City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, December 4, 2024 **6:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

Via Zoom:
https://santaclaraca.zoom.us/j/91729202898
Webinar ID: 917 2920 2898 or

Phone:
1(669) 900-6833

Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at https://santaclara.legistar.com/Calendar.aspx

6:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

DECLARATION OF COMMISSION PROCEDURES

CONTINUANCES/EXCEPTIONS

1. 24-1203 CONTINUANCE of an action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback for a Single-Family Residence at 572 Woodhams Road

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the January 15, 2025 Planning Commission meeting.

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

There are no consent items.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. **24-1194** 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 or an Alternative Design with Three 42'-6" Monopoles Located in the Parking Lot at 3111 Benton Street

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.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on January 15, 2025 at 6:00 PM in the City Hall Council Chambers.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or

any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

24-1203 **Agenda Date: 12/4/2024**

REPORT TO PLANNING COMMISSION

SUBJECT

CONTINUANCE of an action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback for a Single-Family Residence at 572 Woodhams Road

DISCUSSION

Staff is requesting a continuance of this item to the January 15, 2025 Planning Commission meeting because staff was not able to confirm attendance of the applicant at the December 4, 2024 Planning Commission meeting. The applicant has been informed of the continuance.

ENVIRONMENTAL REVIEW

No environmental determination is necessary for a continuance. An environmental determination will be included with the report for the January 15, 2025 Planning Commission meeting.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

Should the Commission open the public hearing and then continue the hearing for this project to the January 15, 2025 Planning Commission meeting, additional noticing will not be required.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the January 15, 2025 Planning Commission meeting.

Prepared by: Meha Patel, Assistant Planner
Approved by: Lesley Xavier, Planning Manager

24-1194 **Agenda Date: 12/4/2024**

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 or an Alternative Design with Three 42'-6" Monopoles Located in the Parking Lot 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 or an alternative design with three 42'-6" monopoles located in the parking lot.
Applicant: Steve Proo, Complete Wireless Consulting
Owner: Santa Clara First Baptist Church
General Plan: Public / Quasi Public
Zoning: Public / Quasi Public (PQP)
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 Public / Quasi Public and is zoned PQP (Public / Quasi Public) and a General Plan land use designation of Very Low Density Residential. 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.

This project was heard by the Planning Commission at their hearing on August 21, 2024, where staff provided a presentation on the project followed by a presentation from the applicant. The staff report is included as Attachment 1. There were three public speakers that spoke in opposition of the project with concerns related to the proposed diesel generator, health risks, and the location of the new telecommunication facility on the site close to residences. After the public discussion, the applicant requested a continuance of this item to the September 11, 2024, Planning Commission meeting to allow additional time for research and review of comments received during testimony.

At the September 11, 2024, Planning Commission meeting, the applicant requested a further continuance as they were not ready to provide the additional information to address the comments. Since wireless telecommunications facility requests are subject to shot clock time limits specified by the Federal Communications Commission, the City and the applicant entered into a tolling agreement expiring November 15, 2024 to allow for the additional continuance.

This item was noticed again for the October 23, 2024 Planning Commission hearing.

DISCUSSION

At the October 23, 2024 Planning Commission hearing, staff provided a presentation on the project followed by a presentation from the applicant. The staff report is included as Attachment 2. Since the previous Planning Commission hearing, the applicant made one change to the project in that the diesel backup generator was removed and replaced by a battery cabinet. The applicant presented information on the additional technical studies that were completed to address previous comments, which are attached to this report as Attachments 13 to 18 respectively, and include Property Value Study, Real Estate Study, Shade Report, Revised Radio Frequency Study, and a Revised Noise Study.

There were three public speakers that spoke in opposition of the project with concerns related to pole collapse hazard, fire hazard, bringing down property values, adjacency to the Historic Pomeroy Green Townhomes, and aesthetics due to proximity to single-family residences.

The Commission then deliberated on the project, including questioning staff and the applicant on an alternative design for the site. The applicant provided an alternative design that would place three shorter monopoles in the parking lot along Benton Street, however staff did not support this design. Staff concurred by stating that it was preferrable to have one monotree as visually one pole was less intrusive than three shorter monopoles. The Commission then voted to continue the item with re-noticing for the applicant to present the alternative three monopole design. The City and the applicant entered into a second tolling agreement, expiring January 15, 2025, to facilitate this additional consideration.

In response, the applicant provided a second development plan and visual simulations (Attachments 5 and 6) for the alternative three monopole design. This design includes three poles at 42’-6” in height that include light fixtures attached to each pole at 27’-4” in height and the antennas and other ancillary equipment attached near the top each pole. Each of the poles, located within the eastern parking lot will be located 84’-2” apart from each other and all three poles would be located

approximately 52’ away from the property line adjoining single-family residences and approximately 42’ away from the Benton Street right-of-way and 57’-6” away from the Moraga Street right-of-way. The location of the equipment area would remain the same as the original alternative.

An analysis of the monotree design, General Plan, and Zoning Conformance can be found in the staff reports for the August 21 and October 23, 2024 Planning Commission hearings (Attachment 1 and 2). Staff determined that the monotree proposal is consistent with the General Plan policies and Zoning Ordinance and meets the height requirements of the Zoning.

The three-monopole proposal is also consistent with the following General Plan General Land Use and Energy Policies in that the design will still increase coverage for AT&T customers in this network area thereby expanding the existing network and improving call quality, signal strength, and wireless connection services in the City.

- 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 zoning designation for the project site is Public / Quasi Public (PQP). 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.

Staff determines that all the above findings can be made for the revised three-monopole project just as determined for the monotree project as detailed in Attachment 10 - Resolution to Approve the Conditional Use Permit - 3 Pole Design. However, the monotree design is still preferrable as it is designed to blend in with the existing surrounding trees compared with the three-monopole design where there would be no visual screening provided in the parking lot.

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

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

On November 21, 2024, a notice of public hearing on this item was mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning staff has received eight public comments in opposition to the proposed project which has been compiled in Attachment 19 Correspondence.

ALTERNATIVES

1. **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.
2. **Adopt** a Resolution to approve a Conditional Use Permit for a new unmanned AT&T wireless telecommunication facility with the installation of three, 42'-6" monopoles 3111 Benton Street, subject to findings and conditions of approval.
3. **Disapprove** the Conditional Use Permit and make specific findings as to the basis for disapproval.

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.

Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Community Development Department Director

ATTACHMENTS

1. August 21, 2024 Planning Commission Staff Report
2. October 23, 2024 Planning Commission Staff Report
3. Development Plans - Monotree
4. Visual Simulations - Monotree
5. Development Plans - 3 Monopoles
6. Visual Simulations - 3 Monopoles
7. Letter of Justification
8. Resolution to Approve the Conditional Use Permit - Monotree
9. Conditions of Approval - Monotree
10. Resolution to Approve the Conditional Use Permit - 3 Pole Design
11. Conditions of Approval - 3 Pole Design
12. Coverage Map
13. Property Value Study
14. Real Estate Study
15. Shade Report
16. Radio Frequency Study - Monotree
17. Radio Frequency Study - 3 Pole Design
18. Noise Study
19. Correspondence

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

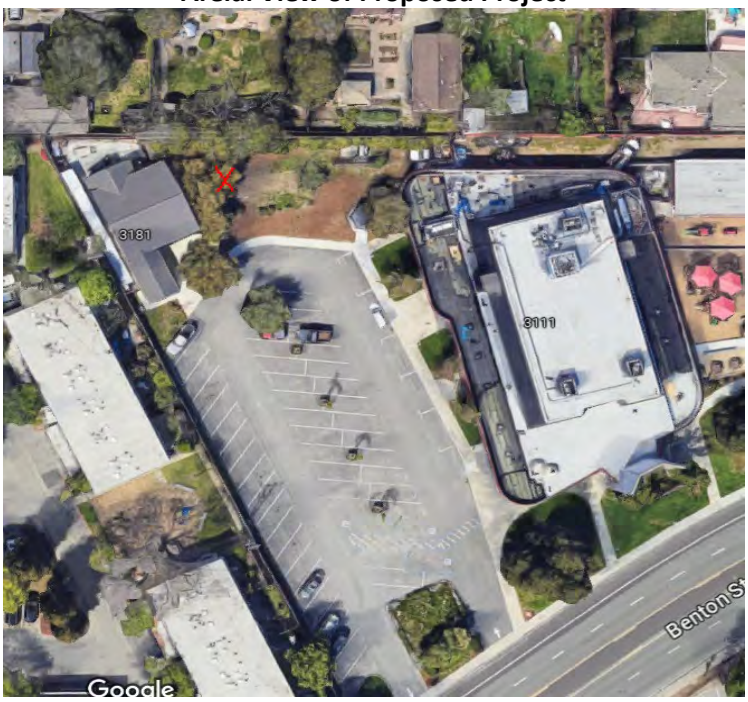
AT&T is seeking to improve communications service to residences, businesses, public services, and area travelers in the City of Santa Clara. AT&T maintains a strong customer base in Santa Clara and strives to improve coverage for both existing and potential customers. Currently, this portion of the AT&T 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.

Areial 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.

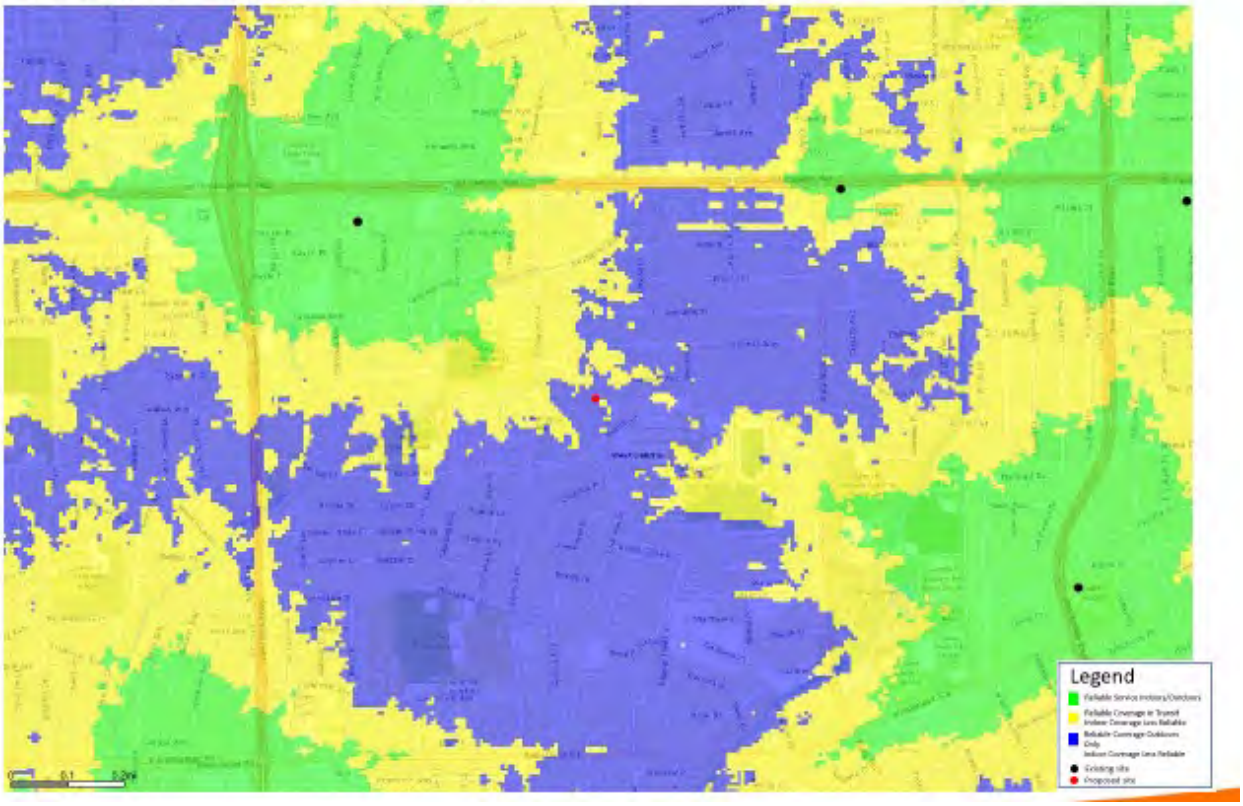
Coverage Maps

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.

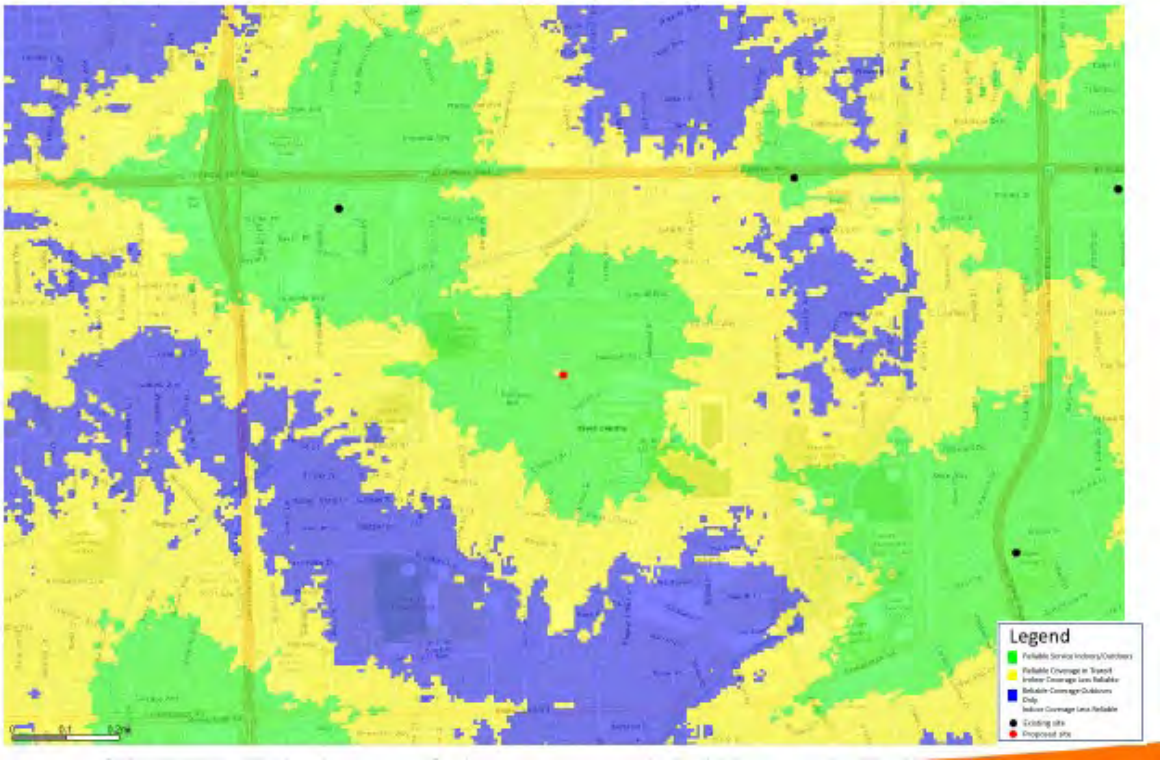
The uncolored areas show denote poor or no coverage, the area shown in blue shows some outdoor and indoor coverage, the area marked in yellow shows some in transit coverage and good indoor coverage, and the area marked in green indicates good indoor, in-transit, and outdoor coverage. Please note that 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.

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.

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AT&T SITE NUMBER: CCL06126
AT&T SITE NAME: CCL06126

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

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

SITE TYPE: OUTDOOR EQUIPMENT / BROADLEAF MONOTREE

PROJECT DESCRIPTION

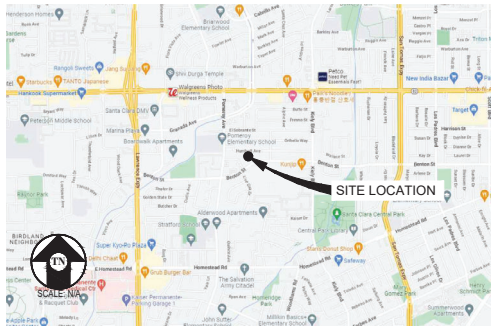
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (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.

PROJECT INFORMATION

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

VICINITY MAP



DRIVING DIRECTIONS

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

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	12 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.5 MI
8.	USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.3 MI
9.	MERGE ONTO I-680 S	27.8 MI
10.	TAKE EXIT 6 FOR MONTAGUE EXPWY	0.4 MI
11.	MERGE ONTO MONTAGUE EXPWY	5.8 MI
12.	CONTINUE ONTO SAN TOMAS EXPWY	2.5 MI
13.	TURN RIGHT ONTO BENTON ST	0.8 MI
14.	TURN LEFT	0.0 MI

END AT: 3111 BENTON STREET, SANTA CLARA, CA 95051

ESTIMATED TIME: 1 HOUR ESTIMATED DISTANCE: 38.8 MILES

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 1&2, 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

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
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	-

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

PREPARED FOR
at&t
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	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
S4469

ENGINEER:
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

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
Santa Clara County

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

Date of Observation: 07-12-23

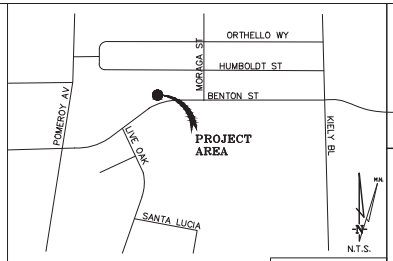
Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

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)

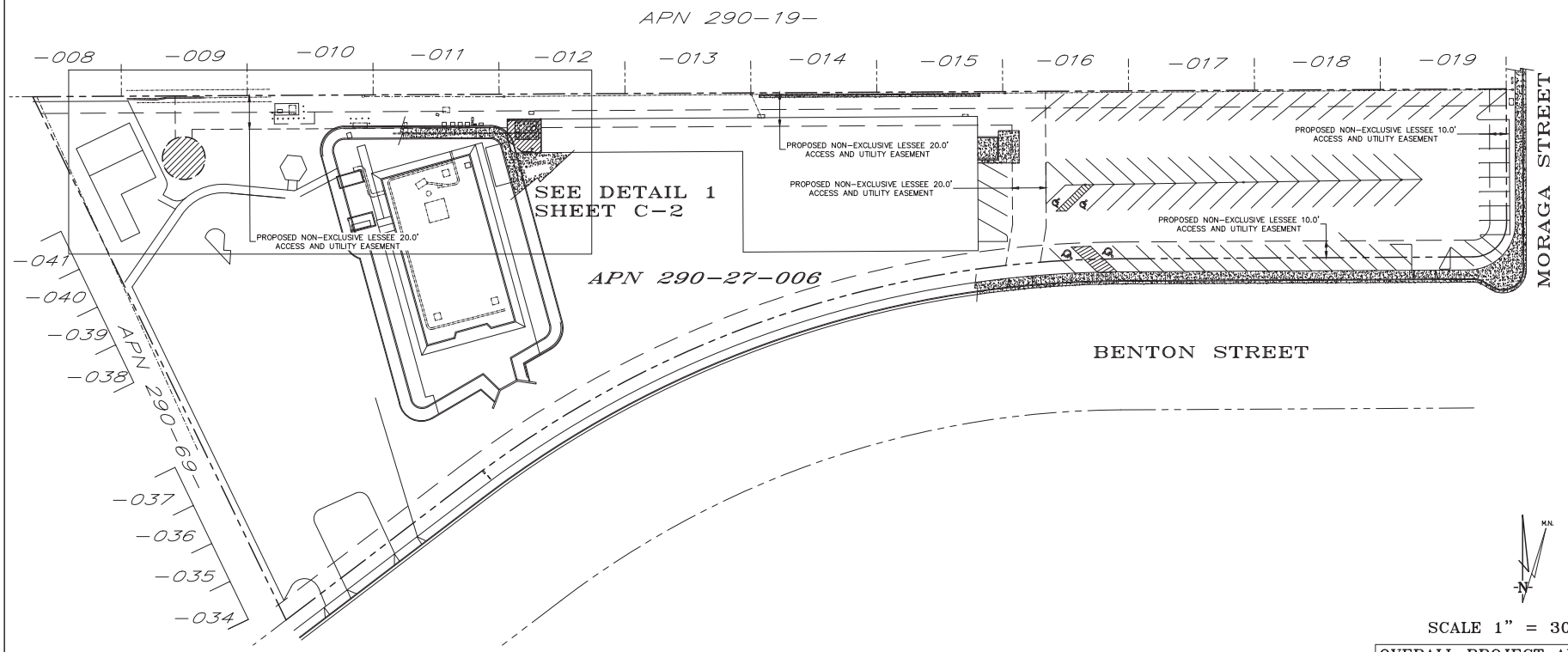
Latitude: N 37.346859° (NAD83) N 37.346917° (NAD27)
Longitude: W 121.984841° (NAD83) W 121.983771° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 98' AMSL



Santa Clara, CA VICINITY MAP

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.



SCALE 1" = 30'

OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
SURVEYING & MAPPING
1258 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone (530) 885-1305

Surveyor

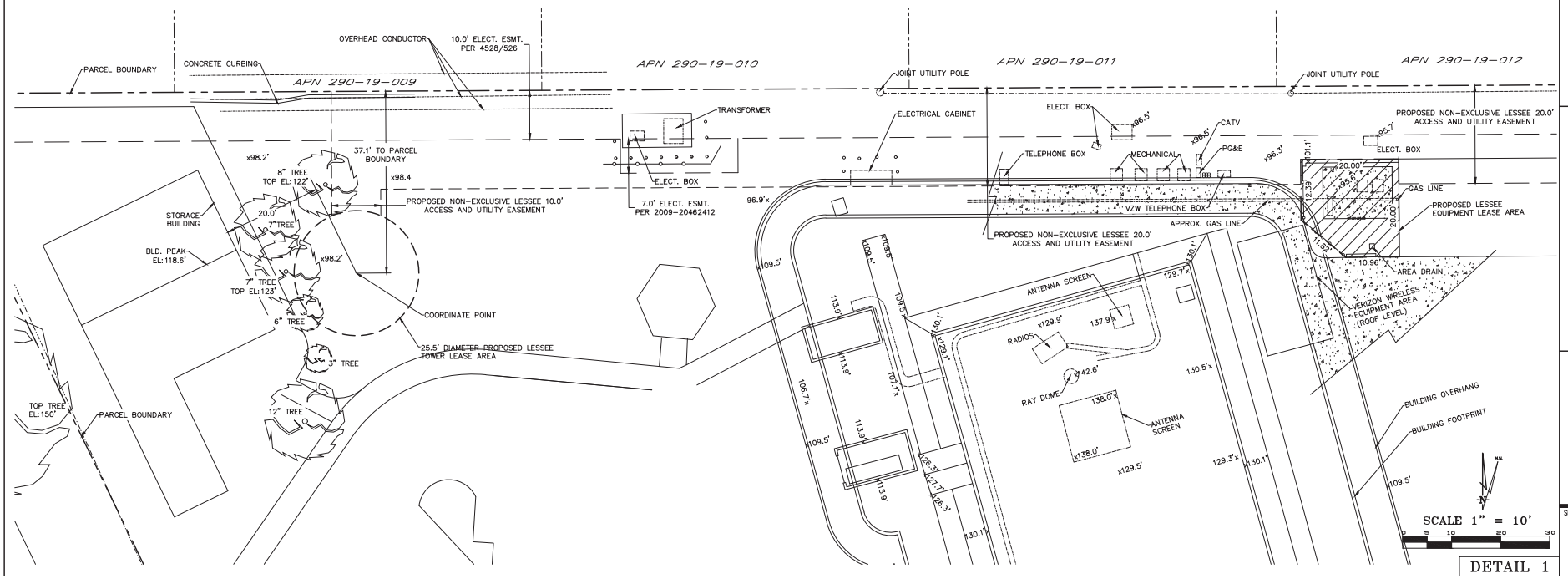
at&t MOBILITY

CCL06126
3111 Benton Street
Santa Clara, CA 95051

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
01-23-23	Initial Submittal	DG
07-12-23	rev. lower lease area	DG
08-22-23	rev. easmt.	DG
08-24-23	rev. lower lease/easmts.	DG
11-17-23	rev. lower lease/easmts.	DG

Sheet
C-1



DETAIL 1

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor

GEIL ENGINEERING
REGISTERED PROFESSIONAL ENGINEERING
1250 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone (530) 885-1280

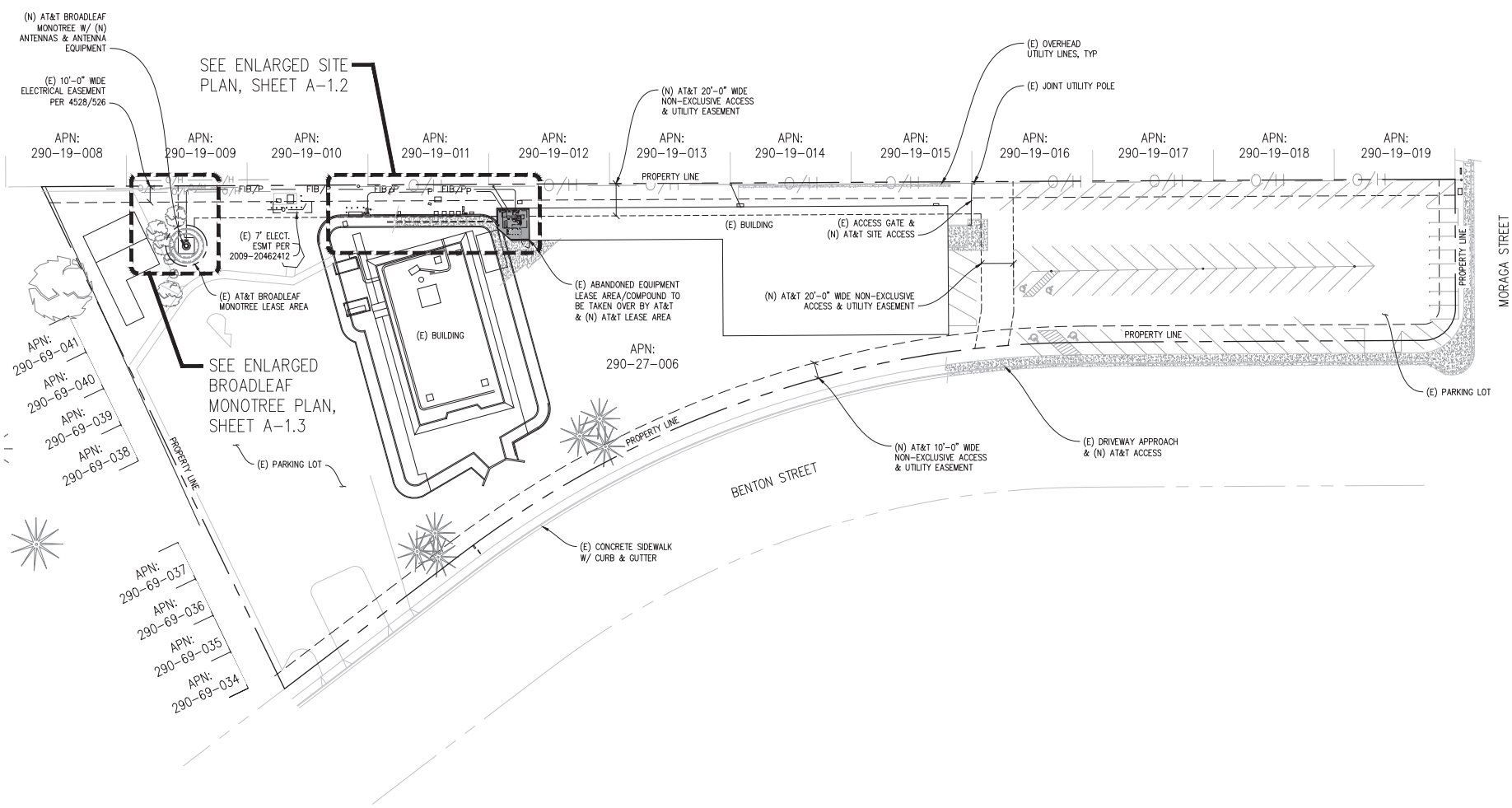
Surveyor

at&t MOBILITY

CCL06126
3111 Benton Street
Santa Clara, CA 95051

PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2



OVERALL SITE PLAN

1"=30'-0"

0 15' 30' 60' 90' 150'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

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	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
S4469

ENGINEER:

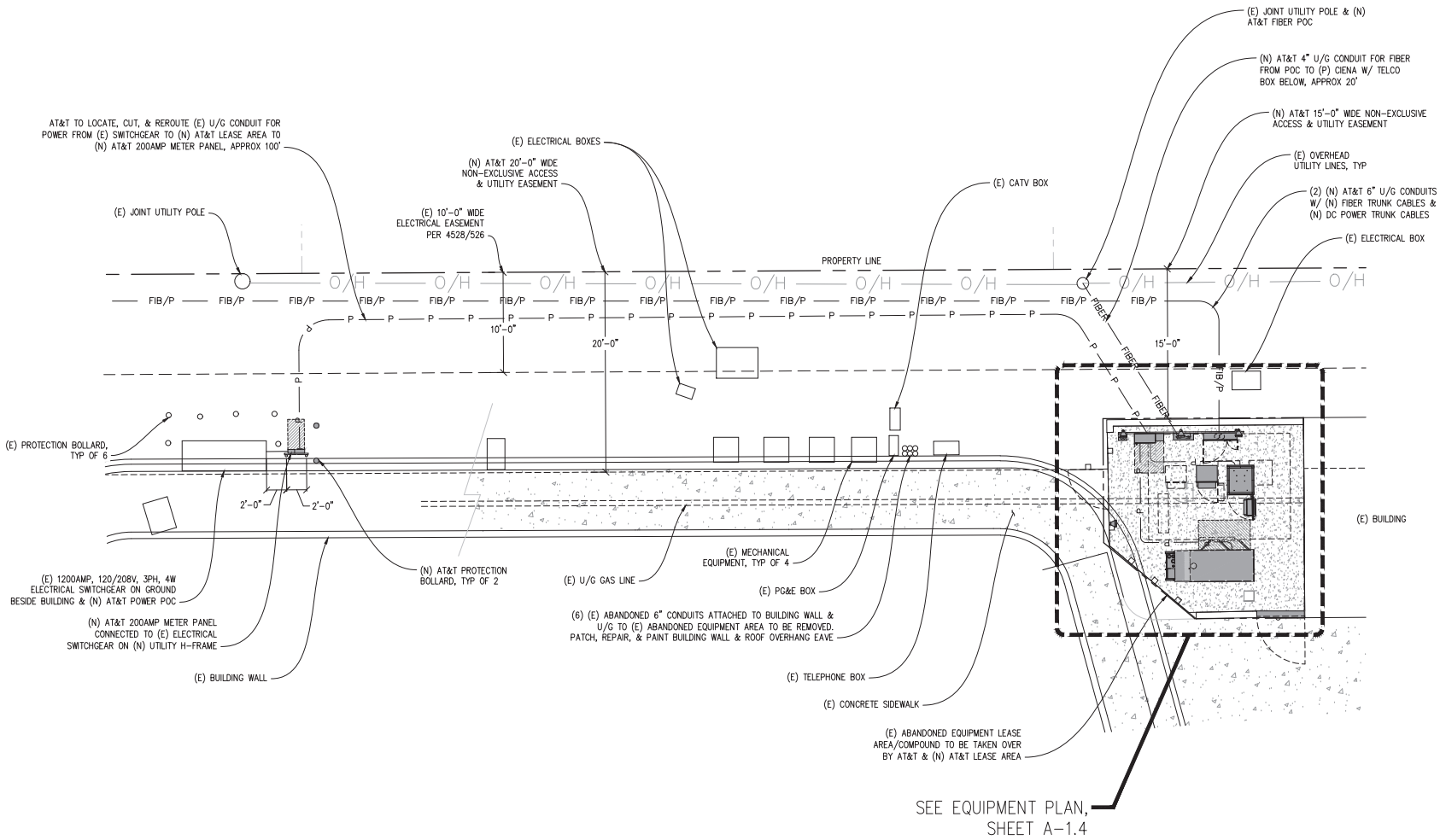
Streamline Engineering and Design Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



ENLARGED SITE PLAN

1"=5'-0"

0 1' 2' 3' 4' 5' 10' 15' 25'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

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at&t

5001 Executive Parkway
San Ramon, California 94583

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APPROVED BY:	-

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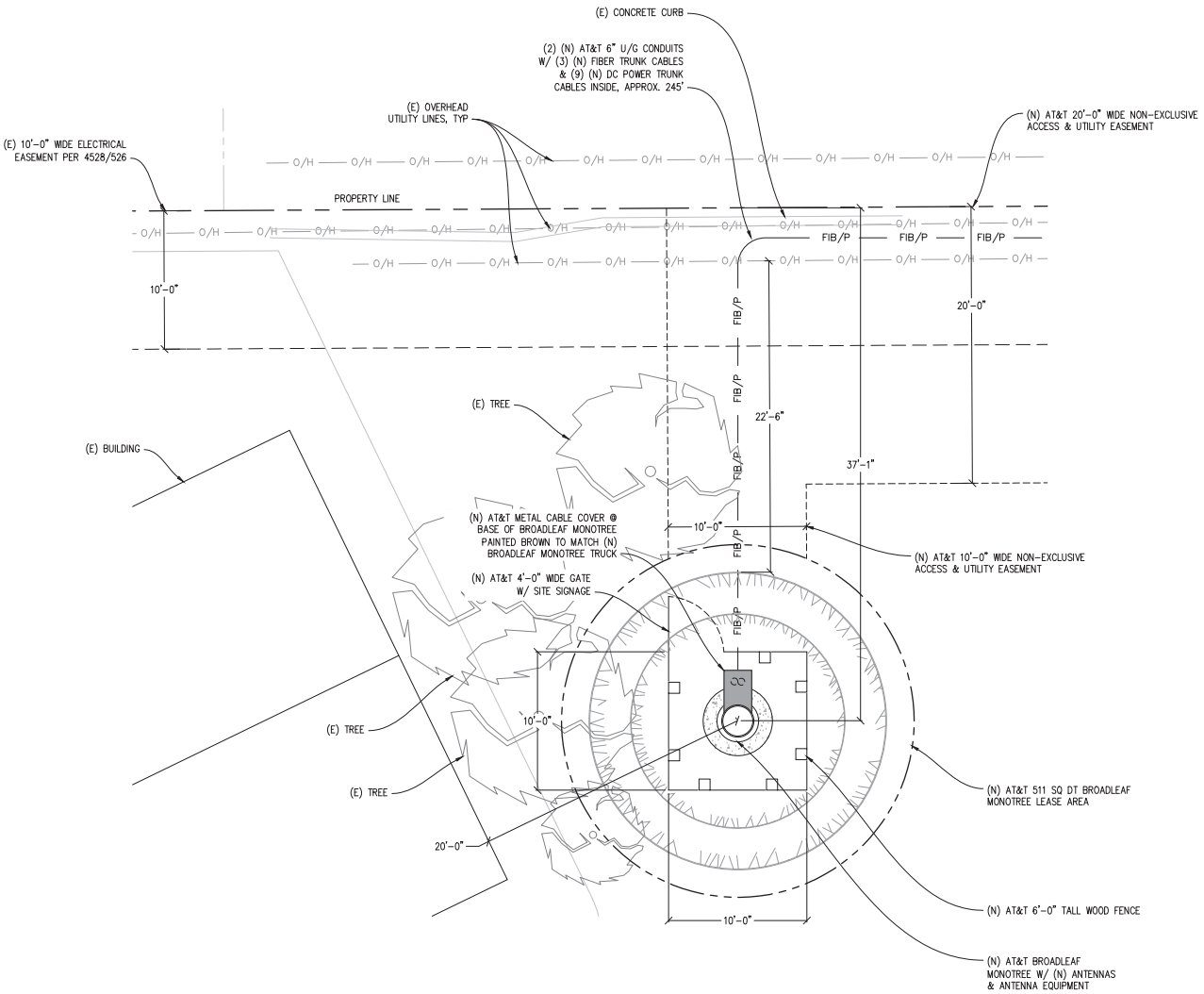
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



ENLARGED BROADLEAF MONOTREE PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

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:	-

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0	08/21/23	ZD 90%	C.T.C

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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:

Streamline Engineering and Design Inc.

