



## Agenda Report

24-325

Agenda Date: 8/21/2024

### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

**PUBLIC HEARING:** Action on Conditional Use Permit (PLN23-00148) for a New Unmanned AT&T Telecommunication Facility with the Installation of a 60-Foot-Tall Monotree at 3111 Benton Street

#### **REPORT IN BRIEF**

**File No.:** PLN23-00148

**Project:** Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of 60-foot-tall monotree.

**Applicant:** Steve Proo, Complete Wireless Consulting

**Owner:** Santa Clara First Baptist Church

**General Plan:** Very Low Density Residential

**Zoning:** Public or Quasi Public (B)

**Site Area:** 3.15 acres

**Existing Site Conditions:** The project site is built with an existing church and a paved parking lot. There is an existing cell site located on the roof of the church.

#### **Surrounding Land Uses**

**North:** Single-family uses

**East:** Multi-family and single-family uses

**South:** Single-family and public uses (Santa Clara High School)

**West:** Multi-family uses

**Issues:** Consistency with the City's General Plan and Zoning Ordinance

**Staff Recommendation:** Adopt a resolution approving the Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of a 60-foot-tall monotree, subject to findings and conditions of approval.

#### **BACKGROUND**

On March 23, 2023, Complete Wireless Consulting, applicant, filed an application requesting a Conditional Use Permit (File No. PLN23-00148) for a new unmanned telecommunication facility for AT&T at 3111 Benton Street.

The subject property has a General Plan land use designation of Very Low Density Residential and is zoned B (Public or Quasi Public). The project site is located to the northeast of Benton Street and Pomeroy Avenue. The property is about 3.15 acres and is currently built with an existing church, paved parking lot, and an existing cell site on the roof of the church.

According to Santa Clara City Code (SCCC) Section 18.66.040.A, Conditional Use Permit approval is

required for all new wireless telecommunication facilities.

### **DISCUSSION**

The proposed new unmanned telecommunication facility would include the installation of an AT&T 60-foot-tall monotree design. A monotree is a wireless telecommunications facility camouflaged to resemble a tree. The proposed monotree will be equipped with fifteen antennas and twelve remote radio units (RRUs) on a 511 square foot lease area enclosed by a new 6-foot-tall wooden fence. The antennas are grouped towards the top of the tower, flanked with broadleaf designed material (See Plans sheet A-3.1). The tower is located 37'-1" from the north property line. There are also existing trees that will surround the fenced area where the monotree will be located. The equipment, inclusive of a 30 KW diesel generator, will be within a 366 square foot lease area enclosed by an existing wood fence, located 15' from the north property line.

Pertaining to safety concerns, local governments, including the City of Santa Clara, are preempted from regulating wireless telecommunication facilities based on concerns regarding the health effects of radio frequency emissions. The Telecommunications Act of 1996 ("TCA"; 47 U.S.C §332(c)(7)(B) (iv)) limits the local zoning authority over wireless telecommunication antennas for personal wireless service:

“No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communication] Commission's regulations concerning such emissions.”

#### *Consistency with the General Plan*

The General Plan designation for the project site is Very Low Density Residential.

The proposal is consistent with the following General Land Use and Energy Policies of the General Plan:

- 5.3.1-P17 Promote economic vitality by maintaining the City's level of service for public facilities and infrastructure, including affordable utilities and high-quality telecommunications.
- 5.10.3-P10 Maintain the City's level of service for high quality utilities and telecommunications infrastructure.

The proposal is consistent with these policies in that the project is proposing to install a new wireless telecommunication facility to provide increased coverage for AT&T customers in this network area. The project will expand AT&T's existing network and improve call quality, signal strength, and wireless connection services in the City.

#### *Zoning Conformance*

The zoning designation for the project site is Public or Quasi Public (B) under the "Classic" Zoning Code. Pursuant to Section 18.66.040, Conditional Use Permit approval is required for all new wireless telecommunication facilities. Pursuant to SCCC Section 18.114.050, the Planning Commission may approve or conditionally approve a Conditional Use Permit only after first making all of the following findings:

- A. The proposed use is consistent with the General Plan and any applicable specific plan;
- B. The proposed use is allowed within the subject zone and complies with all other applicable

provisions of this Zoning Code and the City Code;

- C. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;
- D. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare; and
- E. The subject site is:
  - 1. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and;
  - 2. Served by highways and streets adequate in width and improvement to carry the type and quantity of traffic the proposed use would likely generate.

All of the above findings are able to be made as detailed in Attachment 3 - Resolution to Approve the Conditional Use Permit.

#### Conclusion:

The proposal is consistent with the General Plan policies and Zoning Ordinance, and meets the height requirements. The proposed project is desirable to the public convenience and will provide coverage objectives for the proposed wireless facility and improve service/coverage for the general area. The proposed project will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed ancillary use.

#### **ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15303(d) of the CEQA Guidelines (New Construction of Utility Extensions).

#### **FISCAL IMPACT**

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

#### **COORDINATION**

This report has been coordinated with the City Attorney's Office.

#### **PUBLIC CONTACT**

On August 8, 2024, a notice of public hearing on this item was mailed to property owners within 500 feet of the project site. On August 15, 2024 a notice of public hearing was posted in three public places within the City. At the time of this staff report, Planning staff has not received public comments in support or opposition to the proposed project.

#### **RECOMMENDATION**

- 1. Determine that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and
- 2. Adopt a Resolution to approve a Conditional Use Permit for a new unmanned AT&T wireless telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street, subject to findings and conditions of approval.

Prepared by: Tiffany Vien, Associate Planner

Reviewed by: Alexander Abbe, Assistant City Attorney  
Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. Development Plans
2. Letter of Justification
3. Resolution to Approve the Conditional Use Permit
4. Conditions of Approval
5. Visual Simulations
6. Coverage Map
7. Public Comment - Bo
8. Public Comment - Zhang

# PROJECT SUPPORT STATEMENT

## AT&T MOBILITY CCL06126

**Site Name:** CCL06126 – Planning No. PLN23-00148

**Location:** 3111 Benton Street, Santa Clara, CA 95051

**APN:** 290-27-006

### Introduction

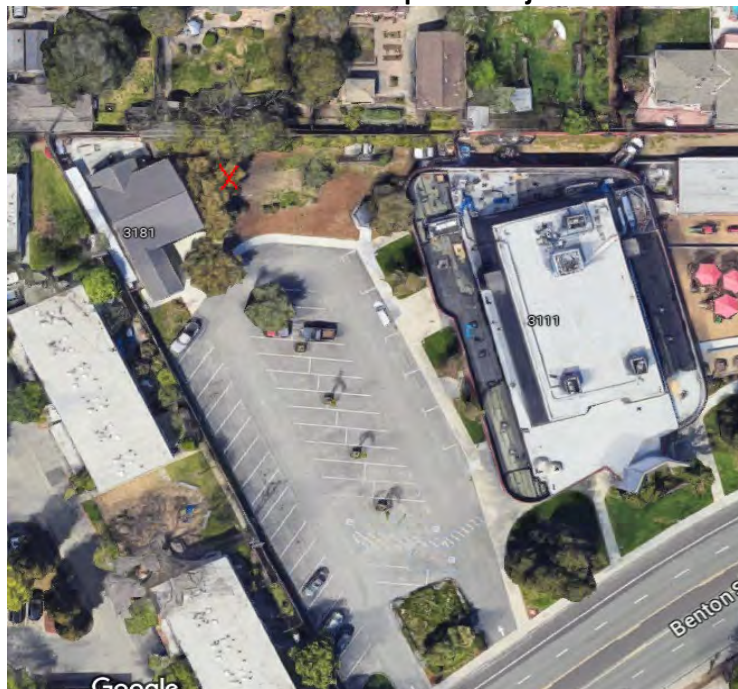
AT&T is seeking to improve communications service to residences, businesses, public services, and area travelers in the City of Santa Clara. AT&T maintains a strong customer base in Santa Clara and strives to improve coverage for both existing and potential customers. Currently, this portion of the AT&T network is suffering from poor coverage due to an insufficient number of telecommunications facilities and the ever-increasing volume of service. To address this issue, AT&T is proposing a new wireless communications facility on a private parcel, to improve coverage for both existing and potential customers. This project will expand AT&T's existing network and improve call quality, signal strength, and wireless connection services in the City of Santa Clara. It will benefit residents, local businesses, public services, and commuters.

Additionally, this network development will increase public safety within this area and bring wireless service to areas that currently suffer from poor service. This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. *This site will also serve as a backup to the existing landline service* in the area and will provide improved mobile communications, which are essential to modern day commerce and recreation.

### Location/Design

This property is located within the jurisdiction of the City of Santa Clara and is zoned Public / Quasi at APN 290-27-006. This project is not within 1000' of a highway, 100 yards of an existing facility, and is not within a flood zone. This project was originally designed as light fixtures when submitted in March of 2023. To address the concerns provided in the Notice of Incomplete on April 5, 2023, AT&T has decided to change the design to a Broadleaf style tree.

### Aerial View of Proposed Project



# PROJECT SUPPORT STATEMENT

## AT&T MOBILITY CCL06126

### Project Description

The project will include an unmanned telecommunications facility that includes twelve (12) antennas located on two arrays along with associated tower-mounted equipment, and placed on a 60' stealth mono broadleaf, providing RAN at a center line of 44' & 52' on a lease area of 20' x 20'. Associated ground equipment will include a walk-in cabinet and a 30kw standby diesel generator, within the 30' x 30' lease area and enclosed by a new 6' wood fence and CMU wall that is already placed in an abandoned compound. The proposed facility is located near the back of the property in the parking lot. No parking spaces will be affected.

The project abides by the Public / Quasi Public (B) zone code. The proposed facility meets all setbacks within the zone. The proposed lease area has sufficient space for AT&T's tower, outdoor cabinet, and diesel generator. Power, telco and access are located on the underlying parcel, or within the public right of way.

### Service Objectives

The purpose of this facility is to close a gap in coverage that exists in the residential region of Santa Clara. This facility will provide capacity support to the surrounding facilities, ensuring that service always remains reliable.

### Coverage Maps

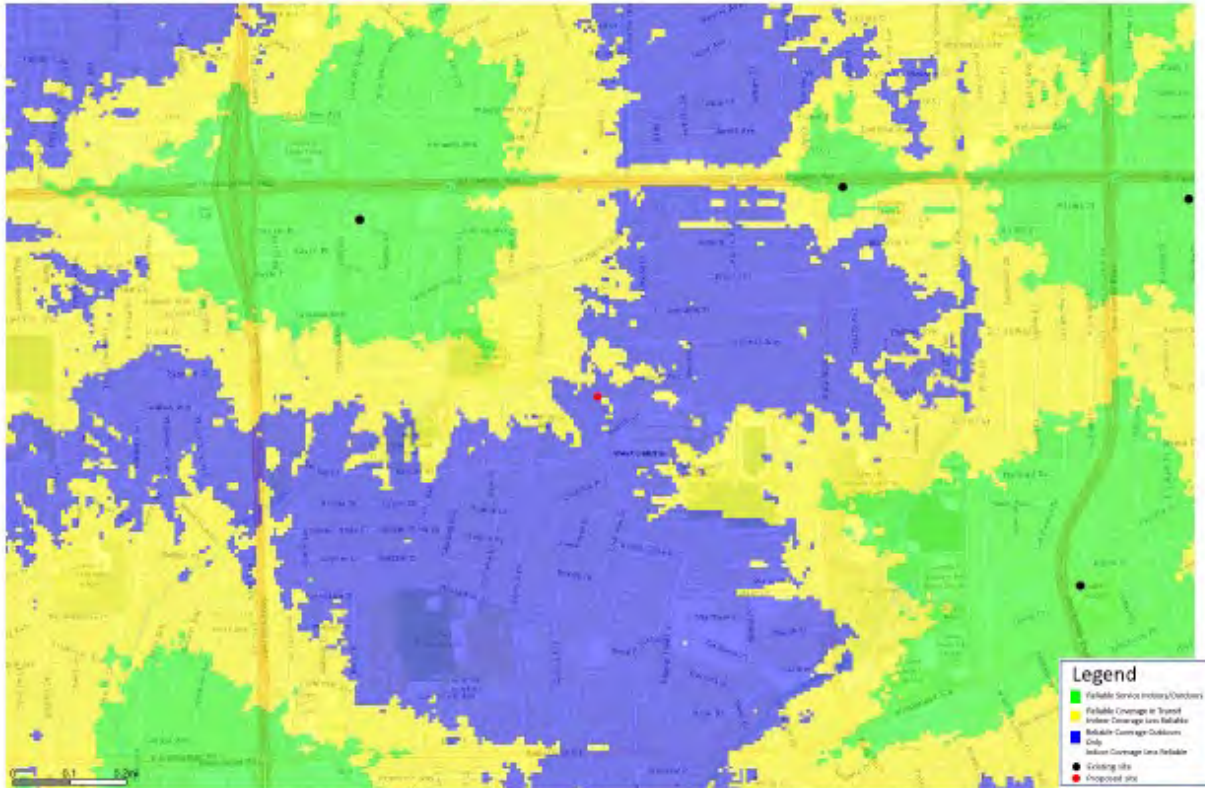
The Coverage Maps below provide a visual depiction of the gap that the existing facility will close and the other facilities in the network. Wireless technology operates using line-of-site technology, meaning that the facility must be tall enough to be able to "see" the surrounding facilities and coverage areas to function properly. At a centerline of 44' & 52', the facility has been designed at the minimum functioning height in order to achieve the coverage depicted below.

The uncolored areas show denote poor or no coverage, the area shown in blue shows some outdoor and indoor coverage, the area marked in yellow shows some in transit coverage and good indoor coverage, and the area marked in green indicates good indoor, in-transit, and outdoor coverage. Please note that much of the blue and yellow areas are replaced by green following activation of the proposed facility along the targeted coverage area, as well as much of the surrounding area.

