T, and 330°T. The maximum effective radiated power in any direction would be 2,960 watts, representing simultaneous operation at 960 watts for PCS, 1,600 watts for cellular, and 400 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0028 mW/cm², which is 0.49% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building* would be 0.65% of the public exposure limit. It should be noted that these results include several “worst-case”

* Including residences located at least 250 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 117414 “Wolfe Road”)
1010 South Wolfe Road • Sunnyvale, California**

assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 10 feet directly in front of the antennas themselves, such as might occur during maintenance work on the pole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs[†] at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 1010 South Wolfe Road in Sunnyvale, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

[†] Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Verizon Wireless • Proposed Base Station (Site No. 117414 "Wolfe Road")
1010 South Wolfe Road • Sunnyvale, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



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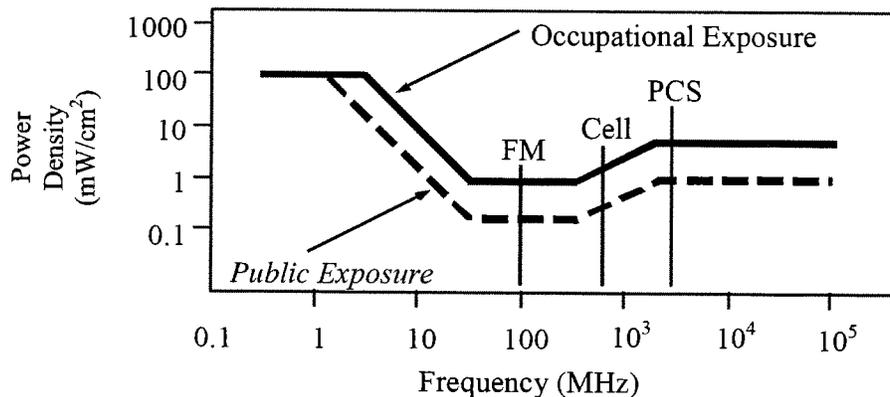
June 12, 2012

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Applicable Range (MHz)	Electromagnetic Fields (<i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/ <i>f</i>	<i>823.8/f</i>	4.89/ <i>f</i>	<i>2.19/f</i>	900/ <i>f²</i>	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f</i> /300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology**Assessment by Calculation of Compliance with FCC Exposure Guidelines**

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
 D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.