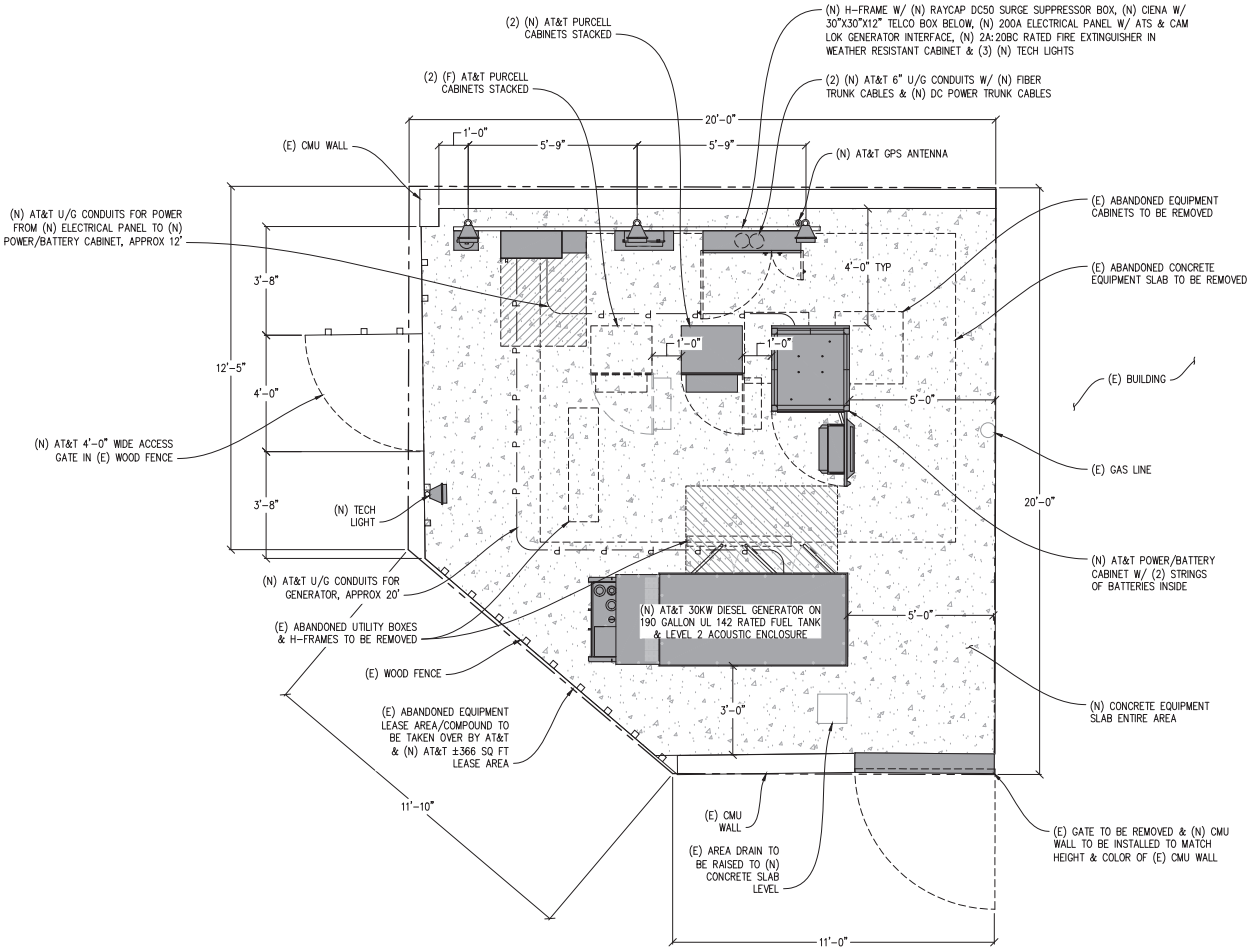
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

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AT&T SITE NO:	CCL06126
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Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

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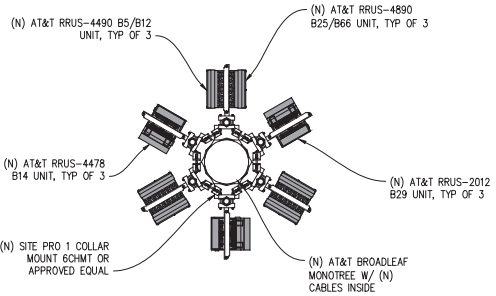
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.4



RADIO UNIT PLAN @ CL 39'-6"

½"=1'-0"

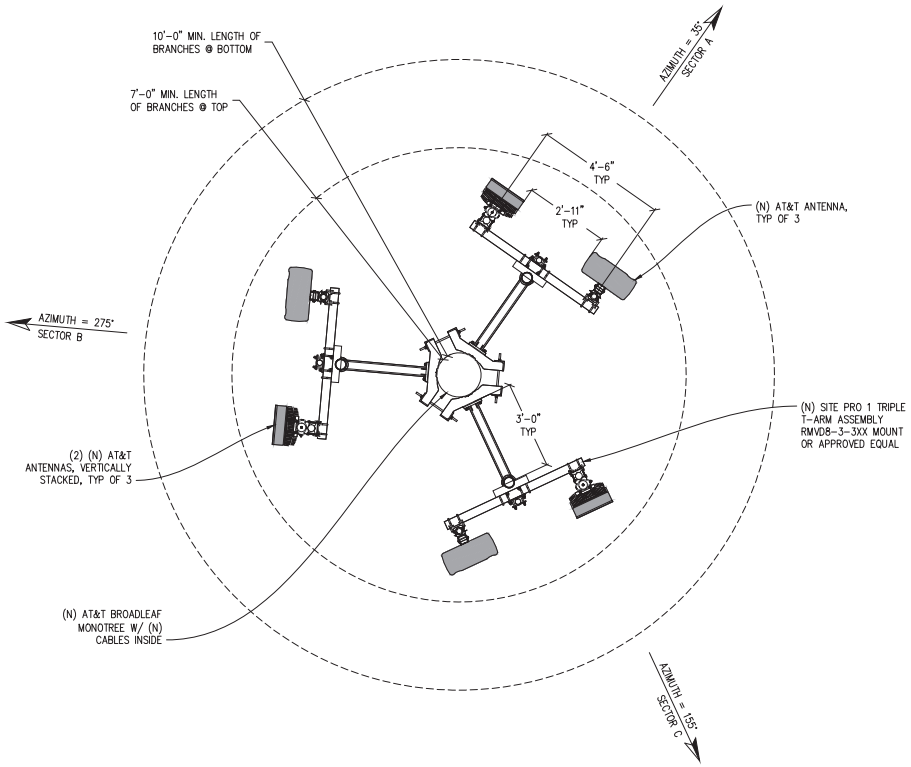
0 6" 1' 2' 3' 5' 7' 10'

ANTENNA & CABLE SCHEDULE (PRELMINARY & 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
ALPHA	A1	QUINTEL QD6612-2	35°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	A2	ERICSSON AIR6419 B77G & AIR6419 B77D	35°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	A3	QUINTEL QD6612-2	35°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	A4	QUINTEL QD6612-2	35°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–
BETA	B1	QUINTEL QD6612-2	275°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	B2	ERICSSON AIR6419 B77G & AIR6419 B77D	275°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	B3	QUINTEL QD6612-2	275°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	B4	QUINTEL QD6612-2	275°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–
GAMMA	C1	QUINTEL QD6612-2	155°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	C2	ERICSSON AIR6419 B77G & AIR6419 B77D	155°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	C3	QUINTEL QD6612-2	155°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	C4	QUINTEL QD6612-2	155°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–

RFDS DATE	10/11/23
RFDS REV	4.00

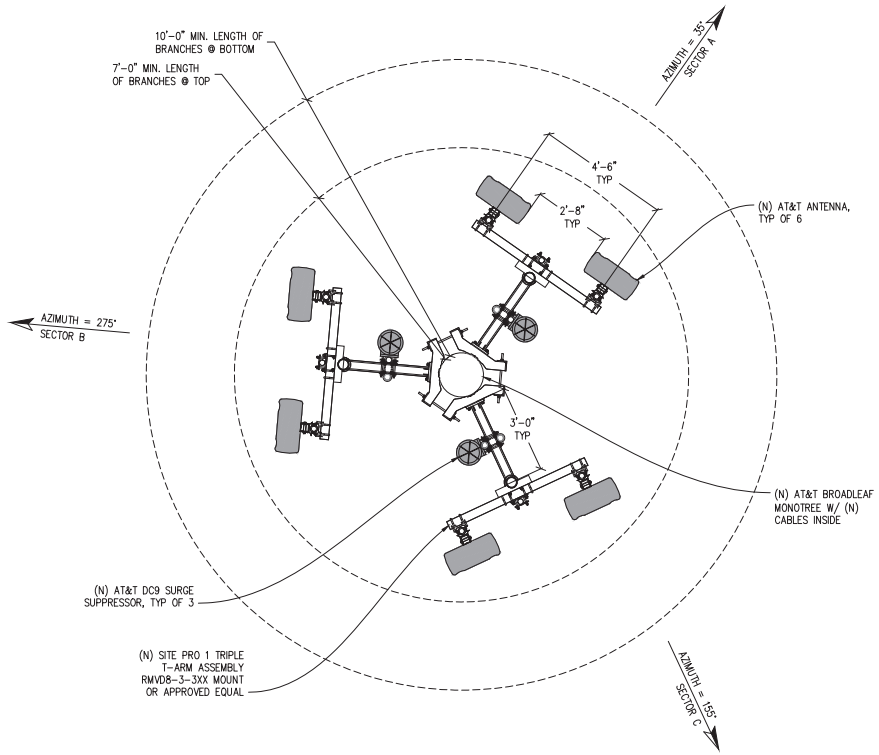
NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN @ CL 52'-0"

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



ANTENNA PLAN @ CL 44'-0"

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

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	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
S4469

ENGINEER:

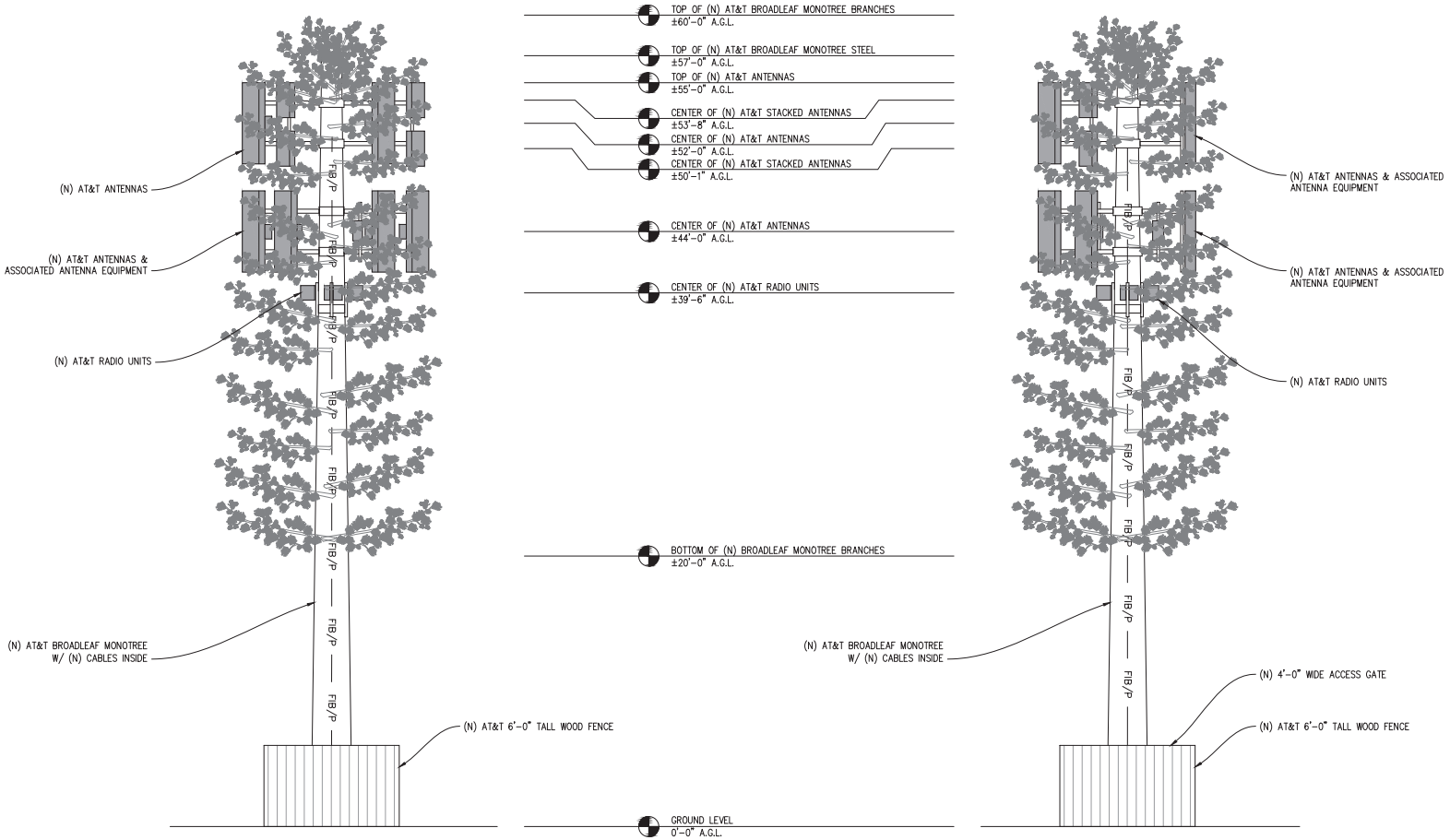
Streamline Engineering and Design Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-2.1



SOUTH ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

EAST ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

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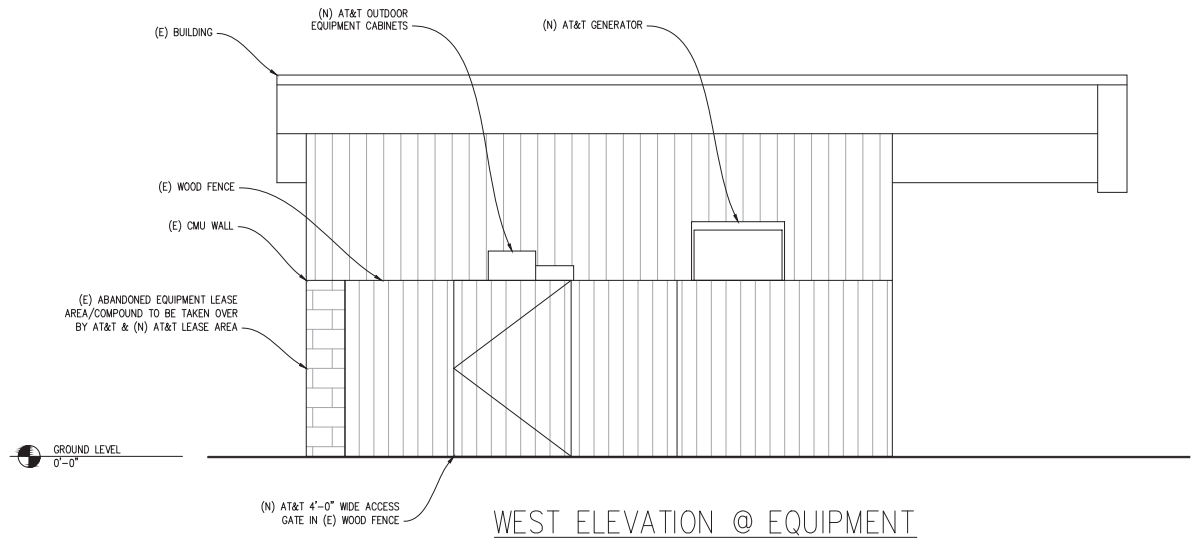
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

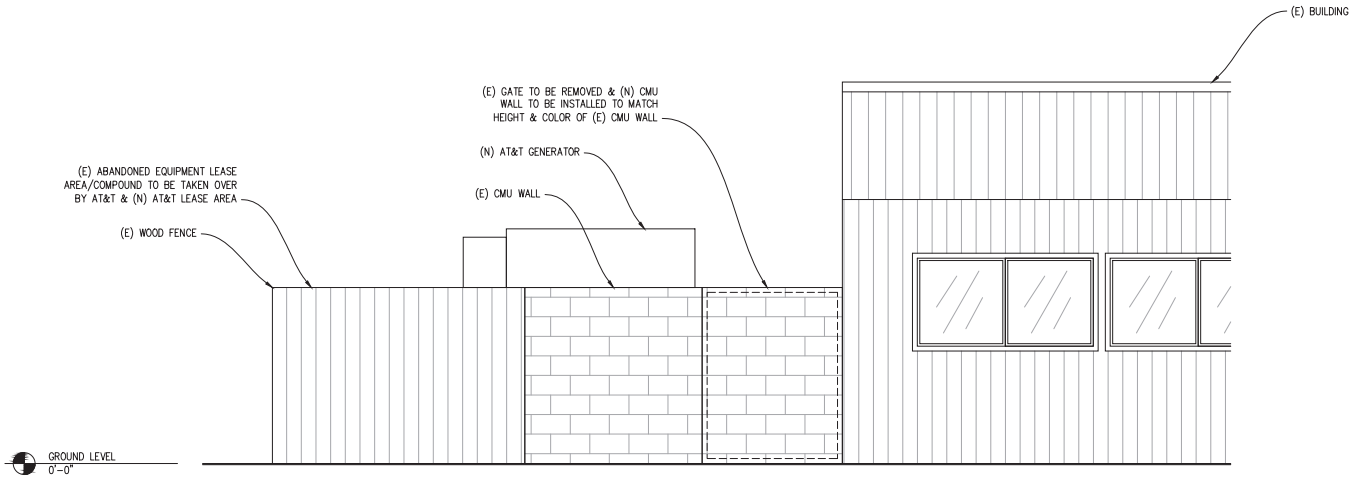
A-3.1



WEST ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



SOUTH ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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CCL06126

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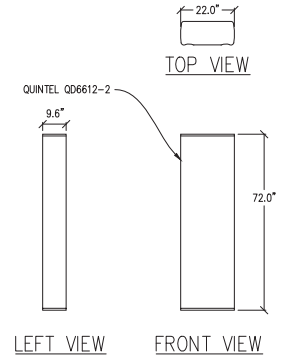
SHEET TITLE:

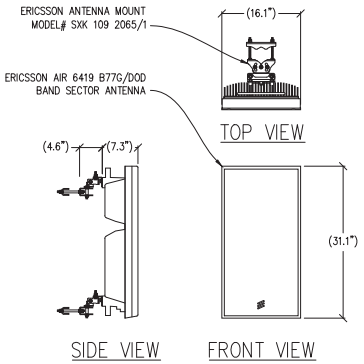
ELEVATIONS

SHEET NUMBER:

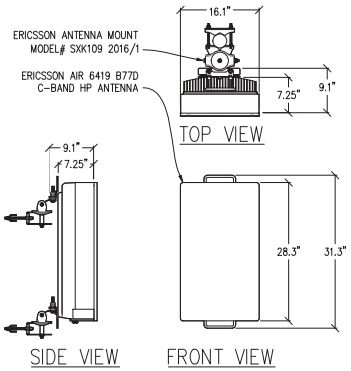
A-3.2



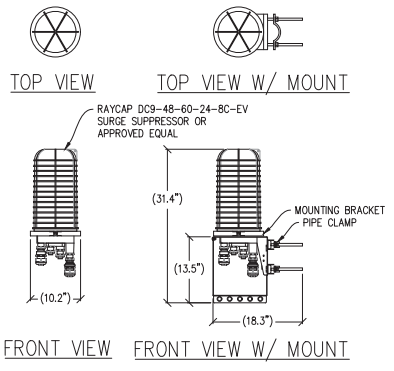
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 88 LBS



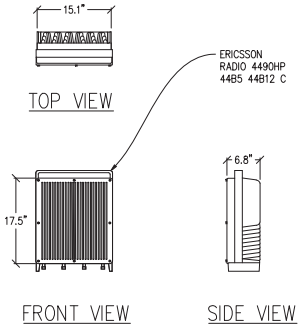
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



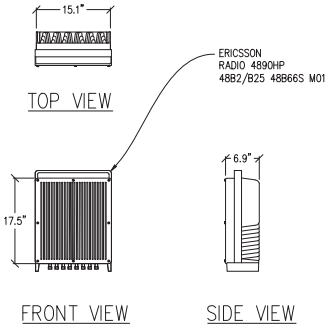
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 64 LBS



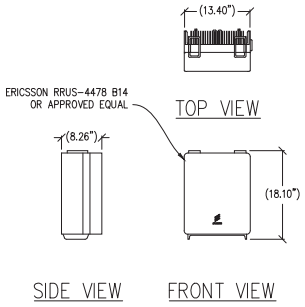
4 SURGE SUPPRESSOR DETAIL
1"=1'-0" MAX WEIGHT = 26.2 LBS



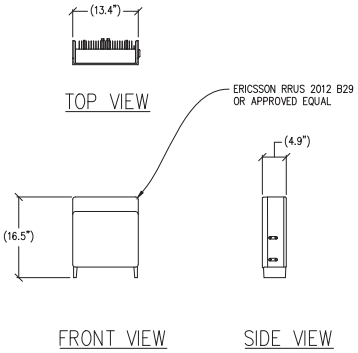
5 RADIO 4490HP DETAIL
1"=1'-0" MAX WEIGHT: 68 LBS



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

Issued For:

CCL06126
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3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE Wireless Consulting, Inc.

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APPROVED BY:	-

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KEVIN R. SORENSEN
S4469

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:

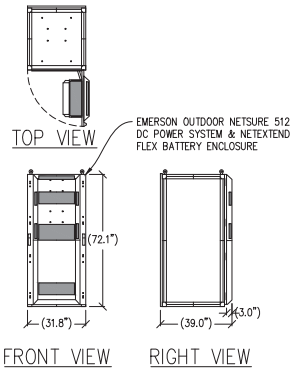
Streamline Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA
DETAILS

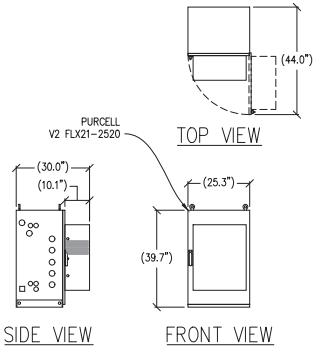
SHEET NUMBER:

A-4.1



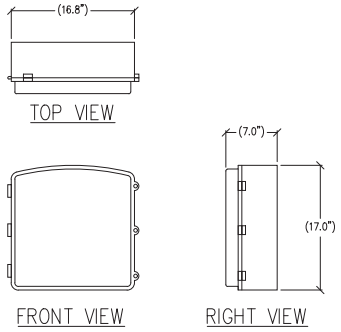
1 POWER/BATTERY CABINET DETAIL

⅜"=1'-0" MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



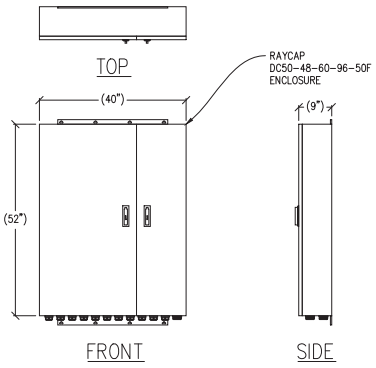
2 PURCELL DETAIL

½"=1'-0" EMPTY WEIGHT: 140 LBS



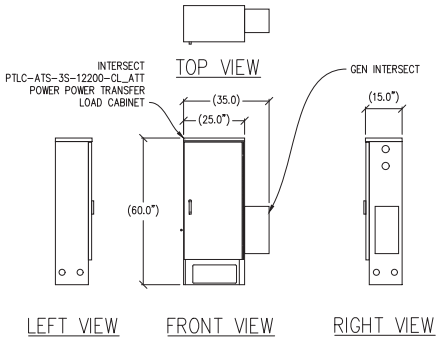
3 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS



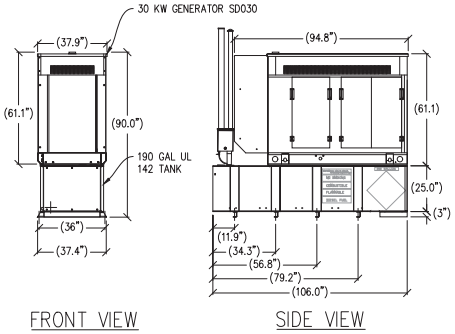
4 RAYCAP DC50 DETAIL

¾"=1'-0" MAX WEIGHT: 165 LBS



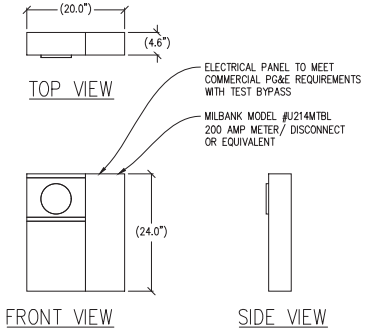
5 ELECTRICAL PANEL DETAIL

½"=1'-0" MAX WEIGHT: 150 LBS



6 30KW GENERATOR DETAIL

⅜"=1'-0" MAX WEIGHT: 3,106 LBS



7 METER DETAIL

1"=1'-0"

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3111 BENTON STREET
SANTA CLARA, CA 95051

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at&t

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Vendor:

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PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	J. GRAY
APPROVED BY:	-

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S4469

ENGINEER:

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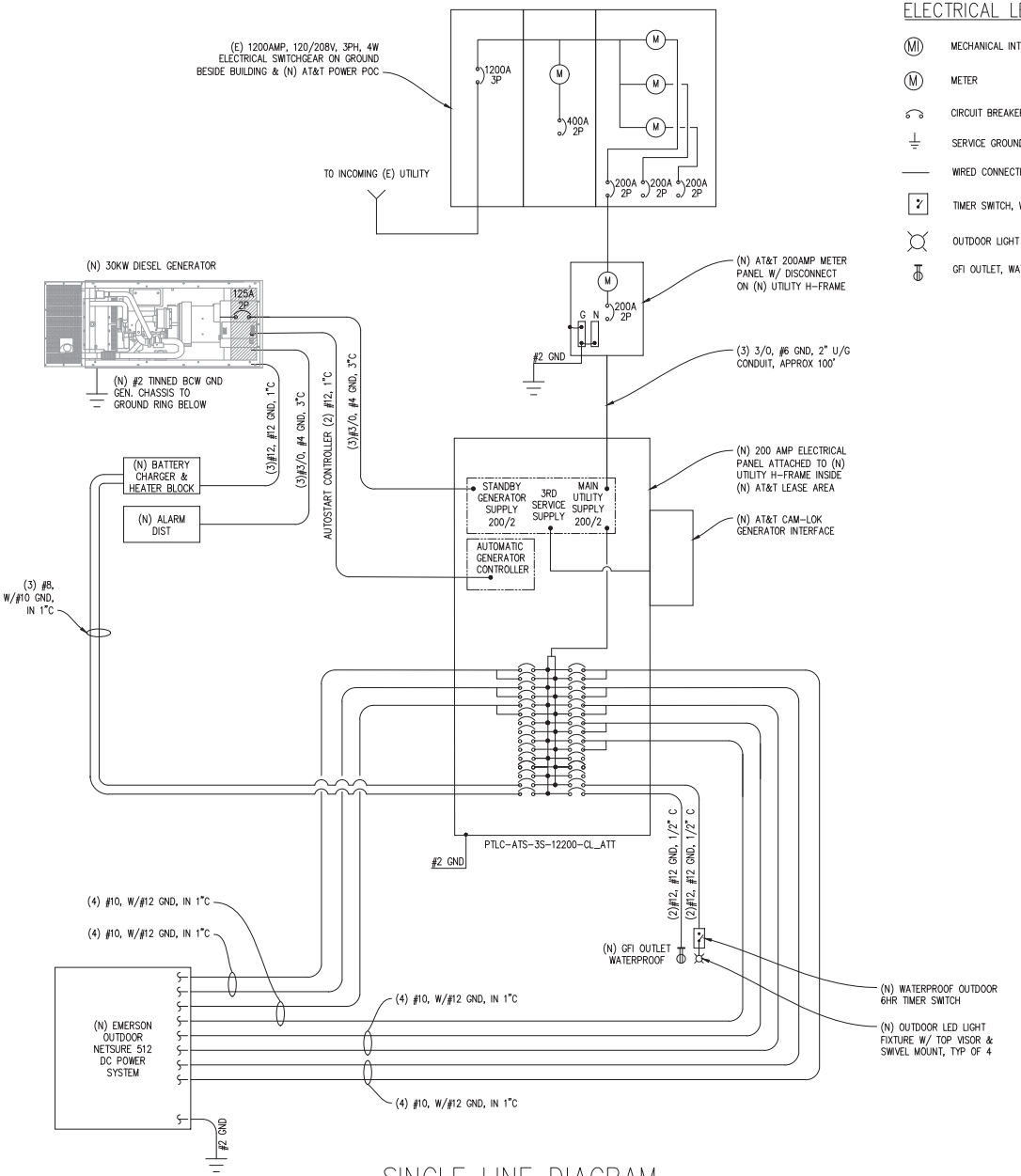
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER:

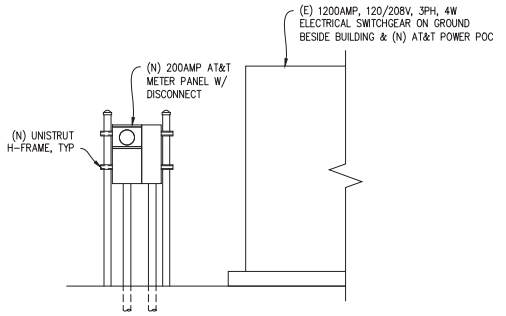
A-4.2



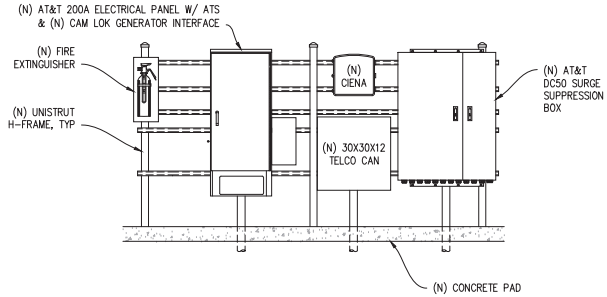
SINGLE LINE DIAGRAM

ELECTRICAL LEGEND

- MI — MECHANICAL INTERLOCK
- M — METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF



1 H-FRAME ELEVATION
½"=1'-0" @ POWER POC



2 H-FRAME ELEVATION
½"=1'-0" @ EQUIPMENT

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 10,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB							ØA	ØB
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								

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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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.

<u>COMMUNITY DEVELOPMENT - BUILDING DIVISION</u>

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. 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, 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 mangers 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 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.

<u>or</u>

- 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 alone 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 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. **3rd 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 3rd 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 3rd 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 SCVRUPPP 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. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd 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 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.

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

AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Moraga Street looking west at site

AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Benton Street looking north at site

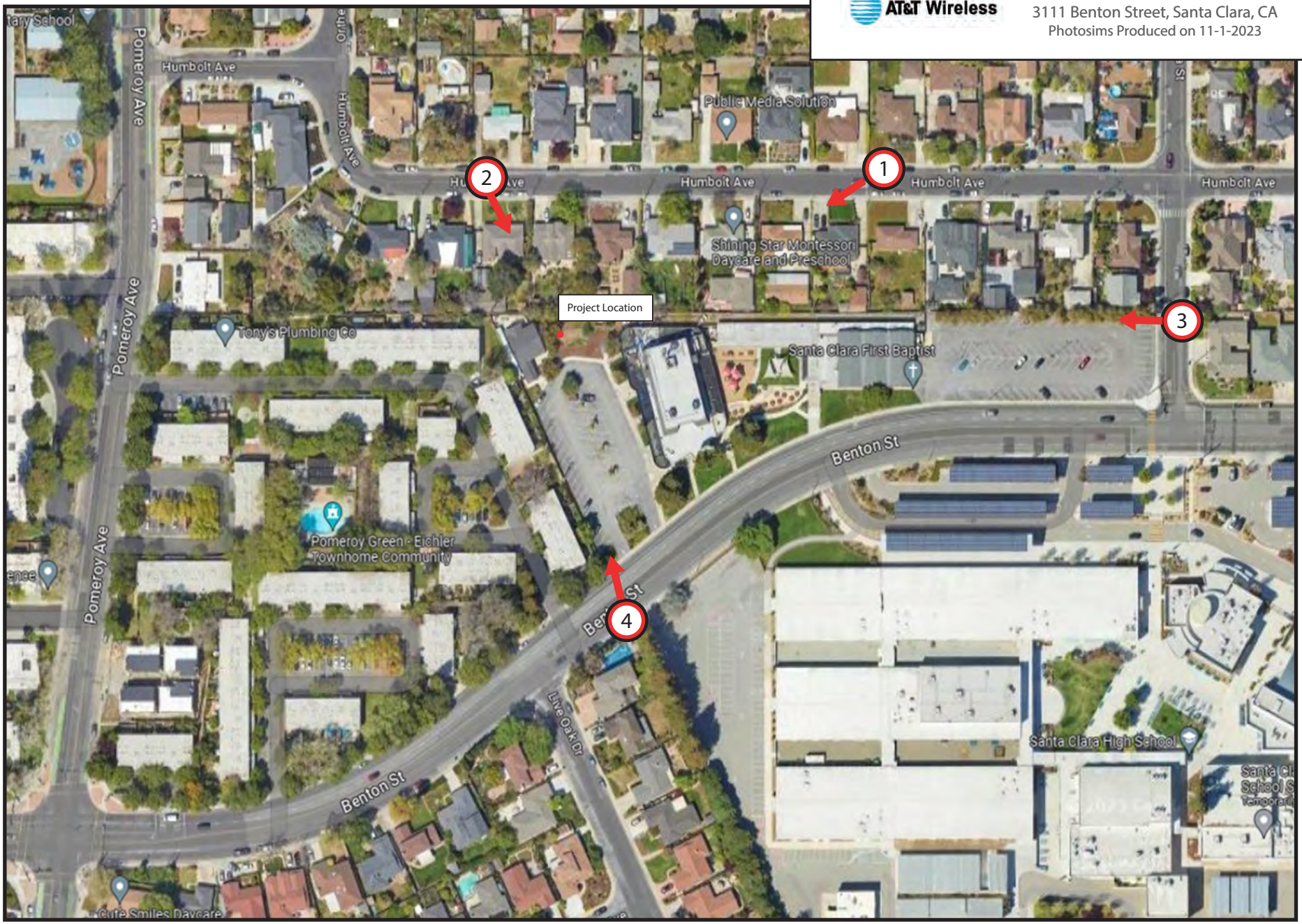
AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

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



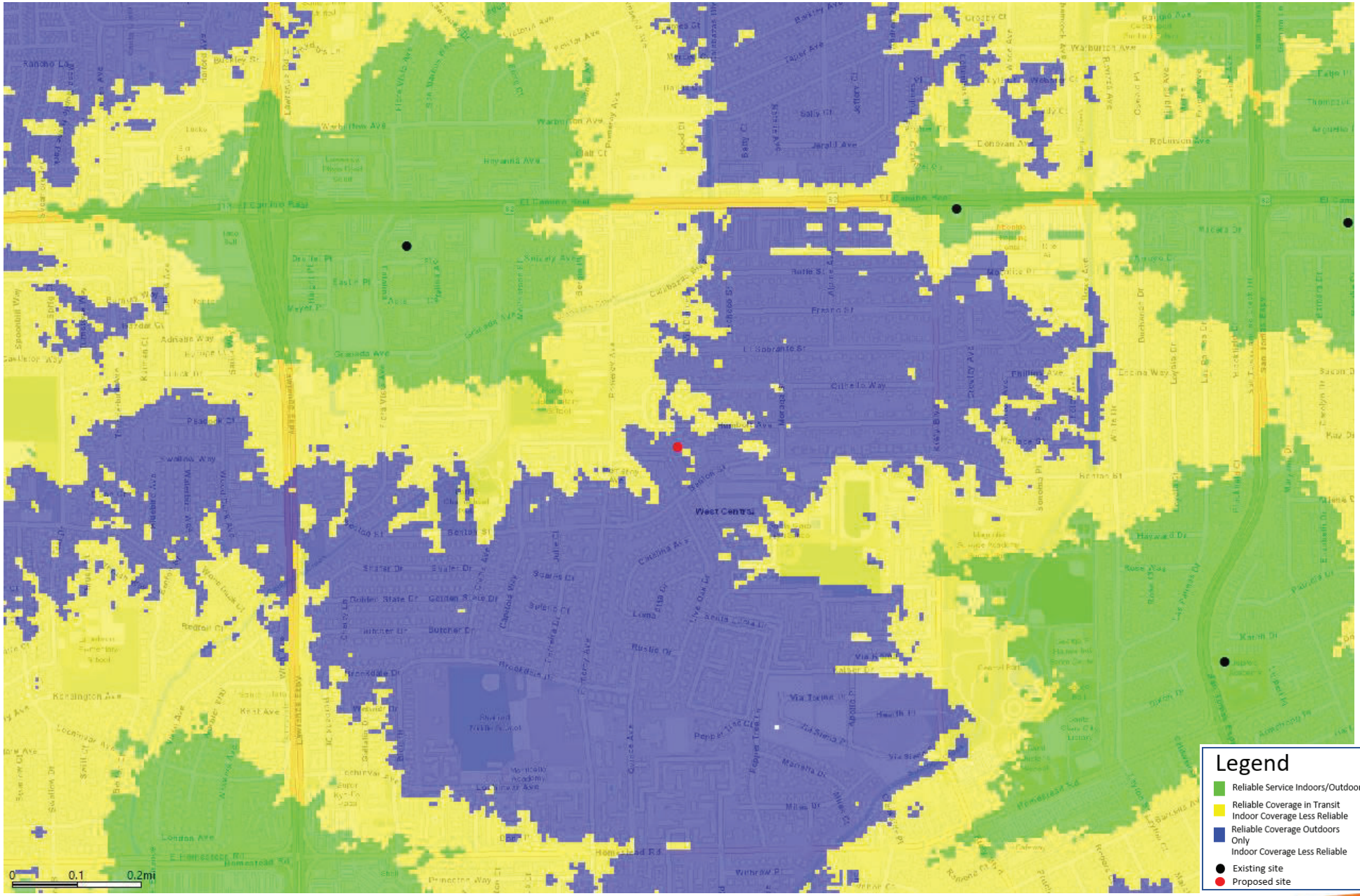
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