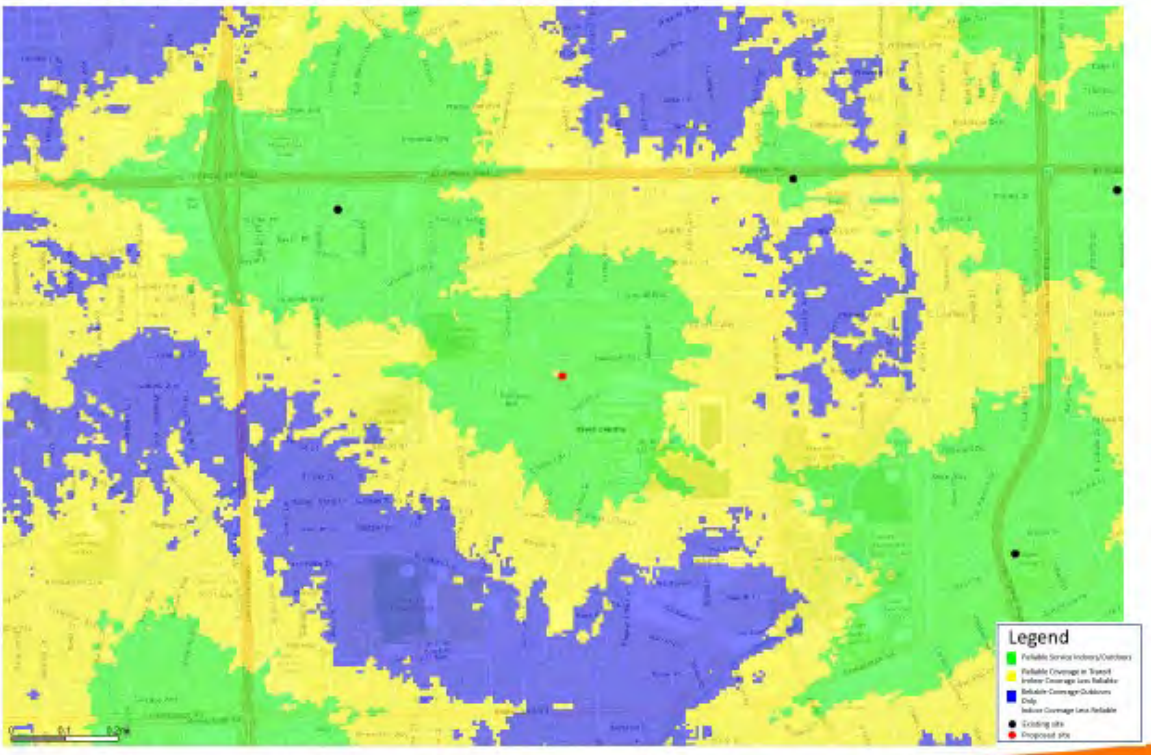
As shown in these coverage maps, the target area is filled with a green, indicating far greater indoor coverage within the target area, as well as the surrounding vicinity. Larger versions of these coverage maps are provided with this application.

# PROJECT SUPPORT STATEMENT AT&T MOBILITY CCL06126

## Existing Sites LTE 700 Coverage



## Existing Sites + CCL06126 LTE 700 Coverage



# **PROJECT SUPPORT STATEMENT**

## **AT&T MOBILITY CCL06126**

### **Public Benefits of Improved Wireless Service**

Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for business, commerce, and public safety. The proposed AT&T facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation. The following wireless telecommunications users will benefit from improved coverage created as a result of the proposed facility:

- Commercial, industrial businesses in the area
- Public and community services in the area
- Residents, visitors and travelers

### **Safety Benefits of Improved Wireless Service**

AT&T offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

### **Operations & Maintenance**

The site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per month. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required. The facility itself operates 24/7.

### **Emergency Stand-by Generator**

AT&T installs a standby generator and batteries at all its cell sites. The generator and batteries serve a vital role in AT&T's Wireless' emergency and disaster preparedness plan. In the event of a power outage, AT&T communications equipment will first transition over to the backup batteries. The batteries can run on the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two-stage backup plan is an extremely important component of every AT&T Wireless telecommunications site. The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes.



**PROJECT SUPPORT STATEMENT  
AT&T MOBILITY CCL06126**

**Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

**Lighting**

Unless tower lighting is required by the FAA, the only lighting on the facility will be a shielded light dedicated for technicians inside the lease area.

**Compliance with FCC Standards**

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Mobility's FCC license. A radio frequency report verifying compliance with FCC guidelines is included with this application.

**Notice of Actions Affecting Development Permit**

In accordance with California Government Code Section 65945(a), AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



# AT&T SITE NUMBER: CCL06126

## AT&T SITE NAME: CCL06126

3111 BENTON STREET  
 SANTA CLARA, CA 95051  
 JURISDICTION: CITY OF SANTA CLARA  
 APN: 290-27-006

INITIATIVE / PROJECT: NSB  
 USID#: 298767  
 FA LOCATION CODE: 15376635  
 RFDS ID #: 4289118  
 RFDS VERSION: 4.00  
 RFDS DATE: 10/11/23  
 PACE JOB#: MRSFR073883  
 PTN#: 3701A0WFDV

### SITE TYPE: OUTDOOR EQUIPMENT / BROADLEAF MONOTREE

Issued For:  
 CCL06126  
 CCL06126  
 3111 BENTON STREET  
 SANTA CLARA, CA 95051

PREPARED FOR  
  
 5001 Executive Parkway  
 San Ramon, California 94583

Vendor:

AT&T SITE NO: CCL06126  
 PROJECT NO: -  
 DRAWN BY: C. COLSTON  
 CHECKED BY: J. GRAY  
 APPROVED BY: -

| ISSUE STATUS |          |             |        |  |
|--------------|----------|-------------|--------|--|
| REV          | DATE     | DESCRIPTION | CAD    |  |
| 1            | 11/17/23 | ZD 100%     | C.T.C. |  |
| 0            | 08/21/23 | ZD 90%      | C.T.C. |  |

Licensee:  
**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**  
 KEVIN R. SORENSEN  
 S1469

IT IS A VIOLATION OF LAW FOR ANY PERSON  
 OTHER THAN THE LICENSEE TO REPRODUCE OR  
 TRANSMIT IN ANY MANNER THE CONTENTS  
 OF THIS DOCUMENT.

ENGINEER:  
  
 6445 Santa Clara Rd, Suite E, Santa Clara, CA 95051  
 Contact: Kevin Sorenson | Phone: 916-960-1030  
 E-Mail: kevin@streamlineeng.com | Fax: 916-960-1941

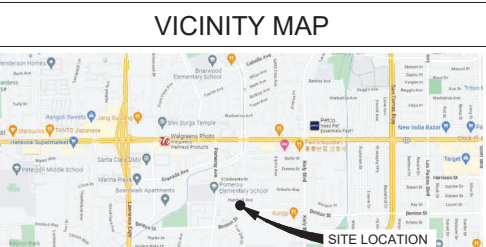
SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1.1**

### PROJECT DESCRIPTION

A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED EQUIPMENT CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION.
- (N) BROADLEAF MONOTREE W/ (N) ANTENNAS & ANTENNA EQUIPMENT.



### CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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:

- 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 182, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

### PROJECT INFORMATION

|                    |   |                           |  |
|--------------------|---|---------------------------|--|
| SITE NAME:         | CCL06126  | SITE ACQUISITION COMPANY: | COMPLETE WIRELESS CONSULTING<br>2009 V STREET<br>SACRAMENTO, CA 95818  |
| SITE #:            | CCL06126  | LEASING CONTACT:          | ATTN: ROCKY CORDOVA<br>(916) 616-0468<br>RCORDOVA@COMPLETEWIRELESS.NET |
| COUNTY:            | SANTA CLARA   | ZONING CONTACT:           | ATTN: STEVE PROO<br>(916) 838-6713<br>SPROO@COMPLETEWIRELESS.NET       |
| JURISDICTION:      | CITY OF SANTA CLARA   | CONSTRUCTION CONTACT:     | BECHTEL<br>KEITH CONNER<br>(408) 306-3801<br>GKCONNER@BECHTEL.COM      |
| APN:               | 290-27-006  |                           |  |
| SITE ADDRESS:      | 3111 BENTON STREET<br>SANTA CLARA, CA 95051                                     |                           |  |
| CURRENT ZONING:    | PUBLIC / QUASI (B)  |                           |  |
| CONSTRUCTION TYPE: | V-B   |                           |  |
| OCCUPANCY TYPE:    | U, (UNMANNED COMMUNICATIONS FACILITY)   |                           |  |
| POWER:             | SILICON VALLEY POWER  |                           |  |
| LATITUDE:          | N 37° 20' 48.69" NAD 83<br>N 37.346859° NAD 83                                  |                           |  |
| LONGITUDE:         | W 121° 59' 05.42" NAD 83<br>W 121.984841° NAD 83                                |                           |  |
| GROUND ELEVATION:  | 98' AMSL  |                           |  |
| PROPERTY OWNER:    | SANTA CLARA FIRST BAPTIST CHURCH<br>3111 BENTON STREET<br>SANTA CLARA, CA 95051 |                           |  |
| APPLICANT:         | AT&T MOBILITY<br>5001 EXECUTIVE PARKWAY<br>SAN RAMON, CA 94583                  |                           |  |

### DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583  
 TO: 3111 BENTON STREET, SANTA CLARA, CA 95051

1. HEAD SOUTHWEST
2. TURN RIGHT
3. TURN LEFT TOWARD EXECUTIVE PKWY
4. TURN RIGHT TOWARD EXECUTIVE PKWY
5. TURN RIGHT ONTO EXECUTIVE PKWY
6. TURN RIGHT ONTO CAMINO RAMON
7. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD
8. USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE
9. MERGE ONTO I-680 S
10. TAKE EXIT 6 FOR MONTAGUE EXPWY
11. MERGE ONTO MONTAGUE EXPWY
12. CONTINUE ONTO SAN TOMAS EXPWY
13. TURN RIGHT ONTO BENTON ST
14. TURN LEFT

END AT: 3111 BENTON STREET, SANTA CLARA, CA 95051  
 ESTIMATED TIME: 1 HOUR ESTIMATED DISTANCE: 38.8 MILES

### DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

### SHEET INDEX

| SHEET | DESCRIPTION                      | REV | SHEET | DESCRIPTION | REV |
|-------|----------------------------------|-----|-------|-------------|-----|
| T-1.1 | TITLE SHEET                      | -   |       |             |     |
| C-1   | TOPOGRAPHIC SURVEY               | -   |       |             |     |
| C-2   | TOPOGRAPHIC SURVEY               | -   |       |             |     |
| A-1.1 | OVERALL SITE PLAN                | -   |       |             |     |
| A-1.2 | ENLARGED SITE PLAN               | -   |       |             |     |
| A-1.3 | ENLARGED BROADLEAF MONOTREE PLAN | -   |       |             |     |
| A-1.4 | EQUIPMENT PLAN                   | -   |       |             |     |
| A-2.1 | ANTENNA PLANS                    | -   |       |             |     |
| A-3.1 | ELEVATIONS                       | -   |       |             |     |
| A-3.2 | ELEVATIONS                       | -   |       |             |     |
| A-4.1 | ANTENNA DETAILS                  | -   |       |             |     |
| A-4.2 | EQUIPMENT DETAILS                | -   |       |             |     |
| E-1.1 | ELECTRICAL PLAN                  | -   |       |             |     |

DATE OF SURVEY: 01-19-23  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E.  
 14803

LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND  
 RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S.  
 N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.73' FROM ELEVATIONS  
 SHOWN.

CONTOUR INTERVAL: N.A.

FEMA FLOOD ZONE "X" PER FIRM 06085C0226J DATED 05-18-2009

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO  
 CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 290-27-006

OWNER(S): SANTA CLARA FIRST BAPTIST CHURCH  
 3111 BENTON STREET  
 SANTA CLARA, CA 95051

A.T. & T.