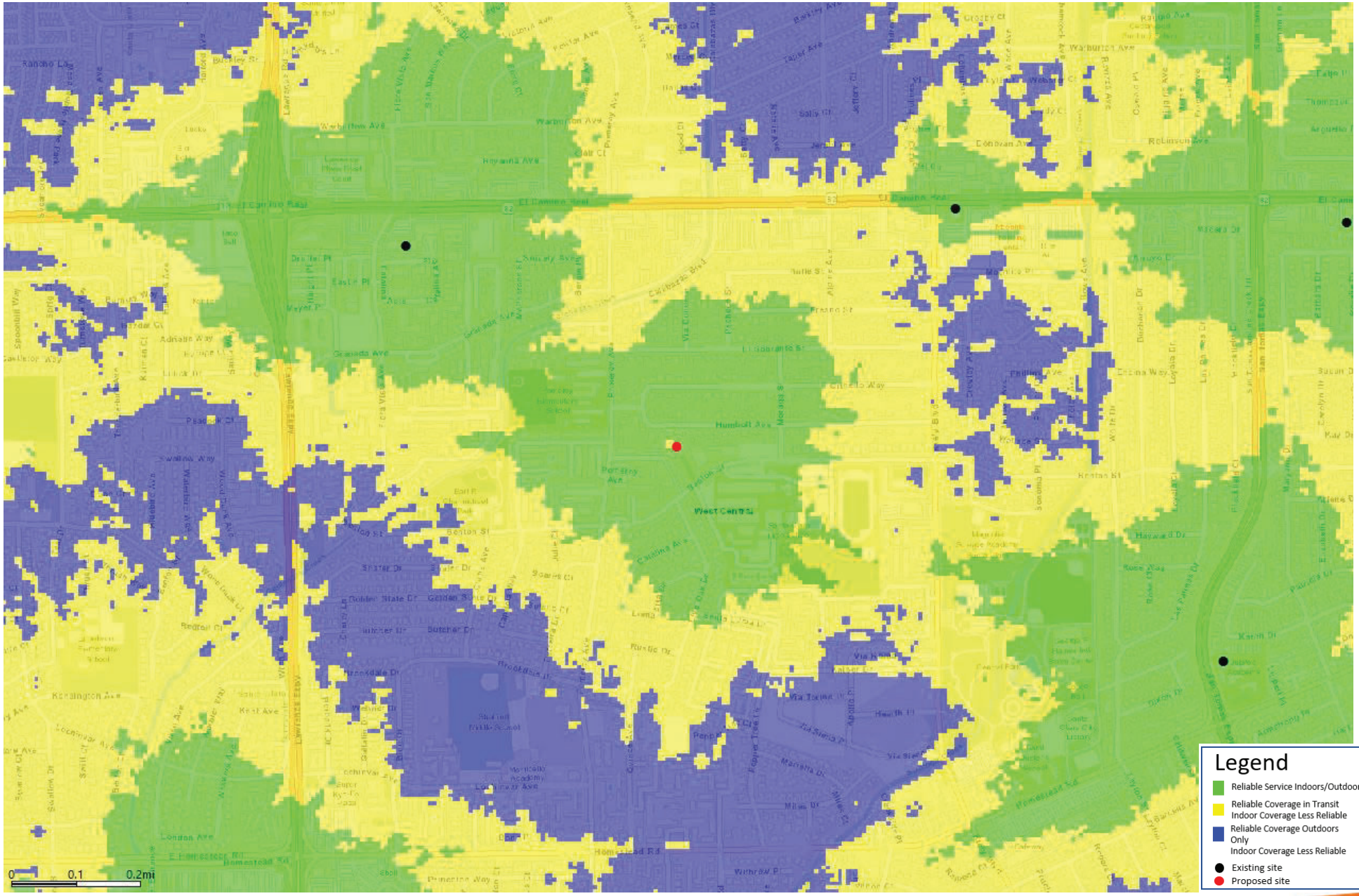
CCL06126 Propagation Map

December 13, 2023

Existing Sites LTE 700 Coverage



Existing Sites + CCL06126 LTE 700 Coverage



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

From: Dong Bo [redacted]
Sent: Thursday, August 8, 2024 10:00 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Regarding PLN23-00148

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

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

24-987 **Agenda Date: 10/23/2024**

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Continuance from September 11, 2024, for 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: Public / Quasi Public
Zoning: Public / Quasi Public (PQP)
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.

At the August 21, 2024, Planning Commission meeting, staff provided a presentation on the project followed by a presentation from the applicant. The staff report is included in Attachment 14. There were three public speakers at the August 21, 2024, Planning Commission meeting that spoke in opposition of the project with concerns related to the proposed diesel generator and the location of the new telecommunication facility. After the public discussion, the applicant requested a continuance

of this item to the September 11, 2024, Planning Commission meeting to allow additional time for research and review of comments received during testimony.

At the September 11, 2024, Planning Commission meeting, the applicant requested a further continuance to address these comments. Since wireless telecommunications facility requests are subject to time limits specified by the Federal Communications Commission, the City and the applicant entered into a tolling agreement to allow for the additional continuance.

The subject property has a General Plan land use designation of Public / Quasi Public and is zoned PQP (Public / 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 project previously included the installation of a 30-Kilowatt diesel emergency standby generator, which is no longer being proposed. A new battery cabinet will be installed to address events when electricity is disrupted. Otherwise, the design and location of the proposed monotree remains unchanged from the previous Planning Commission meeting. The applicant also provided additional technical studies to address the comments received at the August 21, 2024, Planning Commission meeting which are detailed in Attachments 7 to 12.

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.”

Although the TCA prohibits the City from basing its decision on radio frequency (RF) emissions, the installation must still comply with RF emissions limits set by the Federal Communications Commission (FCC). At the August 21, 2024 meeting, Members of the Commission asked staff to provide information on the applicable emission limits, and asked the applicant to provide data on the emissions of the proposed installation. For cellular antennas, the FCC has established Maximum

Permissible Exposure (MPE) limits for human exposure to RF energy. The FCC measures MPEs in terms of milliwatts (mW) of power over a unit of surface area measured in square centimeters (cm^2). The relative risk of RF emissions varies depending on the frequency used, with the highest risk in the frequency range of 30 - 300 megahertz (MHz). As a result, the applicable MPE varies with the frequency:

FCC MPEs for General Public	
Frequency Range (MHz)	Power Density (mW / cm^2)
0.3 - 1.34	100
1.34 - 30	180 / f^2
30 - 300	0.2
300 - 1,500	f / 1,500
1,500 - 100,000	1.0

AT&T has indicated that their proposed antennas will be operating at a frequency between 700 and 1,900 MHz, which are in the last two lines of the table. At 700 MHz, the MPE is 700 / 1,500 = 0.47 mW / cm^2. At 1,900 MHz, the MPE is 1.0 mW / cm^2.

AT&T provided a Radio Frequency Compliance report dated September 5, 2024. According to that report, the proposed installation would result in maximum emissions that are 49.33% of the applicable MPEs.

Consistency with the General Plan

The General Plan designation for the project site is Public / Quasi Public (PQP), which was recently updated from a Very Low Density Residential designation as part of the City's broader effort to create consistency between General Plan and Zoning designations.

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 / Quasi Public (PQP). This is an update from the "Classic" Zoning Code, which was Public or Quasi Public (B). 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 October 10, 2024, a notice of public hearing on this item was mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning staff has received three public comments in opposition to the proposed project which has been compiled in Attachment 13 - Correspondence.

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. Property Value Study
8. Real Estate Study
9. Maps of Existing and Future Locations
10. Shade Report
11. Revised Radio Frequency Study
12. Revised Noise Study
13. Correspondence
14. August 21, 2024 Planning Commission Staff Report

AT&T SITE NUMBER: CCL06126
AT&T SITE NAME: CCL06126

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

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

SITE TYPE: OUTDOOR EQUIPMENT / BROADLEAF MONOTREE

PROJECT DESCRIPTION

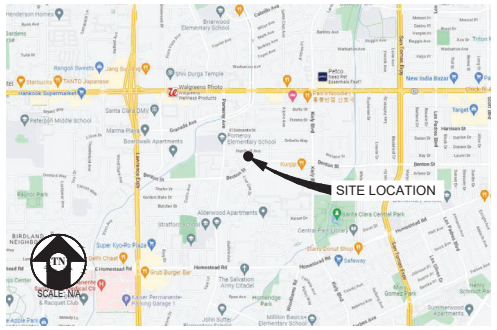
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (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.

PROJECT INFORMATION

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

VICINITY MAP



DRIVING DIRECTIONS

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

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	12 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.5 MI
8.	USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.3 MI
9.	MERGE ONTO I-680 S	27.8 MI
10.	TAKE EXIT 6 FOR MONTAGUE EXPWY	0.4 MI
11.	MERGE ONTO MONTAGUE EXPWY	5.8 MI
12.	CONTINUE ONTO SAN TOMAS EXPWY	2.5 MI
13.	TURN RIGHT ONTO BENTON ST	0.8 MI
14.	TURN LEFT	0.0 MI

END AT: 3111 BENTON STREET, SANTA CLARA, CA 95051

ESTIMATED TIME: 1 HOUR ESTIMATED DISTANCE: 38.8 MILES

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 1&2, 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

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
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	-

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

PREPARED FOR
at&t
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	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
S4469

ENGINEER:
Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

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
Santa Clara County

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

Date of Observation: 07-12-23

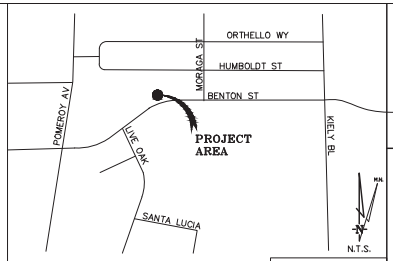
Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

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)

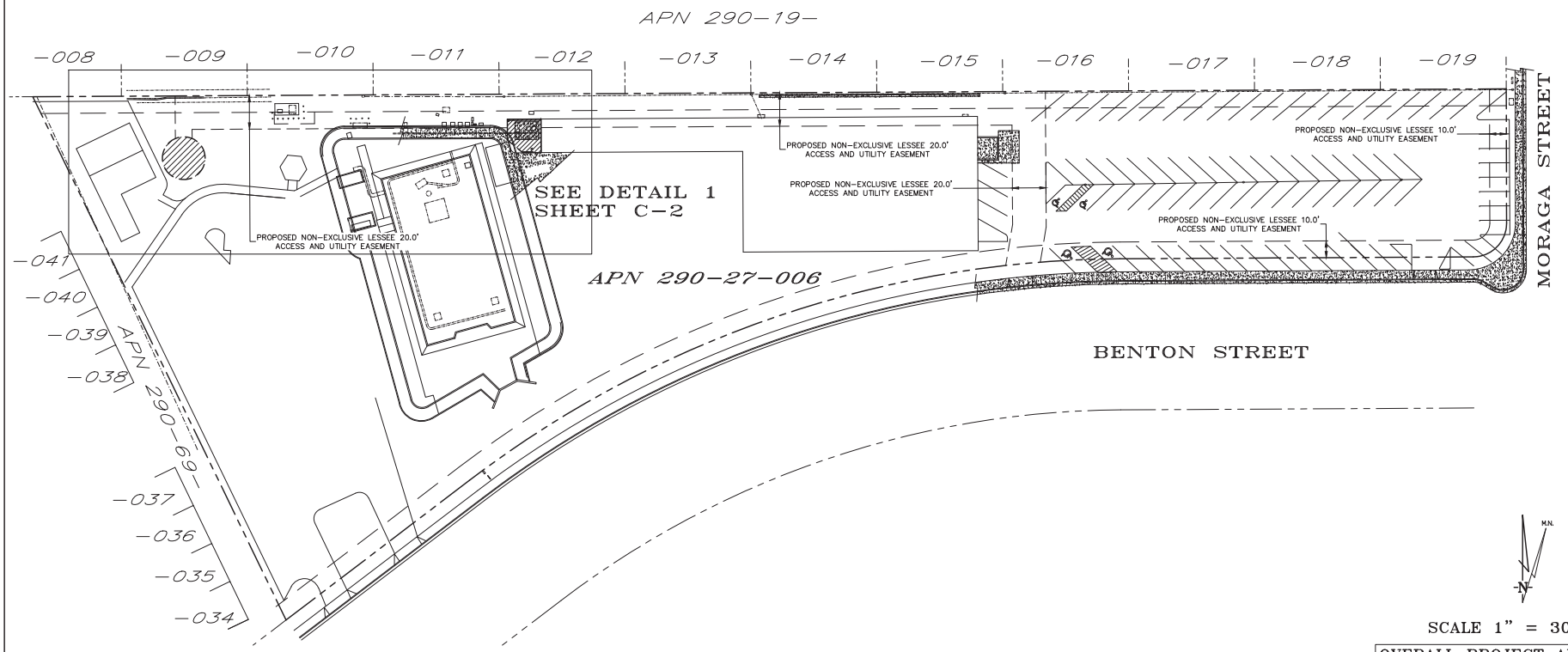
Latitude: N 37.346859° (NAD83) N 37.346917° (NAD27)
Longitude: W 121.984841° (NAD83) W 121.983771° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 98' AMSL



Santa Clara, CA VICINITY MAP

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.



SCALE 1" = 30'

OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
SURVEYING & MAPPING
1258 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone (530) 885-1305

Surveyor

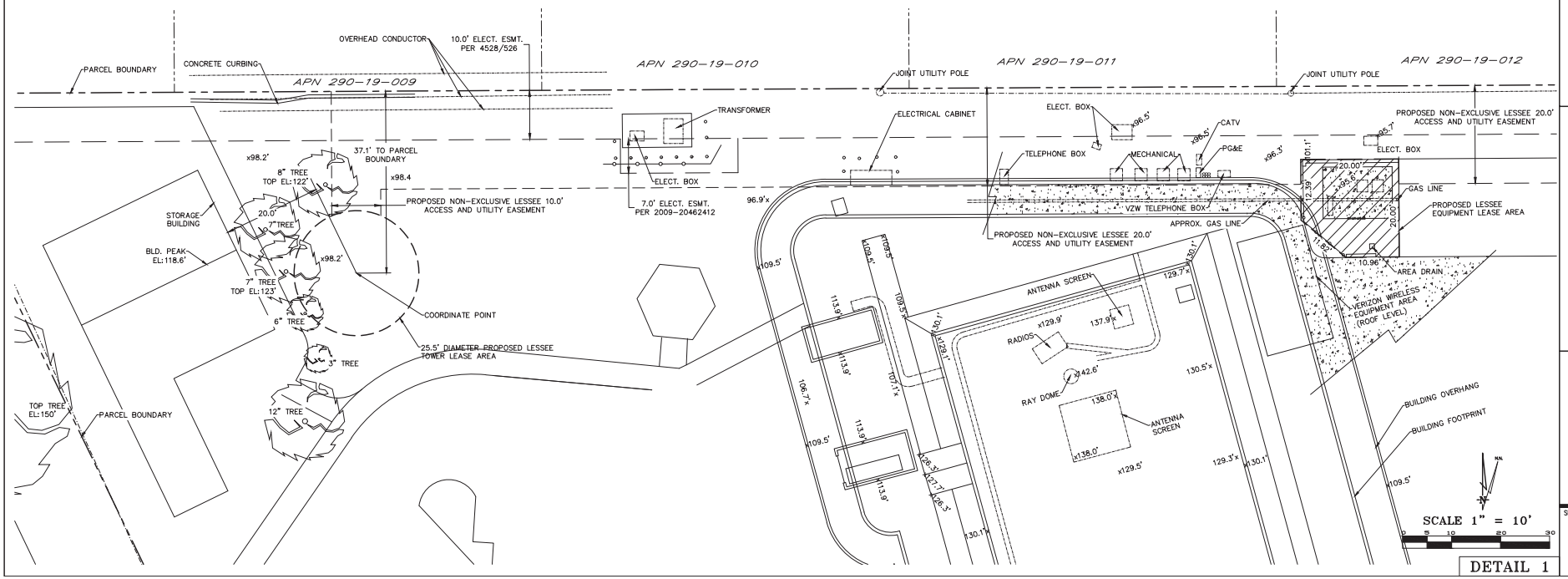
at&t MOBILITY

CCL06126
3111 Benton Street
Santa Clara, CA 95051

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
01-23-23	Initial Submittal	DG
07-12-23	rev. lower lease area	DG
08-22-23	rev. easmt.	DG
08-24-23	rev. lower lease/easmts.	DG
11-17-23	rev. lower lease/easmts.	DG

Sheet
C-1



DETAIL 1

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor

GEIL ENGINEERING
REGISTERED PROFESSIONAL ENGINEERING
1250 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone (530) 885-1280

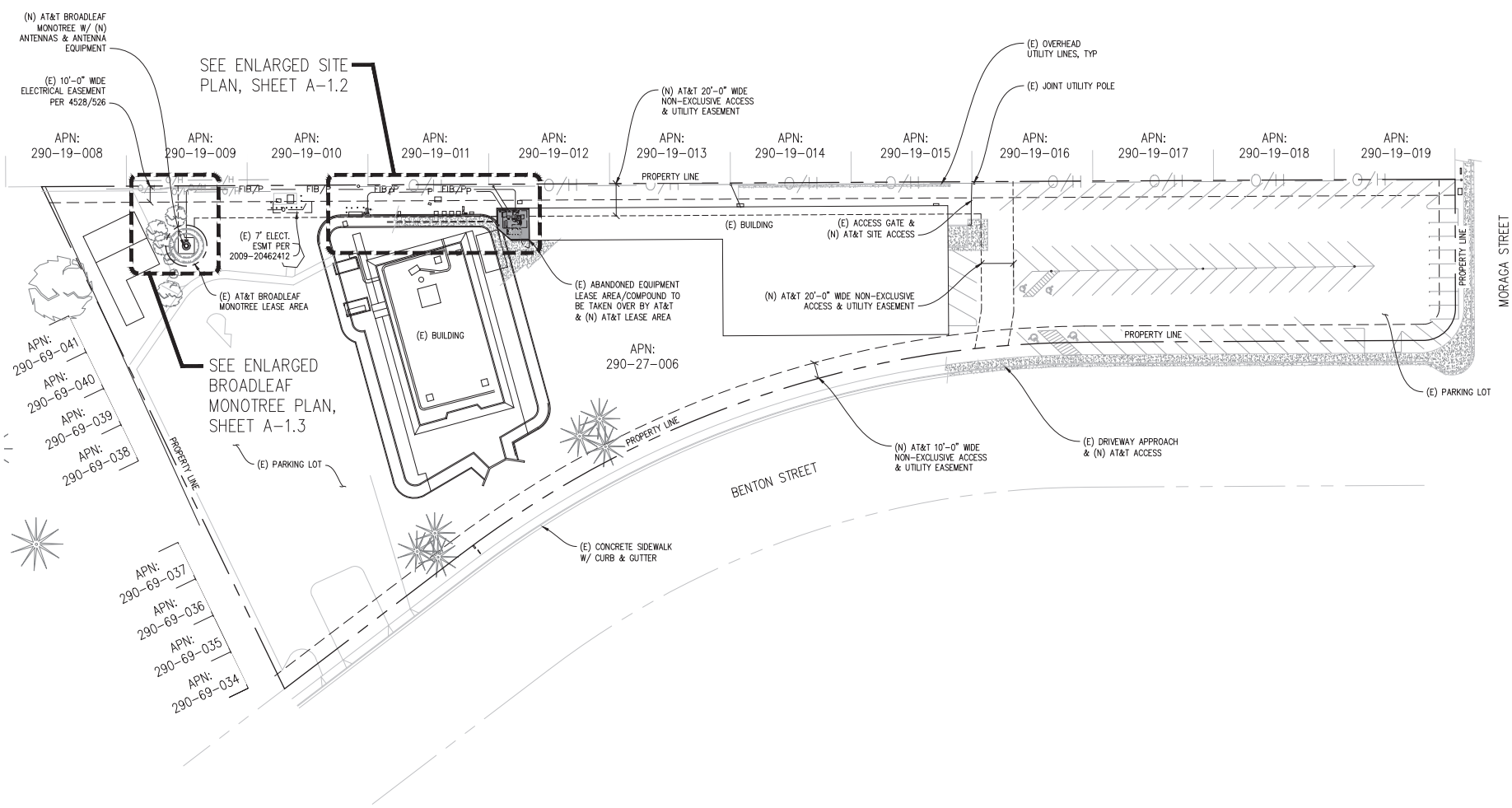
Surveyor

at&t MOBILITY

CCL06126
3111 Benton Street
Santa Clara, CA 95051

PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2



OVERALL SITE PLAN

1"=30'-0"

0 15' 30' 60' 90' 150'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

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	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
S4469

ENGINEER:

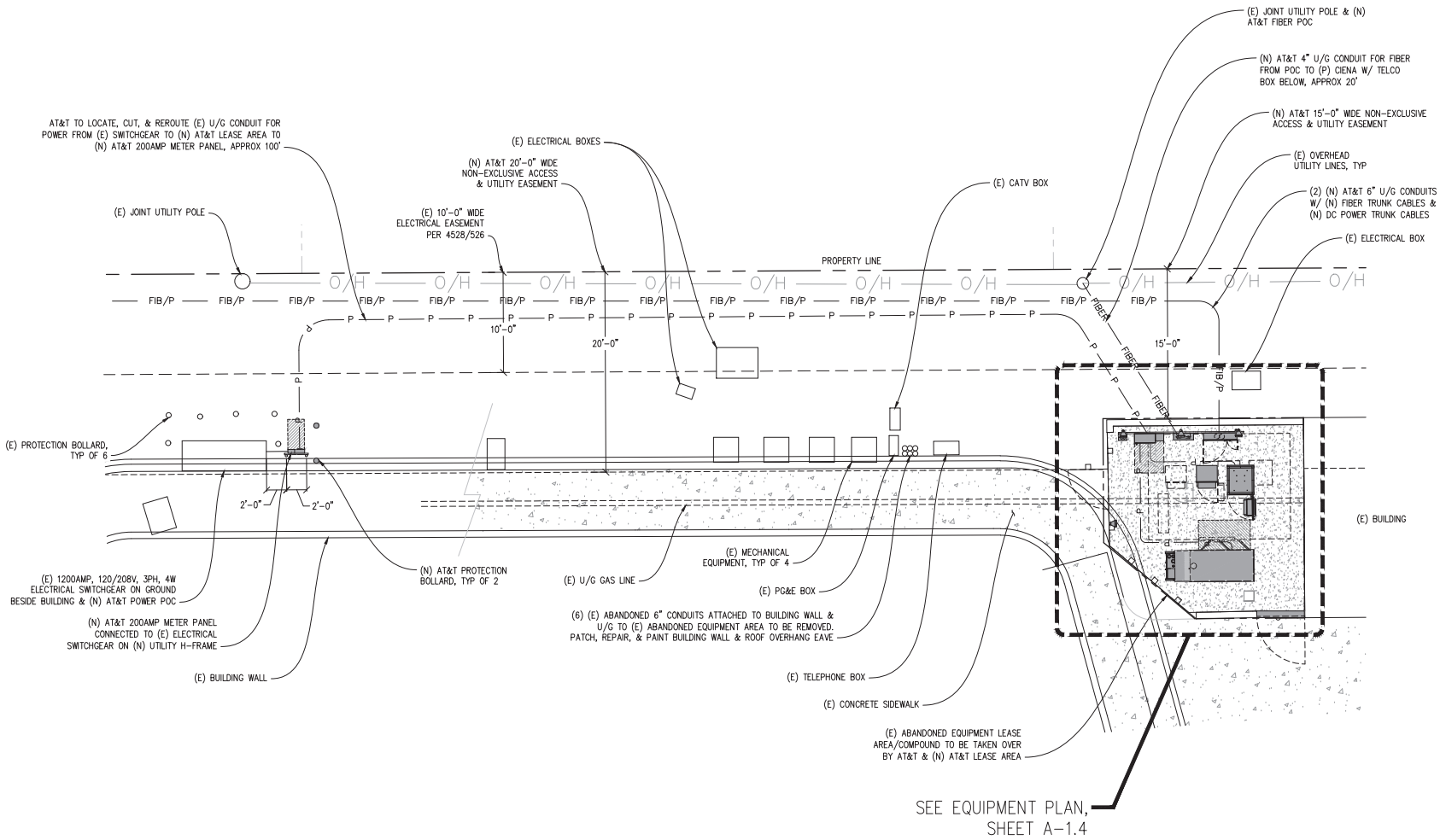
Streamline Engineering and Design Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



ENLARGED SITE PLAN

1"=5'-0"

0 1' 2' 3' 4' 5' 10' 15' 25'

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3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

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	CAD
1	11/17/23	ZD 100%	C.T.C
0	08/21/23	ZD 90%	C.T.C

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KEVIN R. SORENSEN
S4469

ENGINEER:

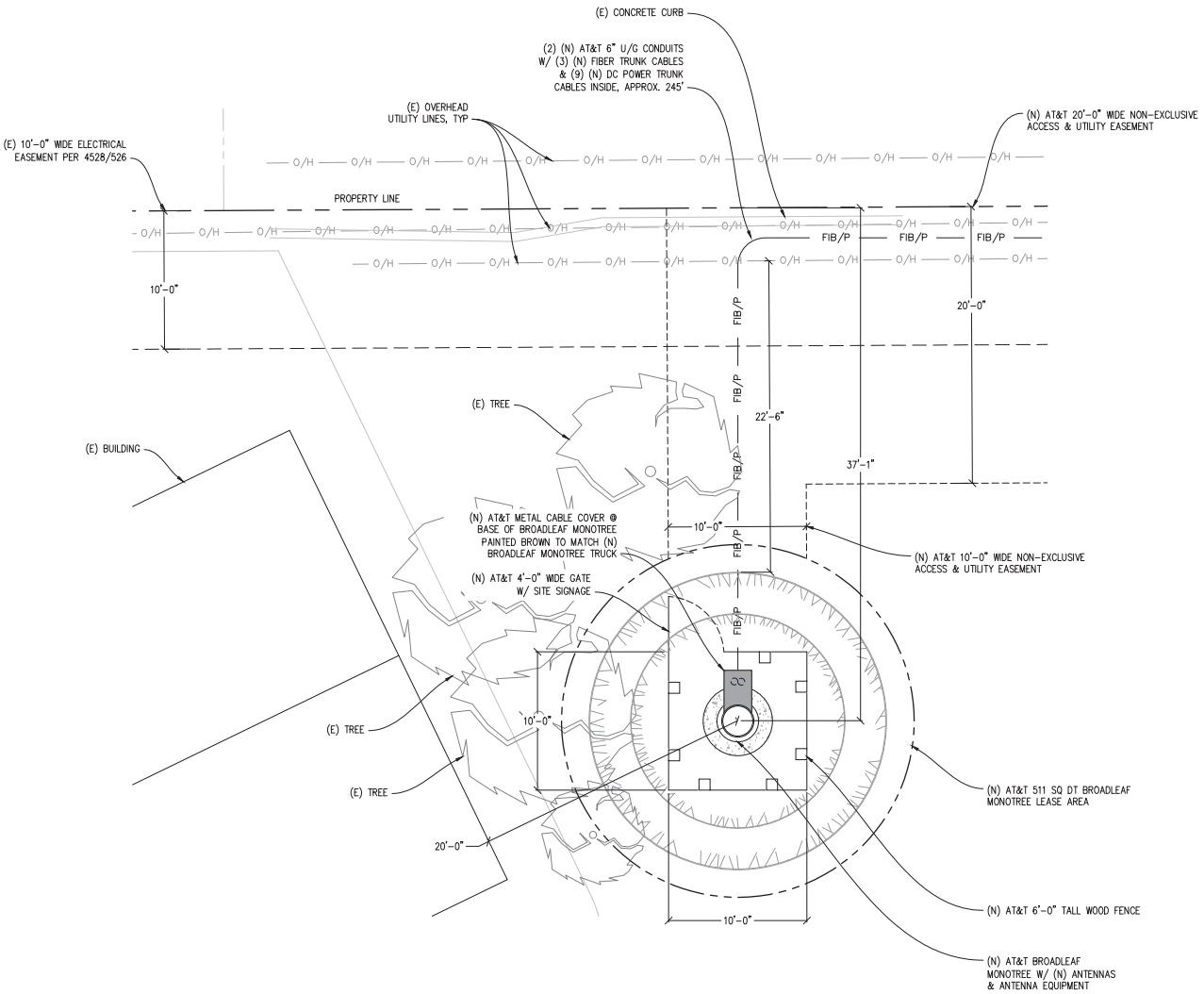
Streamline Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



ENLARGED BROADLEAF MONOTREE PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

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SANTA CLARA, CA 95051

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APPROVED BY:	-

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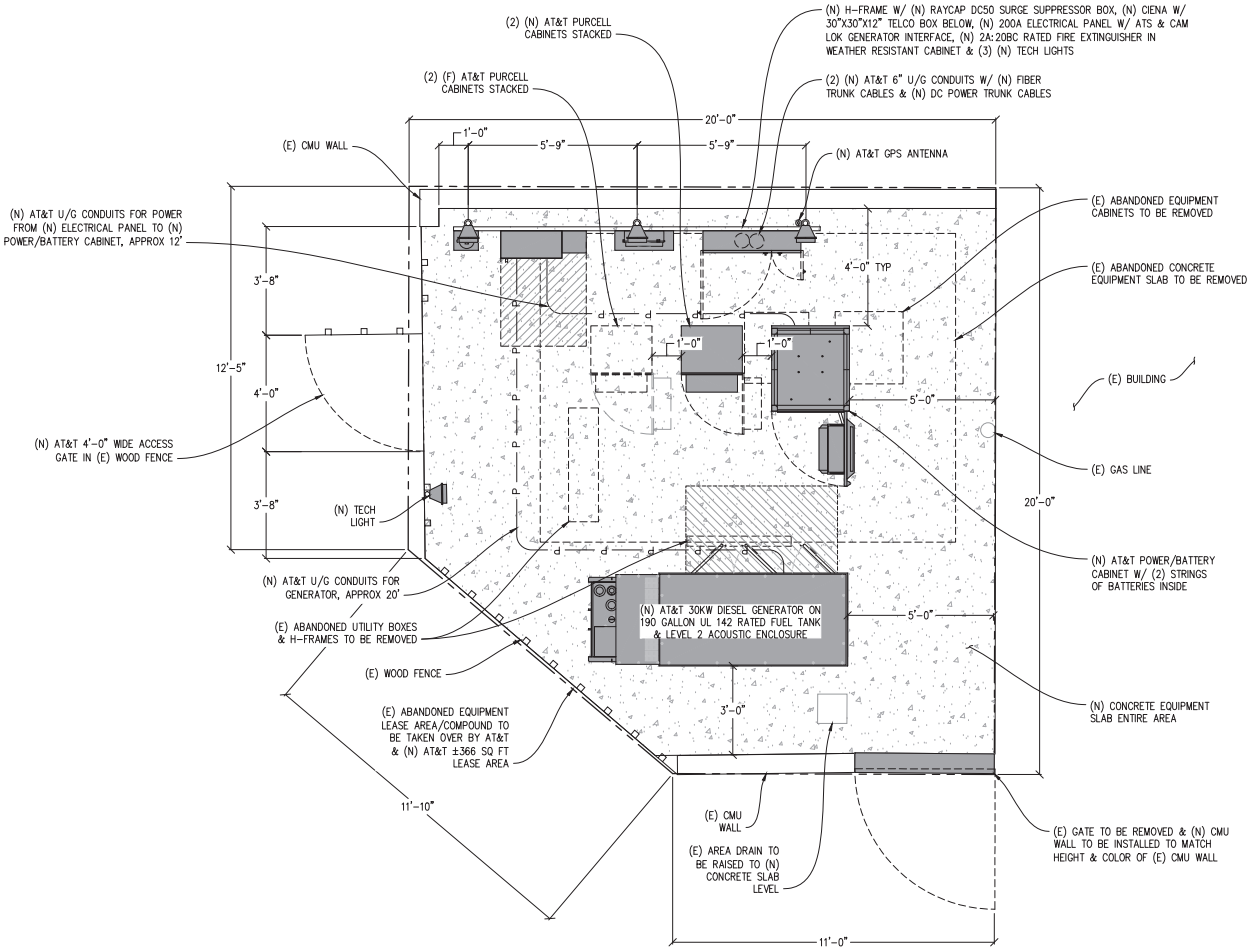
SHEET TITLE:

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

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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SANTA CLARA, CA 95051

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APPROVED BY:	-

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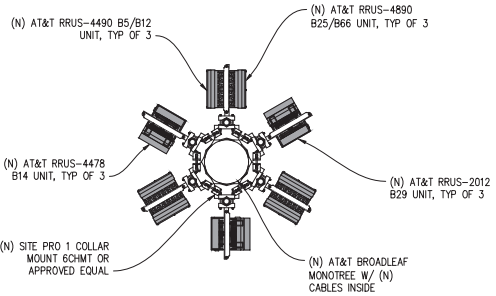
SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.4



RADIO UNIT PLAN @ CL 39'-6"

½"=1'-0"

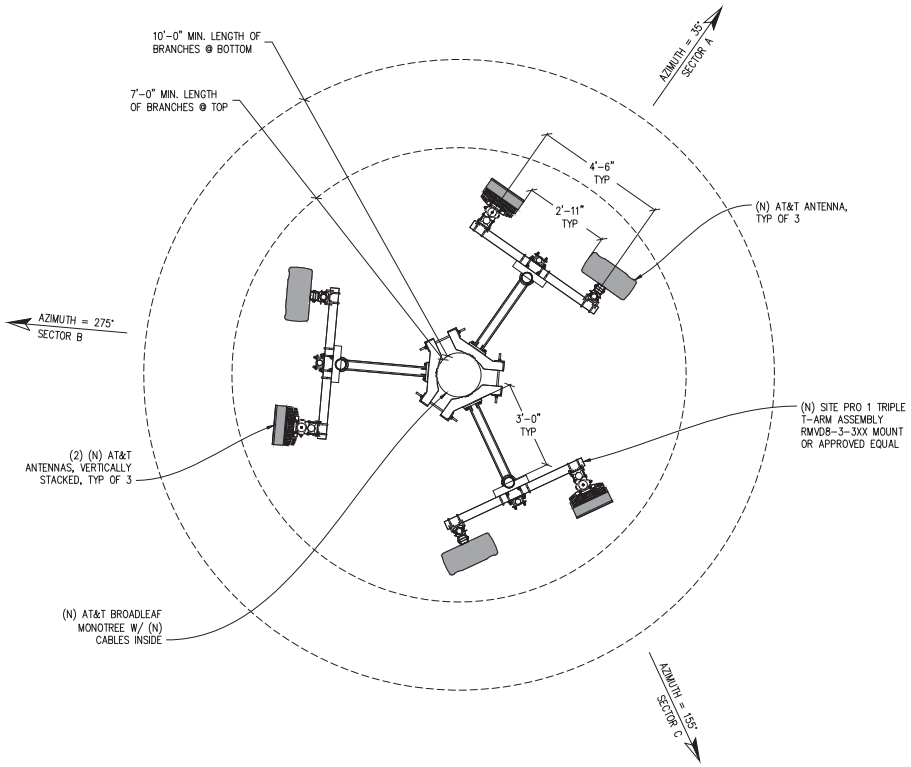
0 6" 1' 2' 3' 5' 7' 10'