Project Name: CCL06126

Project Site Location: 3111 Benton Street  
 Santa Clara, CA 95051

Assessor's Parcel No.: 290-27-006

Date of Observation: 07-12-23

Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post  
 processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates:

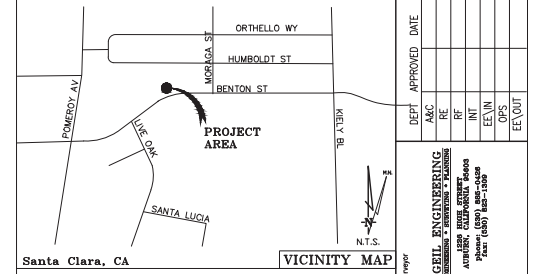
Latitude: N 37°20'48.69" (NAD83) N 37°20'48.90" (NAD27)

Longitude: W 121°59'05.42" (NAD83) W 121°59'01.57" (NAD27)

Latitude: N 37.346859° (NAD83) N 37.346917° (NAD27)

Longitude: W 121.984841° (NAD83) W 121.983771° (NAD27)

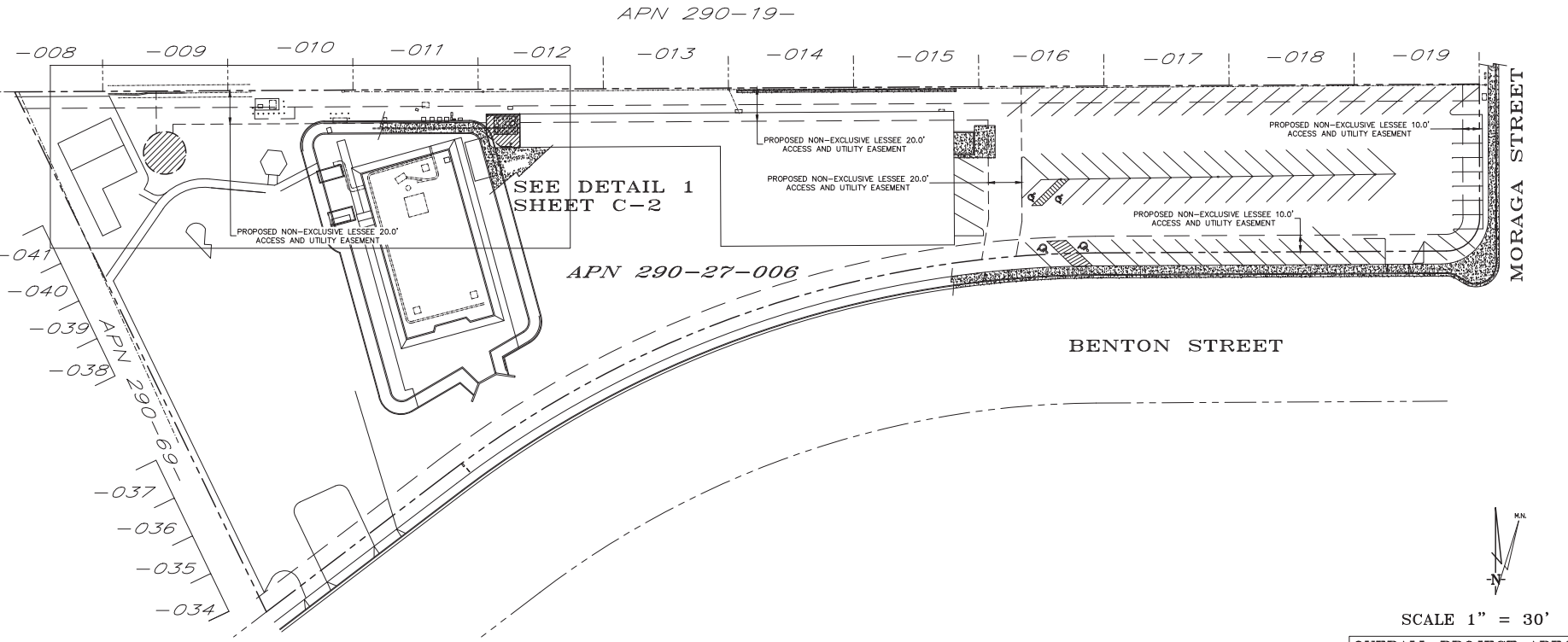
ELEVATION of Ground at Structure (NAVD88) 98' AMSL



| DEPT     | APPROVED | DATE |
|----------|----------|------|
| ASAC     |          |      |
| CE       |          |      |
| SE       |          |      |
| INT      |          |      |
| EXT      |          |      |
| DEPS     |          |      |
| ELEV/OUT |          |      |

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



Surveyor  
**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 AUTHORITY: CIVIL ENGINEER, LICENSE  
 NUMBER: 10819, STATE OF CALIFORNIA



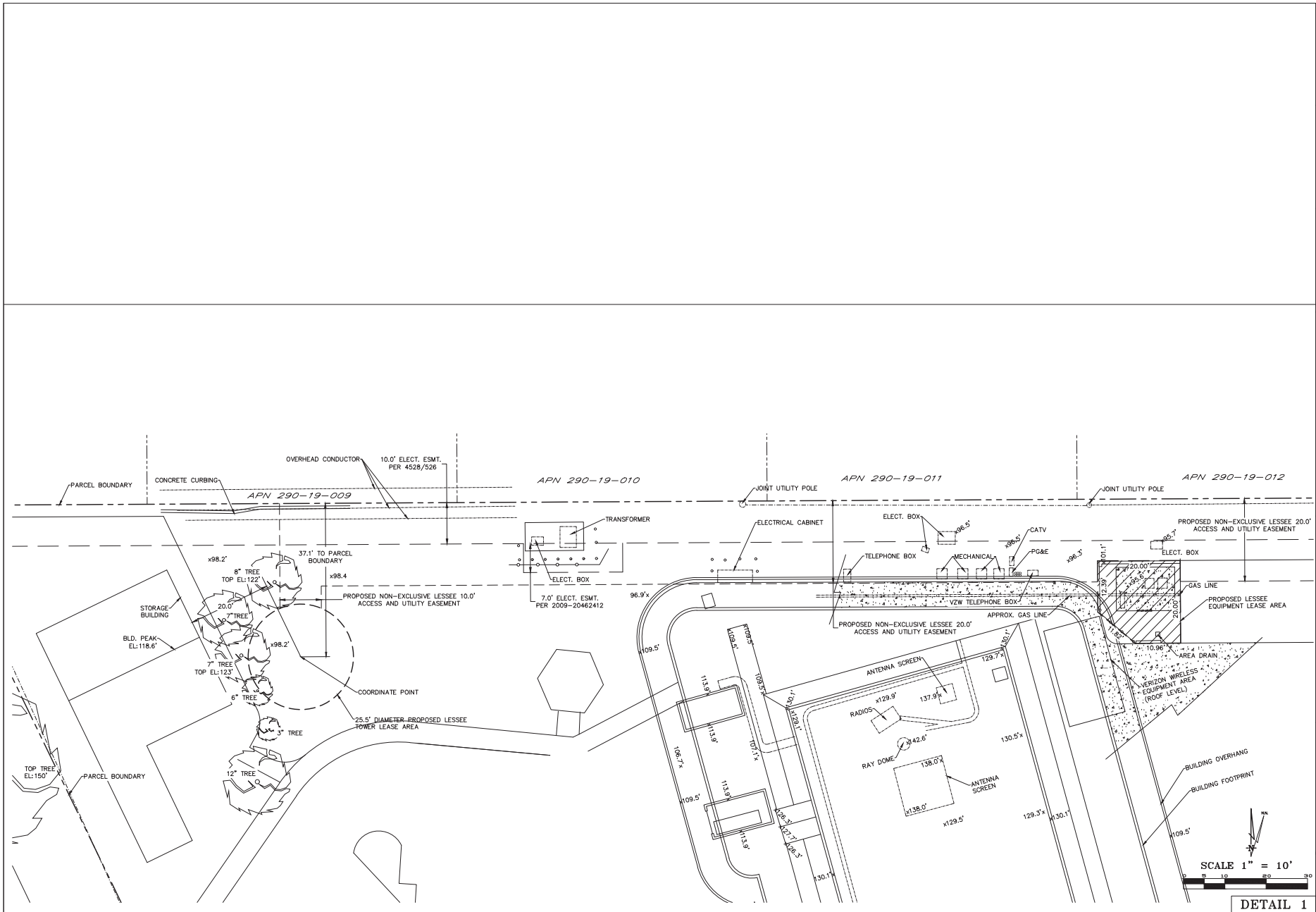
CCL06126  
 3111 Benton Street  
 Santa Clara, CA 95051  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

| REVISIONS | DATE     | BY | CHKD | DESCRIPTION               |
|-----------|----------|----|------|---------------------------|
| 01-23-23  | 01-23-23 | KG | KG   | Issue/Supervisor          |
| 02-12-23  | 02-12-23 | KG | KG   | Rev. Issue/Issue Area     |
| 08-24-23  | 08-24-23 | KG | KG   | Rev. Issue/Issue/Comments |
| 11-17-23  | 11-17-23 | KG | KG   | Rev. Issue/Issue/Comments |

SCALE 1" = 30'

OVERALL PROJECT AREA

Sheet  
**C-1**



| DEPT     | APPROVED | DATE |
|----------|----------|------|
| ASAC     |          |      |
| CE       |          |      |
| SE       |          |      |
| INT      |          |      |
| EV/IN    |          |      |
| OPS      |          |      |
| EVAL/OUT |          |      |

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 SAN ANTONIO, TEXAS 78205  
 PH: 214.343.1234  
 FAX: 214.343.1235

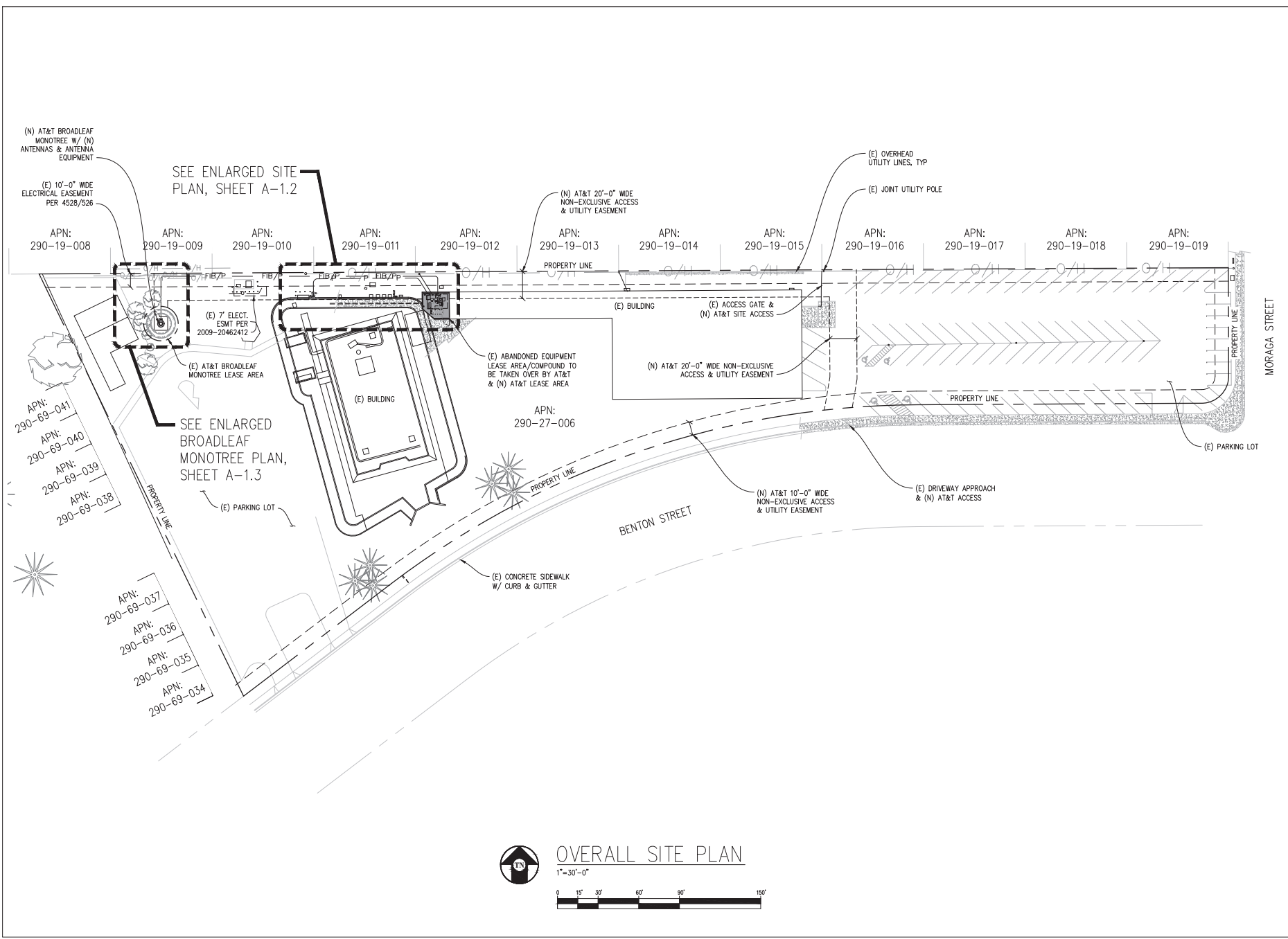
Surveyor  
**at&t**  
 MOBILITY

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PLOT PLAN AND  
 SITE TOPOGRAPHY

Sheet  
**C-2**

**DETAIL 1**



OVERALL SITE PLAN

1"=30'-0"



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DRAWN BY: C. COLSTON  
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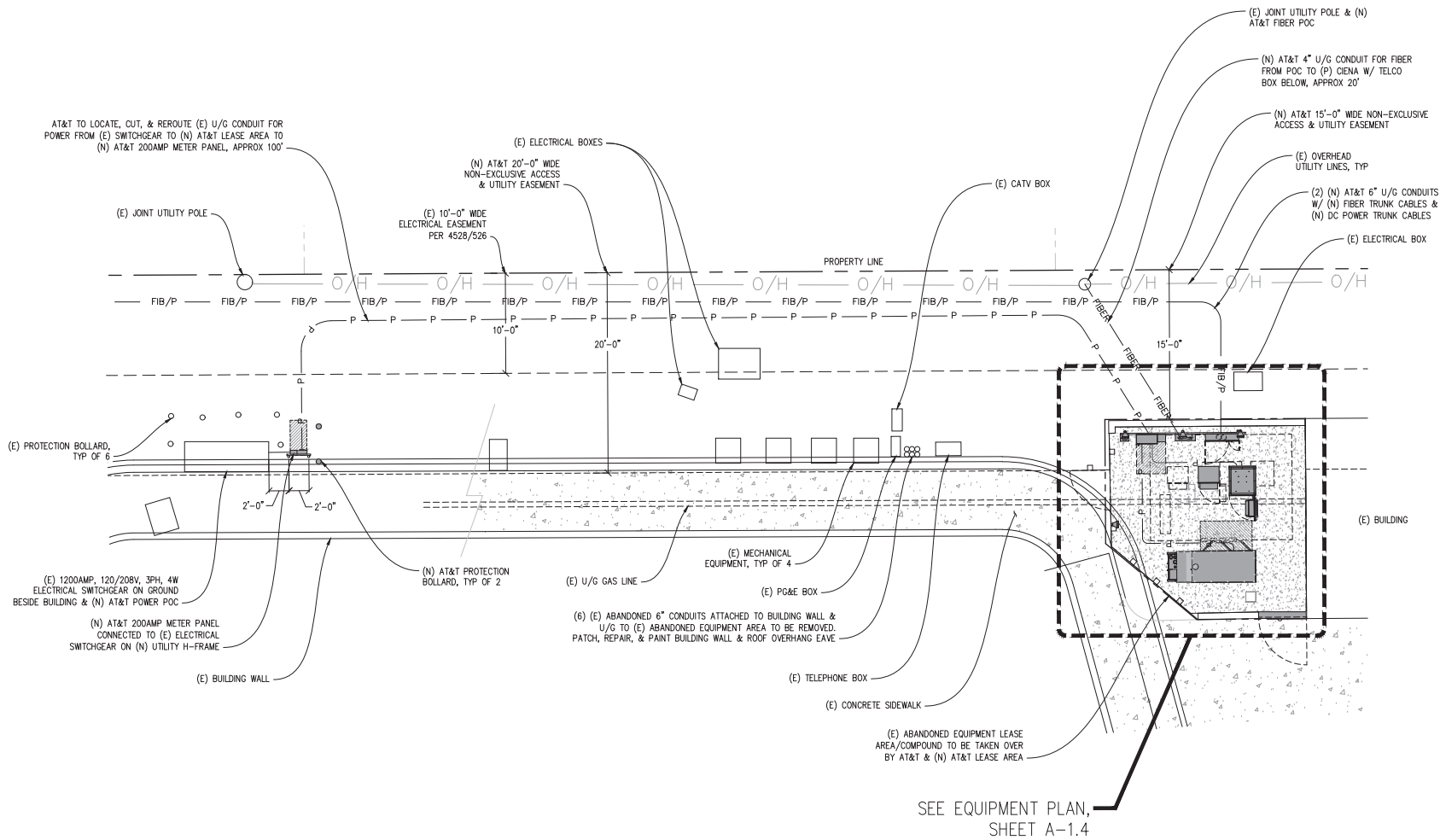
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OVERALL  
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**ENLARGED SITE PLAN**