ANTENNA & CABLE SCHEDULE (PRELMINARY & 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
ALPHA	A1	QUINTEL QD6612-2	35°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	A2	ERICSSON AIR6419 B77G & AIR6419 B77D	35°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	A3	QUINTEL QD6612-2	35°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	A4	QUINTEL QD6612-2	35°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–
BETA	B1	QUINTEL QD6612-2	275°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	B2	ERICSSON AIR6419 B77G & AIR6419 B77D	275°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	B3	QUINTEL QD6612-2	275°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	B4	QUINTEL QD6612-2	275°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–
GAMMA	C1	QUINTEL QD6612-2	155°	±52'-0"	(1) 4490 B5/B12, (1) 4890 B25/B66	SHARED	SHARED	SHARED	SHARED	–	–
	C2	ERICSSON AIR6419 B77G & AIR6419 B77D	155°	±53'-8" & ±50'-1"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	–	–
	C3	QUINTEL QD6612-2	155°	±44'-0"	(1) 2012 B29	3	1	±310'	(1) DC9	–	–
	C4	QUINTEL QD6612-2	155°	±44'-0"	(1) 4478 B14	SHARED	SHARED	SHARED	SHARED	–	–

RFDS DATE	10/11/23
RFDS REV	4.00

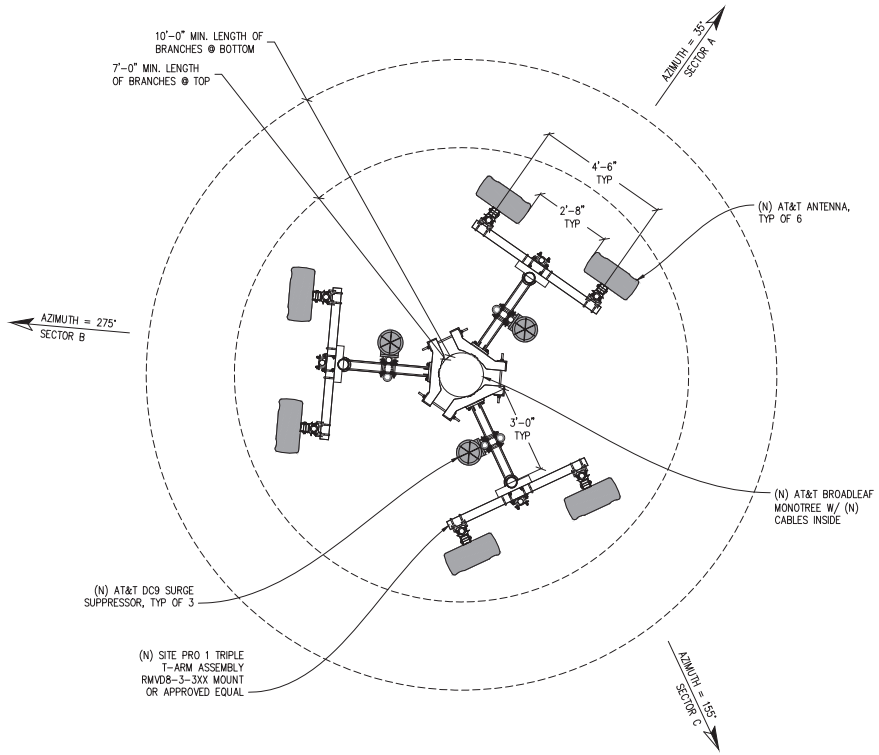
NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN @ CL 52'-0"

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



ANTENNA PLAN @ CL 44'-0"

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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SANTA CLARA, CA 95051

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CHECKED BY:	J. GRAY
APPROVED BY:	-

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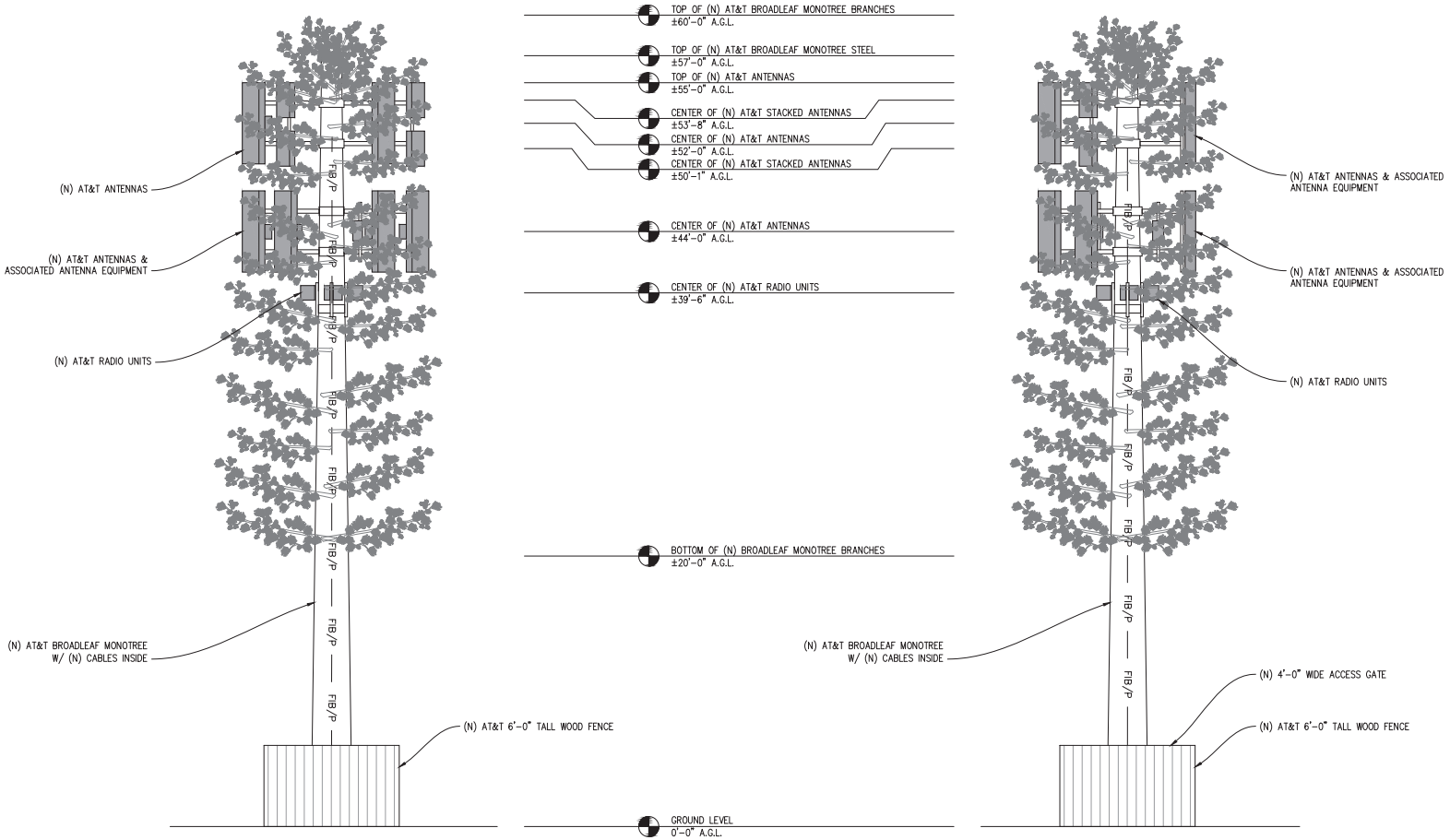
SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-2.1



SOUTH ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

EAST ELEVATION

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

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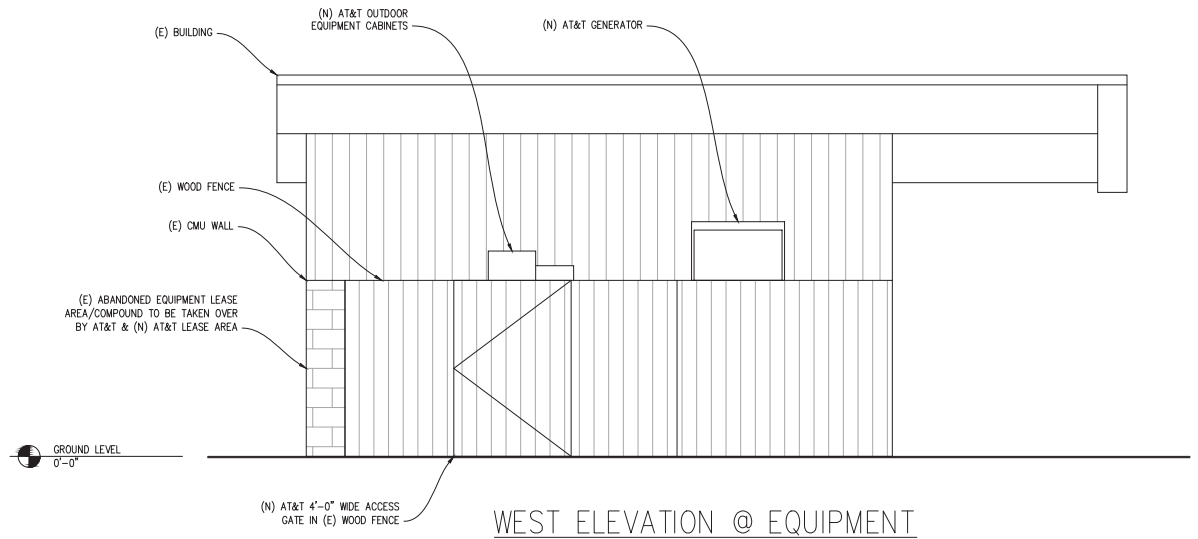
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

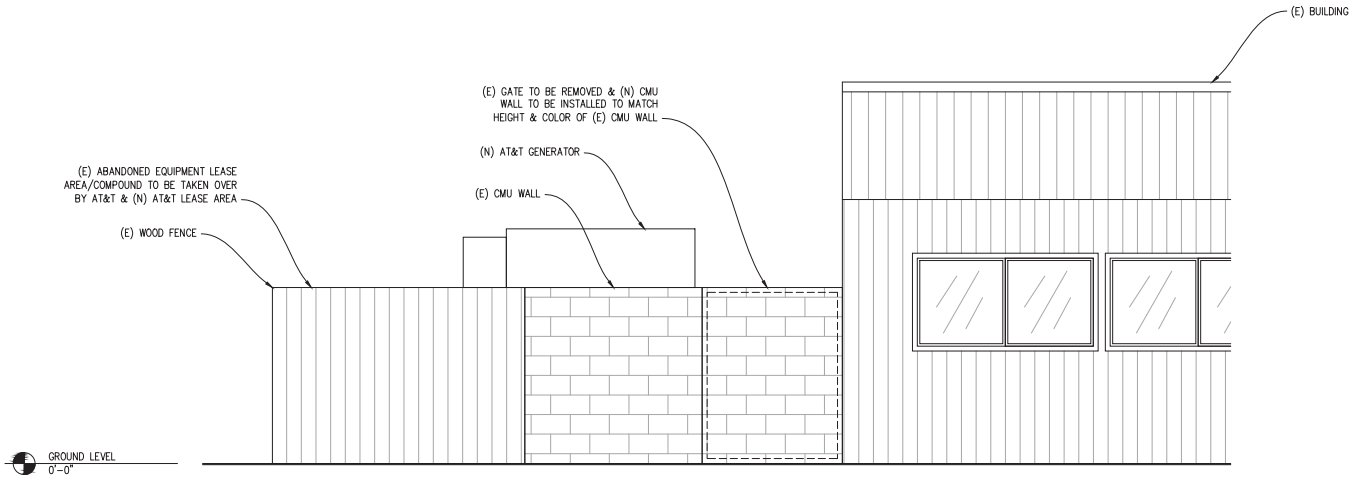
A-3.1



WEST ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



SOUTH ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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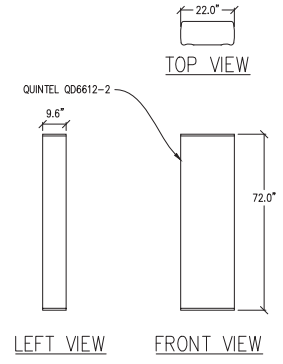
SHEET TITLE:

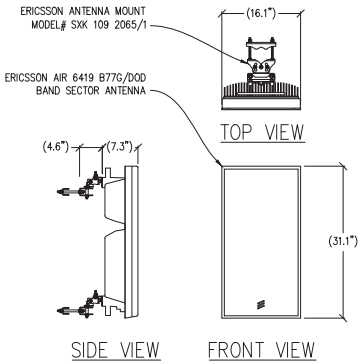
ELEVATIONS

SHEET NUMBER:

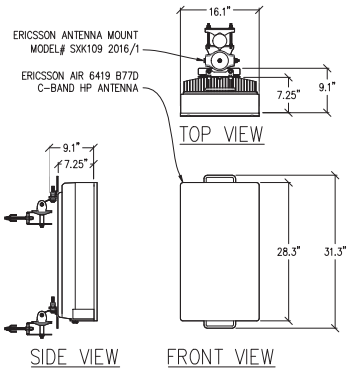
A-3.2



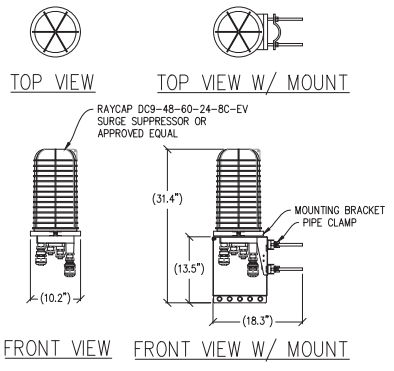
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 88 LBS



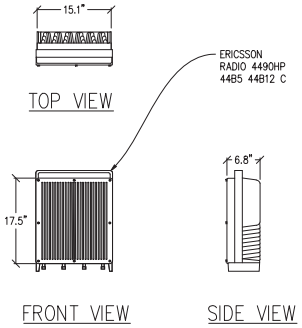
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



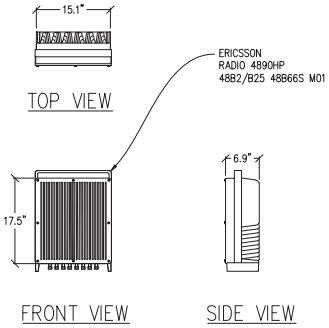
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 64 LBS



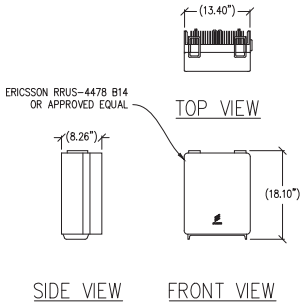
4 SURGE SUPPRESSOR DETAIL
1"=1'-0" MAX WEIGHT = 26.2 LBS



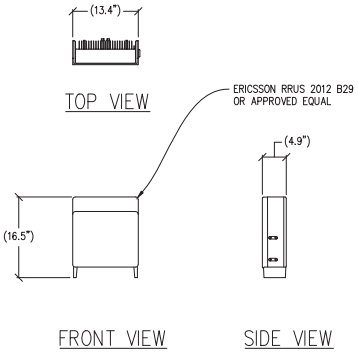
5 RADIO 4490HP DETAIL
1"=1'-0" MAX WEIGHT: 68 LBS



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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SANTA CLARA, CA 95051

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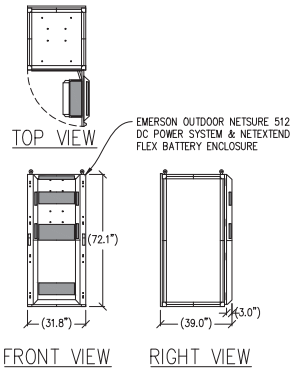
SHEET TITLE:

ANTENNA
DETAILS

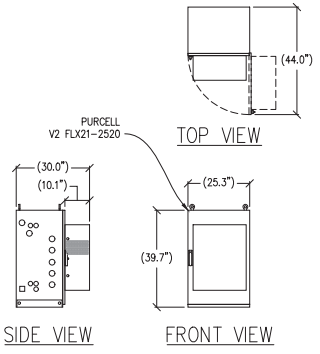
SHEET NUMBER:

A-4.1



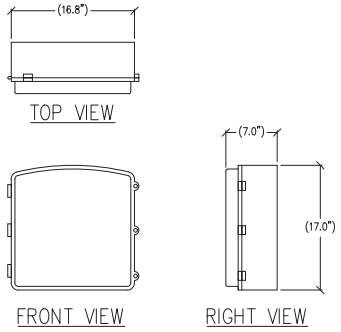
1 POWER/BATTERY CABINET DETAIL

⅜"=1'-0" MAX WEIGHT: 2348 LBS W/ (8) BATTERIES



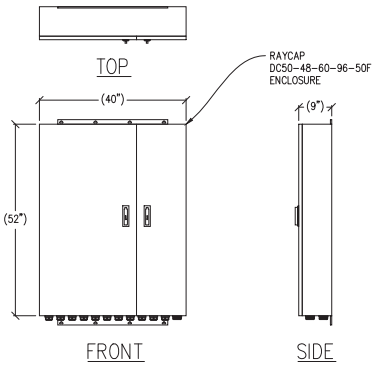
2 PURCELL DETAIL

½"=1'-0" EMPTY WEIGHT: 140 LBS



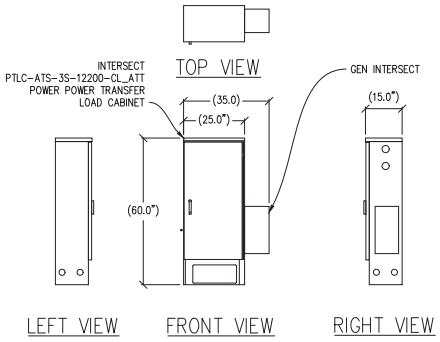
3 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS



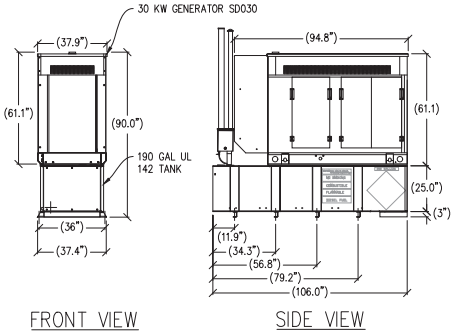
4 RAYCAP DC50 DETAIL

¾"=1'-0" MAX WEIGHT: 165 LBS



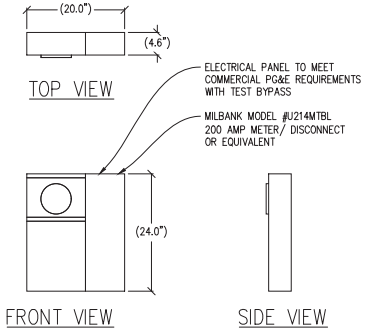
5 ELECTRICAL PANEL DETAIL

½"=1'-0" MAX WEIGHT: 150 LBS



6 30KW GENERATOR DETAIL

⅜"=1'-0" MAX WEIGHT: 3,106 LBS



7 METER DETAIL

1"=1'-0"

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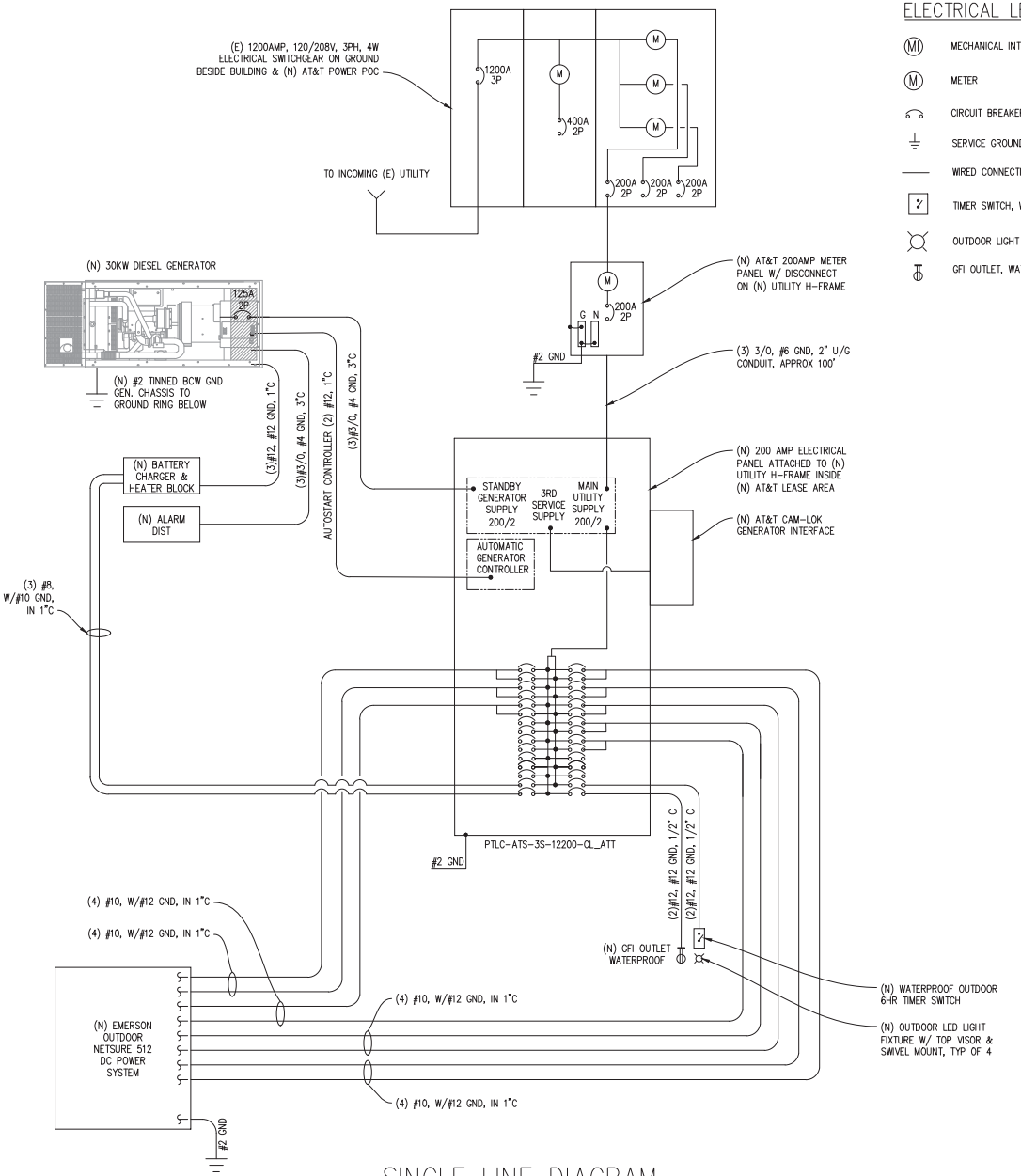
SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER:

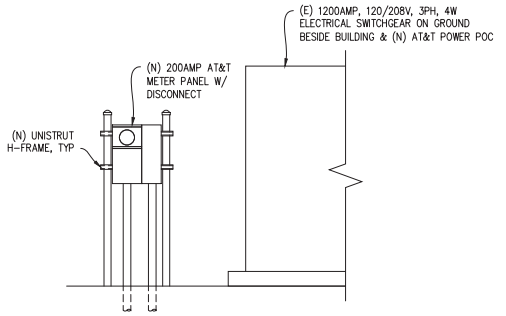
A-4.2



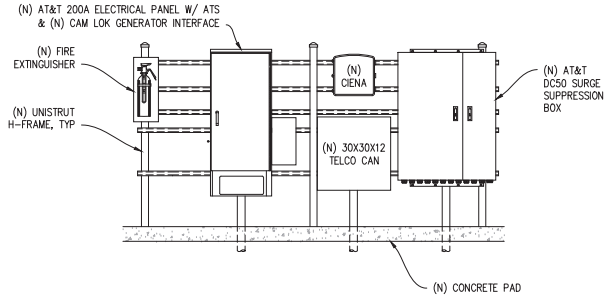
SINGLE LINE DIAGRAM

ELECTRICAL LEGEND

- MI — MECHANICAL INTERLOCK
- M — METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF



1 H-FRAME ELEVATION
½"=1'-0" @ POWER POC



2 H-FRAME ELEVATION
½"=1'-0" @ EQUIPMENT

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 10,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB							ØA	ØB
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								

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t
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	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
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1300
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1

Existing

Proposed

view from Humbolt Avenue looking southwest at site

AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Moraga Street looking west at site

AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Benton Street looking north at site

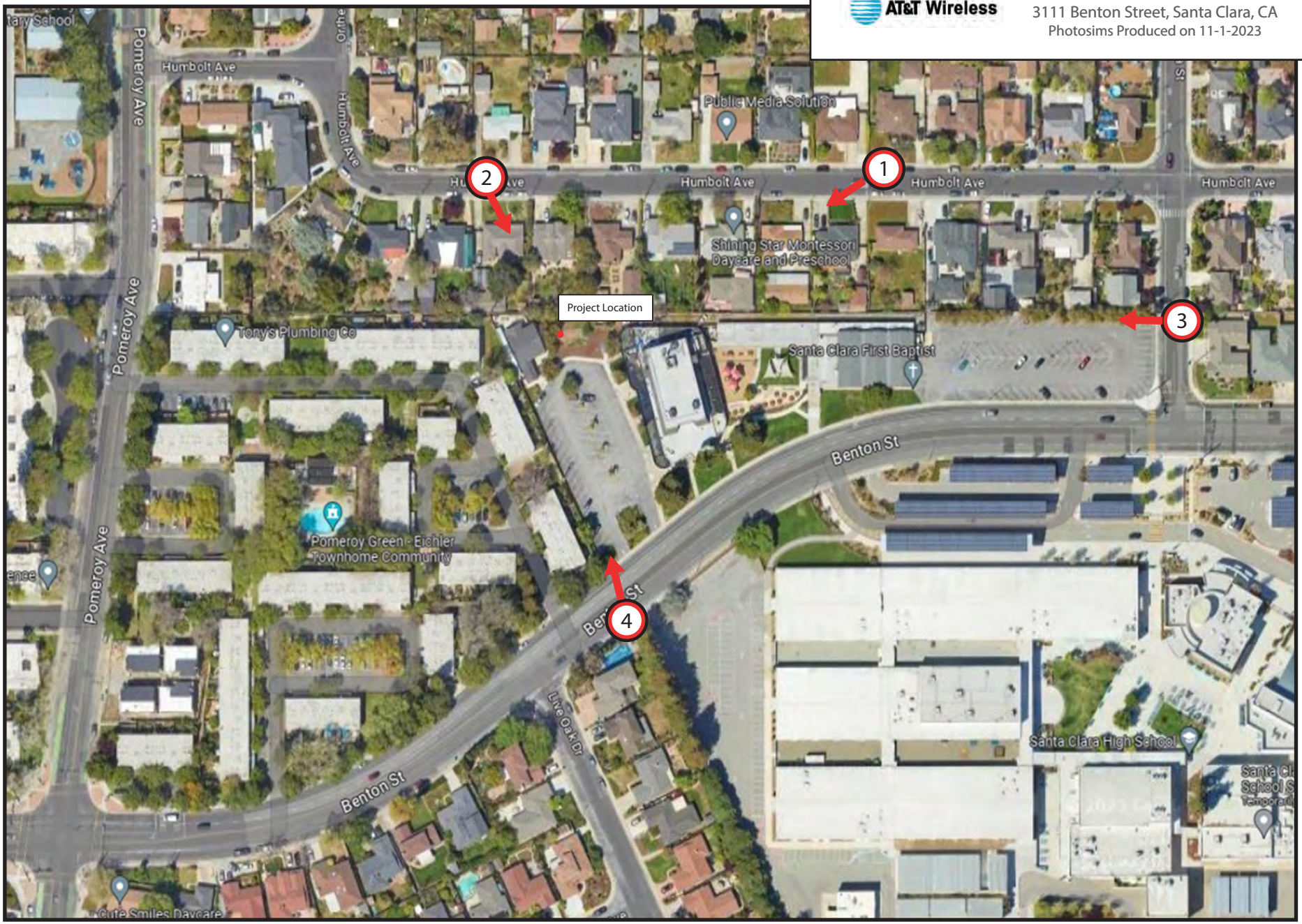
AT&T Wireless

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

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

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



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

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

SITE TYPE: OUTDOOR EQUIPMENT / LIGHT POLE

INITIATIVE / PROJECT: NSB
USID: 298767
FA CODE: 15376635
RFDS ID: RFDS-89437
RFDS DATE: 11/08/2024
JOB ID: WSSFR0016626
PTN: 3701A0WFDV

PROJECT DESCRIPTION

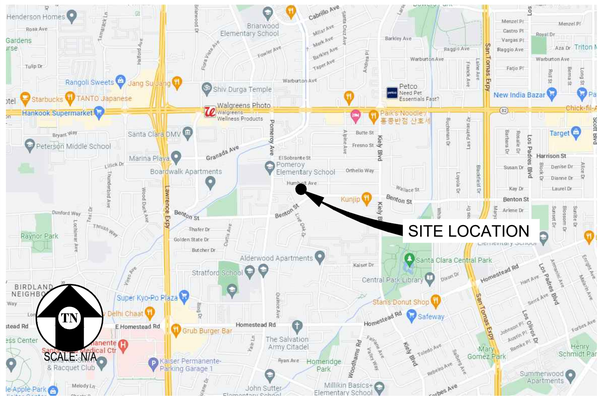
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) EQUIPMENT LEASE AREA W/ (N) GROUND MOUNTED EQUIPMENT CABINETS & (N) UTILITIES TO (N) SITE LOCATION.
- (3) (N) LIGHT POLES W/ (N) ANTENNAS & ANTENNA EQUIPMENT.

PROJECT INFORMATION

SITE NAME:	CCL06126
SITE #:	CCL06126
COUNTY:	SANTA CLARA
JURISDICTION:	CITY OF SANTA CLARA
APN:	290-27-006
SITE ADDRESS:	3111 BENTON STREET 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' 48.65" NAD 83 N 37.346847° NAD 83
LONGITUDE:	W 121° 58' 57.61" NAD 83 W -121.982668° NAD 83
GROUND ELEVATION:	94' AMSL
PROPERTY OWNER:	SANTA CLARA FIRST BAPTIST CHURCH 3111 BENTON STREET SANTA CLARA, CA 95051
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
LEASING CONTACT:	ATTN: ROCKY CORDOVA (916) 616-0468 RCORDOVA@COMPLETEWIRELESS.NET
ZONING CONTACT:	ATTN: STEVE PROO (916) 838-6713 SPROO@COMPLETEWIRELESS.NET
CONSTRUCTION CONTACT:	BECHTEL KEITH CONNER (408) 306-3801 GKCONNER@BECHTEL.COM

VICINITY MAP



DRIVING DIRECTIONS

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

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	12 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.5 MI
8.	USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.3 MI
9.	MERGE ONTO I-680 S	27.8 MI
10.	TAKE EXIT 6 FOR MONTAGUE EXPWY	0.4 MI
11.	MERGE ONTO MONTAGUE EXPWY	5.8 MI
12.	CONTINUE ONTO SAN TOMAS EXPWY	2.5 MI
13.	TURN RIGHT ONTO BENTON ST	0.8 MI
14.	TURN LEFT	0.0 MI

END AT: 3111 BENTON STREET, SANTA CLARA, CA 95051

ESTIMATED TIME: 1 HOUR ESTIMATED DISTANCE: 38.8 MILES

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 1&2, 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

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
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 SITE PLAN	-
A-1.4	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLANS	-
A-2.2	ANTENNA SCHEDULE	-
A-3.1	ELEVATIONS	-
A-3.2	ELEVATIONS	-
A-4.1	ANTENNA DETAILS	-
A-4.2	EQUIPMENT DETAILS	-
E-1.1	ELECTRICAL PLAN	-

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

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
COMPLETE Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 95%	T.T.

Licensee:
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R. SORENSEN
S4469

ENGINEER:
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen. Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

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
Santa Clara County

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

Date of Observation: 01-19-23

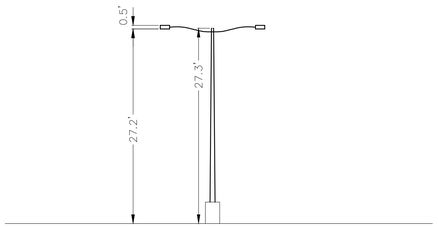
Equipment/Procedure Used to Obtain Coordinates: Trimble GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Light Pole Mounts

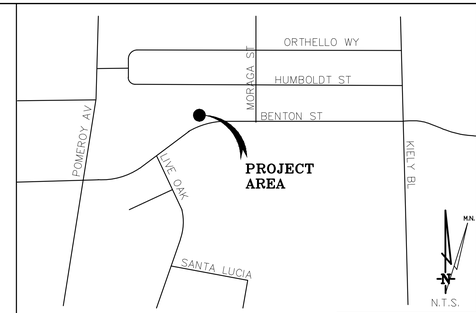
Coordinates: Average Location)
Latitude: N 37°20'48.65" (NAD83) N 37°20'48.86" (NAD27)
Longitude: W 121°58'57.61" (NAD83) W 121°58'53.76" (NAD27)

Latitude: N 37.346847° (NAD83) N 37.346906° (NAD27)
Longitude: W 121.982668° (NAD83) W 121.981599° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 94' AMSL



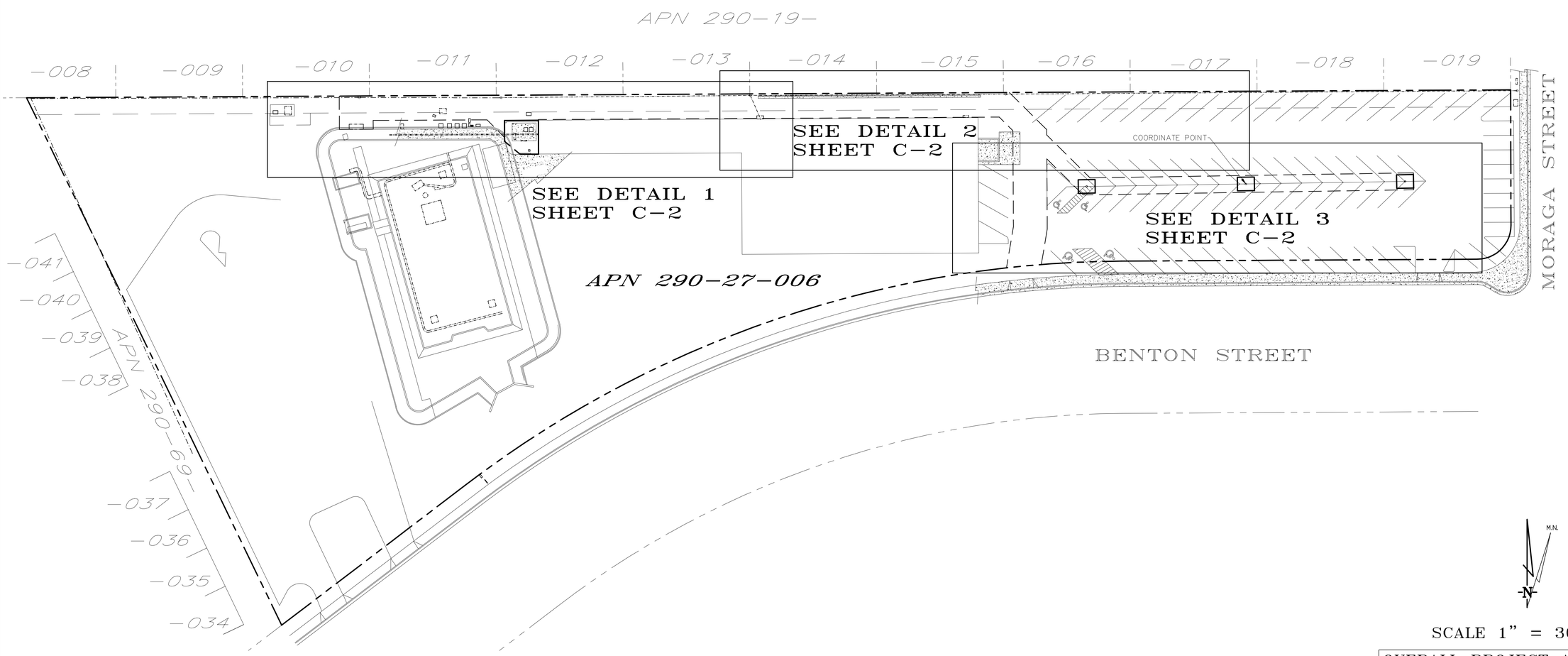
SCALE 1" = 10'



Santa Clara, CA

VICINITY MAP

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.



SCALE 1" = 30'

OVERALL PROJECT AREA

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1526 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

Surveyor

at&t MOBILITY

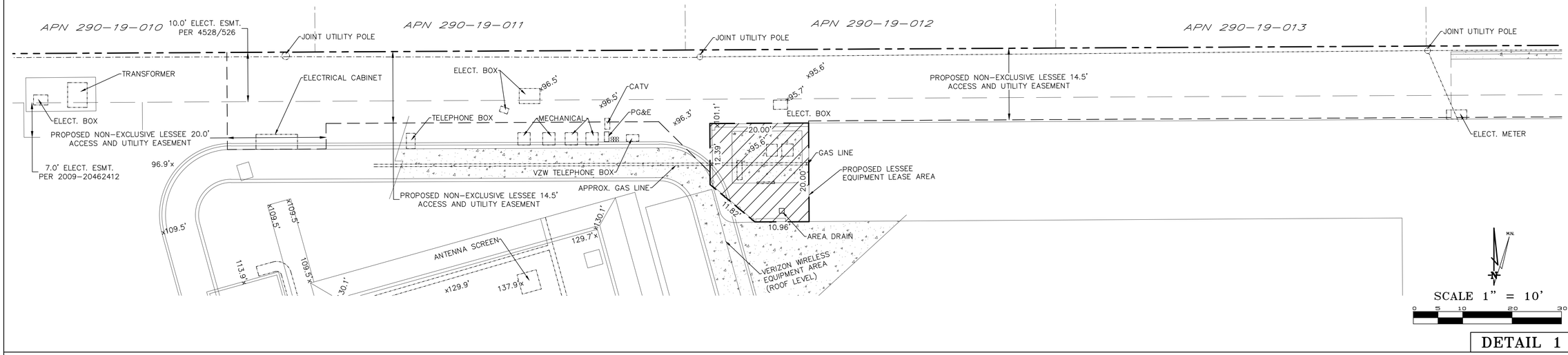
CCL06126
3111 Benton Street
Santa Clara, CA 95051

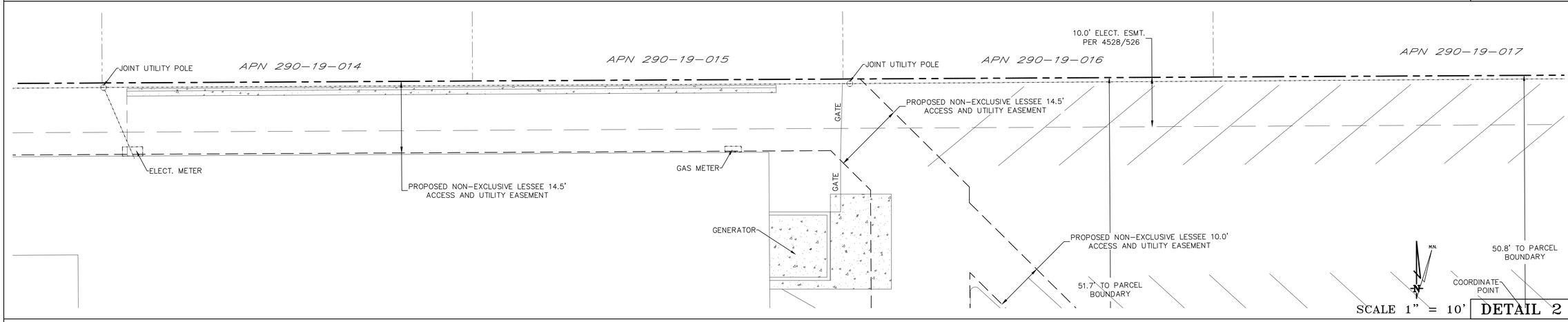
PLOT PLAN AND
SITE TOPOGRAPHY

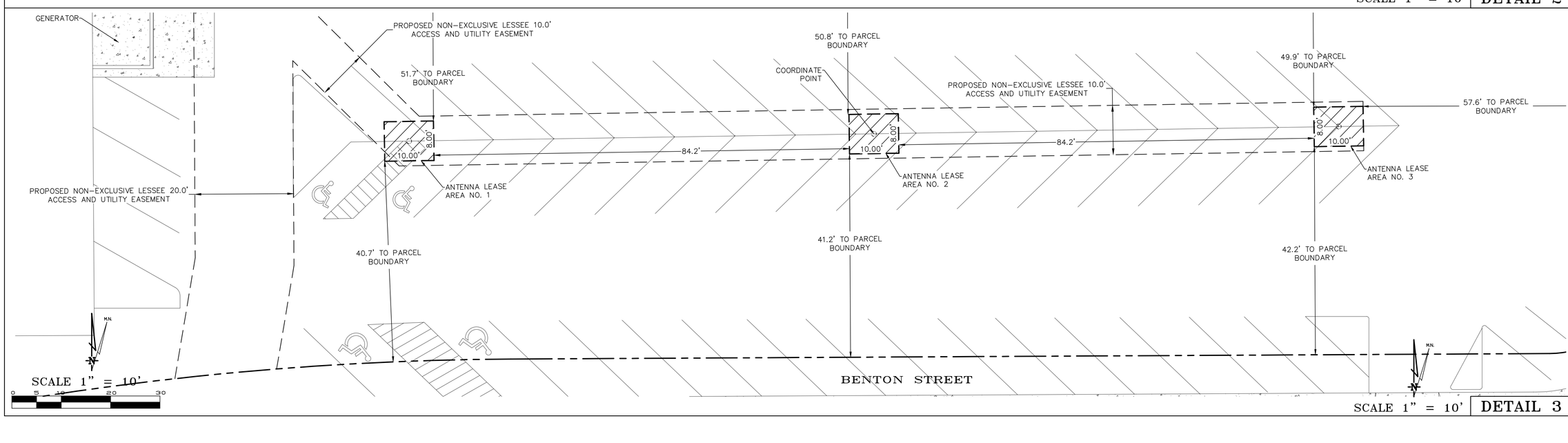
REVISIONS		DG
01-23-23	Initial Submittal	

Sheet

C-1







DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1626 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

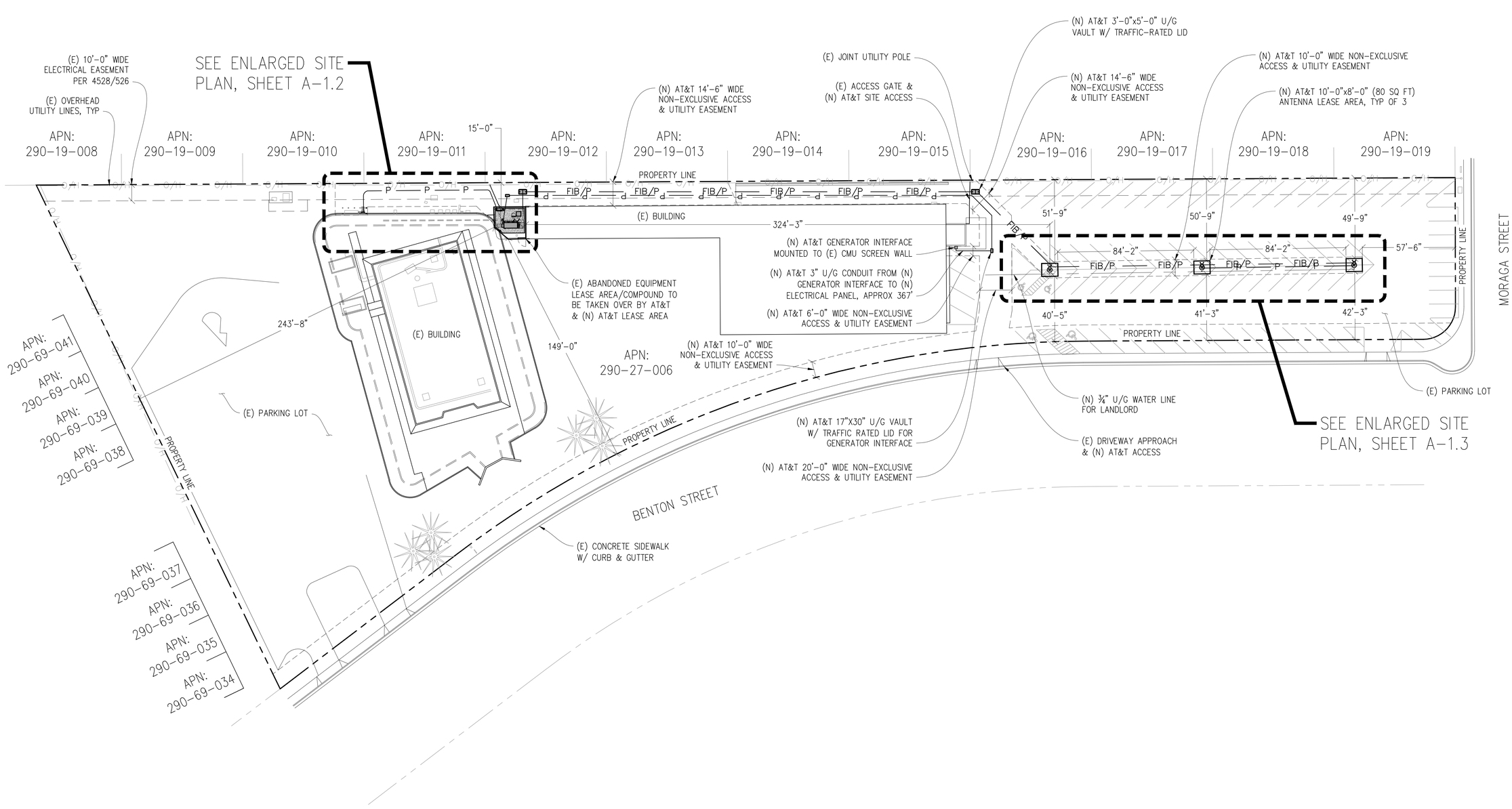
Surveyor

at&t MOBILITY

CCL06126
3111 Benton Street
Santa Clara, CA 95051

PLOT PLAN AND SITE TOPOGRAPHY

Sheet
C-2



OVERALL SITE PLAN

1"=30'-0"

0 15' 30' 60' 90' 150'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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:

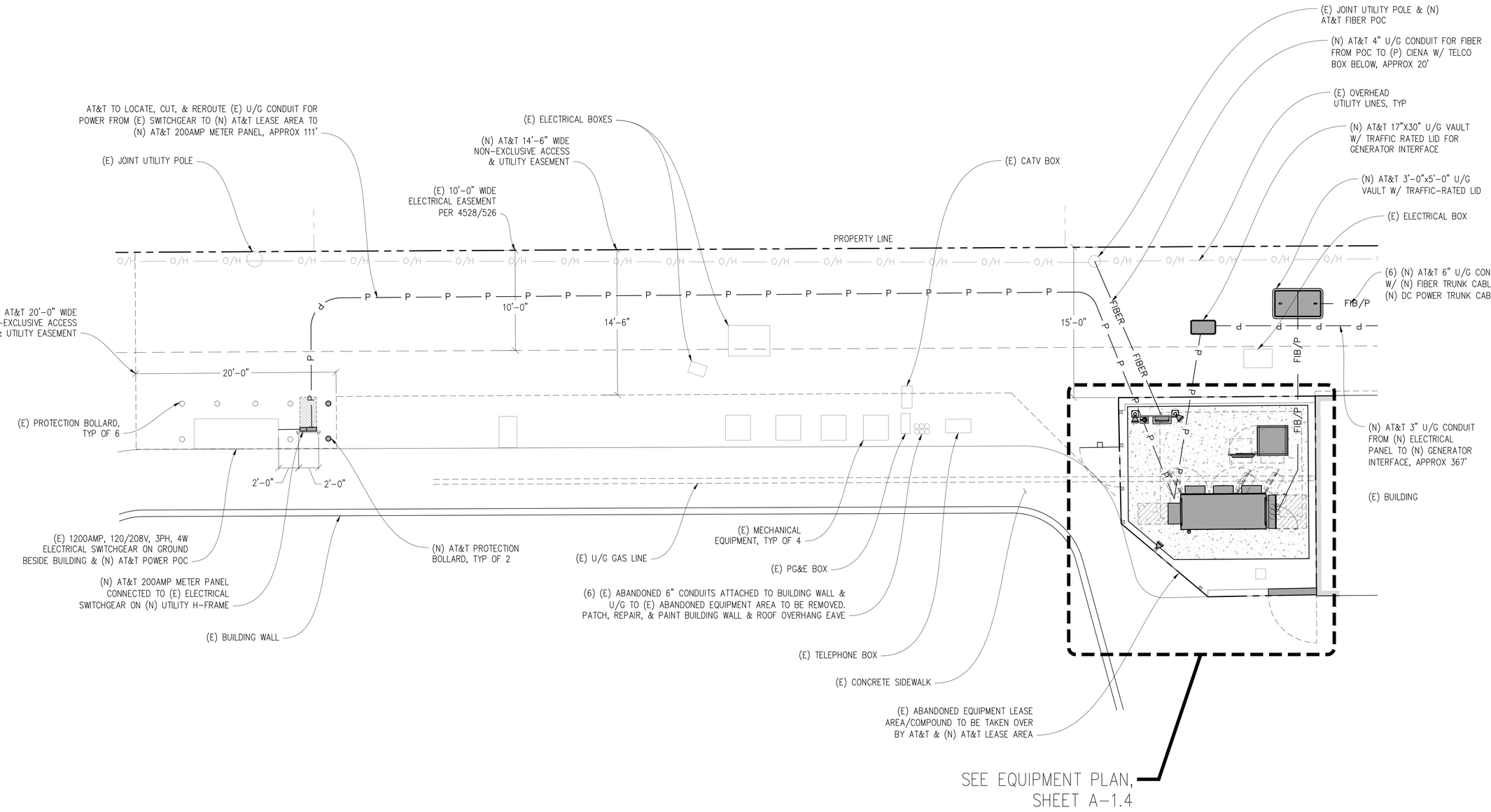
Streamline Engineering and Design Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



ENLARGED SITE PLAN

1"=5'-0"

0 1' 2' 3' 4' 5' 10' 15' 25'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

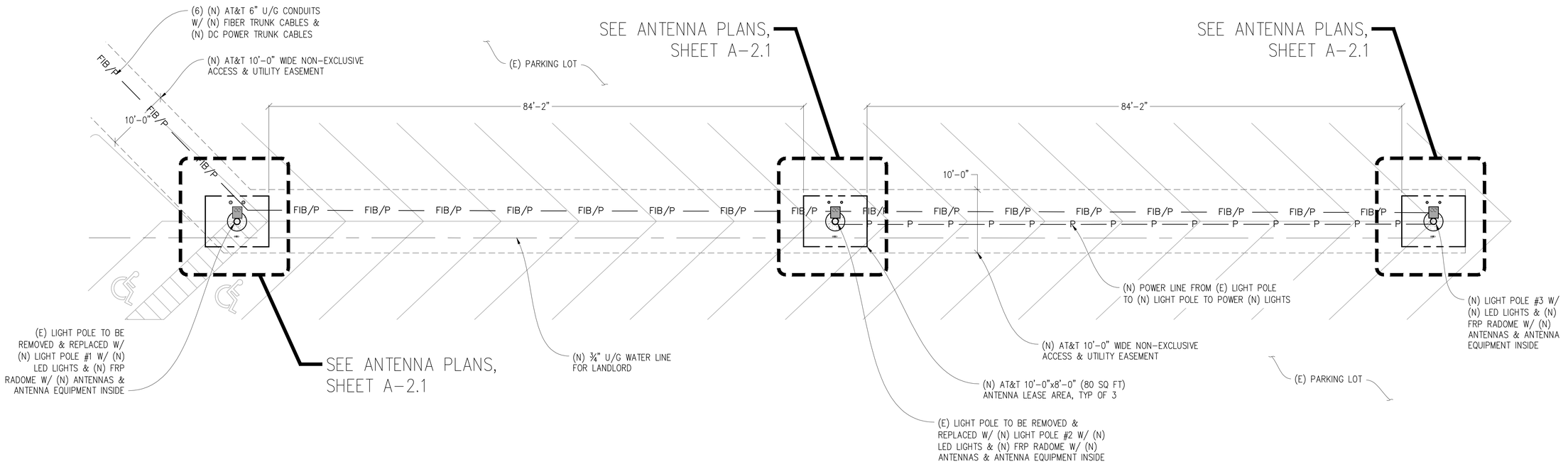
Streamline Engineering and Design Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



ENLARGED SITE PLAN

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

NOTE:

ALL (N) LIGHT POLES, LIGHT EXTENSION ARMS, LIGHT FIXTURES & (N) AT&T ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE COVERED IN 3M FILM/PAINTED BLACK

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

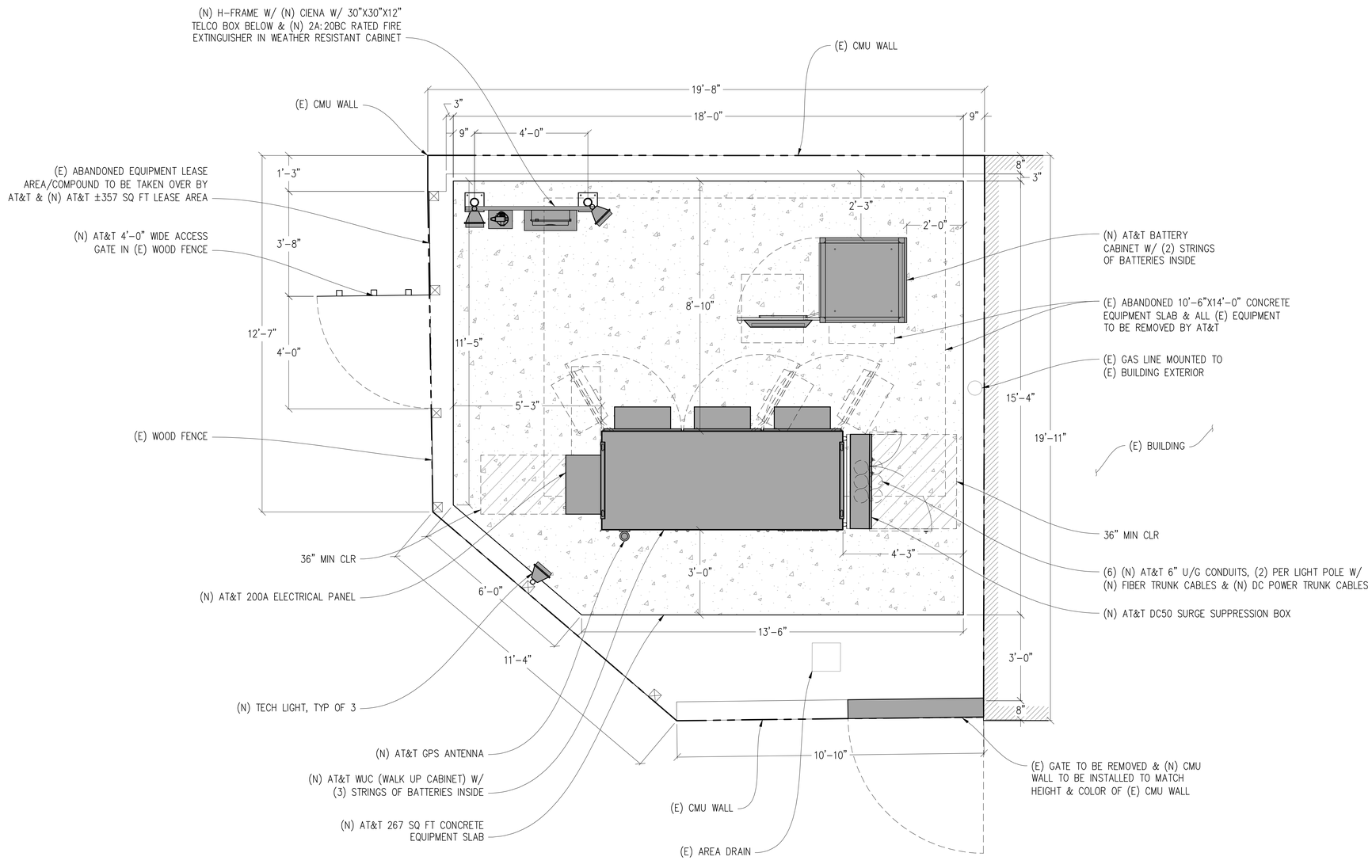
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.3



NOTES:

1. ALL (E) ABANDONED U/G CONDUITS UNDER LEASE AREA TO BE REMOVED BY AT&T. 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

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE Wireless Consulting, Inc.

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

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Licensee:

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KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen, Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

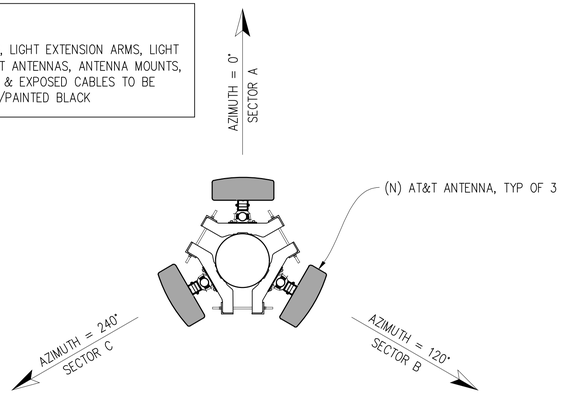
EQUIPMENT PLAN

SHEET NUMBER:

A-1.4

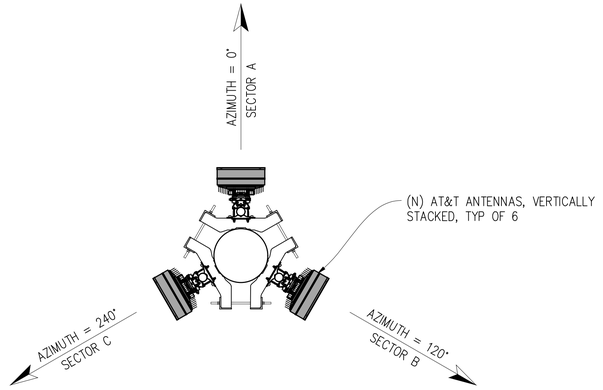
NOTE:

ALL (N) LIGHT POLES, LIGHT EXTENSION ARMS, LIGHT FIXTURES & (N) AT&T ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE COVERED IN 3M FILM/PAINTED BLACK



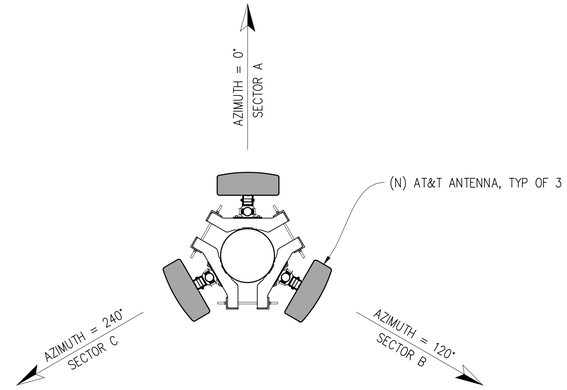
LIGHT POLE #1 ANTENNA PLAN

½"=1'-0"



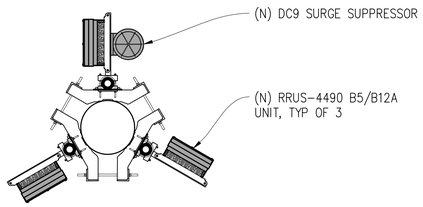
LIGHT POLE #2 ANTENNA PLAN

½"=1'-0"



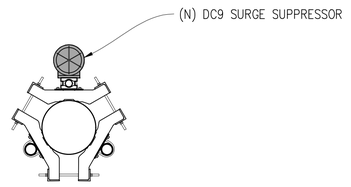
LIGHT POLE #3 ANTENNA PLAN

½"=1'-0"



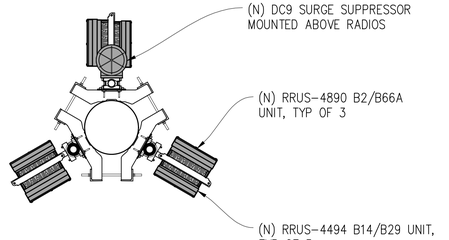
LIGHT POLE #1 RRU PLAN

½"=1'-0"



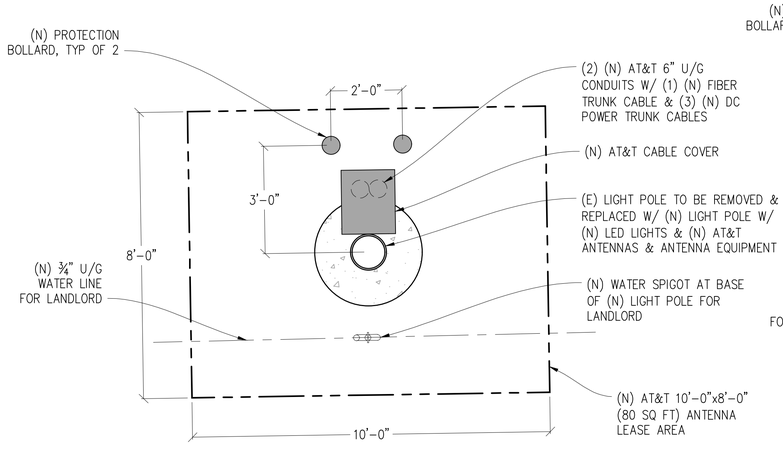
LIGHT POLE #2 RRU PLAN

½"=1'-0"



LIGHT POLE #3 RRU PLAN

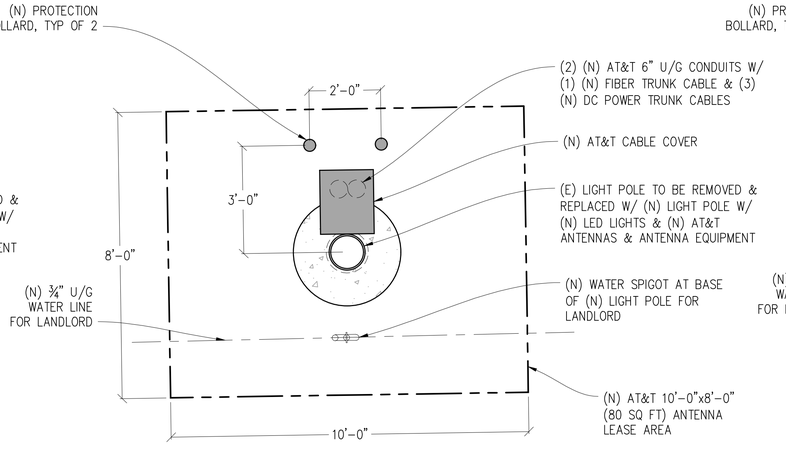
½"=1'-0"



LIGHT POLE #1 BASE PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



LIGHT POLE #2 BASE PLAN

½"=1'-0"

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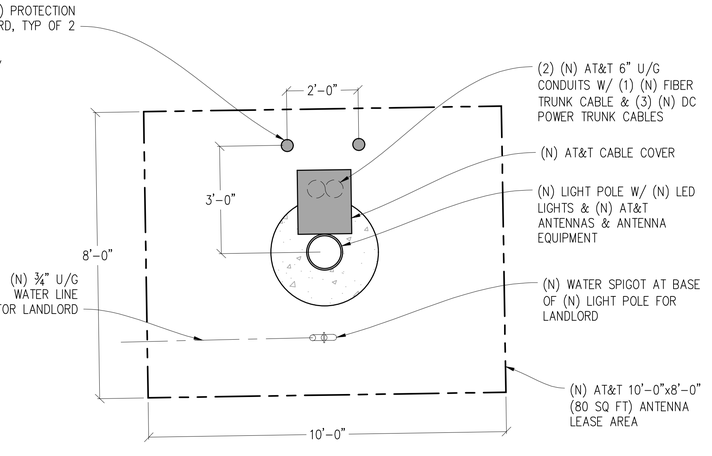

LIGHT POLE #3 BASE PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 90%	T.T.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-2.1

(N) RF 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
ALPHA	A1	CCI OPA65R-BU6D	0°	±39'-6"	(1) RRUS-4490 B5/B12A	3	1	±400'	(1) DC9	-	-
	A2A	ERICSSON AIR6419 B77G	0°	±41'-3"	INTEGRATED	3	1	±490'	(1) DC9	-	-
	A2B	ERICSSON AIR6449 B77D	0°	±37'-9"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	-	-
	A3	CCI TPA65R-BU6DV2	0°	±39'-6"	(1) RRUS-4494 B14/B29, (1) RRUS-4890 B2/B66A	3	1	±585'	(1) DC9	-	-
BETA	B1	CCI OPA65R-BU6D	120°	±39'-6"	(1) RRUS-4490 B5/B12A	SHARED	SHARED	SHARED	SHARED	-	-
	B2A	ERICSSON AIR6419 B77G	120°	±41'-3"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	-	-
	B2B	ERICSSON AIR6449 B77D	120°	±37'-9"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	-	-
	B3	CCI TPA65R-BU6DV2	120°	±39'-6"	(1) RRUS-4494 B14/B29, (1) RRUS-4890 B2/B66A	SHARED	SHARED	SHARED	SHARED	-	-
GAMMA	C1	CCI OPA65R-BU6D	240°	±39'-6"	(1) RRUS-4490 B5/B12A	SHARED	SHARED	SHARED	SHARED	-	-
	C2A	ERICSSON AIR6419 B77G	240°	±41'-3"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	-	-
	C2B	ERICSSON AIR6449 B77D	240°	±37'-9"	INTEGRATED	SHARED	SHARED	SHARED	SHARED	-	-
	C3	CCI TPA65R-BU6DV2	240°	±39'-6"	(1) RRUS-4494 B14/B29, (1) RRUS-4890 B2/B66A	SHARED	SHARED	SHARED	SHARED	-	-

RFDS DATE	11/08/24

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

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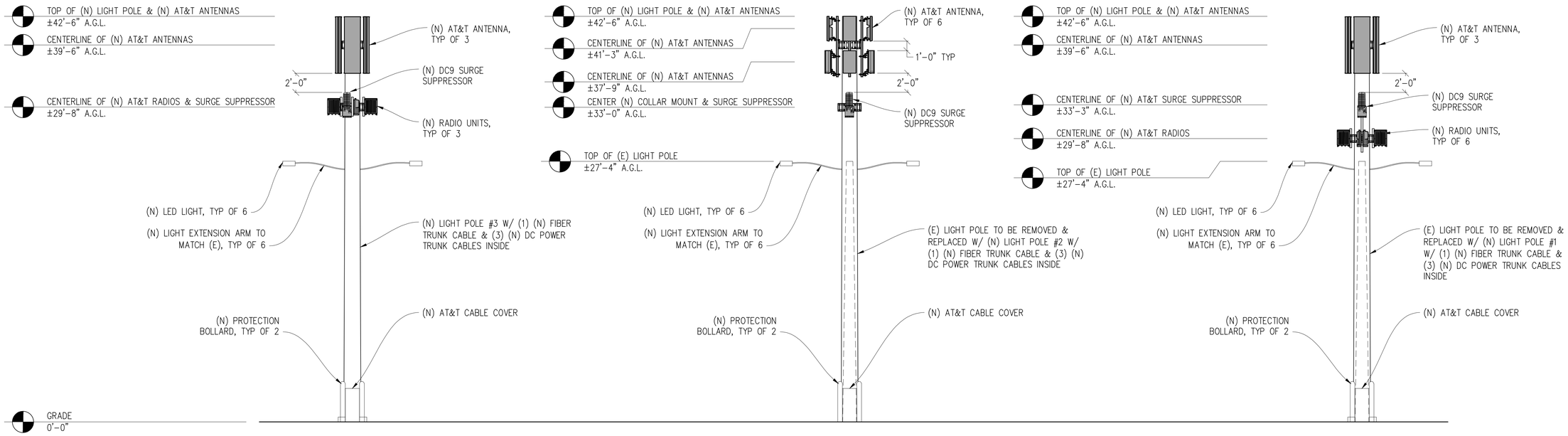
SHEET TITLE:

ANTENNA
SCHEDULE

SHEET NUMBER:

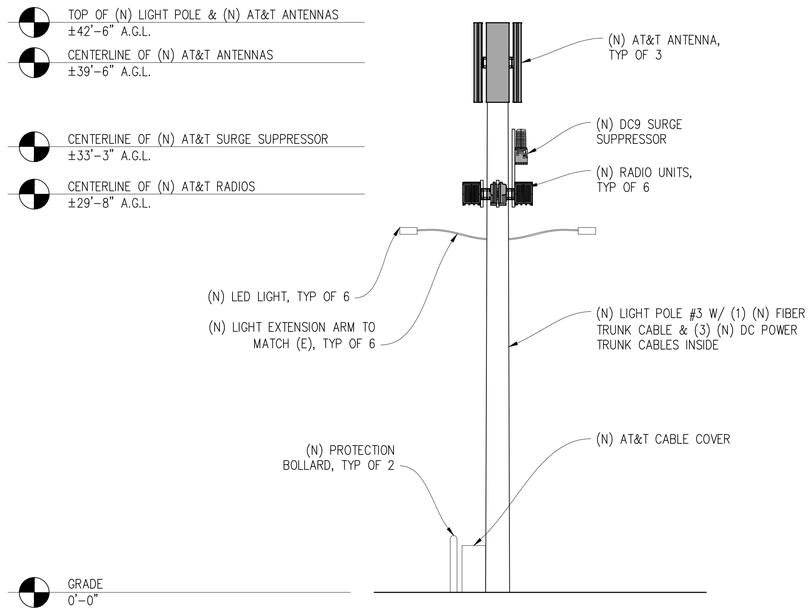
A-2.2



NORTH ELEVATION

3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'



EAST ELEVATION

3/16"=1'-0"

0 6" 1' 2' 3' 5' 7' 11' 15'

NOTE: (N) LED LIGHTS TO BE INSTALLED AT SAME HEIGHT AS (E) LIGHTS

NOTE:

ALL (N) LIGHT POLES, LIGHT EXTENSION ARMS, LIGHT FIXTURES & (N) AT&T ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE COVERED IN 3M FILM/PAINTED BLACK

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ELEVATIONS

SHEET NUMBER:

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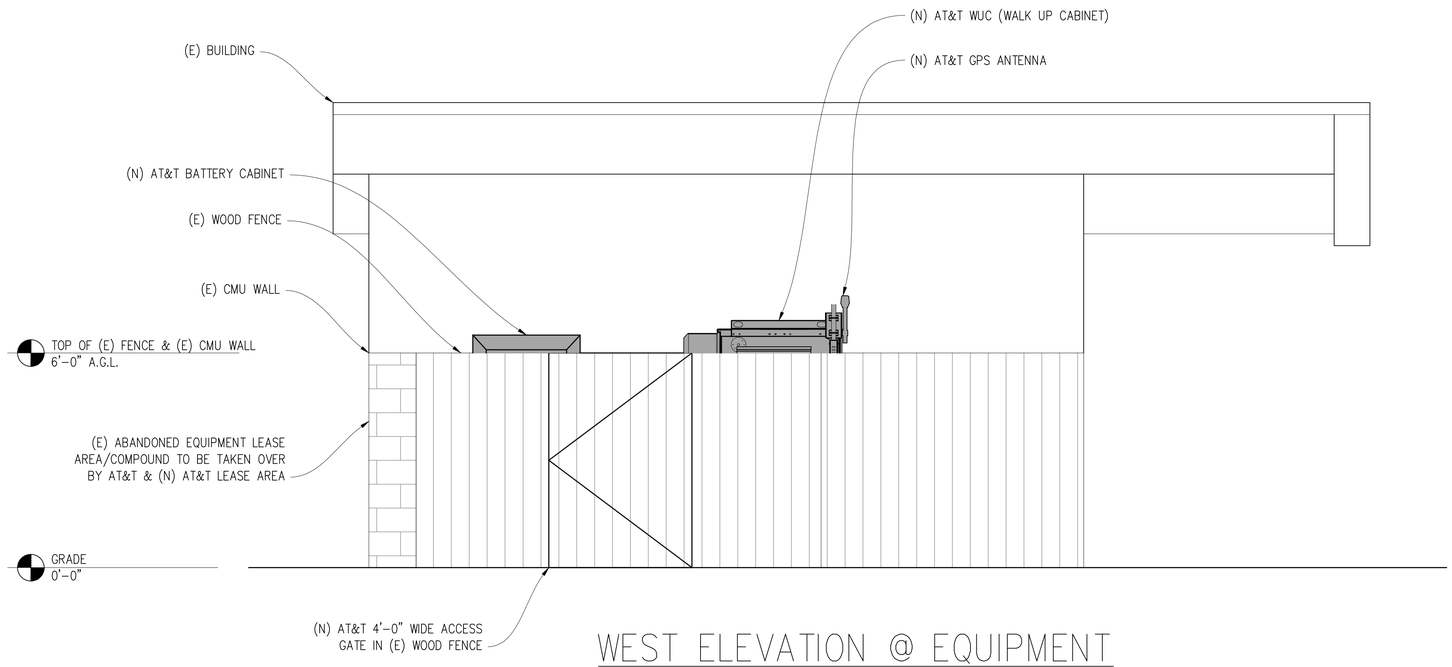
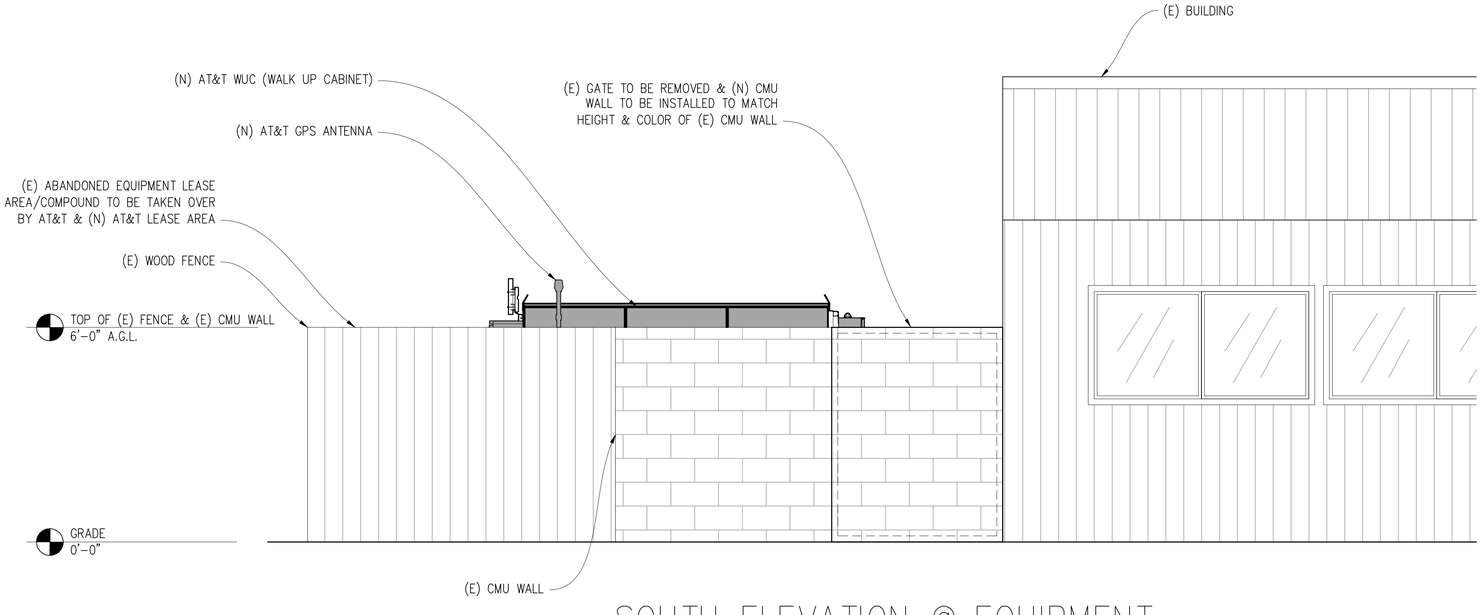


WEST ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



SOUTH ELEVATION @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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SHEET TITLE:

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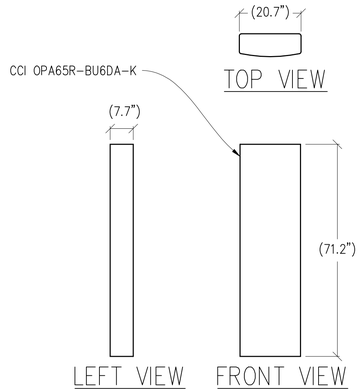
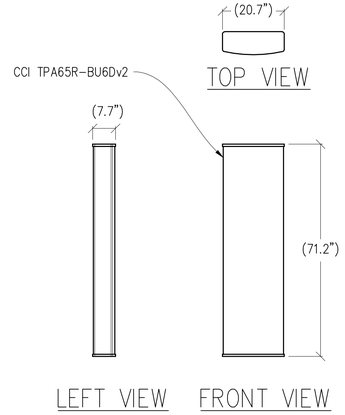
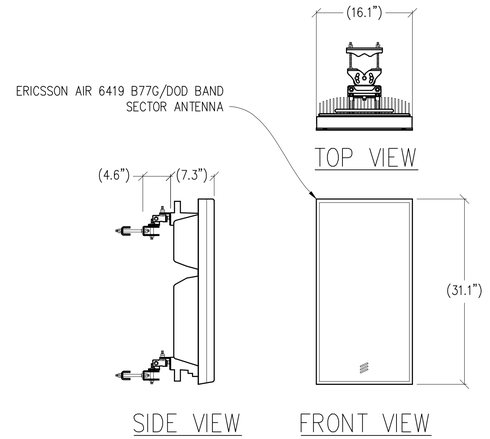
A-3.2



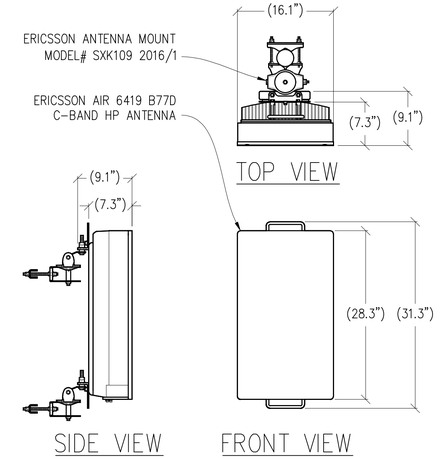
1 ANTENNA DETAIL
½"=1'-0" MAX WEIGHT: 75.9 LBS



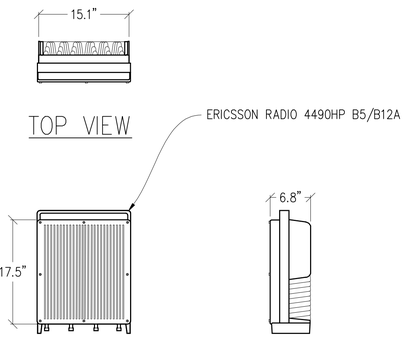
2 ANTENNA DETAIL
½"=1'-0" MAX WEIGHT: 80.9 LBS



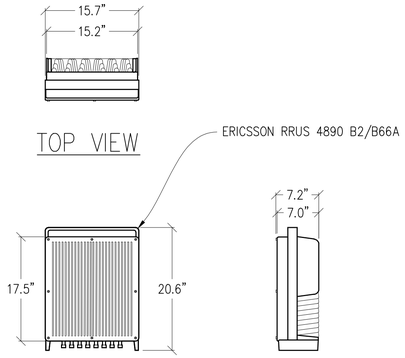
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



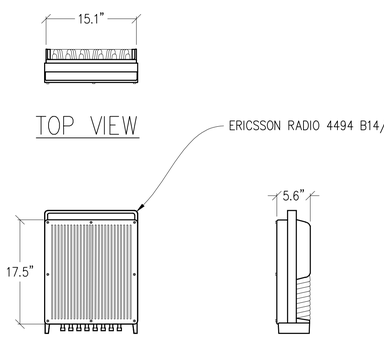
4 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 64 LBS



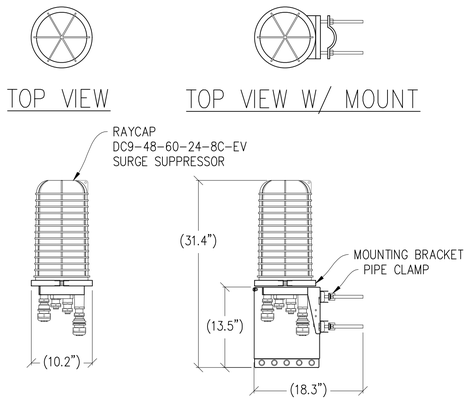
5 RADIO 4490HP DETAIL
1"=1'-0" MAX WEIGHT: 68 LBS



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



7 RADIO 4494 DETAIL
1"=1'-0" MAX WEIGHT: 57.3 LBS



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

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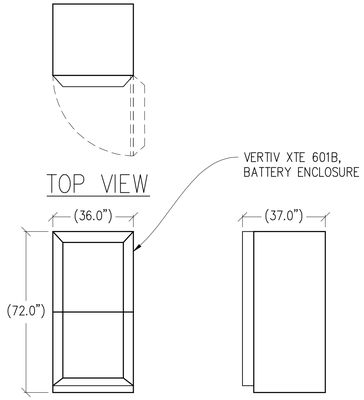
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ANTENNA
DETAILS

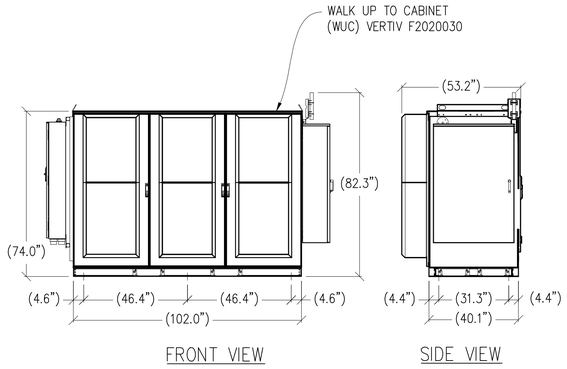
SHEET NUMBER:

A-4.1



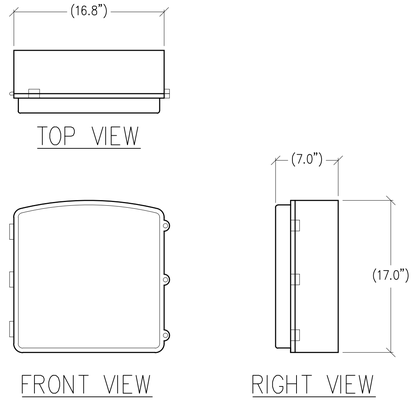
2 BATTERY CABINET DETAIL

3/8"=1'-0" WEIGHT: 980 LBS



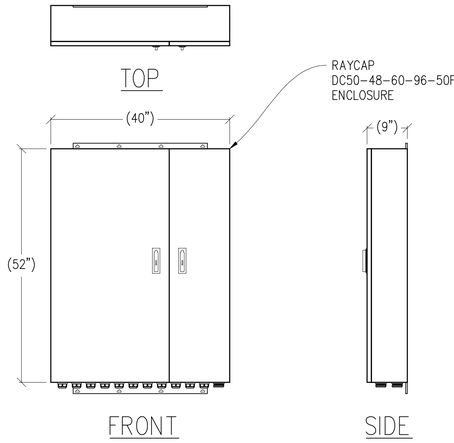
X WUC VERTIV F2020030 DETAIL

3/8"=1'-0" MAX WEIGHT: 4,442 LBS



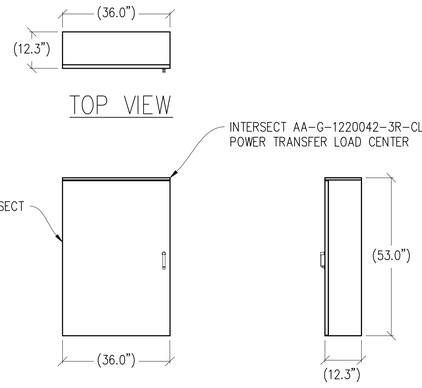
3 CN 3931 DETAIL

1½"=1'-0" MAX WEIGHT: 28.6 LBS



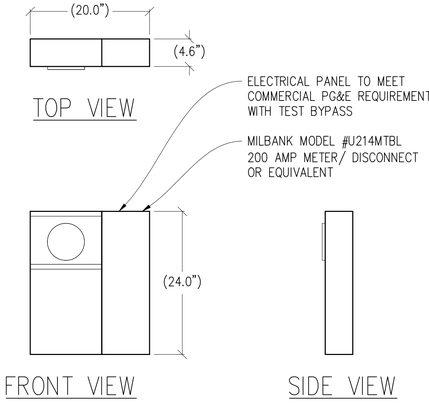
4 RAYCAP DC50 DETAIL

¾"=1'-0" MAX WEIGHT: 165 LBS



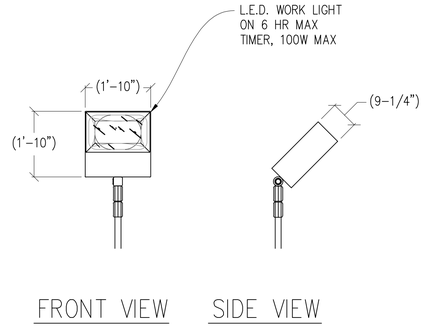
5 ILC CABINET DETAIL

½"=1'-0" MAX WEIGHT: 210 LBS



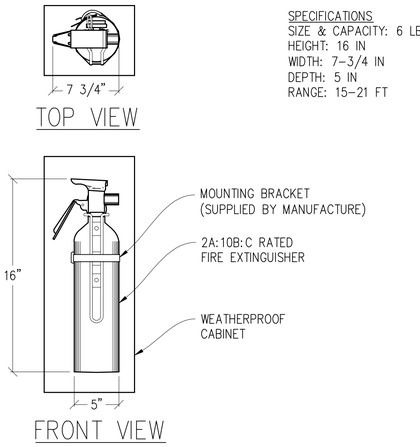
6 METER DETAIL

1"=1'-0"



7 TECH LIGHT DETAIL

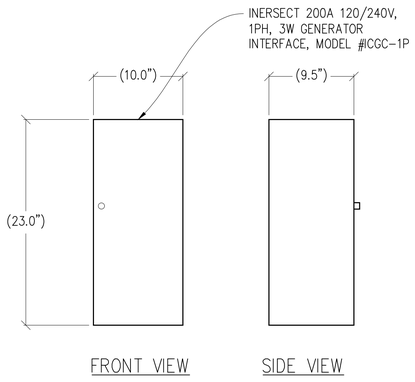
½"=1'-0"



SPECIFICATIONS
SIZE & CAPACITY: 6 LBS
HEIGHT: 16 IN
WIDTH: 7-3/4 IN
DEPTH: 5 IN
RANGE: 15-21 FT

8 FIRE EXTINGUISHER DETAIL

N.T.S.



9 GENERATOR INTERFACE DETAIL

N.T.S.

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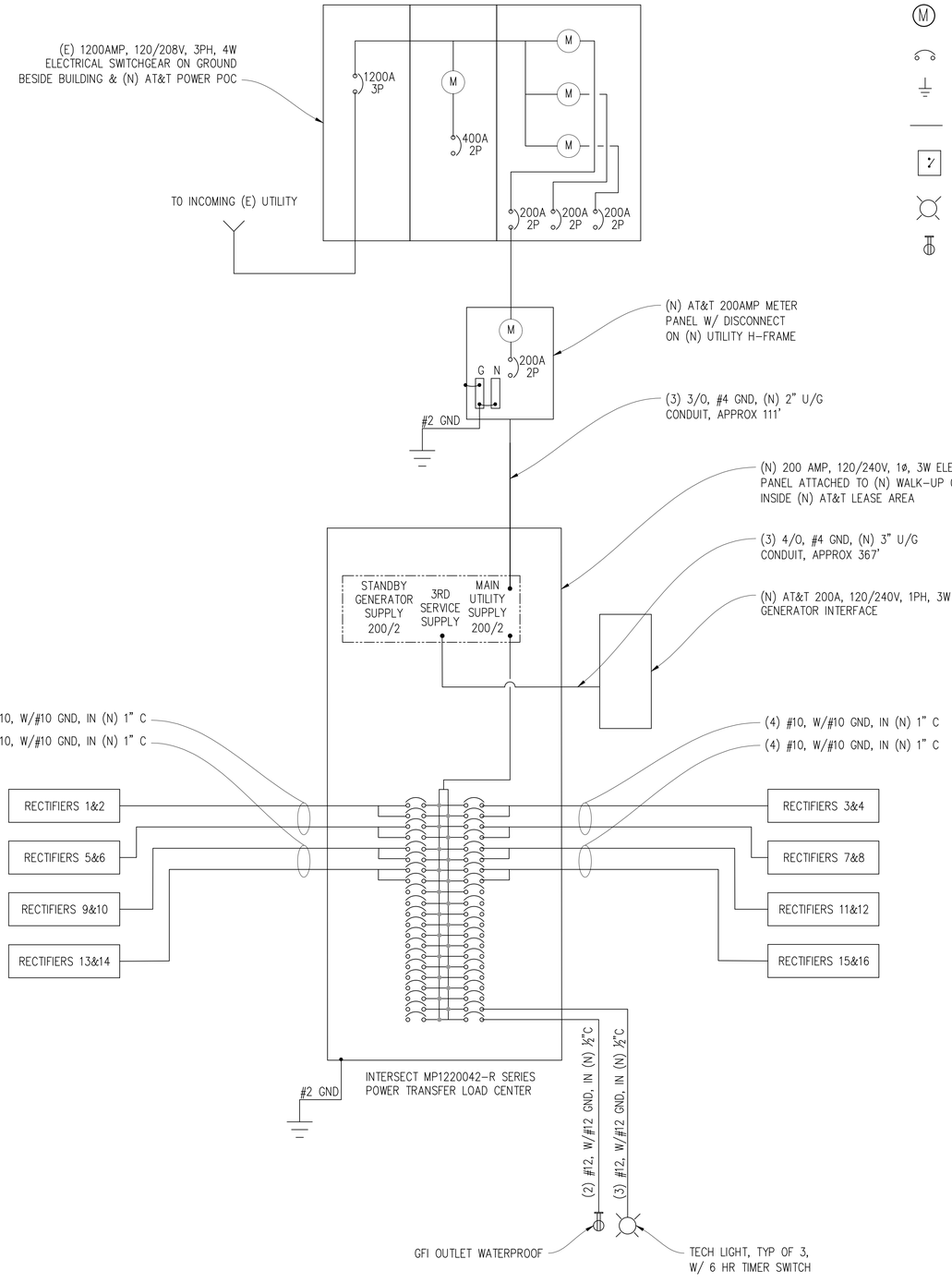
SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER:

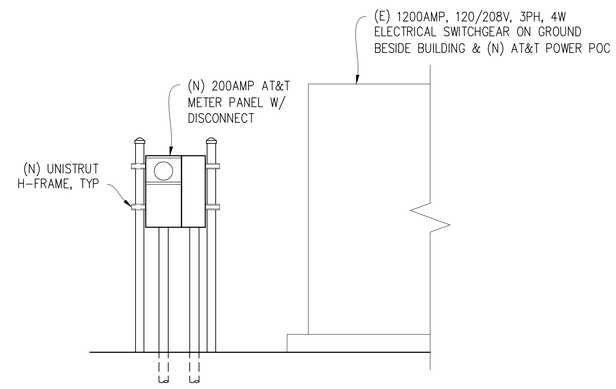
A-4.2



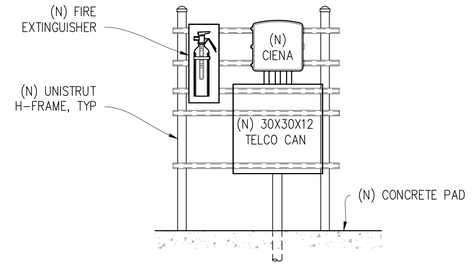
SINGLE LINE DIAGRAM

ELECTRICAL LEGEND

- MI — MECHANICAL INTERLOCK
- M — METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF



1 H-FRAME ELEVATION
½"=1'-0" @ POWER POC



2 H-FRAME ELEVATION
½"=1'-0" @ EQUIPMENT

PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 10,000				VOLTS: 120V/240V, 1ø		
LOCATION : INSIDE							BUS AMPS: 200A		
MOUNTING : WALL							MAIN CB: 200A		
ØA	ØB		BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE		ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION					LOAD DESCRIPTION	LOAD VA	LOAD VA
2150		RECTIFIERS 1&2	–	1	2	–	RECTIFIERS 3&4	2150	
	2150	" "	–	3	4	–	" "		2150
2150		RECTIFIERS 5&6	–	5	6	–	RECTIFIERS 7&8	2150	
	2150	" "	–	7	8	–	" "		2150
2150		RECTIFIERS 9&10	–	9	10	–	RECTIFIERS 11&12	2150	
	2150	" "	–	11	12	–			2150
2150		RECTIFIERS 13&14	–	13	14	–	RECTIFIERS 15&16	2150	
	2150	" "	–	15	16	–	" "		2150
		BLANK	–	17	18	–	BLANK		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
		" "	–	25	26	–	" "		
		" "	–	27	28	–	" "		
		" "	–	29	30	–	" "		
		" "	–	31	32	–	" "		
		" "	–	33	34	–	" "		
		" "	–	35	36	–	" "		
		" "	–	37	38	–	" "		
		" "	–	39	40	–	TECH LIGHTS		300
		" "	–	41	42	–	GFCI RECEPTACLE	180	
8600	8600	PHASE TOTALS					PHASE TOTALS	8780	8900
TOTAL VA =	34880	TOTAL AMPS =	145						

Issued For:

CCL06126
CCL06126

3111 BENTON STREET
SANTA CLARA, CA 95051

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

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

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
0	11/15/24	ZD 90%	T.T.

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

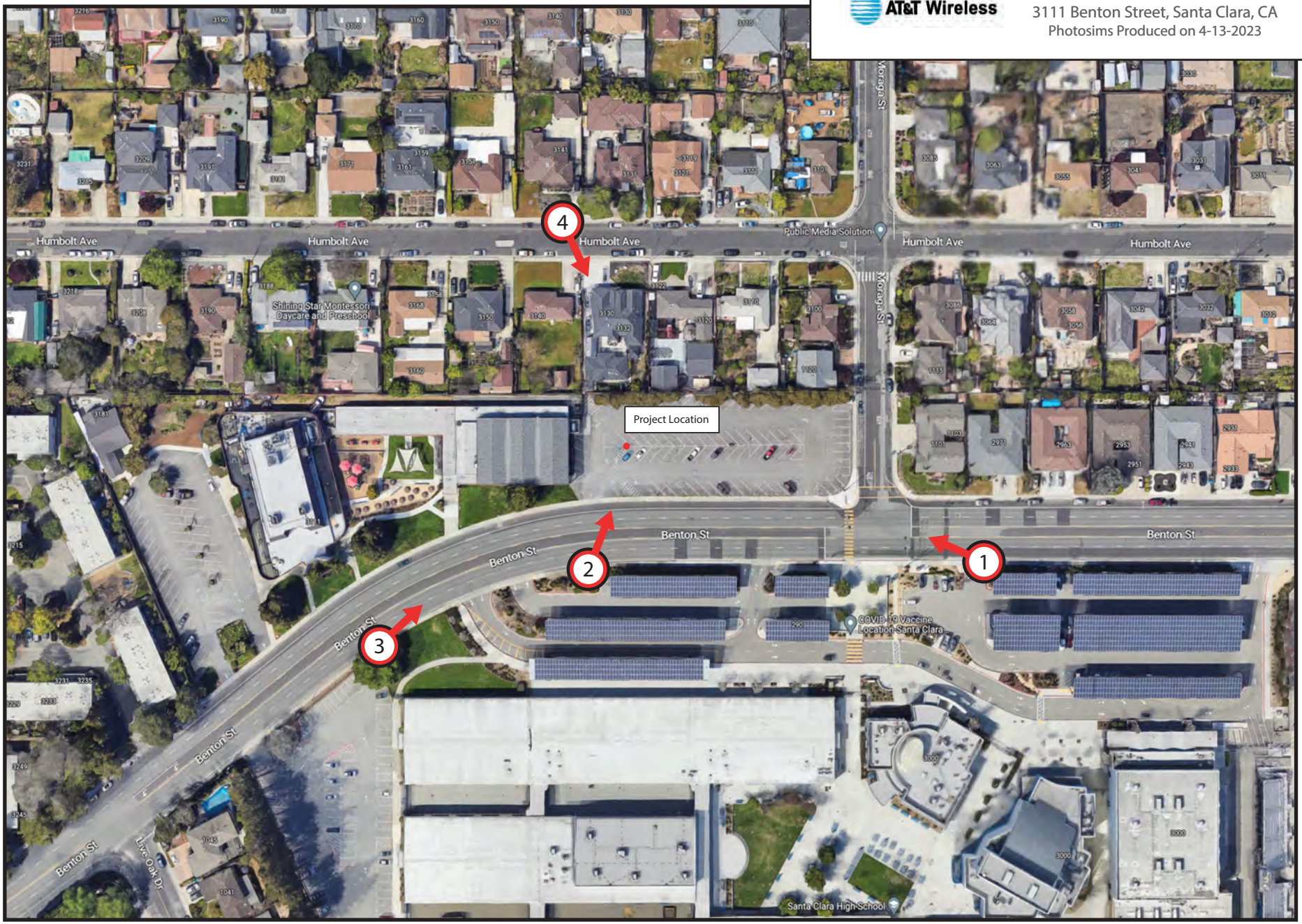
ELECTRICAL PLAN

SHEET NUMBER:

E-1.1

AT&T Wireless

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 4-13-2023



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing

Proposed

view from Benton Street looking northwest at site

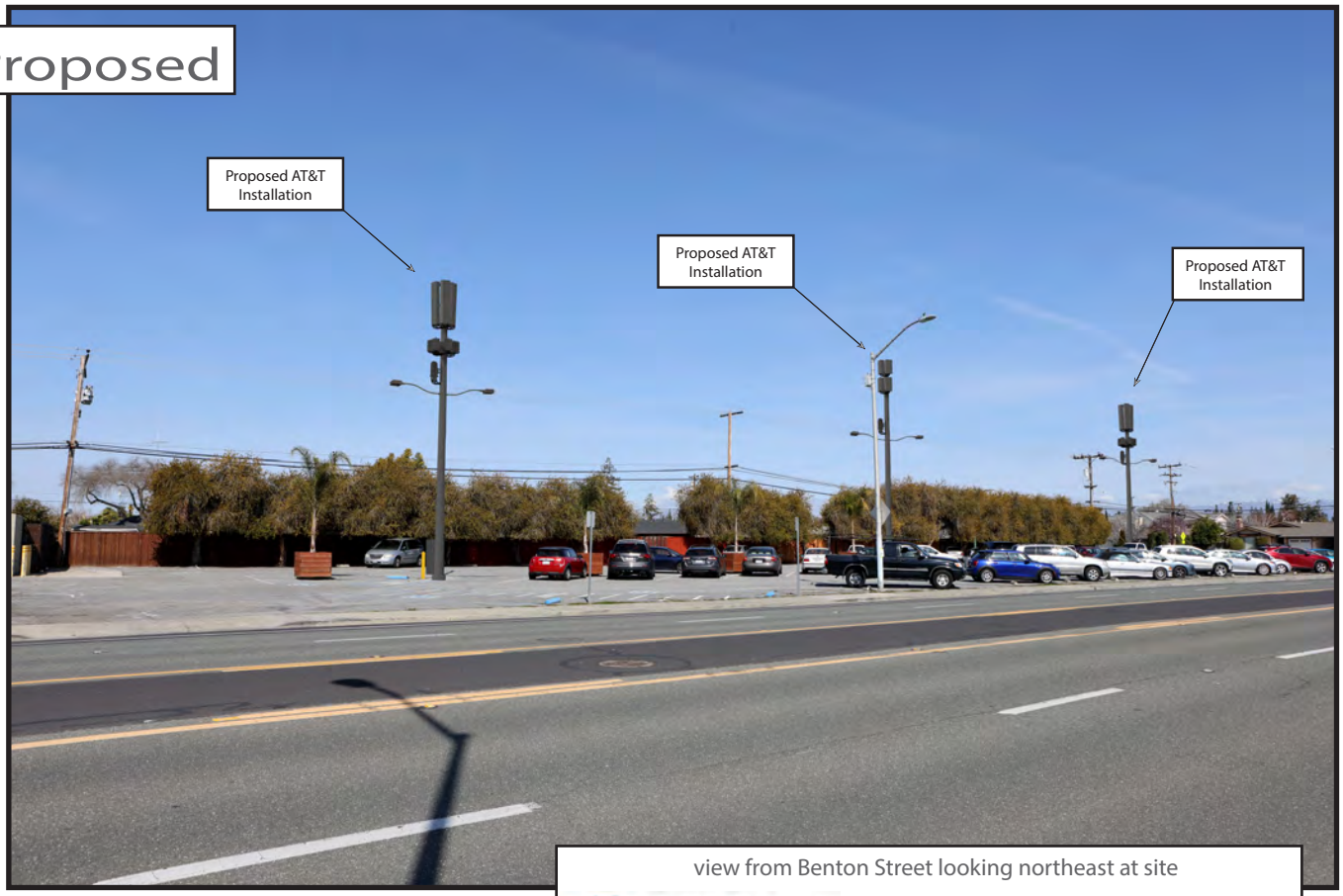
AT&T Wireless

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 4-13-2023

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed



view from Benton Street looking northeast at site

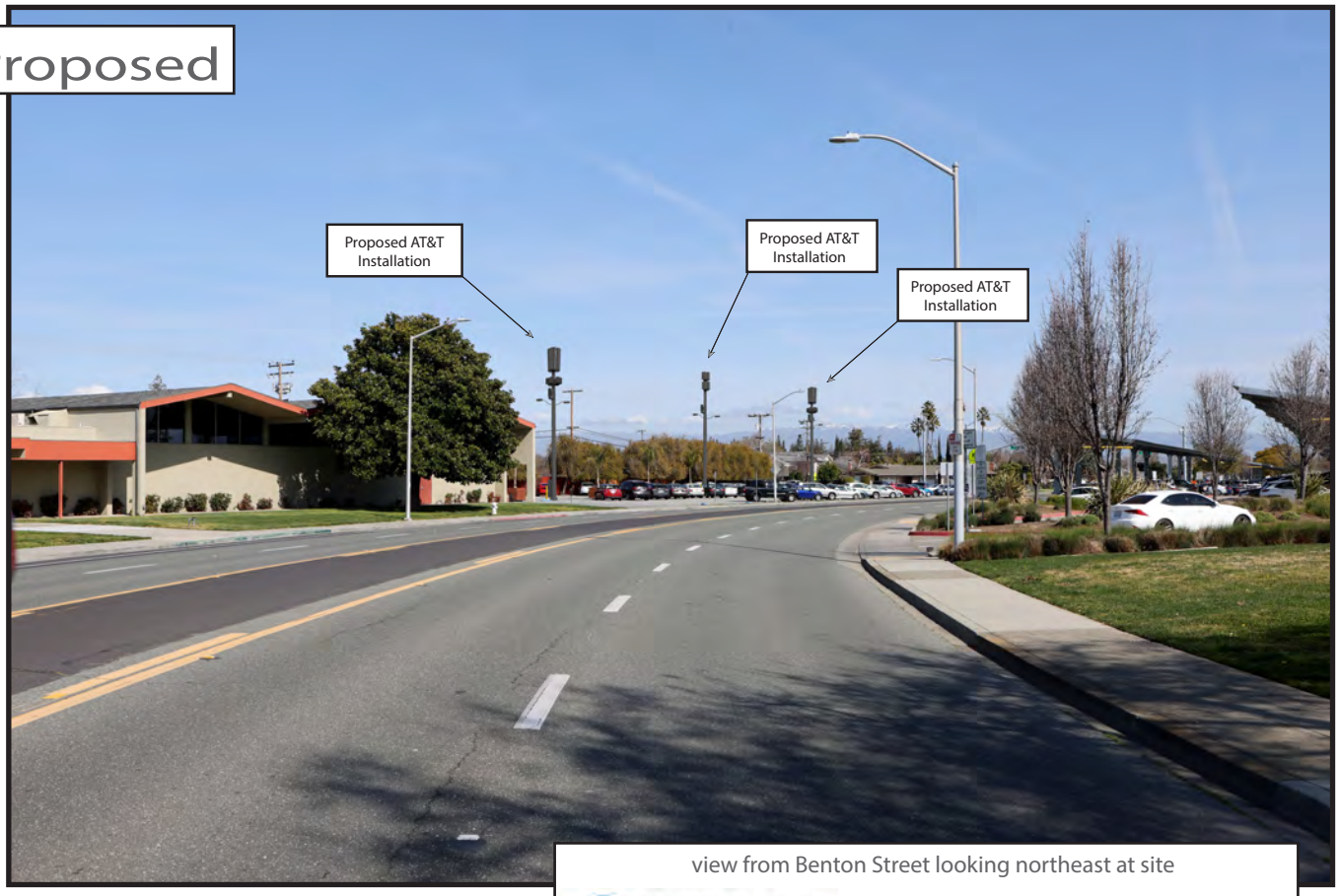
AT&T Wireless

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 4-13-2023

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed



view from Benton Street looking northeast at site

AT&T Wireless

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 4-13-2023

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

view from Humbolt Avenue looking southeast at site

AT&T Wireless

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 4-13-2023

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

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

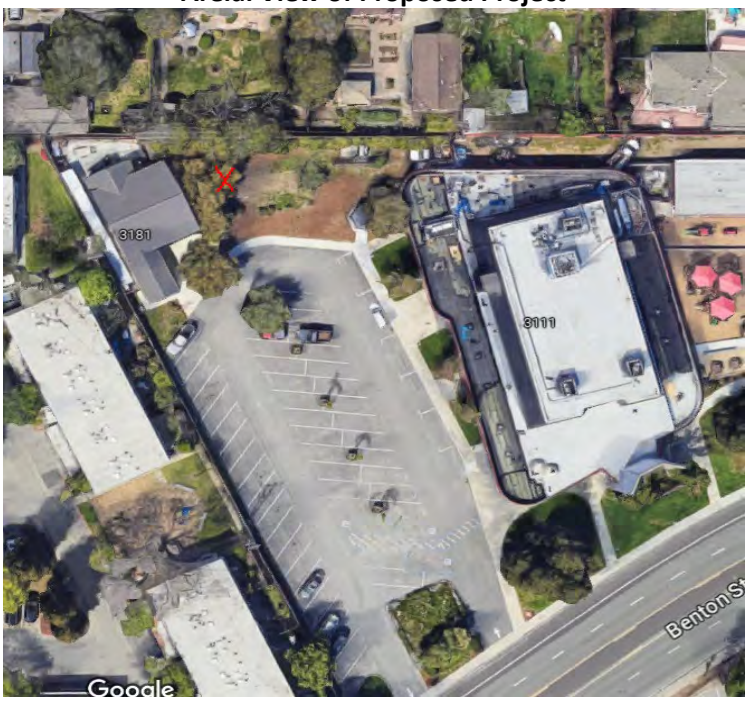
AT&T is seeking to improve communications service to residences, businesses, public services, and area travelers in the City of Santa Clara. AT&T maintains a strong customer base in Santa Clara and strives to improve coverage for both existing and potential customers. Currently, this portion of the AT&T 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.

Areial 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.