1"=5'-0"  
 0 1' 2' 3' 4' 5' 10' 15' 25'

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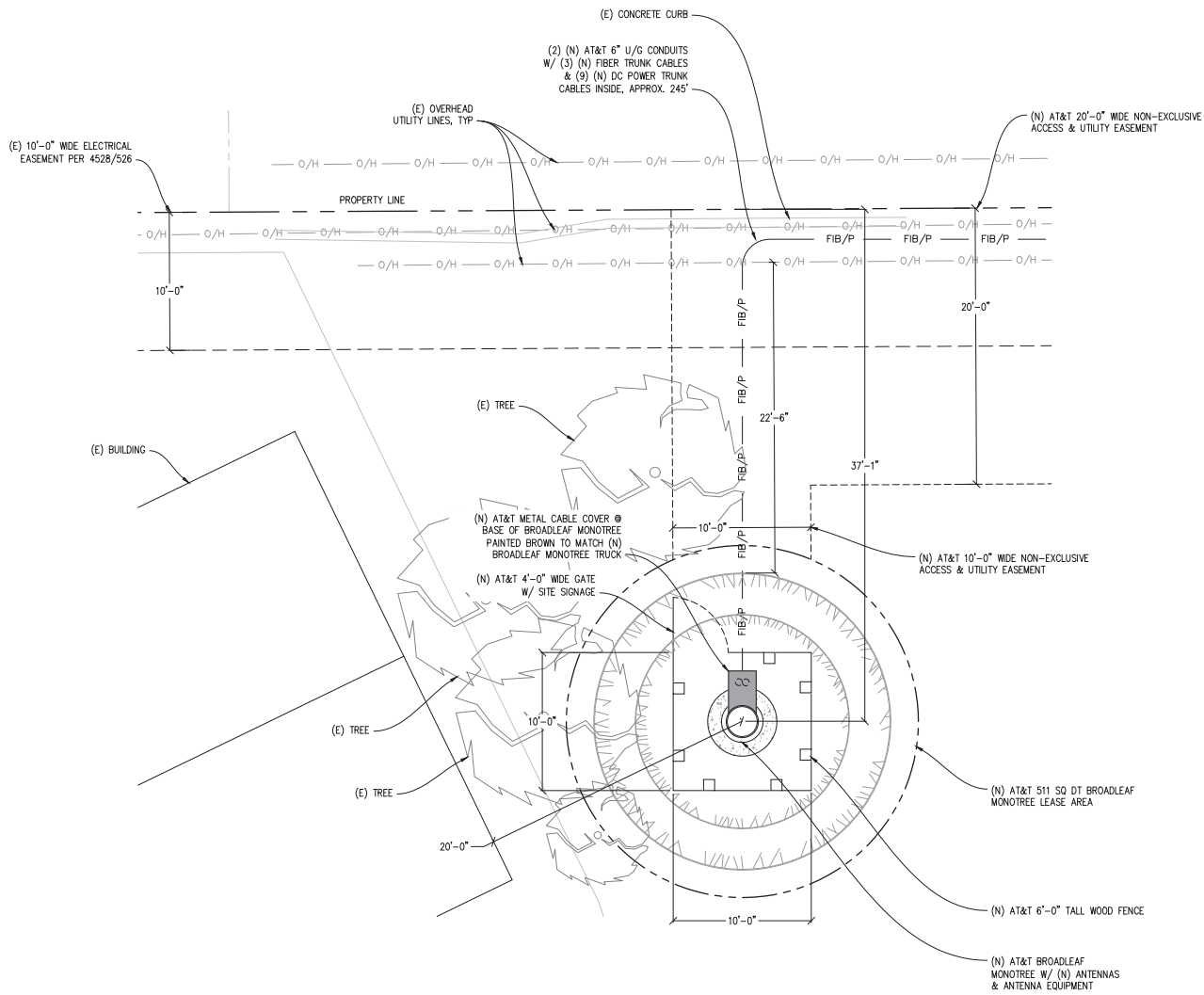
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SHEET NUMBER:  
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### ENLARGED BROADLEAF MONOTREE PLAN

1/4"=1'-0"



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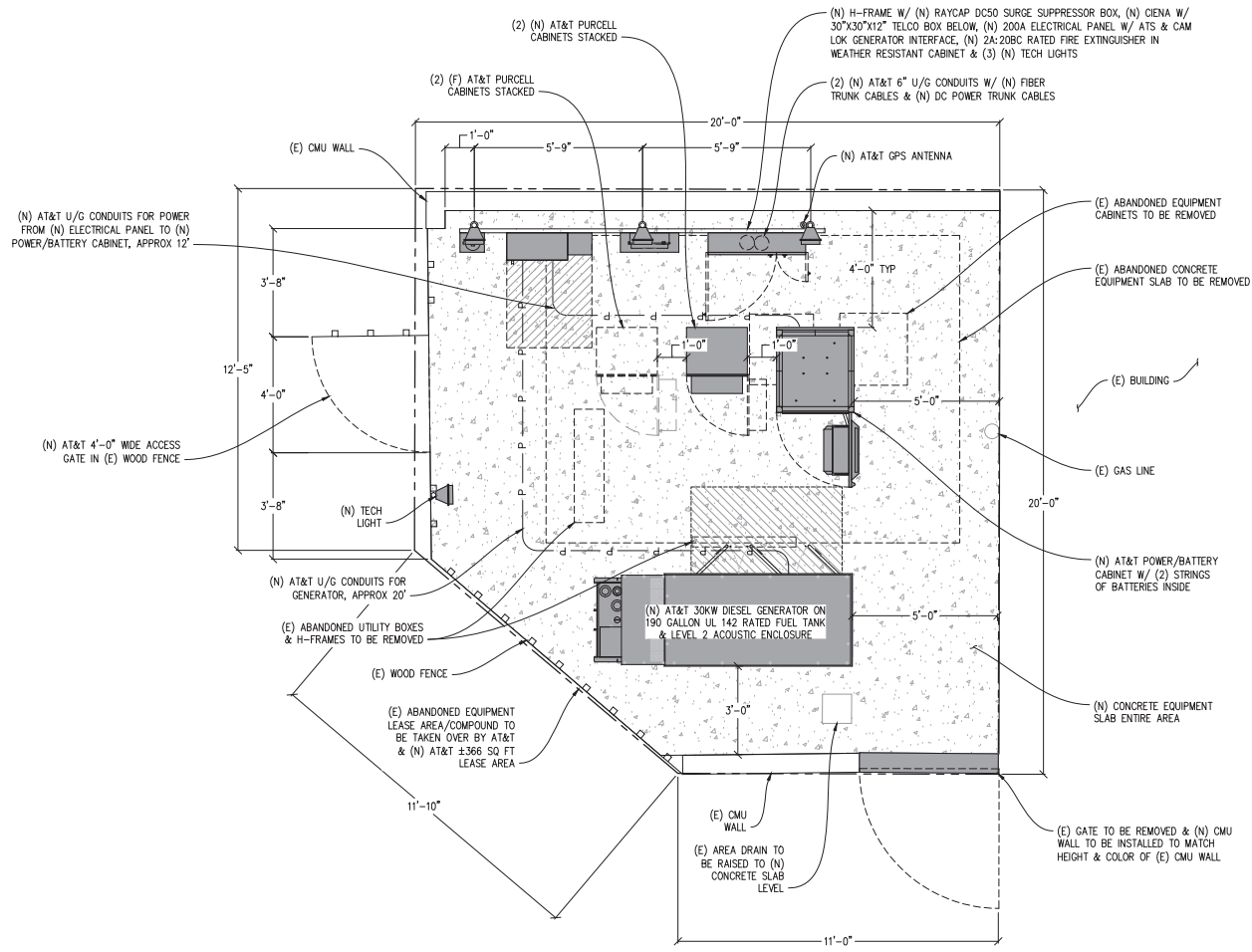


SHEET TITLE:

ENL. BROADLEAF  
MONOTREE PLAN

SHEET NUMBER:

A-1.3



- NOTES:
1. ALL (E) ABANDONED U/G CONDUITS UNDER LEASE AREA TO BE REMOVED, LOCATE, REUSE & REROUTE (E) U/G CONDUITS FOR POWER & FIBER FROM OUTSIDE LEASE AREA TO INSIDE LEASE AREA.
  2. LOCATE & PROTECT (E) U/G GAS LINE THROUGH LEASE AREA.



EQUIPMENT PLAN



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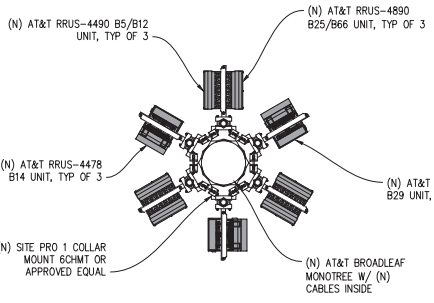
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 PLAN**

SHEET NUMBER:  
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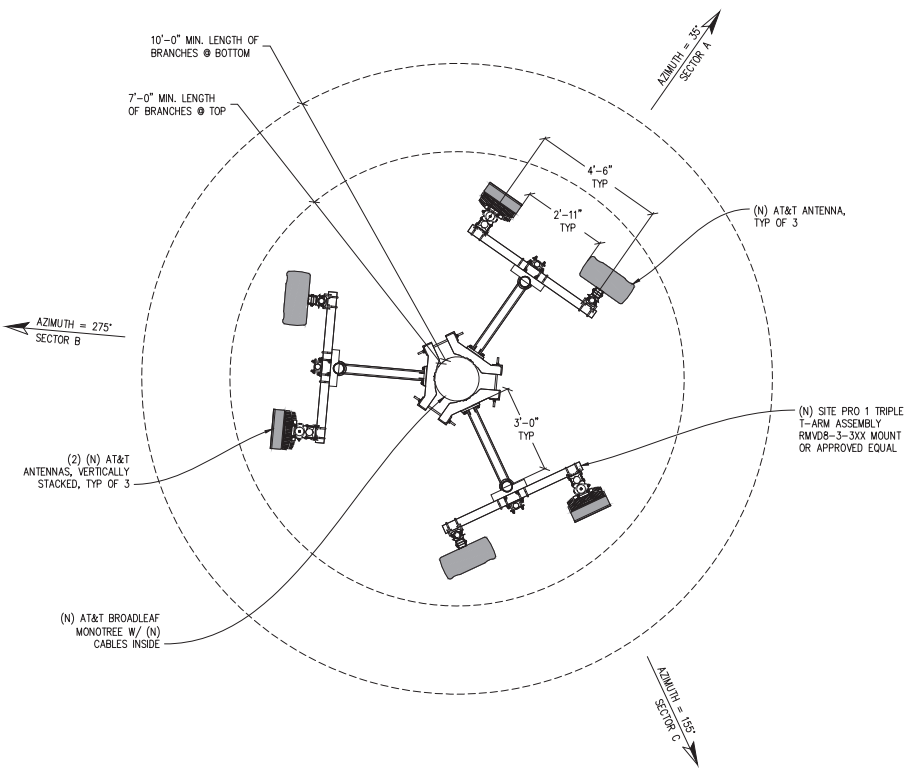
RADIO UNIT PLAN @ CL 39'-6"