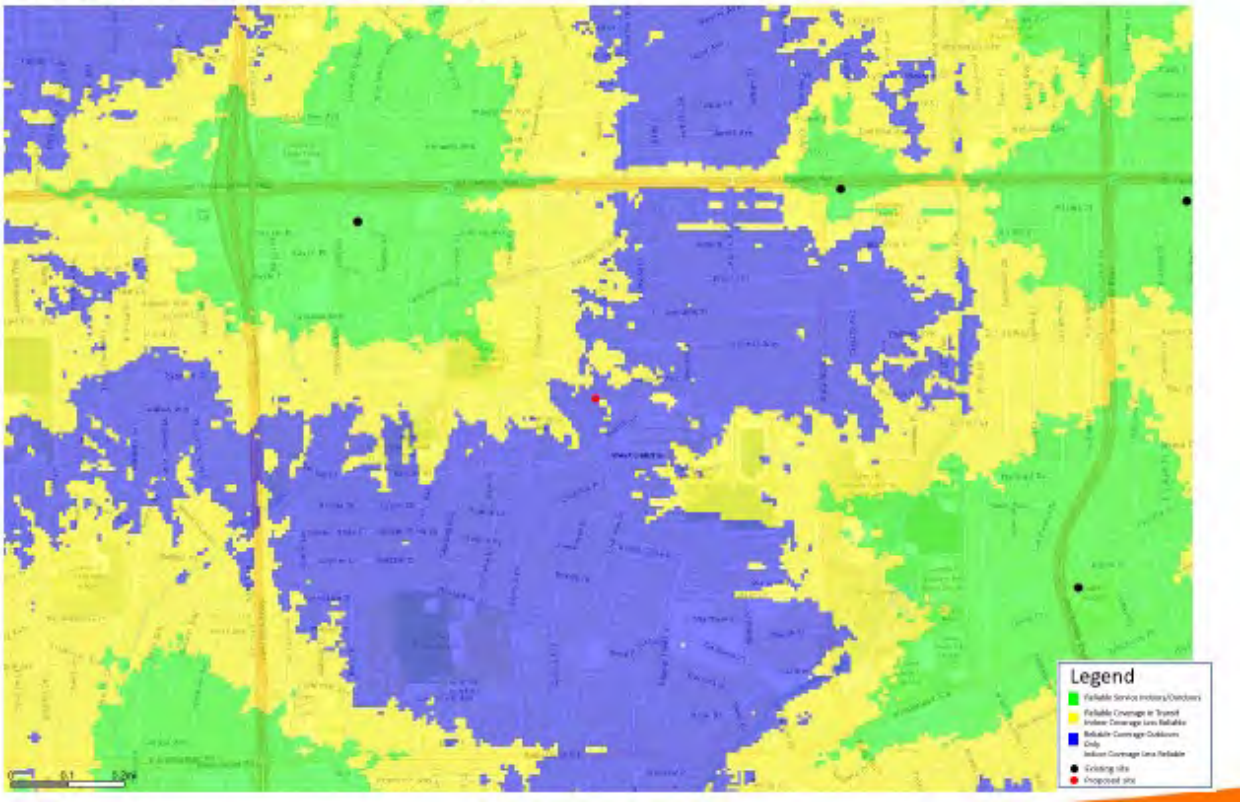
Coverage Maps

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.

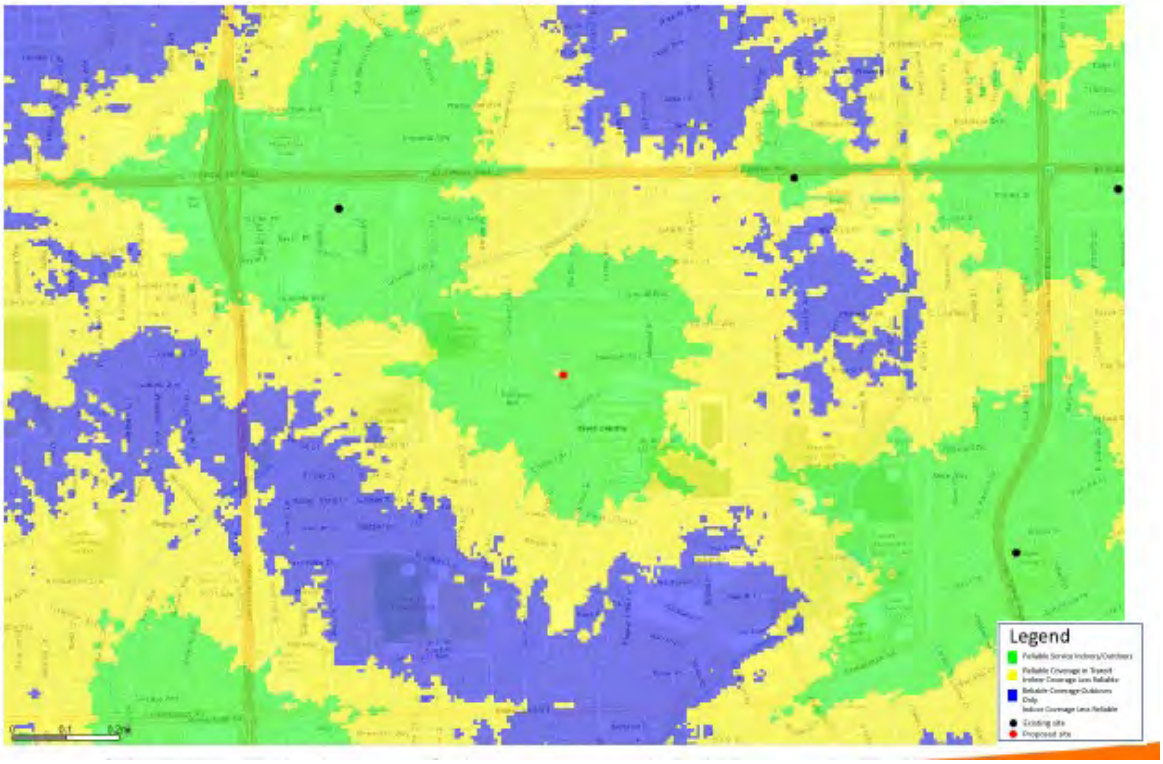
The uncolored areas show denote poor or no coverage, the area shown in blue shows some outdoor and indoor coverage, the area marked in yellow shows some in transit coverage and good indoor coverage, and the area marked in green indicates good indoor, in-transit, and outdoor coverage. Please note that 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.

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.

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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 and is currently built with a church, paved parking lot and an existing cell site on the roof of the church;

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, at the August 21, 2024, Planning Commission meeting, the Applicant requested a continuance of this item to the September 11, 2024, Planning Commission meeting to allow additional time for research and review of comments received during testimony;

WHEREAS, at the September 11, 2024, the Applicant requested a further continuance to address these comments;

WHEREAS, the Applicant has revised the proposal to remove the 30 KW diesel generator and replace it with a back-up battery to address the concerns of the community;

WHEREAS, on October 23, 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.

WHEREAS, at the October 23, 2024 Planning Commission Hearing, the Planning Commission voted to continue the item with re-noticing to allow for the applicant to bring forward an alternative three pole design.

WHEREAS, a revised proposal for a telecommunication facility which would include three 42'-6" monopoles was presented to the Planning Commission; and

WHEREAS, after considering both designs, the Planning Commission elected to take action on the originally proposed installation, a 60-foot-tall monotree;

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 November 21, 2024, a notice of public hearing on this item was mailed to property owners within 500 feet of the project site; and

WHEREAS, pursuant to SCCC Section 18.146.020, on November 21, 2024, notices of the public hearing of December 4, 2024 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, on December 4, 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 4TH DAY OF DECEMBER, 2024, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID
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 **December 4, 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). Non-combustible 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. **Equipment.** A new battery cabinet will be installed in place for when electricity is disrupted.

P5. **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.

P6. **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.

P7. 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

P8. **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.

P9. **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.

P10. **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)

P11. **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

P12. **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.

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. 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, 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 mangers 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 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 alone 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 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. **3rd 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 3rd 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 3rd 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 SCVRUPPP 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. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd 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 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.

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.

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 THREE 42'-6" - TALL MONOPOLES 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, at the August 21, 2024, Planning Commission meeting, the Applicant requested a continuance of this item to the September 11, 2024, Planning Commission meeting to allow additional time for research and review of comments received during testimony;

WHEREAS, at the September 11, 2024, the Applicant requested a further continuance to address these comments;

WHEREAS, on October 23, 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.

WHEREAS, at the October 23, 2024 Planning Commission Hearing, the Planning Commission voted to continue the item with re-noticing to allow for the applicant to bring forward an alternative three pole design.

WHEREAS, the proposal was revised to a telecommunication facility which would include three 42'-6" monopoles and the use of a 366-square feet lease area, enclosed by a wooden fence, for equipment inclusive of a battery cabinet (the "Revised Proposal");

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 Revised Proposal 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 Revised Proposal is 42-feet, 6-inches 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 November 21, 2024, a notice of public hearing on this item was mailed to property owners within 500 feet of the project site; and

WHEREAS, pursuant to SCCC Section 18.146.020, on November 21, 2024, notices of the public hearing of December 4, 2024 were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, on December 4, 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 three 42'-6" tall monopoles 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 Revised Proposal 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 Revised Proposal 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 Revised Proposal use are compatible with the allowed uses in the vicinity; in that the monopoles will be disguised as light poles within a parking lot, there is an existing cell site located on the roof of the church on the same site, and the operation of the monopoles 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 Revised

Proposal 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 Revised Proposal will resemble conventional light poles in the existing parking lot, 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 Revised Proposal 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 three 42’-6” tall monopoles at 3111 Benton Street, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

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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 4TH DAY OF DECEMBER, 2024, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID
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 Three 42'-6" Tall Monopoles.

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 **December 4, 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. **Equipment.** A new battery cabinet will be installed in place for when electricity is disrupted.

P5. **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.

P6. **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.

P7. 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

P8. **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.

P9. **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.

P10. **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)

P11. **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

P12. **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.

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. 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, 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 mangers 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 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 alone 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 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. **3rd 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 3rd 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 3rd 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 SCVRUPPP 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. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd 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 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.

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: _____

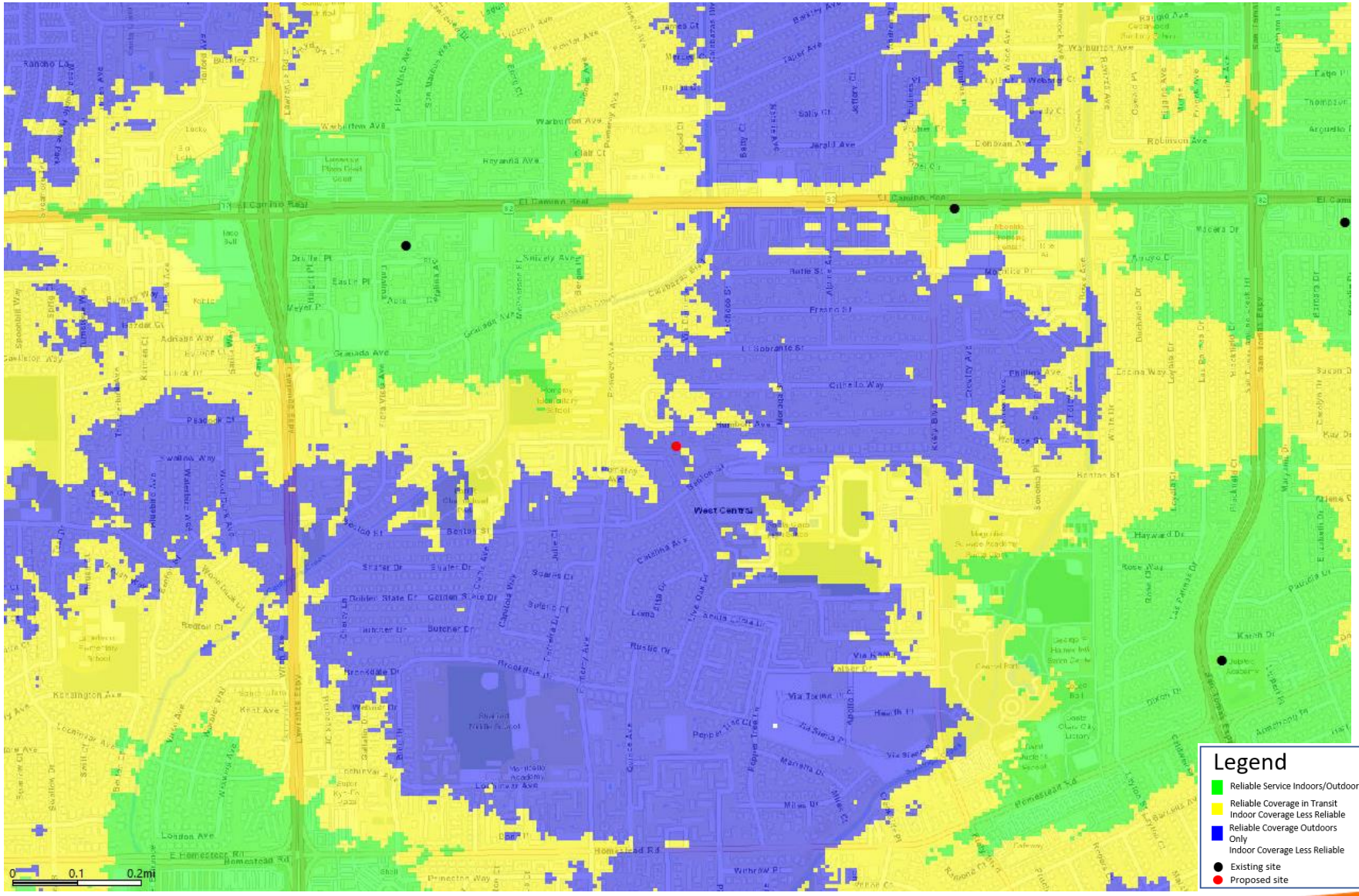
Date: _____

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.

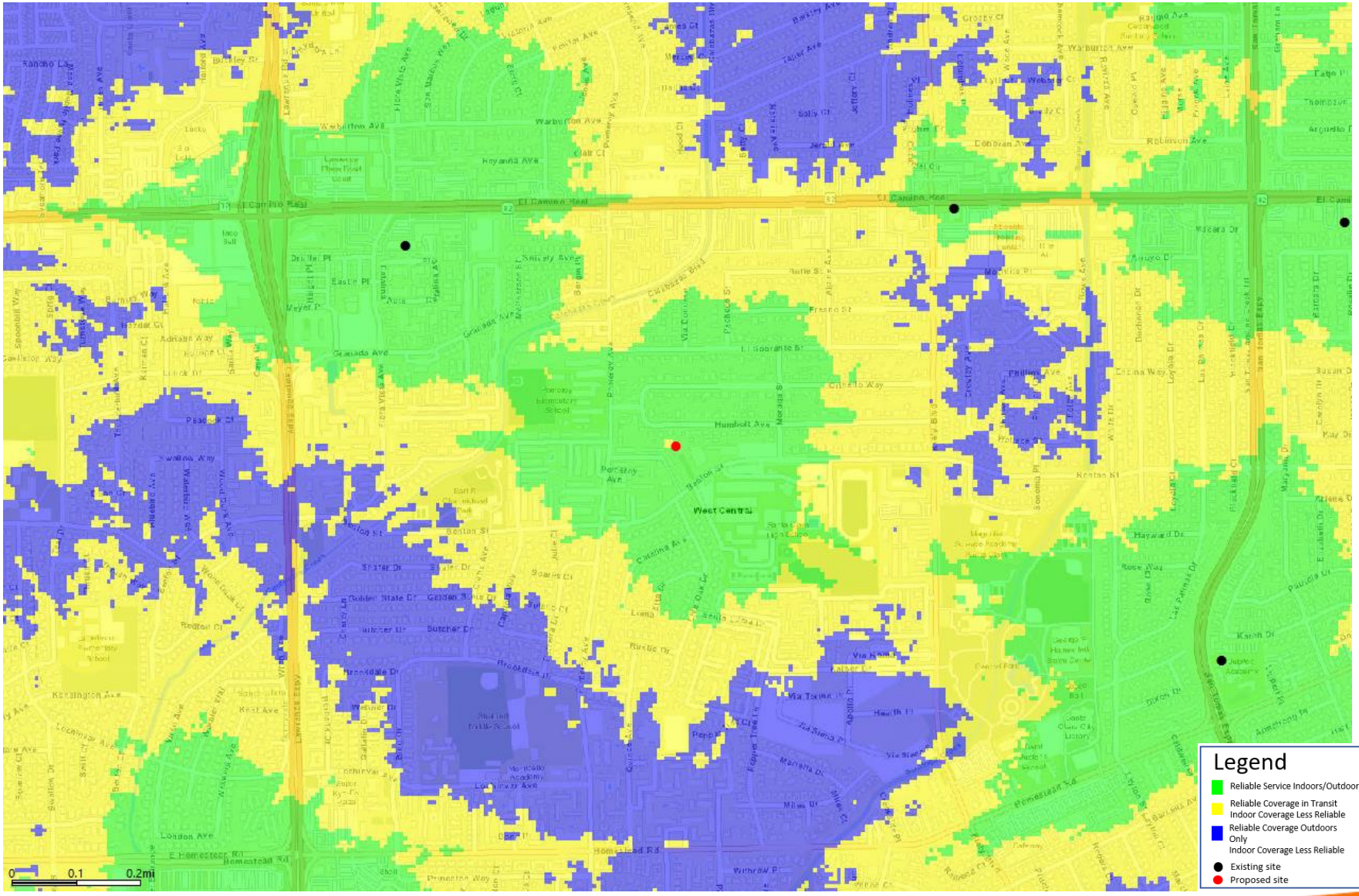
CCL06126 Propagation Map

December 13, 2023

Existing Sites LTE 700 Coverage



Existing Sites + CCL06126 LTE 700 Coverage



Wireless Communications Initiative Study

Wireless Facilities Impact on Property Values

November 2012

Background

Wireless technology has dramatically changed the way the world communicates. There are over 6 billion wireless phones being used worldwide. In the United States the number of wireless phones is greater than the population. Conversely, with the advent of smart phones and wireless devices, there is increasing strain being put our already stressed wireless infrastructure. The goal of the Wireless Communications Initiative (WCI) is to enable the deployment of a 21st century wireless infrastructure. Silicon Valley is clearly driving wireless innovation and the region has consistently been an early adopter of these products.

However, compared to feature phones, smartphones place 24 times the demand on wireless networks, and smart devices such as tablets command 120 times as much. Carriers are trying to respond to this revolution in technology by deploying what is called Next Generation technology. Carriers tout the capacity of their 4G or LTE (Long Term Evolution) networks as significantly more efficient in managing the burgeoning demand placed on networks by applications such as streaming video.

The significant challenge facing the next phase in technology deployment is the need to place wireless facilities in residential neighborhoods. These facilities need to be closer to consumers to allow signals to be accessible within homes. This is increasingly important given that about 30 percent of homes rely solely on wireless phone service. In addition, almost 400,000 calls to 911 are made each day using wireless phones. Access to a wireless network has now become a public safety imperative.

Carriers are working with cities to identify neighborhood sites for wireless facilities. However, this task has been made more difficult in some cases when a few residents raise concerns about the placement of wireless towers. These residents oppose carrier applications because of

trepidations related to Radio Frequency (RF) emissions or suspicions about a negative impact on property values. The anxiety that wireless towers impact property values has been a powerful argument used by opponents to carrier applications. Oftentimes, anecdotal evidence is used to bolster these arguments, absent any factual evidence regarding the veracity of these claims.

Carrier and city attempts to address these concerns can lead to long delays in deploying and upgrading wireless facilities. It isn't unusual for a single application to be delayed for a year or more while community concerns are being addressed.

This study has been designed to assess the actual effects of wireless facilities on property values. We have the capability to consider wireless facilities that have been in place for several years. We can look at hundreds of recent real estate transactions to determine what effects are present.

The Study Partners

The Santa Clara County Association of REALTORS® and the Silicon Valley Association of REALTORS® (SILVAR) partnered with WCI to produce the study. The members of these two organizations are involved with most transactions involving single family residences in Silicon Valley. The Associations are over 100 years old and have a rich history paralleling the growth of the region. The organizations represent thousands of real estate agents who have a deep commitment to furthering the professionalism of the industry.

In addition, WCI partnered with MLS Listings to perform the actual data analysis. MLSListings, Inc. was founded in 2007 by a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. The company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms. MLSListings typically handles listings totaling nearly $70 billion annually.

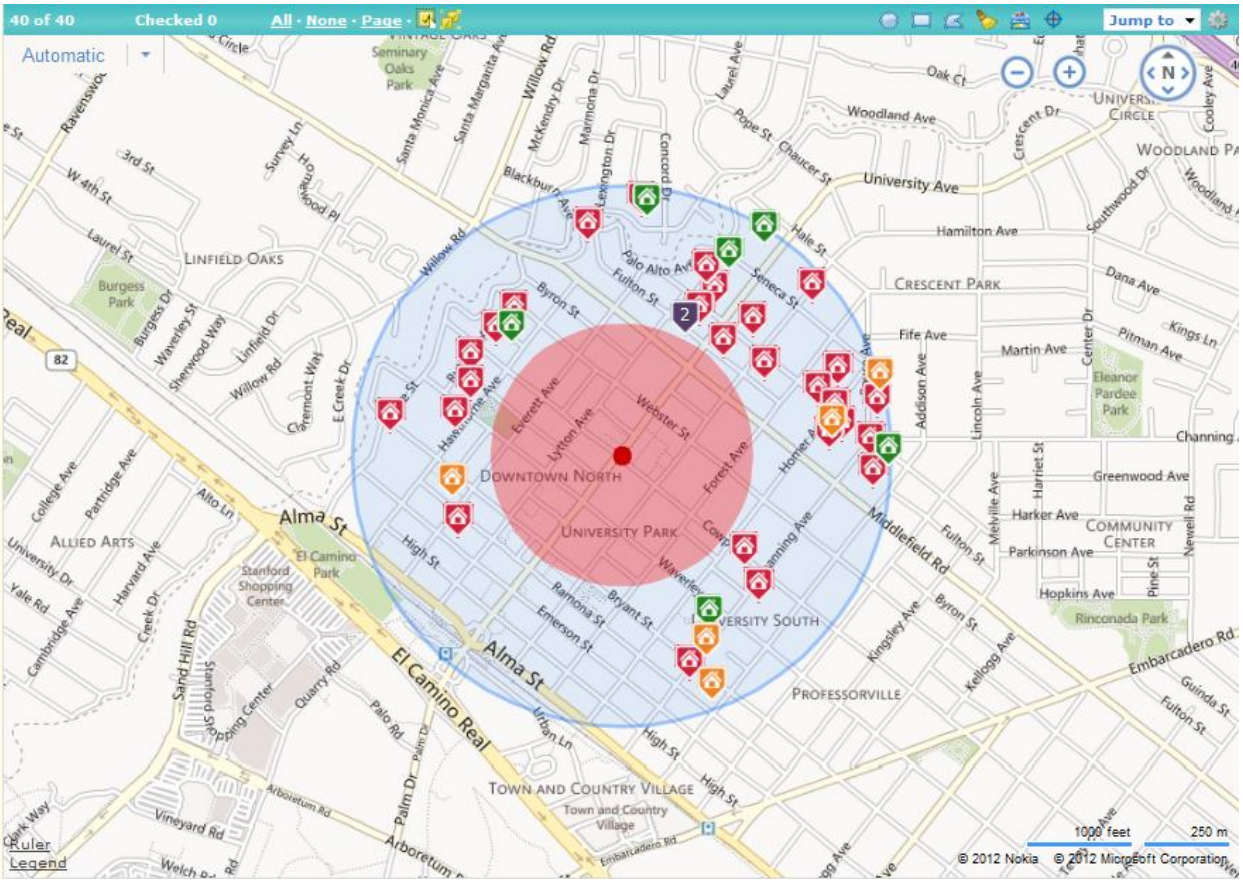
See Appendix B for more information about these organizations.

The Methodology

The data was compiled using over 1600 single-family home transactions from January to September 2012. A total of 70 wireless sites were selected in Palo Alto, Redwood City, Saratoga and San Jose. The survey compared the "list" and "sale" price for transactions based on the distant from the wireless facility. The transactions were grouped by those 1) within 1/8th of a mile, 2) 1/8 to a quarter mile and 3) a quarter to one-half mile.

In addition, the study included all types of wireless facilities. These facilities may be A) a wireless tower, B) equipment placed on buildings (e.g. church, offices) or C) placed on a utility structure (e.g. pole, tower).

See Appendix D for sample photographs of the sites.



Sample MLS listing data query

The chart below displays the aggregated results for the study. The list and sale prices are an aggregate of the all of the transactions that occurred within the specified distance from the wireless site during January to September 2012. The fourth column is derived as a percentage of the sale price to the list price.

	Total List Price	Total Sale Price	%List to Sale
Palo Alto			
0-0.125 mile	$ 33,093,000	$ 34,243,125	**103%**
0.125-0.25	$ 219,641,507	$ 233,276,629	**106%**
0.25-0.5	$ 1,058,288,821	$ 1,094,507,081	**103%**
Redwood City			
0-0.125 mile	$ 9,111,888	$ 9,306,000	**102%**
0.125-0.25	$ 36,670,398	$ 36,738,500	**100%**
0.25-0.5	$ 91,938,794	$ 92,571,249	**101%**
Saratoga			
0-0.125 mile	$ 11,116,000	$ 11,168,000	**100%**
0.125-0.25	$ 77,914,560	$ 77,601,045	**100%**
0.25-0.5	$ 353,092,390	$ 350,550,126	**99%**
San Jose			
0-0.125 mile	$ 29,024,249	$ 28,695,250	**99%**
0.125-0.25	$ 57,135,400	$ 57,075,940	**100%**
0.25-0.5	$ 157,404,541	$ 158,404,215	**101%**

A listing of the addresses for the wireless sites is in Appendix A.

Conclusion

It is quite clear from the data that the distance from a wireless facility has no apparent impact on the value or sale price of a home. The relationship between the list and sale price remained the same no matter how close the property was to the wireless facility. In addition, we see that all the cities in the survey had similar results. The sites across all cities represent a variety of properties including those in neighborhoods with higher priced homes versus those in communities with more moderately priced homes.

Most real estate professionals believe there are multiple factors that affect property values. These professionals still believe in the old adage that there are three factors: location, location, location. However, it is quite obvious that the overall economic climate can have an overriding effect on the real estate market. This year has seen a significantly stronger market for home sales, both in the number of transactions and sellers' ability to obtain their asking price. Other factors that tend to impact property values include schools and access to transportation.

This study should provide a data-based explanation of the relationship between home values and the proximity to wireless facilities. The conclusions can be understood to suggest that communities and carriers have done well in considering the placement of the technology. The Wireless Communications Initiative believes this continued commitment to resolving deployment issues will benefit our region and its neighborhoods.

(Appendix A)

Wireless Facilities Included In Study

Palo Alto

1082 Coronado

101 Alma St

1985 Louis Road

3990 El Camino

305 N California

10950 Channing

1501 Page Mill Rd

200 Page Mill Rd

2047 bayshore

2300 Geng Rd

260 Sheridan

2666 E Bayshore Rd

2675 Hanover St

2701 Middlefield Rd

300 Pasteur Dr

3000 Alexis

3141 Maddux Dr

3401 & 3431 Hillview

345 Hamilton Ave

3475 Deer Creek Rd

3600 W Bayshore Rd

3600 Middlefied

3672 Middlefied

3862 Middleflied

4009 Miranda

4243 Manuela Ave

4249 El Camino Real

488 University Ave

525 University Ave

531 Stanford Ave

695 Arastradero

711 Colorado

724 Arastradero

850 Webster St

855 El Camino

900 Blake Wilbur Dr

799 Arastradero

760 Porter

3000 El Camino Real

675 El Camino Real

2595 E Bayshore

Junipero & Stanford

Page Mill & Foothill

Redwood City

3025 Jefferson Ave

468 Grand St

1175 Palomar

1251 Annette

2900 Whipple Ave

Saratoga

14407 Big Basin Way

14000 Fruitvale

13000 Glen Brae

13750 Prune Blossom

14091 Quito Rd

12770 Saratoga Ave

1777 Saratoga Ave

13601 Saratoga Ave

20508 Saratoga Los Gatos

19491 Saratoga Los Gatos

12393 Saratoga Sunnyvale

12413 Saratoga Sunnyvale

Hwy 9 & Quito

San Jose

2827 Flint Ave

930 Remillard Ct

3675 Payne Ave

144 S Jackson

366 Saint Julie Dr

1529 Newport Ave

1200 Fleming Ave

2110 Story Rd

1635 Park Ave

1700 Moffat St

Disclaimer: the data was pulled on 10/2/2012 pulling only single family residence (class 1 in MLSListings, Inc.) with a time frame of all sales from 1/1/2012 to 10/2/2012

Appendix B

Santa Clara County Association of REALTORS®

History

Santa Clara County Association of REALTORS®, established in 1896, has a long and rich history paralleling the history of Santa Clara Valley. SCCAOR, the first trade association in California, is the largest real estate board in Northern California, and was listed as one of the nation's top 20 associations by the Foundation of the American Society of Association Executives. It has come a long way since its first members took potential buyers to preview properties in horse-drawn buggies.

Over the years, its members have made very significant contributions, both in the real estate industry and to the quality of life in Santa Clara County, through their community service activities. Santa Clara County Association of REALTORS®'s history is one of recognizing changing needs in the real estate industry, economy, and technology, and leading the way in responding to those needs.

Santa Clara County Association of REALTORS® was the first real estate board in California to employ a Government Affairs Director to represent the interest of property owners, REALTORS® and the real estate industry, at all levels of government. Threats to property rights remain an increasingly "hot" item on legislative agendas.

The Board's educational activities for members and the public consistently win state and national awards for high quality and leadership, including the Real Estate Assistants Program, developed in 1994. Ongoing classes and seminars provide Members with the most current, professional education for the benefit of their clients and their careers.

In support of the many communities our members serve, SCC REALTORS® FOUNDATION, a nonprofit corporation designed to direct Member's monetary contributions to the most vital community needs, was formed in 1991.

Integrity, strength and innovation are the foundation of Santa Clara County Association of REALTORS®'s history. In the same tradition, established during the past century, we are committed to being an industry leader, bringing positive action and service to our Members and communities for the next 100 years.

The Silicon Valley Association of REALTORS®

The Silicon Valley Association of REALTORS® (SILVAR) is a professional trade organization representing over 4000 REALTORS® and Affiliate members engaged in the real estate business on the Peninsula and in the South Bay. SILVAR promotes the highest ethical standards of real estate practice, serves as an advocate for homeownership and homeowners, and represents the interests of property owners in Silicon Valley.

It is the duty and responsibility of every REALTOR® member of this Association to abide by the "Code of Ethics" of the National Association of REALTORS®. The term "REALTOR®" is a registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® & who subscribes to its strict Code of Ethics.

MLSListings, Inc. was founded in 2007 as a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. As the company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms in Santa Clara, Santa Cruz, Monterey, San Mateo, San Benito, Merced, San Joaquin and Stanislaus Counties – an area of approximately 28,000 square miles, reaching from San Francisco to Big Sur, and including some of the most valuable real estate in the world. MLSListings typically handles listings totaling nearly $70 billion annually.

In April, 2008, MLSListings, Inc. joined with three other Northern California MLS services – San Francisco MLS, Bay Area Real Estate Services, and MetroList Services – in an unprecedented alliance to share multiple listing data throughout Northern California. This new alliance serves nearly 50,000 brokers in 19 Northern California Counties, a total population of nearly 9 million people.

Appendix C

Wireless Site Photographs (Sampling)

366 St. Julie Drive, San Jose

2110 Story Road, San Jose

3675 Payne, San Jose

12770 Saratoga Ave, Saratoga

14407 Big Basin Way

675 El Camino, Palo Alto

1082 Colorado St. Palo Alto

1985 Louis Road, Palo Alto

4009 Miranda, Palo Alto

4243 Manuela, Palo Alto, CA

2575 Hanover, Palo Alto

Economic Impacts to Residential Real Estate from Small Wireless Facilities

July 2021

Joint Venture SILICON VALLEY

www.jointventure.org

Study Background

Mobile telephone and data networks have existed for several decades, dating back to the late 1960s when "car phones" were first introduced. Mass-adoption began in the late 1990s, when economies of scale and Moore's Law [1] made affordable mobile handsets possible. The introduction of smartphones in the late 2000s drove mass adoption of mobile connectivity and applications we now rely on for daily life in the 21st century. The usage trends of these technologies are well-known and personally familiar. In 2015 the World Bank reported that 97.4% of the world's population have cellular phone subscriptions, but only 68% have sanitation service (i.e. toilets, sewers, etc.) [2]

In the United States, over 80% of emergency calls to 911 emergency services originate from mobile phones. [3] Per the Centers for Disease Control's bi-annual *Wireless Substitution Report* 62.5% of U.S. adults and 73.6% of U.S. children are living in households that are "wireless-only" in which they've replaced their wired telephones with wireless service. [4] For people under the age of 34, the wireless-only rate is nearly 80%, as an increasingly large percentage of the younger population have never owned — or even used — wired telephones. Mobile internet and data usage is also growing exponentially. Globally, in 2020, the amount of data that flowed *monthly* over mobile data networks exceeded 70 Petabytes. (A Petabyte is equal to 1,000,000 Gigabytes.) [5]

To serve this exponentially-increasing demand, wireless carriers are densifying their networks by deploying low-power augmentation sites known as "small cells" because they cover small areas close to population centers and areas where people congregate. Initially, the densification projects used enhanced 4G LTE technology, but are now shifting toward 5G NR (New Radio) to add additional capacity and features. This expansion of the network, and in particular the introduction of new technologies and spectrum bands, has met with a variety of concerns from a small but vociferous handful of residents, organizations, and even some local governments. The expressed concerns are primarily that electromagnetic fields from these wireless sites will cause health problems, negatively impact local aesthetics, or negatively affect real property valuations. It is this latter concern that our study sought to address.

Study Goals

There are numerous studies on the impact of wireless sites on real estate valuation that used objective and reproducible methods: Joint Venture Silicon Valley 2012, Valbridge 2018, Maennig (University of Hamburg) 2010, and others. [6], [7], [8] However, previous studies focused on wide-area coverage from large towers and monopoles (known as "macro" sites) on hilltops and buildings, rather than small cells on wooden poles and street lights near residences and population centers. None of the previous objective studies found economically-significant impacts — positive or negative — to property valuations, but nevertheless there is an extant belief (or an "urban legend") held by some real estate agents that wireless sites near residences can cause

property valuation reductions of up to 20%. A devaluation of residential real estate from proximal wireless sites does not show up in objective peer-reviewed studies, nevertheless a belief that wireless sites cause devaluation persists and is often raised as an objection during planning commission, city council, county board, and permit appeal hearings. Because the previous studies focused on macro sites, and the wireless industry's current deployment focus is on 4G and 5G small cells, the studies from JVSV, Valbridge, Maennig, etc. are challenged by appellants as not applicable to small cells. To address the gap between extant belief and evidence-based economics, our study focused on whether residential real estate valuation impacts from small cells were objectively evident in real estate sale records.

Study Methodology

Our study applied a *spatial difference-in-differences* approach, a well-regarded economic analysis method used to estimate the impacts from proposed shopping centers, liquor stores, sports stadiums, transit centers, and other contentious land uses in and near residential areas. The study examined the question, "Do wireless small cell sites have an effect, either positive or negative, on the valuation of residential real estate?" The study also examined the question of whether or not the oft-asserted 20% reduction in property valuation appeared in the results.

The study used a dataset of 1,734 small cell sites installed in the State of California over the time period from 2010 to 2020, and a dataset of 11,684,458 real estate transactions statewide over the same ten-year period.

The study looked at residential real estate valuations for properties (the study subjects) within 10 kilometers around the constructed small cell sites, compared with residential real estate valuations for similar properties (the control group) not near small cell sites. The study looked at price variation before and after construction of the small cell sites.

Using the *spatial difference-in-differences* analysis method, effects on real estate sale prices from wireless small cell sites — if they exist — will show up as variations in sale price trajectories between properties proximal to wireless sites and the non-proximal control group properties, with variation occurring during or after the time point when the small cell sites were built.