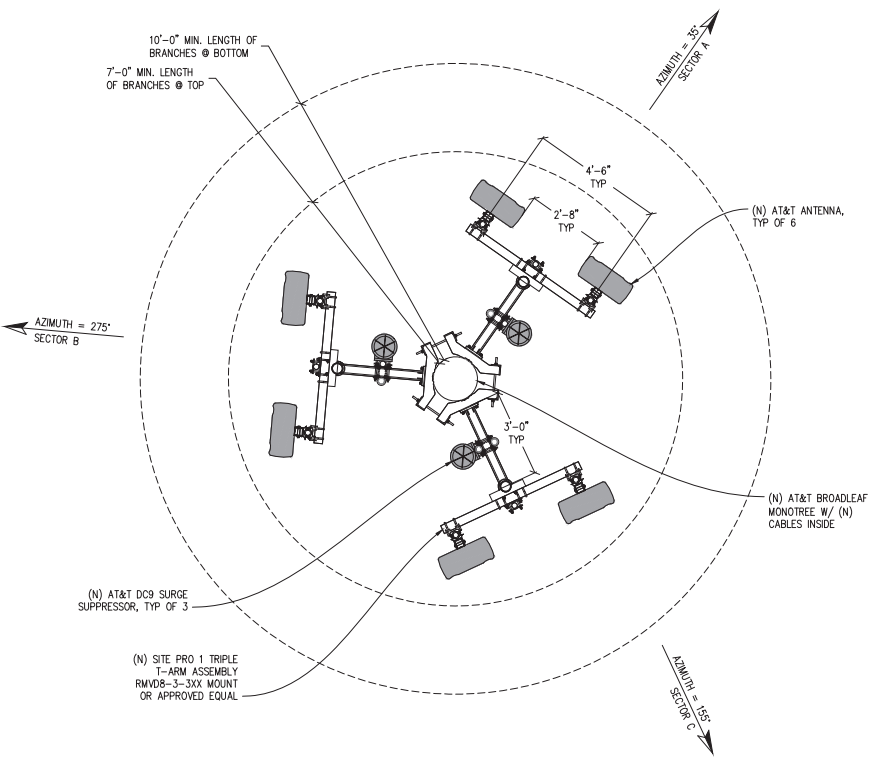
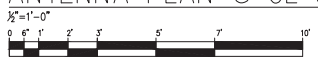
| ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE) |                   |         |                   |                                   |                      |                   |                  |                  |                  |                  |
|--|-------------------|---------|-------------------|-----------------------------------|----------------------|-------------------|------------------|------------------|------------------|------------------|
| SECTOR   | ANTENNA MODEL NO. | AZIMUTH | CENTERLINE        | RRU NO'S & MODEL #                | # OF DC POWER CABLES | # OF FIBER CABLES | LENGTH OF CABLES | SURGE SUPPRESSOR | NO. OF DIPLEXERS | NO. OF COMBINERS |
| A<br>SECTOR A  | A1                | 35°     | ±52'-0"           | (1) 4490 B5/B12, (1) 4890 B25/B66 | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | A2                | 35°     | ±53'-8" & ±50'-1" | INTEGRATED                        | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | A3                | 35°     | ±44'-0"           | (1) 2012 B29                      | 3                    | 1                 | ±310'            | (1) DC9          | -                | -                |
|  | A4                | 35°     | ±44'-0"           | (1) 4478 B14                      | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
| B<br>SECTOR B  | B1                | 275°    | ±52'-0"           | (1) 4490 B5/B12, (1) 4890 B25/B66 | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | B2                | 275°    | ±53'-8" & ±50'-1" | INTEGRATED                        | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | B3                | 275°    | ±44'-0"           | (1) 2012 B29                      | 3                    | 1                 | ±310'            | (1) DC9          | -                | -                |
|  | B4                | 275°    | ±44'-0"           | (1) 4478 B14                      | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
| C<br>SECTOR C  | C1                | 155°    | ±52'-0"           | (1) 4490 B5/B12, (1) 4890 B25/B66 | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | C2                | 155°    | ±53'-8" & ±50'-1" | INTEGRATED                        | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |
|  | C3                | 155°    | ±44'-0"           | (1) 2012 B29                      | 3                    | 1                 | ±310'            | (1) DC9          | -                | -                |
|  | C4                | 155°    | ±44'-0"           | (1) 4478 B14                      | SHARED               | SHARED            | SHARED           | SHARED           | -                | -                |

RFDS DATE 10/11/23  
RFDS REV 4.00

NOTE:  
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.  
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN @ CL 52'-0"



ANTENNA PLAN @ CL 44'-0"



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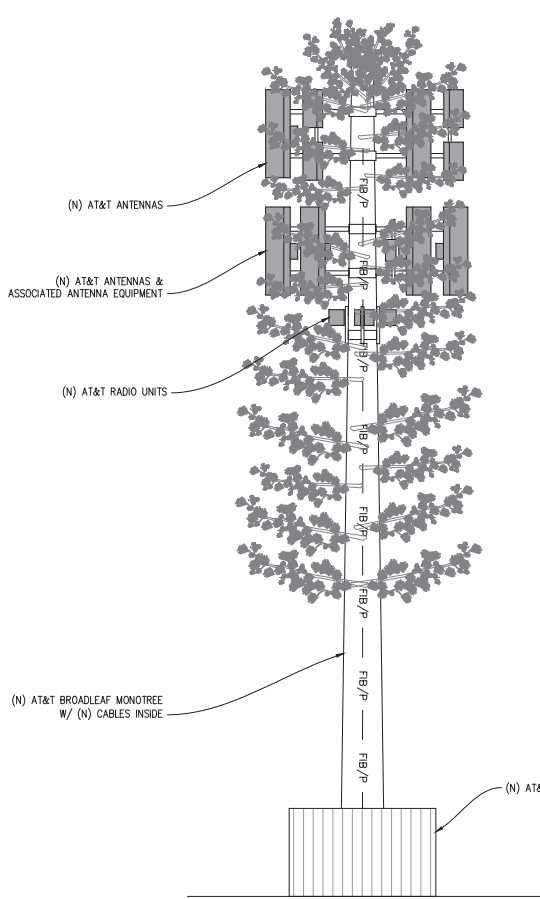
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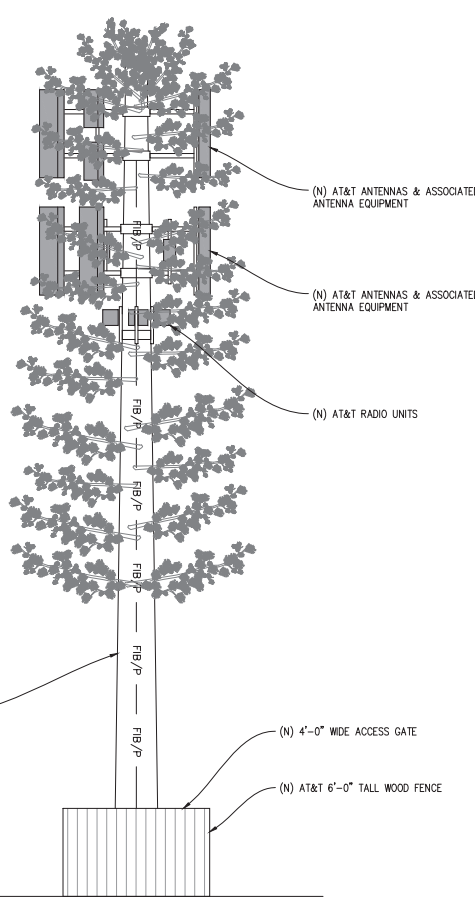
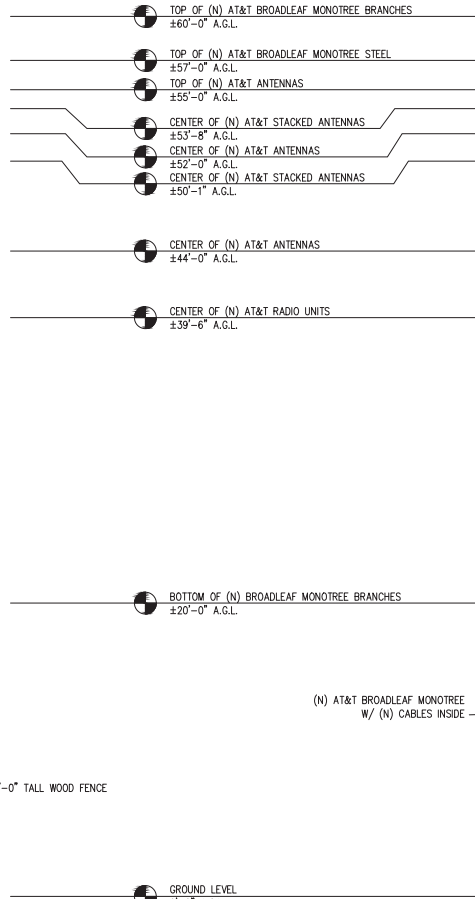
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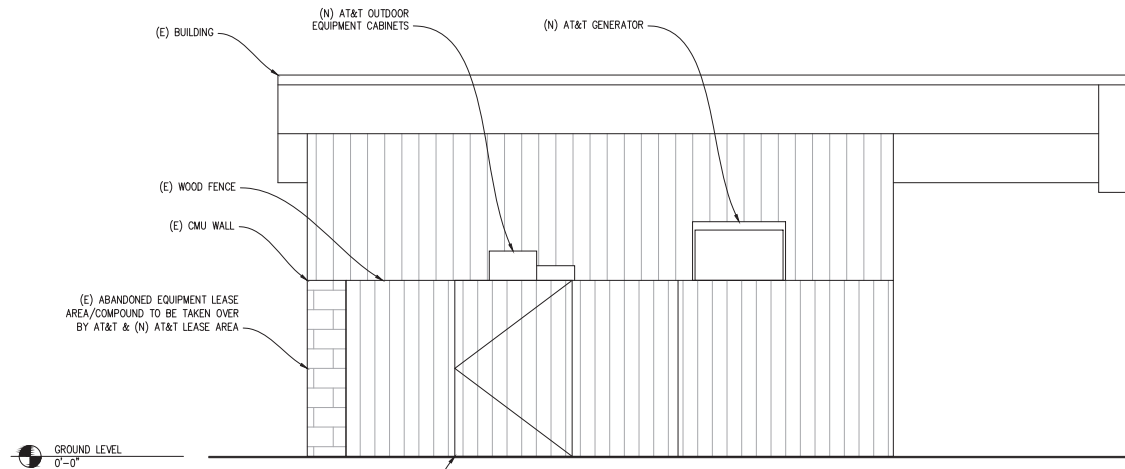
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**SOUTH ELEVATION**  
 1/4"=1'-0"  

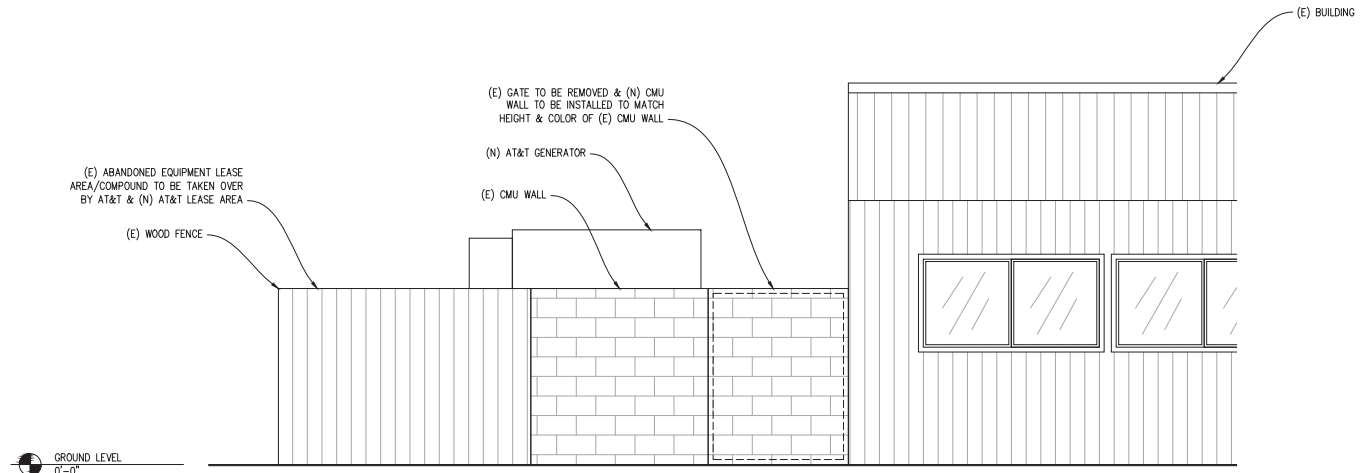



**EAST ELEVATION**  
 1/4"=1'-0"  

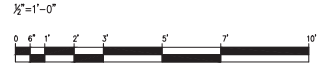



(N) AT&T 4'-0" WIDE ACCESS GATE IN (E) WOOD FENCE

**WEST ELEVATION @ EQUIPMENT**



**SOUTH ELEVATION @ EQUIPMENT**



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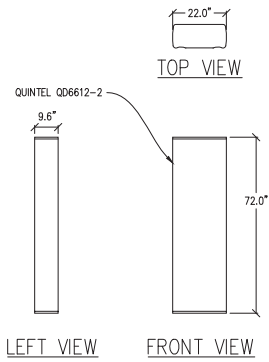
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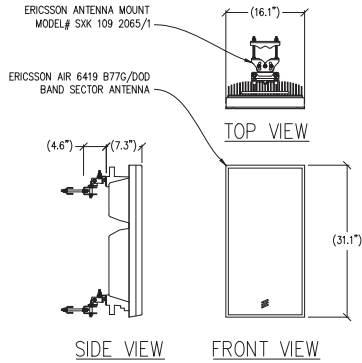
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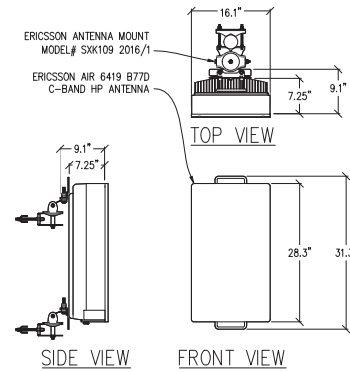
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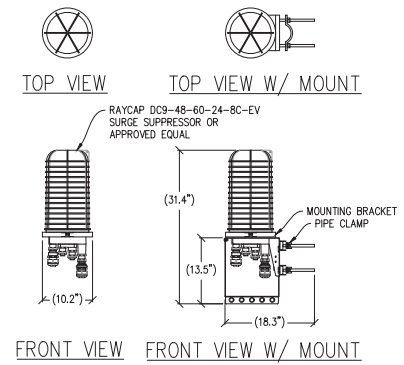
1 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 88 LBS



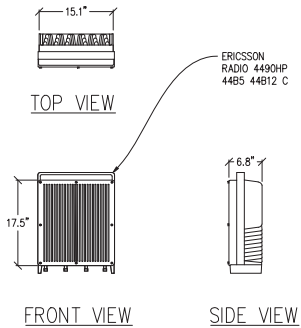
2 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 55.4 LBS



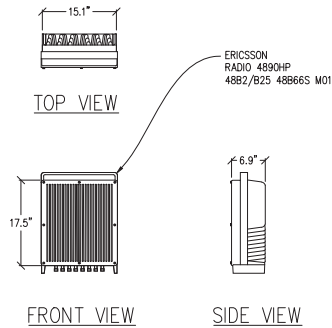
3 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 64 LBS



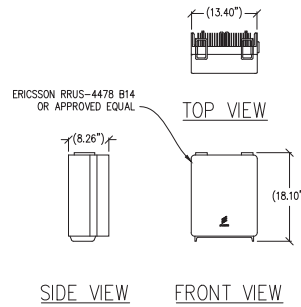
4 SURGE SUPPRESSOR DETAIL  
1"=1'-0" MAX WEIGHT = 26.2 LBS



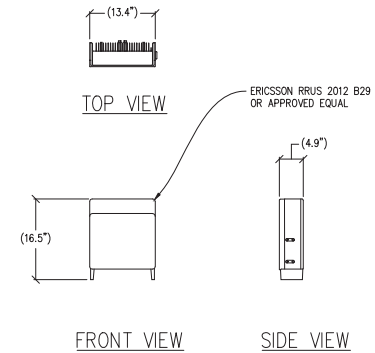
5 RADIO 4490HP DETAIL  
1"=1'-0" MAX WEIGHT: 68 LBS



6 RADIO 4890HP DETAIL  
1"=1'-0" MAX WEIGHT: 68 LBS



7 RRUS-4478 B14 DETAIL  
1"=1'-0" MAX WEIGHT: 59.4 LBS



8 RRUS-2012 B29 DETAIL  
1"=1'-0" MAX WEIGHT: 46 LBS

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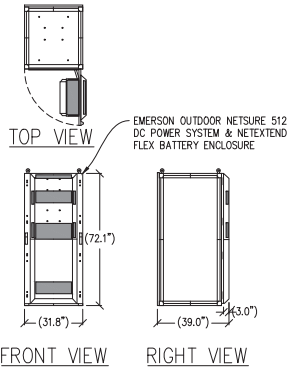
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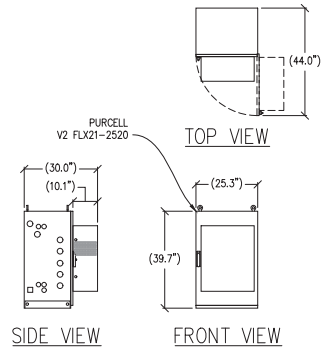
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 Streamline Engineering  
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Contact: Kevin Sorenson Phone: 950-965-1100  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
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STATE OF CALIFORNIA LICENSE NO. 50817  
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STATE OF CALIFORNIA LICENSE NO. 50817

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DETAILS

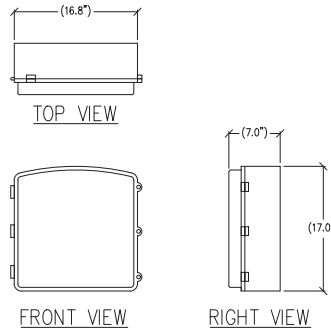
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A-4.1



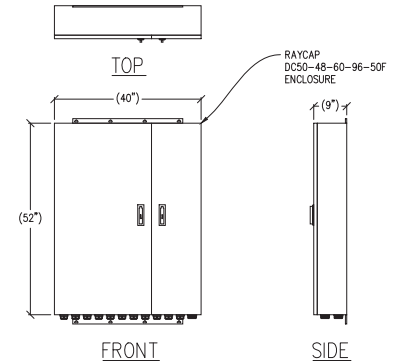
1 POWER/BATTERY CABINET DETAIL  
 $\frac{3}{8}$ "=1'-0" MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



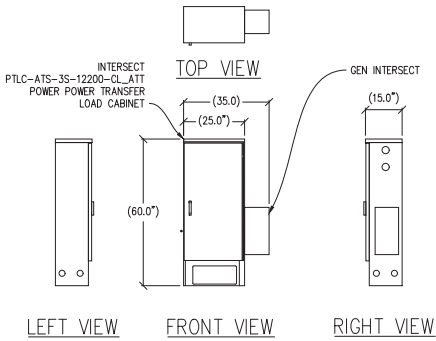
2 PURCELL DETAIL  
 $\frac{1}{2}$ "=1'-0" EMPTY WEIGHT: 140 LBS



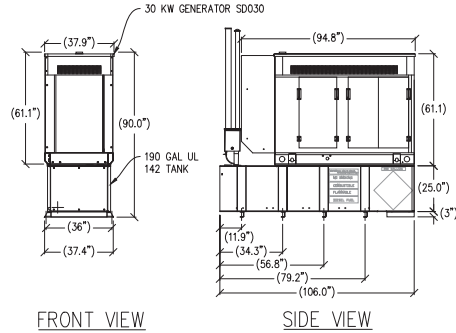
3 CN 3931 DETAIL  
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 28.6 LBS



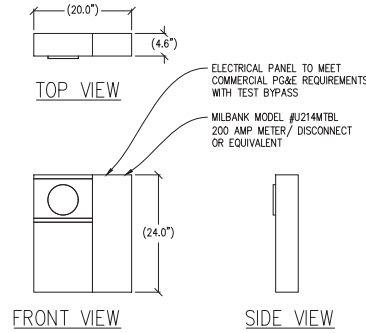
4 RAYCAP DC50 DETAIL  
 $\frac{3}{4}$ "=1'-0" MAX WEIGHT: 165 LBS



5 ELECTRICAL PANEL DETAIL  
 $\frac{1}{2}$ "=1'-0" MAX WEIGHT: 150 LBS



6 30KW GENERATOR DETAIL  
 $\frac{3}{4}$ "=1'-0" MAX WEIGHT: 3,106 LBS



7 METER DETAIL  
1"=1'-0"

Issued For:  
**CCL06126**  
**CCL06126**  
 3111 BENION STREET  
 SANTA CLARA, CA 95051

PREPARED FOR  
  
 5001 Executive Parkway  
 San Ramon, California 94583

Vendor:

AT&T SITE NO: CCL06126  
 PROJECT NO: -  
 DRAWN BY: C. COLSTON  
 CHECKED BY: J. GRAY  
 APPROVED BY: -

| ISSUE STATUS |          |             |        |
|--------------|----------|-------------|--------|
| REV          | DATE     | DESCRIPTION | CAD    |
| 1            | 1/17/23  | ZD 100%     | C.T.C. |
| 0            | 08/21/23 | ZD 90%      | C.T.C. |

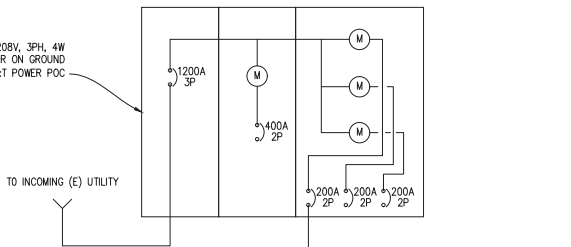
Licensee:  
**PRELIMINARY:**  
**NOT FOR CONSTRUCTION**  
 KEVIN R. SORENSEN  
 S1469  
 IT IS A VIOLATION OF LAW FOR ANY PERSON OTHER THAN THE ENGINEER WHOSE SEAL AND SIGNATURE ARE HEREON TO ALTER THIS DOCUMENT.

ENCLOSURE:  
  
 8445 Santa Clara Road, Suite E, Cupertino, CA 95014  
 Contact: Kevin Sorenson Phone: 950-965-1300  
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
 Streamline Engineering is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Streamline Engineering is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

SHEET TITLE:  
**EQUIPMENT DETAILS**

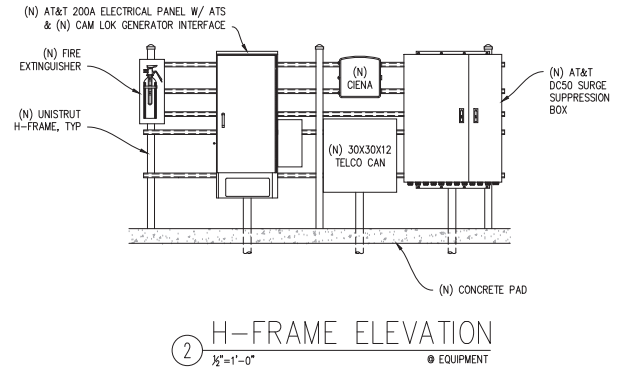
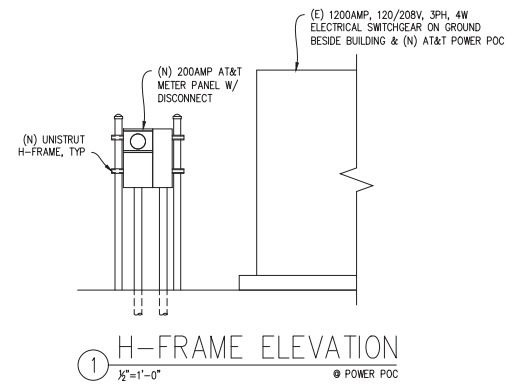
SHEET NUMBER:  
**A-4.2**

(E) 1200AMP, 120/208V, 3PH, 4W ELECTRICAL SWITCHGEAR ON GROUND BESIDE BUILDING & (N) AT&T POWER POC



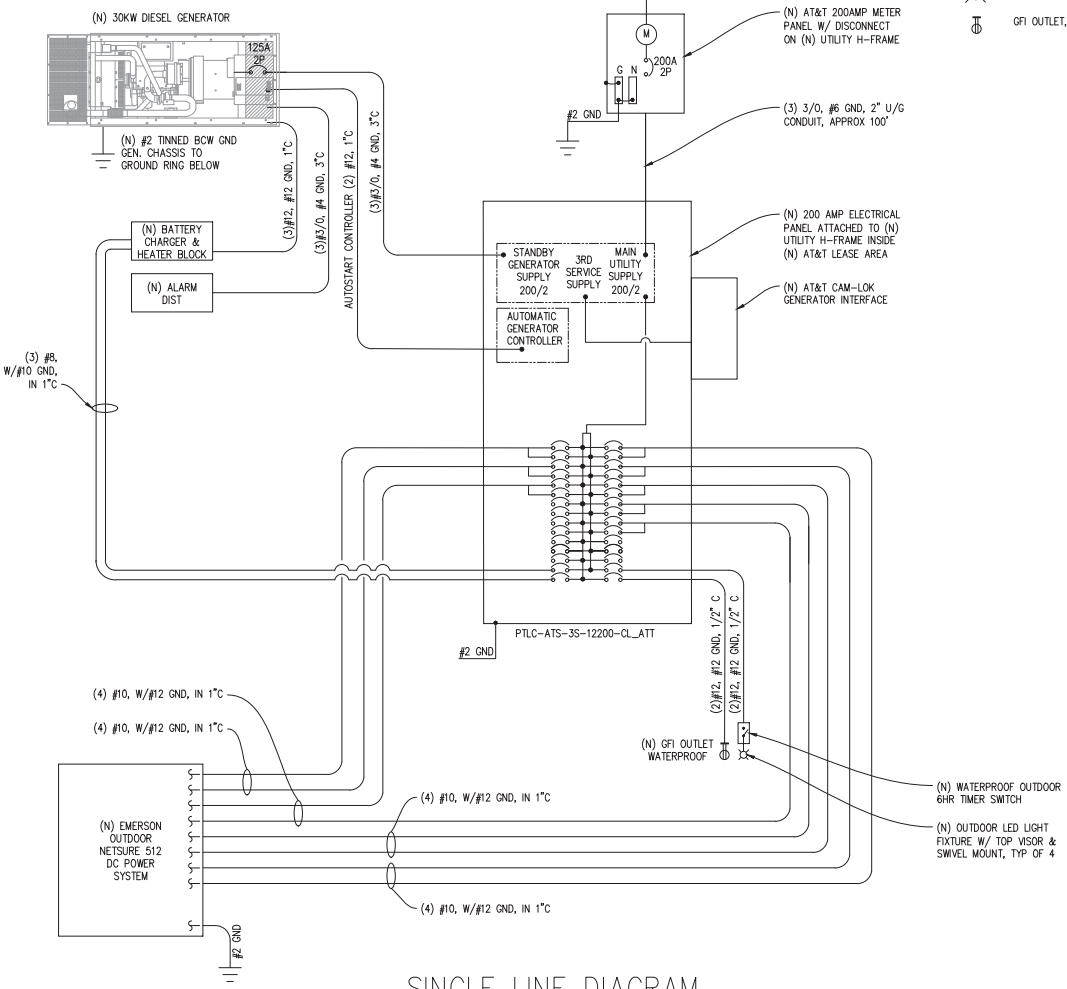
**ELECTRICAL LEGEND**

- (M) MECHANICAL INTERLOCK
- (M) METER
- ⤵ CIRCUIT BREAKER
- ⊥ SERVICE GROUND
- WIRED CONNECTION
- ⏏ TIMER SWITCH, WATERPROOF
- ⊙ OUTDOOR LIGHT
- ⊕ GFI OUTLET, WATERPROOF



**PANEL SCHEDULE**

| NAMEPLATE : PANEL A |         | SC LEVEL : 10,000    |                | VOLTS: 120V/240V, 1Ø |                |                    |         |         |
|---------------------|---------|----------------------|----------------|----------------------|----------------|--------------------|---------|---------|
| LOCATION : OUTSIDE  |         | MOUNTING : H-FRAME   |                | BUS AMPS: 200A       |                |                    |         |         |
|                     |         |                      |                | MAIN CB: 200A        |                |                    |         |         |
| LOAD VA             | LOAD VA | LOAD DESCRIPTION     | BKR AMP / POLE | CIRCUIT NO           | BKR AMP / POLE | LOAD DESCRIPTION   | LOAD VA | LOAD VA |
| 2000                |         | RECTIFIERS 1&2       | 30/2           | 1 2                  | 30/2           | RECTIFIERS 7&8     | 2000    |         |
|                     | 2000    |                      |                | 3 4                  |                |                    |         | 2000    |
| 2000                |         | RECTIFIERS 3&4       | 30/2           | 5 6                  | 30/2           | RECTIFIERS 9&10    | 2000    |         |
|                     | 2000    |                      |                | 7 8                  |                |                    |         | 2000    |
| 2000                |         | RECTIFIERS 5&6       | 30/2           | 9 10                 | 30/2           | RECTIFIERS 11&12   | 2000    |         |
|                     | 2000    |                      |                | 11 12                |                |                    |         | 2000    |
|                     |         | BLANK                |                | 13 14                | 30/2           | RECTIFIERS 13&14   | 2000    |         |
|                     |         |                      |                | 15 16                |                |                    |         | 2000    |
|                     |         |                      |                | 17 18                | 30/2           | RECTIFIERS 15&16   | 2000    |         |
|                     |         |                      |                | 19 20                |                |                    |         | 2000    |
|                     |         |                      |                | 21 22                |                | BLANK              |         |         |
|                     |         |                      |                | 23 24                |                |                    |         |         |
|                     |         |                      |                | 25 26                |                |                    |         |         |
| 1000                |         | (N) BATTERY CHARGER  | 20/1           | 27 28                | 20/1           | (N) LIGHT          |         | 300     |
|                     | 250     | (N) GEN BLOCK HEATER | 20/1           | 29 30                | 20/1           | (N) GFI RECEPTACLE | 180     |         |
| 7000                | 6250    | PHASE TOTALS         |                |                      |                | PHASE TOTALS       | 10180   | 10300   |
| TOTAL VA =          | 33730   | TOTAL AMPS =         | 141            |                      |                |                    |         |         |
| TOTAL KVA =         | 33.73   |                      |                |                      |                |                    |         |         |



**SINGLE LINE DIAGRAM**

Issued For:  
**CCL06126**  
**CCL06126**  
 3111 BENTON STREET  
 SANTA CLARA, CA 95051

PREPARED FOR  
  
 5001 Executive Parkway  
 San Ramon, California 94583

Vendor:  
  
**COMPLETE**  
 Wireless Consulting, Inc.

AT&T SITE NO: CCL06126

PROJECT NO: -

DRAWN BY: C. COLSTON

CHECKED BY: J. GRAY

APPROVED BY: -

| ISSUE STATUS |          |             |
|--------------|----------|-------------|
| REV.         | DATE     | DESCRIPTION |
| 1            | 11/17/23 | 100% C.T.C. |
| 0            | 08/21/23 | 90% C.T.C.  |

Licensee:  
**PRELIMINARY:**  
**NOT FOR CONSTRUCTION**  
 KEVIN R. SORENSEN  
 S1469

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:  
  
 6448 Sun Valley Blvd., Suite E, Concord, CA 94529  
 Contact: Kevin Sorenson Phone: 916-606-1000  
 E-Mail: kevin@streamlineeng.com Fax: 916-606-1941

SHEET TITLE:  
**ELECTRICAL PLAN**

SHEET NUMBER:  
**E-1.1**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A NEW UNMANNED AT&T TELECOMMUNICATION FACILITY WITH INSTALLATION OF A 60-FOOT-TALL MONOTREE AT 3111 BENTON STREET, SANTA CLARA, CALIFORNIA**

PLN23-00148 (Conditional Use Permit)

**WHEREAS**, on March 23, 2023, Complete Wireless Consulting, (“Applicant”) submitted an application for a Conditional Use Permit for new unmanned AT&T telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street (“Project Site”);

**WHEREAS**, at the time the application was deemed complete, the Project Site was zoned B – Public – Quasi Public. The Project Site also has a General Plan land use designation of Very Low Density Residential;

**WHEREAS**, the proposal includes the proposed telecommunication facility which would include an AT&T 60-foot-tall monotree and the use of a 366-square feet lease area, enclosed by a wooden fence, for equipment inclusive of a 30 KW diesel generator;

**WHEREAS**, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project;

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) the action being considered is categorically exempt from formal environmental review pursuant to CEQA Guidelines Section 15303(d) (New Construction of Utility Extensions).

**WHEREAS**, the Conditional Use Permit process enables a municipality to exercise control over the extent of certain uses, which, although desirable in limited numbers and specific locations, could have a detrimental effect on the community in specific instances;

**WHEREAS**, pursuant to Santa Clara City Code (SCCC) Section 18.252.030(a), the B – Public, Quasi-Public, and Public Park or Recreation Zoning Districts allow for telephone company switching stations “and operations which in the opinion of the Planning Commission are similar”;

**WHEREAS**, pursuant to SCCC Section 18.66.040, a Conditional Use Permit approval is required for all new wireless telecommunication facilities, and the proposed monotree is 60-feet as shown on the Development Plans, attached by reference herein as Exhibit “Development Plans”;

**WHEREAS**, pursuant to SCCC Chapter 18.114, the Planning Commission cannot grant a Conditional Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare, based upon substantial evidence in the record;

**WHEREAS**, on August 8, 2024, a notice of public hearing on this item was mailed to property owners within 300 feet of the project site, and on August 15, 2024, a notice of public hearing was posted in three locations within the City; and

**WHEREAS**, on August 21, 2024, the Planning Commission held a duly noticed public hearing, at which time all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Conditional Use Permit.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby finds that approving a Conditional Use Permit to allow for a new unmanned AT&T telecommunication facility with the installation of a 60-foot-tall monotree is consistent with SCCC Chapter 18.66 Wireless Communication Facilities and the B zoning district with approval of a Conditional Use Permit.
3. That the Planning Commission hereby finds as follows:
  - A. The proposed use is consistent with the General Plan and any applicable specific plan, in that the General Plan does not specify any additional rules and regulations for wireless communication facilities and that the subject address is not located in a focus area or specific plan area.



- B. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Zoning Code and the City Code; in that wireless communication facilities at the proposed height are allowed with conditional use permit approval and the proposed project meets all other applicable codes.
- C. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity; in that the monotree design will be surrounded by existing trees currently located on the parcel, there is an existing cell site located on the roof of the church on the same site, and the operation of the monotree is not anticipated to produce any additional trips, noise, vibrations, or harmful side effects to the parcel or surrounding parcels.
- D. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare; in that the proposed monotree is designed such that it does not adversely impact the surrounding areas, it will increase wireless coverage for residents in the area, meet the interests of local residents and customers from the greater region.
- E. The subject site is:
  - 1. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; in that the site meets the City Code for minimum lot size, has adequate parking, and the proposed monotree is located on the rear of the facility away from the normal operations of the church use on-site.
  - 2. Served by highways and streets adequate in width and improvement to carry the type and quantity of traffic the proposed use would likely generate, in that the proposed project would not generate any additional trips to the subject parcel.

4. That the Planning Commission hereby approves Conditional Use Permit PLN23-00148 to allow a Conditional Use Permit for new unmanned AT&T telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21ST DAY OF AUGUST, 2024, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
REENA BRILLIOT  
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans
2. Conditions of Approval

**Conditions of Approval for Conditional Use Permit  
PLN23-00148 / 3111 Benton Street**

**Conditional Use Permit for a new unmanned AT&T telecommunication facility with the  
installation of 60-foot-tall monotree.**

**CONDITIONS OF APPROVAL**

**GENERAL**

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is August 29, 2026.
- G2. **Conformance with Plans.** Prior to the commencement of the use, the use of the site shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division, and written approval by the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.
- a. During construction retaining a single company to install all fire related penetrations is highly recommended.
  - b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
  - c. All stair shafts shall be minimum 1-hour rated.
  - d. All elevator shafts shall be minimum 1-hour rated.
  - e. All trash chute shafts shall be minimum 1-hour rated.
  - f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
  - g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

- G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
  - a. Chapter 15.36 – Energy Code for “all electric” provisions for new construction.
  - b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. Comply with all applicable codes, regulations, ordinances and resolutions.

**COMMUNITY DEVELOPMENT – PLANNING DIVISION**

**DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

- P1. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.
- P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 1: 2 24-inch box trees or 1:1 36-inch box tree. Applicant to provide landscaping plan and to identify if any existing trees are to be removed. Tree removal is subject to Planning fees.
- P3. **Antenna/Cell Site Installation.** Applicant to fill out and sign conditions of approval form related to antenna and cell site installations.
- P4. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.
- P5. **Comprehensive Structural Study.** The owner or designee shall submit a comprehensive structural study to the satisfaction of the Community Development Director prior to issuance of a building permit or designee that analyzes the structural members, connections, anchorages and foundations, ensuring structural integrity to withstand events such as seismic and wind calamities.
- P6. All City Code requirements be met including:
  - a. An acceptable type of financial security (i.e., a letter of credit), to ensure that the approved facility is properly maintained and to guarantee that the facility is dismantled and removed if non-operative or abandoned for a minimum 30-day period or upon expiration of the permit from the City, whichever first occurs;
  - b. A proposed wireless telecommunication tower lighting plan
  - c. At least two letters of intent, where more than one carrier is proposed for each tower, demonstrating an immediate need for the wireless telecommunications tower location.

- d. Coverage Report Required. The applicant shall provide a coverage report containing an analysis of existing significant gaps in the service provider's network and how the proposed wireless telecommunication facility would eliminate or substantially reduce the gap in coverage
- e. Co-Location. All new towers shall allow for co-location of public safety transmission equipment when deemed feasible by the Director.

**DURING CONSTRUCTION -- PRIOR TO OCCUPANCY**

- P7. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P8. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P9. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. Five parking spaces shall be made available. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)
- P10. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

**OPERATIONAL CONDITIONS**

- P11. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P12. **Transportation Demand Management (TDM) Program (Non-Residential Project).** The owner or designee shall implement the project TDM program that includes elements to reduce vehicle miles traveled (VMT) by 25 percent per the City's 2022 Climate Action Plan. A final TDM plan shall be submitted to the Director of Community Development or designee prior to Building Permit Final by the Planning Division. The property owner or designee shall monitor the project TDM program and submit an annual report to the Director of Community Development or designee. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented.

**COMMUNITY DEVELOPMENT - BUILDING DIVISION**

**DESIGN / PERFORMANCE-- PRIOR TO BUILDING PERMIT ISSUANCE**

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all

building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

- a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](http://www.scvurppp-w2k.com/nd_wp.shtml). All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): [http://www.scvurppp-w2k.com/construction\\_bmp.shtml](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

## FIRE DEPARTMENT

### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- F1. A hazardous materials permit submitted to the fire permit is required before installation of generator. Please submit hazmat permit concurrently with building plan submittals.
- F2. Please note this conditional approval does not approve the location of the new proposed generator location or the installation of batteries/ESS. When submitting the Building permit and hazmat permit, please include code sections from the CFC and NFPA 30 that dictate the minimum distances for the generator from property lines, buildings, and exits. Please note the CFC Chapter 12 requirements when battery thresholds are exceeded.
- F3. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
- F4. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight managers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at [fchun@santaclaraca.gov](mailto:fchun@santaclaraca.gov) for more information.

- F5. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.
- F6. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire

hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required

F7. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F8. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.



- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed along fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

**F9. Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

**F10. Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

**F11. Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to be obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8’ - 10’) above grade.

**F12. Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding

and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

- F13. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.
- F14. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- F15. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.
- F16. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

#### **PUBLIC WORKS DEPARTMENT - ENGINEERING**

##### **DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

##### **DURING CONSTRUCTION**

- E2. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

- E4. **Encroachment Permit.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans. Include the SCVURPPP Countywide Construction BMPs with the plans.

## **STREETS DIVISION**

### Right of Way Landscape

#### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

- L1. **Tree Preservations Specifications.** Include [City of Santa Clara Tree Preservation/City Arborist specifications](#) on all improvement plans.
- L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

#### **DURING CONSTRUCTION OR OPERATION**

- L4. **No Public Root Cutting.** No cutting of any part of **public trees**, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

### Solid Waste

#### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

- SW1. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- SW2. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW3. **Exclusive Franchise Hauling Area.** This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

## **DURING CONSTRUCTION OR OPERATION**

SW4. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

## **PRIOR TO FINAL OF BUILDING PERMIT**

SW5. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

## Stormwater

### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3<sup>rd</sup> Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

- a. Direction of roof runoff into cisterns or rain barrels
- b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
- c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. **Architectural Copper.** The use of architectural copper is prohibited.

#### **DURING CONSTRUCTION OR OPERATION**

- ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants.
- ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3<sup>rd</sup> party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
- ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST19. **3<sup>rd</sup> Party Concurrence Letter.** 3<sup>rd</sup> Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3<sup>rd</sup> party inspection report on the C.3 stormwater facility installation.
- ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or [Street@SantaClaraCA.gov](mailto:Street@SantaClaraCA.gov) for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

**SILICON VALLEY POWER**

SVP1. No Comments

**WATER & SEWER DEPARTMENT**  
**DURING CONSTRUCTION**

- W1. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.
- W2. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara’s Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
- b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at [www.santaclaraca.gov/waterconservation](http://www.santaclaraca.gov/waterconservation).

**PRIOR TO FINAL OF BUILDING PERMIT**

- W3. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

Existing



Proposed



view from Humbolt Avenue looking southwest at site


Existing



Proposed



view from Humbolt Avenue looking southeast at site

 **AT&T Wireless**

CCL06126  
3111 Benton Street, Santa Clara, CA  
Photosims Produced on 11-1-2023



Existing



Proposed



view from Moraga Street looking west at site

Existing



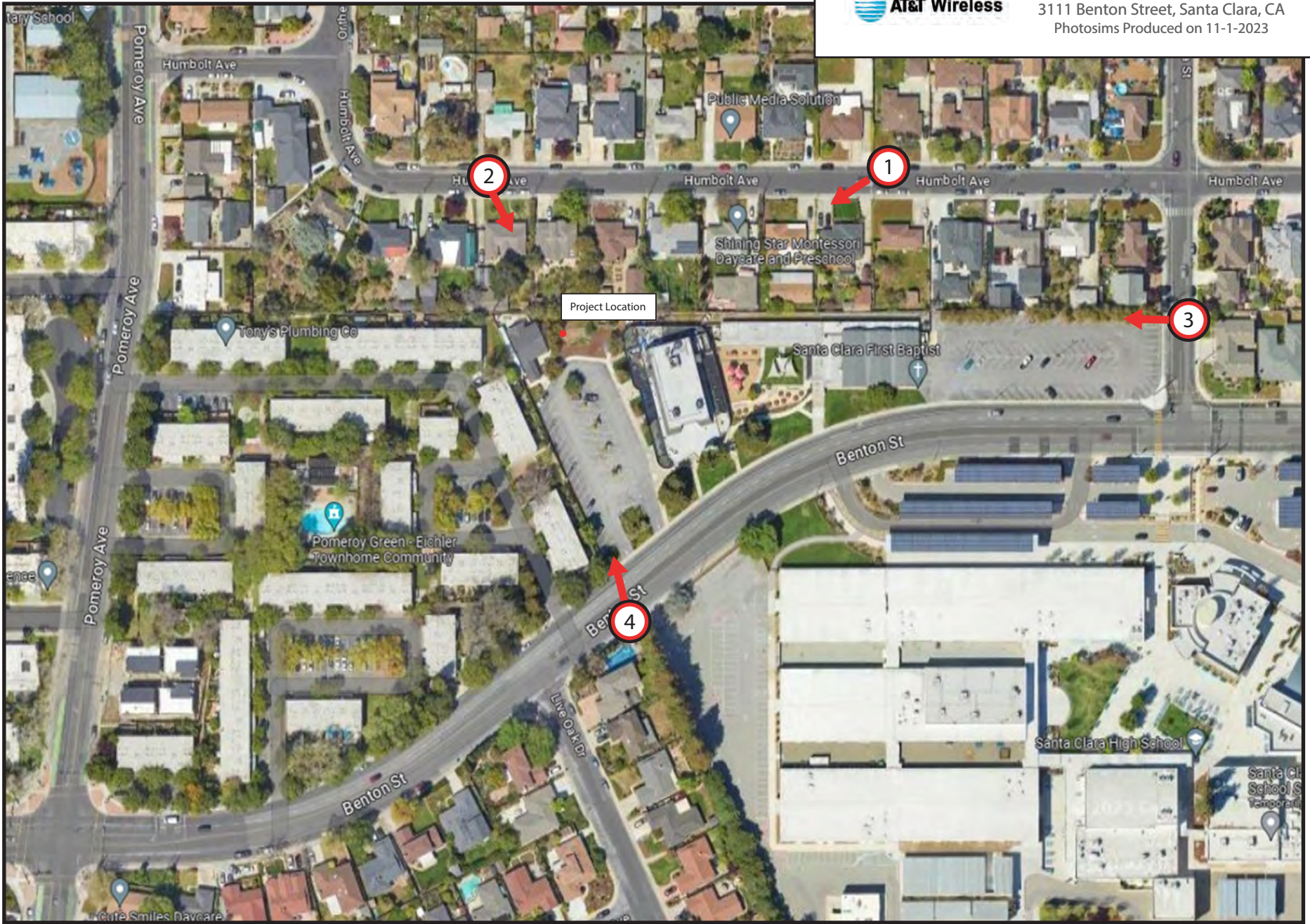
Proposed



view from Benton Street looking north at site



CCL06126  
3111 Benton Street, Santa Clara, CA  
Photosims Produced on 11-1-2023

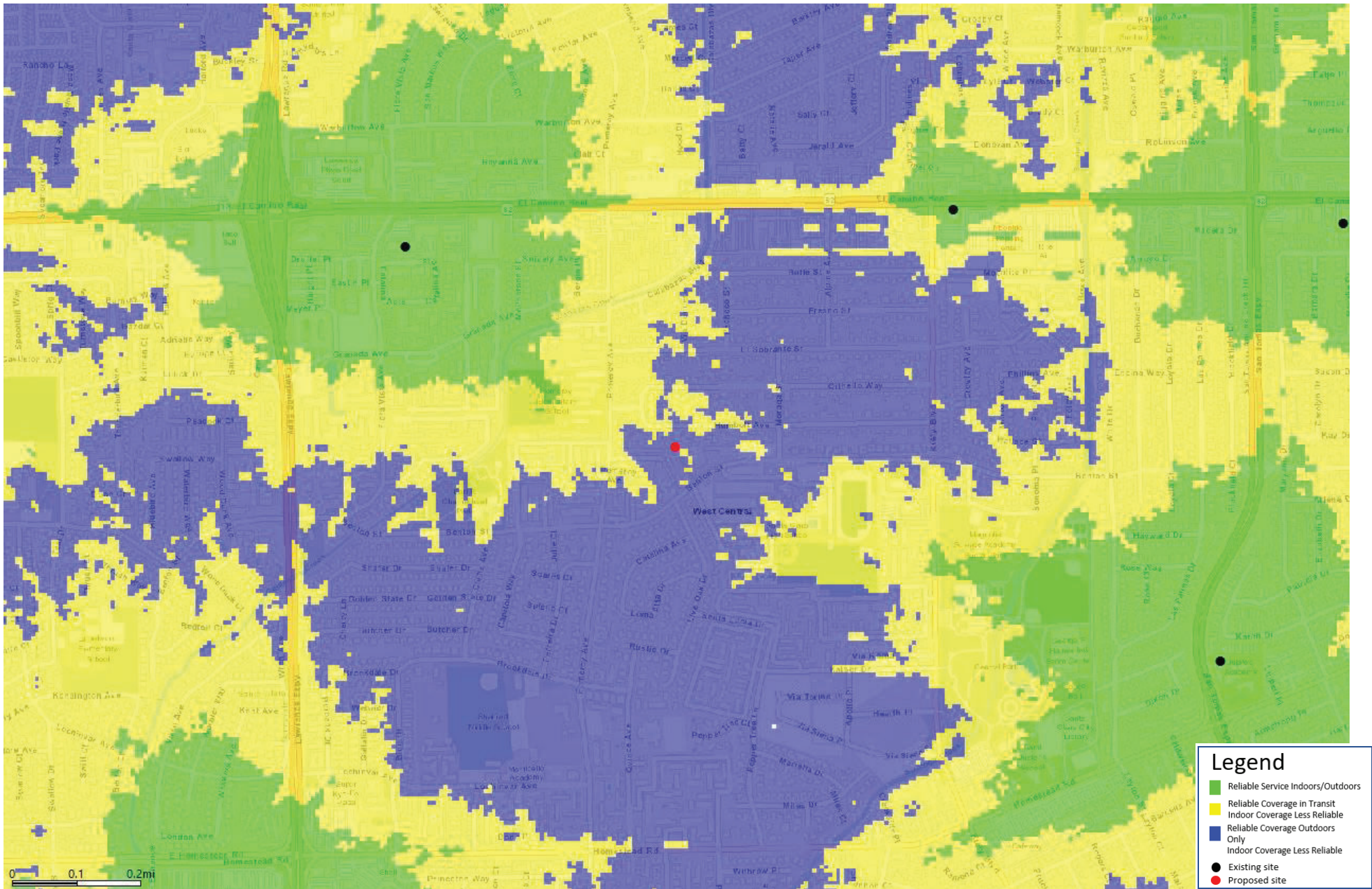


# CCL06126 Propagation Map

December 13, 2023



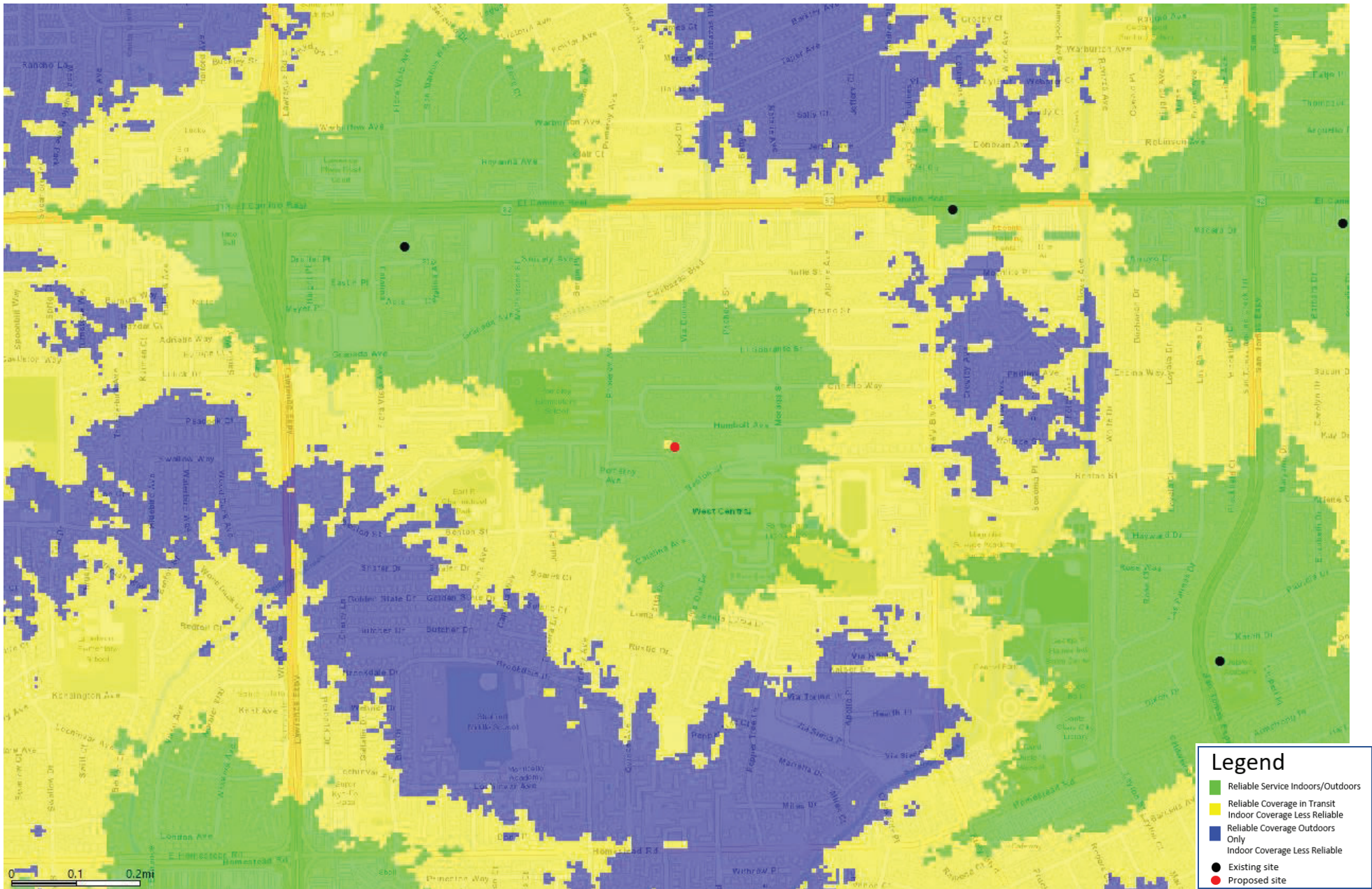
# Existing Sites LTE 700 Coverage



"AT&T PROPRIETARY -- This information constitutes confidential trade secrets and commercial or financial information owned by AT&T and is shared for Critical Infrastructure Protection purposes only. It is exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552), Exemptions (b)(3)&(4), and its disclosure is prohibited under the Trade Secrets Act (18 U.S.C. 1905), the Critical Infrastructure Information Act of 2002, 6 U.S.C. § 133, and any State or local law requiring disclosure of information or records. This information must not be copied (whether mechanically or electronically through screen shots or other recording) or distributed to others not agreed upon by AT&T, but in all events do not copy or distribute to such others without notification pursuant to Executive Order 12600."



# Existing Sites + CCL06126 LTE 700 Coverage



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**From:** Planning Public Comment

**Sent:** Friday, August 9, 2024 8:26 AM

**To:** Dong Bo [REDACTED]; Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>

**Subject:** RE: Regarding PLN23-00148

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review of your comments.

Thank you.

**Elizabeth Elliott** | Staff Aide II

Community Development Department | Planning Division

1500 Warburton Avenue | Santa Clara, CA 95050

O: 408.615.2450 | D: 408.615.2474

[www.SantaClaraCA.gov](http://www.SantaClaraCA.gov)

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**From:** Dong Bo [REDACTED]

**Sent:** Thursday, August 8, 2024 10:00 PM

**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>

**Subject:** Regarding PLN23-00148

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

This message is regarding the installation of a 60-foot-tall monotree for telecommunication. And I live on Benton St.

3111 Benton Street is very near to many houses, living structures, Pomeroy Elementary and Santa Clara High. And there is research showing negative health effects (<https://mdsafetech.org/cell-tower-health-effects/>).

Therefore I object to the proposal.

Thanks,  
Shawn



**From:** [Hannah Zhang](#)  
**To:** [Tiffany Vien](#)  
**Subject:** PLN23-00148  
**Date:** Saturday, August 10, 2024 12:46:02 PM

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Hello,

I am a neighbor of where the planning project is. I DO Believe the project is harmful for our community due to hundreds of scientists studies. Please find a place where no PEOPLE living near by for this kind of cell tower. Big NO on PLN23-00148.

Thank you

Hannah