Our study methodology also controlled for variations that could affect the sale price. Controlling for variations included, but was not limited to, defining similarities in the properties based on:

- Type of Transaction: New construction, Re-sale, REO, Foreclosure, etc.
- Property Type: Single-Family Attached, Single-Family Detached, Condo, COOP, etc.
- Number of bedrooms

- Number of bathrooms
- Number of Half Bathrooms
- Square Footage (living area)
- Garage Square Footage
- Lot Size: Number of square feet of lot
- Year Built: Original construction year
- Levels: Number of property stories
- Units: Number of units on property
- Property Condition: Any internal flag/measure of property condition
- Arm's Length: Any internal indicator of arm's length transaction
- Latitude - Property latitude in decimal degrees (ISO 6709)
- Longitude - Property longitude in decimal degrees (ISO 6709)

The wireless site dataset was provided by Verizon Wireless, and included small cell sites (both 4G and 5G) constructed between 2010 and 2020 in sixteen metropolitan regions in California:

- Sacramento, Roseville, Arden-Arcade
- San José, Sunnyvale, Santa Clara
- San Francisco, Redwood City, South San Francisco
- Oakland, Hayward, Berkeley
- Santa Rosa
- Stockton, Lodi
- Fresno
- Santa Maria, Santa Barbara
- Modesto
- Salinas, Monterey
- San Luis Obispo, Paso Robles, Arroyo Grande
- Santa Cruz, Capitola, Aptos, Watsonville
- Bakersfield
- Vallejo, Fairfield
- Visalia, Porterville
- Napa

The wireless site dataset defined the latitude and longitude of the site, the date of construction, and the type of attachment structure i.e. wood pole, street light, etc.

The real estate transaction dataset was provided by Black Knight Data & Analytics, LLC, and included all residential real estate transactions in California between the years 2010 and 2020. Extensive and detailed coding of the properties in the dataset enabled accurate comparisons between sales of the study properties and sales of control group properties.

Both the wireless and real estate datasets were provided to a doctoral-level economist skilled in urban planning, policy, land use, and housing. The economist was directed to conduct the analysis objectively. The economist had no contact with the wireless industry before or during the study, and has no previous or current financial relationship with the wireless industry. The analysis was done using the Stata software package from StataCorp LLC. The economist produced a set of statistical coefficients appropriate for a third-order curve analysis of residential real estate sales near wireless sites ranging out to 10 kilometers (32,808 feet) radial distance. The analysis used radial increments of 0.1 kilometers (328 feet). The economist also calculated a coefficient of determination (denoted as R^2) which indicates how well the data fits to the calculated regression line. The analysis was conducted at the aggregate statewide level, and also at the local level for the aforementioned metropolitan regions. No adjustments were made to the real estate dataset by the Joint Venture Silicon Valley or the economist.

The coefficients and analysis results were in turn provided to Joint Venture Silicon Valley for final authorship of this report. Aside from formatting the results as necessary for report authorship production, no adjustments were made to the analysis results.

Study Findings

Statewide (California)

At an aggregate statewide level, the analysis found statistically significant increases in residential real estate valuation at all distances after construction of the proximal wireless sites. However, not all of these valuation variations were economically significant.

Coefficient of determination (R^2) for the statewide analysis was very high at 0.97 – in other words, this analysis accounts for nearly 100% of all observed effects on valuation from wireless site deployment near the subject properties.

Statewide, real estate valuation increases from proximal wireless sites ranged from +0.03% (within 0.1 kilometers of a wireless site) to +2.14% (at distances from 8.4 km to 8.9 kilometers). For purposes of illustration: California's median single-family home price in 2020 was $758,990 thus the price premia found in the analysis would result in valuation increases ranging from $228 (0.03%) to $16,242 (2.14%).

The oft-cited 20% reductions in valuation are not evident in the statewide analysis, nor in any of the metropolitan region analyses.

Statistical Significance of Metro Areas

Of the sixteen metropolitan regions analyzed, six regions showed no statistical significance; i.e. wireless sites proximal to residential real estate had no impact on valuation. The six metro regions showing no statistical significance in the analysis were:

- Stockton, Lodi
- Salinas, Monterey
- Santa Cruz, Capitola, Aptos, Watsonville
- Bakersfield
- Vallejo, Fairfield
- Visalia, Porterville
- Napa

Sacramento CA Metro Area

In the Sacramento metro area (Sacramento, Roseville, Arden-Arcade), the analysis found increases in residential real estate valuation after construction of proximal wireless sites.

Looking at 3,796,728 transactions, the valuation variation ranged from +0.01% (within 0.1 km of the wireless site) to +0.53% (at distances from 6.0 km to 6.4 km).

R^2 for the Sacramento metro area analysis was 0.92. The oft-cited 20% reductions in valuation are not evident in the Sacramento metro area results.

San José CA Metro Area

In the San José metro area (San José, Sunnyvale, Santa Clara), the analysis found no valuation effects within 0.4 km, and increases in residential real estate valuation at distances greater than 0.5 km, after construction of the subject wireless sites.

Looking at 3,612,141 transactions, the valuation variation ranged from +0.01% (beginning at 0.5 km from the wireless site) to +0.47% (at distances from 8.0 km to 9.0 km).

R^2 for the San José metro area analysis was 0.93. The oft-cited 20% reductions in valuation are not evident in the San José metro area results.

San Francisco CA Metro Area

In the San Francisco metro area (San Francisco, Redwood City, South San Francisco), the analysis found slight decreases, but also increases, in residential real estate valuation after construction of proximal wireless sites.

Looking at 3,378,178 transactions, the valuation variation ranged from -0.11% (at distances from 0.7 km to 0.9 km from the wireless site) to +3.73% (at distances from 9.1 km to 9.3 km). The decreases observed are not economically signification.

R^2 for the San Francisco metro area analysis was 0.90. The oft-cited 20% reductions in valuation are not evident in the San Francisco metro area results.

Oakland CA Metro Area

In the Oakland metro area (Oakland, Hayward, Berkeley), the analysis found increases in residential real estate valuation at all distances after construction of proximal wireless sites.

Looking at 628,836 transactions, the pricing variation ranged from +0.08% (within 0.1 km of the wireless site) to +3.25% (at 10.0 km from the wireless site).

R^2 for the Oakland metro area analysis was 0.92. The oft-cited 20% reductions in valuation are not evident in the Oakland metro area results.

Santa Rosa CA Metro Area

In the Santa Rosa metro area, the analysis found slight decreases, but also slight increases, in residential real estate valuation after construction of proximal wireless sites.

Looking at 120,937 transactions, the pricing variation ranged from -0.52% (at distances from 2.3 km to 2.7 km from the wireless site) to +0.05% (at distances from 7.5 km to 7.9 km).

R^2 for the Santa Rosa metro area analysis was 0.94. The oft-cited 20% reductions in valuation are not evident in the Santa Rosa metro area results.

Fresno CA Metro Area

In the Fresno metro area, the analysis found increases in residential real estate valuation after construction of proximal wireless sites.

Looking at 18,438 transactions, the pricing variation ranged from +0.25% (within 0.1 km of the wireless site) to +3.94% (at distances from 4.4 km to 4.6 km).

R^2 for the Fresno metro area analysis was 0.97. The oft-cited 20% reductions in valuation are not evident in the Fresno metro area results.

Santa Barbara CA Metro Area

In the Santa Barbara metro area (Santa Barbara, Santa Maria), the analysis found increases in residential real estate valuation after construction of proximal wireless sites.

Looking at 15,630 transactions, the pricing variation ranged from +0.10% (within 0.1 km of the wireless site) to +2.56% (at distances from 5.0 km to 5.5 km).

R^2 for the Santa Barbara metro area analysis was 0.98. The oft-cited 20% reductions in valuation are not evident in the Santa Barbara metro area results.

Modesto CA Metro Area

In the Modesto metro area, the analysis found increases in residential real estate valuation after construction of proximal wireless sites.

Looking at 15,123 transactions, the pricing variation ranged from +1.00% (within 0.1 km of the wireless site) to +16.22% (at distances from 3.7 km to 3.8 km).

R^2 for the Modesto metro area analysis was 0.92. The oft-cited 20% reductions in valuation are not evident in the Modesto metro area results.

San Luis Obispo CA Metro Area

In the San Luis Obispo metro area (San Luis Obispo, Paso Robles, Arroyo Grande), the analysis found slight decreases, but also increases, in residential real estate valuation after construction of proximal wireless sites.

Looking at 9,831 transactions, the pricing variation ranged from -0.27% (at distances from 1.7 km to 2.1 km from the wireless site) to +0.91% (at distances from 9.3 km to 9.5 km).

R^2 for the San Luis Obispo metro area analysis was 0.98. The oft-cited 20% reductions in valuation are not evident in the San Luis Obispo metro area results.

Discussion

Economic Significance of Pricing Variations

While some pricing variation was found to be statistically significant, not all variations were economically significant. Economic significance could be interpreted as any variation above the 1 - R^2 level, however for purposes of this study, the researchers considered pricing variations over 1% to be economically significant. Variations could be due to factors that this analysis did not consider including weather, crime trends, stock market fluctuations, or population migration trends.

Example: In our study, the maximum valuation decrease was -0.52% (Santa Rosa metro area). The median listing sold price in Santa Rosa CA (Jan 2020, per the National Association of REALTORS® website) was $571,000. A pricing variation of -0.52% would equate to a valuation decrease of $2,969.

The study found three metro areas with statistically significant valuation decreases, but no metro areas with economically significant valuation decreases. The study found six metro areas with economically significant valuation increases: San Francisco (+3.73%), Oakland (+3.25%), Fresno (+3.94%), Santa Barbara (+2.56%), and Modesto (+16.22%).

Metro Area	Lowest Variation	Highest Variation	R^2
Sacramento	+0.01%	+0.53%	0.92
San José (South Bay)	+0.01%	+0.47%	0.93
San Francisco	(-0.11%)	+3.73%	0.90
Oakland (East Bay)	+0.08%	+3.25%	0.92
Santa Rosa	(-0.52%)	+0.05%	0.94
Fresno	+0.25%	+3.94%	0.97
Santa Barbara	+0.10%	+2.56%	0.98
Modesto	+1.00%	+16.22%	0.92
San Luis Obispo	(-0.27%)	+0.91%	0.98

Table 1 : Valuation Variation Ranges and Coefficients of Determination, by Metro Area

Refutation of the "20% Reduction in Valuation" Assertion

An article appeared in The *Appraisal Journal*, (Summer 2005) authored by Sandy Bond, Ph.D. and Ko-Kang Wang that asserted wireless towers could result in a 20% reduction in residential real estate valuations. Reviewing this article reveals that Bond and Wang used a survey methodology to collect data, citing sources (including self-citations to Bond's own work) that recommended surveys as a valid methodology. In practice, surveys are poor methodologies for analyzing market economics as they are subject to respondent bias, participation bias, sampling bias, and a host of other factors. There is also evidence that Dr. Bond was consulting in 2005 for the Porirua Residents' Action Group in Wellington, NZ, and that this group was actively opposed to wireless tower deployments in the area. [9] Dr. Bond's financial relationship with the PRAG (if any) is unknown.

Despite the relative weakness of surveys compared to objective market studies (JVSV 2012, Valbridge 2018, Maennig 2010) the extant belief that wireless sites have negative impacts on real estate valuations persists in the real estate community, and is often cited by resident groups opposed to wireless site deployments. These negative valuation impacts are not evident in this study's analysis. Indeed, no economically significant valuation decreases are evident in our study.

Demographic Shifts in Attitudes toward Wireless Sites

As evidenced by the CDC's Wireless Substitution reports [4] younger people rely more heavily on wireless devices for their daily lives. Per the CDC's report as of December 2019, over 75% of U.S. adults under age 34 rely solely on their wireless devices for telephone calls. Younger generations, sometimes referred to as "Millennials" or "Generation Z", are now the dominant economic demographic in the U.S. and are increasingly the dominant economic force in real estate markets. An article in the National Association of REALTORS® magazine stated that, after the onset of the SARS-CoV-2 pandemic, 69% of real estate professionals reported that prospective buyers sought information about a home's access to connectivity, including wireless coverage. [10] The article also stated that 62% of real estate agents believe that within one to two years, 5G home internet (an alternative to DSL, fiber, or cable broadband) will be something they will advertise during the sale process. Younger buyers' attitudes towards wireless infrastructure stand in somewhat sharp contrast to members of older generations that have traditionally formed the core of opposition to wireless site deployments in and around neighborhoods.

The SARS-CoV-2 pandemic forced a major societal shift in attitudes toward remote work, distance learning, telehealth, online shopping, and delivery services. Many of these shifts will remain, and real estate professionals should expect that, going forward, residents will expect their wireless networks to support the increased levels of wireless data usage we observed during the pandemic.

Possible Distortions of the Study Data

The datasets for this study's analysis were purely objective. They comprise the entirety of one wireless carrier's small cell deployments from 2010 to 2020, and the entirety of real estate transactions in the state of California over the same time period. The R^2 values for the observed results are very high, at 0.90 or better, indicating that the observed effects on residential real estate valuation are largely explained by the spatial difference-in-differences approach. Nevertheless, for completeness, we note some possible external effects on the study data.

Carrier Operational Economics

The most likely distortion of the results is due to the operational economics of wireless carriers. As for-profit companies, wireless carriers must weigh the cost of building a given wireless site against the carrier's ability to realize a return on investment. Costs associated with wireless deployments are often significant, and realizing a return on investment from deployments in economically-challenged neighborhoods or areas with low population is challenging. If the wireless sites in the study data were deployed more in economically-advantaged neighborhoods, and economically-challenged neighborhoods in the control group were not targets for wireless site deployment, the relative strength of the economically-advantaged neighborhoods chosen for deployment could be affecting the results.

Economic Impacts of the SARS-CoV-2 Pandemic

Because the datasets covered the time period from 2010 to 2020, it is possible that the economic effects of the SARS-CoV-2 pandemic (beginning in early 2020) had some (albeit minimal) effect on the analysis. During the pandemic in 2020, people migrated away from large cities to smaller cities and suburban areas. [11] Despite massive corrections to the economy and significant unemployment due to business closures, real estate transactions rose sharply and valuations increased. It is possible that the 2020 real estate valuation increases could be affecting the results, however given that the study looked at a full decade of transactions, a statistically significant effect from pandemic-driven migration is unlikely.

Racial, Cultural, Age, and Other Factors

The real estate transaction dataset used for this study does not contain information about buyer demographics. Thus, it is impossible to determine if there are demographic effects in the study results. It may be, for example, that younger buyers (who tend to place higher value on network connectivity) will place a higher valuation on a real estate opportunity that has strong wireless coverage. And it may be that some racial, cultural, or other demographic groups will place higher or lower value on

network connectivity. To help offset this, the researchers studied a large number of metropolitan areas across the state, but in the end, we note that buyer demographics are an uncontrollable variable in this study.

Contradictory Evidence Review

We reviewed previous studies and articles that claimed to find negative impacts to residential real estate valuation. In many cases, these works were not openly available in the peer-review systems.

Bond/Wang 2005

We were able to review a copy of Bond and Wang's article, *The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods*, in The Appraisal Journal (Summer 2005) although we note that this article is behind a subscriber paywall. We noted that Bond/Wang's methodology used surveys, which have inherent issues with respondent bias, participation bias, sampling bias, and a host of other factors.

Affuso/Cummings/Le 2017

We attempted to review the work of Ermanno Affuso, J. Reid Cummings, and Huubinh Le from University of South Alabama. Their paper, *Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis,* in The Journal of Real Estate Finance and Economics (May 2018) appears (from what we could derive from the paper abstract) to be the closest approximation to our study, with the exception that Affuso et al. analyzed effects from macro towers not small wireless facilities. The National Association of REALTORS® links to Affuso et al. 2017 from their "Cell Phone Towers" subpage, but via a NAR member registration wall. [12] Requests to Affuso et al. for a courtesy/peer copy of their paper did not receive a response.

National Association of REALTORS® Website

The NAR also links to *The Impact of Cell Phone Towers on House Prices: Evidence from Brisbane, Australia* (Environmental Economics and Policy Studies, Jan. 1, 2018) which again is behind a member registration wall. NAR links to *Property values, desirability and cell towers* (EMFSA, website) an anti-EMF activist group which cites both the survey work from Bond/Wang 2005, and a survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C. [12]

Conclusions

Across a wide geographic area, using a decade of wireless facility and real estate transaction data, our analysis found effectively zero statistical evidence that proximal small wireless communication facilities or "small cells" negatively impact residential real estate valuations. In fact, there is some evidence that residential real estate valuations increase within 10 km after construction of a small wireless facility. In cases where there is a statistically significant negative impact, the impact is not economically significant.

We note that the body of evidence asserting to show negative impacts to residential real estate from wireless communication facilities appears to come largely from survey-based methodologies. Where previous work has claimed to find negative valuation impacts, there appears to be very little if any available for peer-review. We encourage researchers on this topic to open their work to peer-review and scrutiny.

Support for the extant belief held by some real estate agents that wireless sites near residences can cause residential property devaluations of up to 20% is not evidenced by this study.

About the Researchers

David Witkowski, Joint Venture Silicon Valley

Witkowski is an author, advisor, and strategist who works at the intersection between local government and the telecommunication industry. He is the Executive Director of the Civic Technologies Initiative at Joint Venture Silicon Valley, a Fellow in the Radio Club of America, an IEEE Senior Member, and the Founder & CEO of Oku Solutions LLC. After serving in the U.S. Coast Guard and earning his B.Sc. in Electrical Engineering from the University of California, he held leadership roles for companies ranging from Fortune 500 multi-nationals to early-stage startups. He serves as Co-Chair of the Deployment Working Group at IEEE Future Networks, Co-Chair of the GCTC Wireless SuperCluster at NIST, as a member of the Connected Communities Forum in the Wireless Broadband Alliance, and as an Expert Advisor to the California Emerging Technology Fund.

Dr. Ralph B. McLaughlin, Chief Economist and Senior Vice President of Analytics, Haus

In December 2019, McLaughlin was named Chief Economist and Senior Vice President of Analytics at Haus. He is responsible for leading economic research using data and analytics to expand the visibility of the Haus economic policy unit while enhancing research capabilities and tools for consumers, industry professionals, the public sector and news media.

McLaughlin has nearly two decades of experience in the housing and mortgage market. Prior to joining Haus, he served as Chief Economist at Trulia, as Deputy Chief Economist at CoreLogic, as an Assistant Professor in Real Estate Development at San Jose State University, and as a Lecturer at the University of South Australia. He was also recently appointed as an Adjunct Assistant Professor in the Price School of Public Policy at the University of Southern California, where he teaches a masters course in urban economics.

McLaughlin frequently appears on local and national radio and television programs, and has been widely quoted in The Wall Street Journal, New York Times, Washington Post, USA Today, and Los Angeles Times as well as numerous industry trade publications such as HousingWire and National Mortgage News. He has appeared as a regular guest on cable news channels including CNBC, Bloomberg, and Fox Business News.

McLaughlin earned a Ph.D. in Planning, Policy, and Design, specializing in Urban Economics, from the University of California at Irvine, and a B.S. in Geography and Regional Development from the University of Arizona.

Acknowledgements

Richard Lombardi and Damien Weldon

Lombardi and Weldon's sponsorship and support of this project was key to completing the study. This study is based in part on data provided by Black Knight Data & Analytics, LLC who generously provided the real estate transaction dataset for this study.

Black Knight (NYSE:BKI) is a leading provider of integrated software, data and analytics solutions that facilitate and automate many of the business processes across the homeownership life cycle. Black Knight is committed to being a premier business partner that clients rely on to achieve their strategic goals, realize greater success and better serve their customers by delivering best-in-class software, services and insights with a relentless commitment to excellence, innovation, integrity and leadership.

Radha Sharma

Sharma and her team at Verizon Wireless have been consistent supporters of the Wireless Communications Initiative at Joint Venture Silicon Valley, and they worked tirelessly to navigate the legal and contractual process with Verizon's legal team in order to provide us with the wireless site dataset.

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[11] J. K. Dineen, "San Francisco Chronicle," 18 February 2021. [Online]. Available: https://www.sfchronicle.com/bayarea/article/People-are-leaving-S-F-but-not-for-Austin-or-15955527.php. [Accessed 11 June 2021].

[12] National Association of REALTORS(r), "NAR: Cell Phone Towers," [Online]. Available: https://www.nar.realtor/cell-phone-towers#section-165807. [Accessed 21 June 2021].

84 West Santa Clara Street
Suite 800
San Jose, California 95113

(669) 223-1331

www.jointventure.org

Shade Report
Honeydew Energy Advisors for AT&T Mobility

Site Name: CCL06126
Address: 3111 Benton Street
APN: 290-27-006

This Shade report was conducted by Jacob Parrott, Energy Consultant for Honeydew Energy Advisors. Please note there is only 1 house located on Humboldt Ave that currently has solar panels installed on their home (Array #1). No other houses currently have solar panels installed on their homes. In addition to show the annual solar access for the home that does have solar panels installed (Array #1), this report also showcases what future annual solar access would provide should the possibility become available for these homes to have solar panels installed on their roofs. (Array # 2-8).

The report concludes that the annual solar access that would result from the approval and building of a 60' Mono-Broadleaf wireless facility will not impact any solar blockage from the home that currently has solar installed on their roof (Array #1). In addition, should any of the homes decide to install solar on their roofs, the annual solar access that these future solar panels would access is predicted at or above 97%.

Thank you,

Steve Proo

Steve Proo
Planning Specialist – Land Use Development
Complete Wireless Consulting

Shade Report - 3111 Benton St, Santa Clara, CA 95051, USA

Customer
—

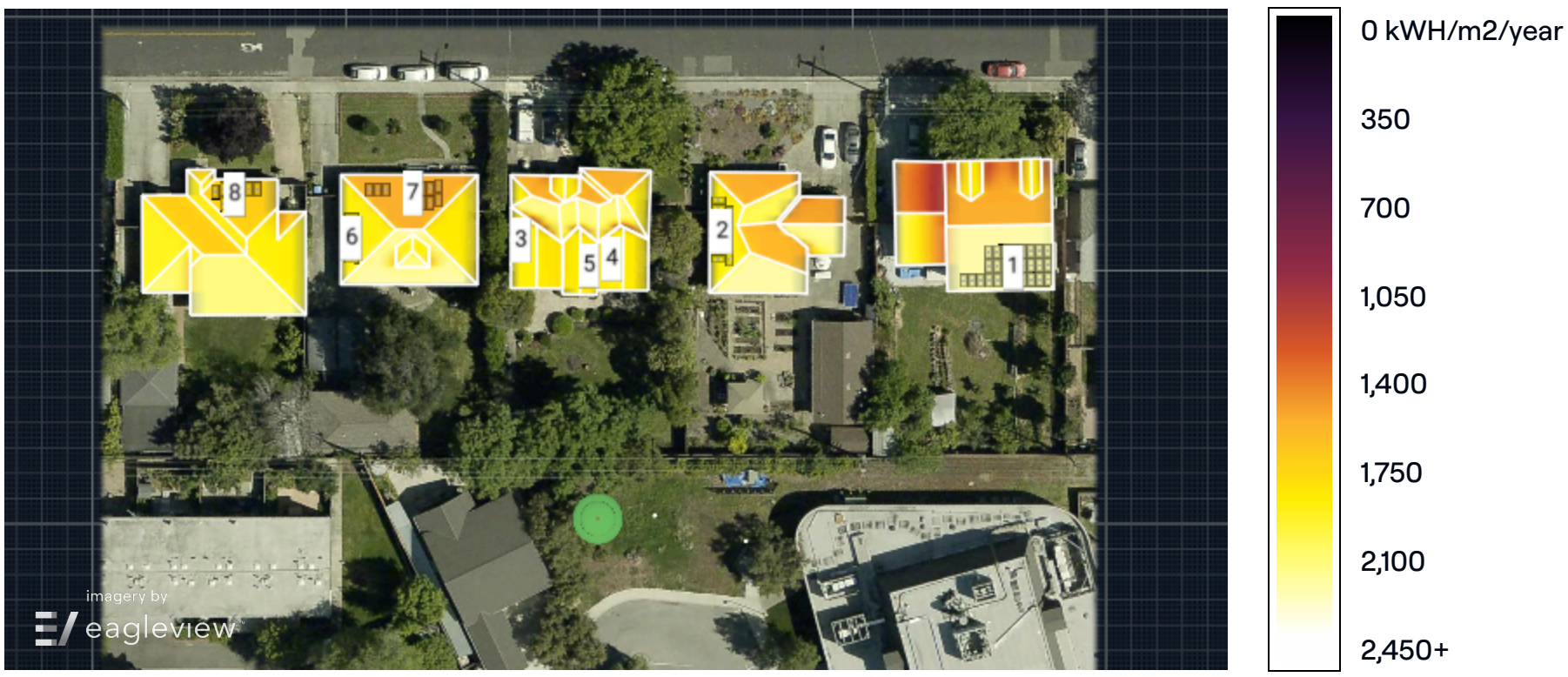
Address
3111 Benton St, Santa Clara, CA 95051, USA

Coordinates
37.34688846063322, -121.98481866871

Organization
Honeydew Energy Advisors

Date
9/13/2024

Annual irradiance



Summary

Array ID	Panel count	Azimuth	Pitch	Annual TOF	Annual solar access	Annual TSRF
1	27	179°	20°	98%	100%	98%
2	12	270°	20°	85%	99%	84%
3	4	270°	20°	85%	99%	84%
4	4	271°	20°	85%	99%	84%
5	5	91°	20°	84%	97%	82%
6	6	270°	20°	86%	99%	85%
7	11	0°	20°	69%	100%	69%
8	9	360°	12°	77%	100%	77%
			Weighted average by panel count:		99.5%	85.9%

Shade Report - 3111 Benton St, Santa Clara, CA 95051, USA

Customer
—

Address
3111 Benton St, Santa Clara, CA 95051, USA

Coordinates
37.34688846063322, -121.98481866871

Organization
Honeydew Energy Advisors

Date
9/13/2024

Monthly solar access % across arrays

Array ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	99	100	100	100	100	100	100	100	100	100	100	99
2	99	99	99	99	99	99	99	99	99	99	99	99
3	99	98	98	99	98	99	99	98	98	99	99	99
4	99	99	99	99	99	99	99	99	99	99	98	98
5	97	96	97	98	98	98	98	98	97	96	96	96
6	99	99	99	99	99	99	99	99	99	99	99	99
7	100	100	100	100	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100	100	100	100	99

Arrays by address

3188 Humbolt Ave, Santa Clara, CA 95051
- Array ID 1

3190 Humbolt Ave, Santa Clara, CA 95051
- Array ID 2

3208 Humbolt Ave, Santa Clara, CA 95051
- Array ID 3, 4, 5

3218 Humbolt Ave, Santa Clara, CA 95051
- Array ID 6, 7

3232 Humbolt Ave, Santa Clara, CA 95051
- Array ID 8

Shade Report - 3111 Benton St, Santa Clara, CA 95051, USA

Customer
—

Address
3111 Benton St, Santa Clara, CA 95051, USA

Coordinates
37.34688846063322, -121.98481866871

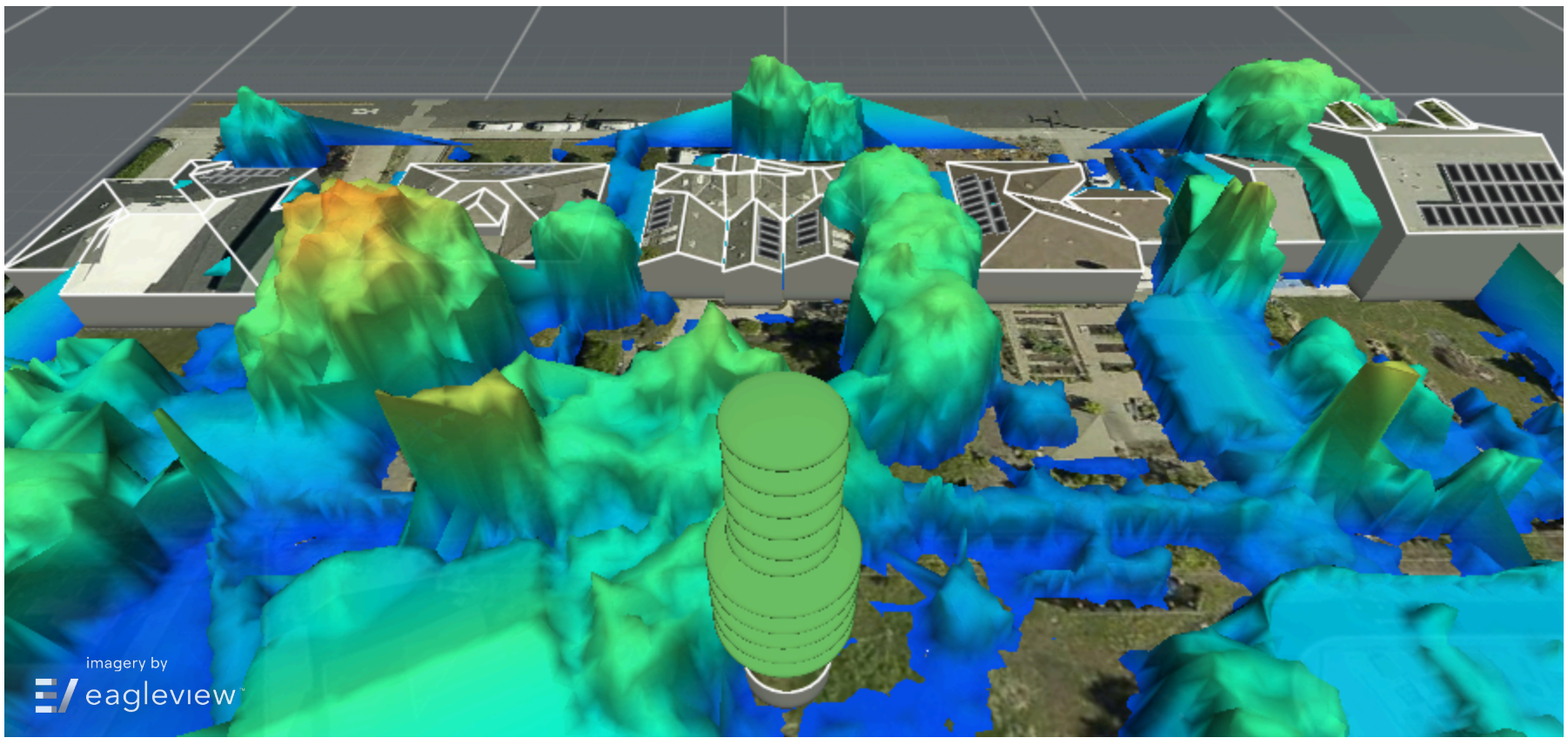
Organization
Honeydew Energy Advisors

Date
9/13/2024

Zoomed out satellite view

3D model

3D model with LIDAR overlay



Shade Report - 3111 Benton St, Santa Clara, CA 95051, USA

Customer
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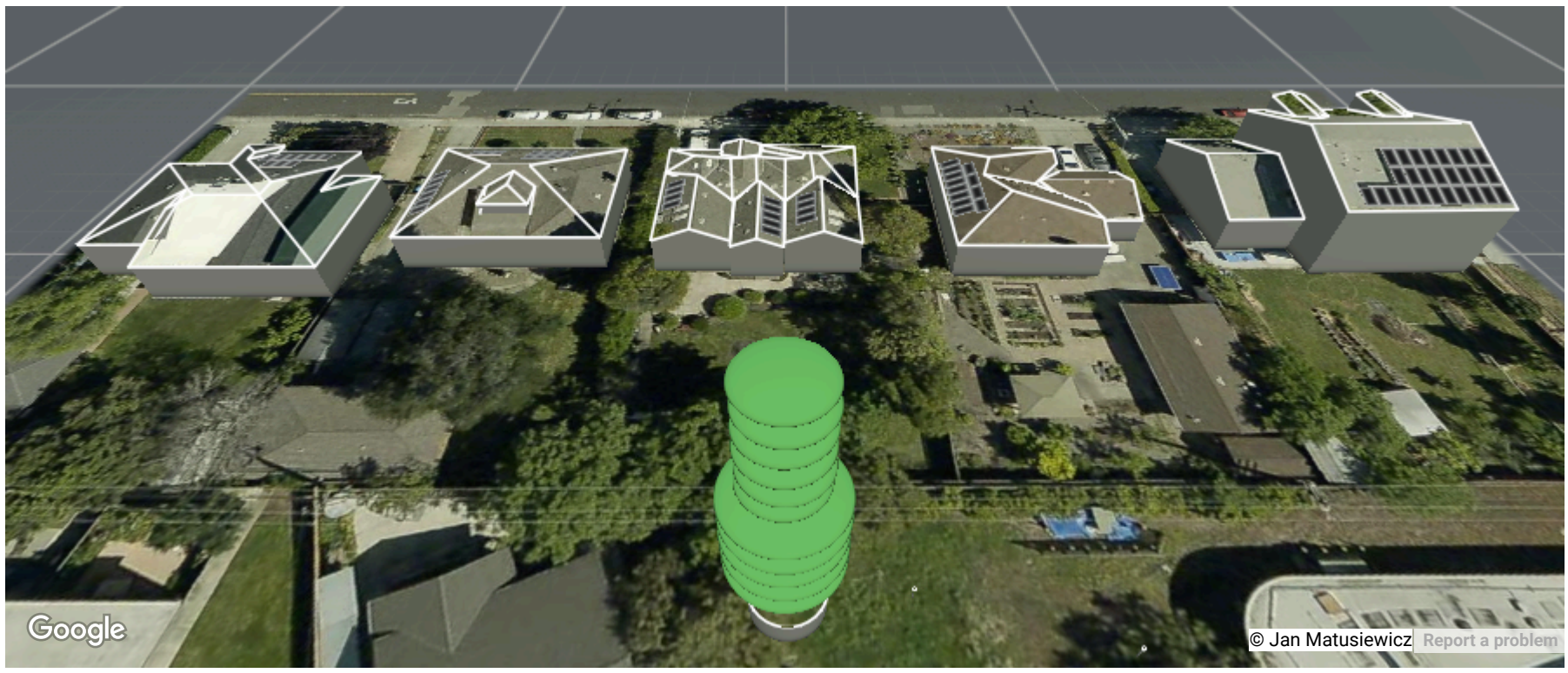
Address
3111 Benton St, Santa Clara, CA 95051, USA

Coordinates
37.34688846063322, -121.98481866871

Organization
Honeydew Energy Advisors

Date
9/13/2024

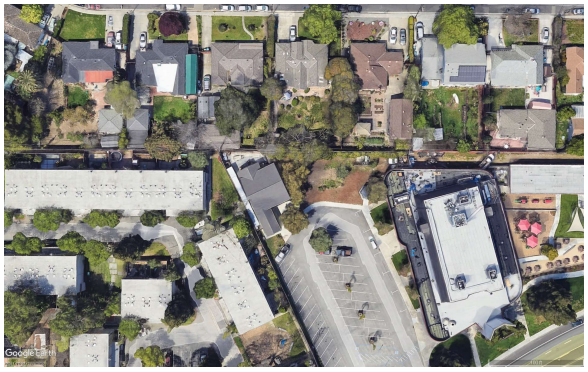
Street view with corresponding 3D model



Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site name:	CCL06126
FA#:	15376635
USID:	298767
Site ID:	CCL06126
EBI Project Number	027543-PR
Address:	3111 Benton Street, Santa Clara, California
County:	Santa Clara
Latitude:	37.34685833
Longitude:	-121.98483889
Structure Type:	Roof
Ordered by:	Complete Wireless
Pace Job:	MRSFR073883/ MRSFR083099/
RFDS ID:	MRSFR083010/ MRSFR083093/ MRSFR083975
Report Writer:	Rebecca Sinisgalli
Report Date:	5 September 2024



Statement of Compliance

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Table of Contents

1. Executive summary

Purpose of Report

EBI Consulting has been contracted by AT&T Mobility, LLC to provide a Radio Frequency Electromagnetic Energy (RF-EME) compliance analysis and report for the above listed AT&T base station facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of recommended signage and/or barriers

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

Table 1: Compliance status	
Max Predictive Spatial Average MPE% at Ground Level (General Public):	49.33%
AT&T Mobility Site Compliance:	AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Table 2: Documents used to prepare this report	
Construction Drawings	100_ZD_12-5-23_15376635_298767_CCL06126_CV_DM_RF
RFDS	PRELIM_RFDS_12_06_2023_CCL06126

2. Predicted Emissions

This section details predicted RF emissions levels present on any on-site applicable walking/working surfaces identified as well as applicable off-site areas, such as ground level or other points of interest, such as adjacent buildings. Results are provided as a percentage of the FCC OET 65 standard (unless otherwise specified).

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC requirements, as well as AT&T's corporate RF safety policies.

The assumptions used and inputs modelled are based upon information provided by AT&T and information gathered from other sources. T-Mobile, Verizon, and Dish were observed to have antennas on the adjacent rooftop.

Information about the RF Compliance software and calculation methodology used are detailed in Appendix E: RF Compliance Simulation Software. Scale maps are included in highlighting mitigation strategies deployed or proposed to ensure EMF compliance, where applicable, as shown in Section 0: .

3. Mitigation Recommendations

To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

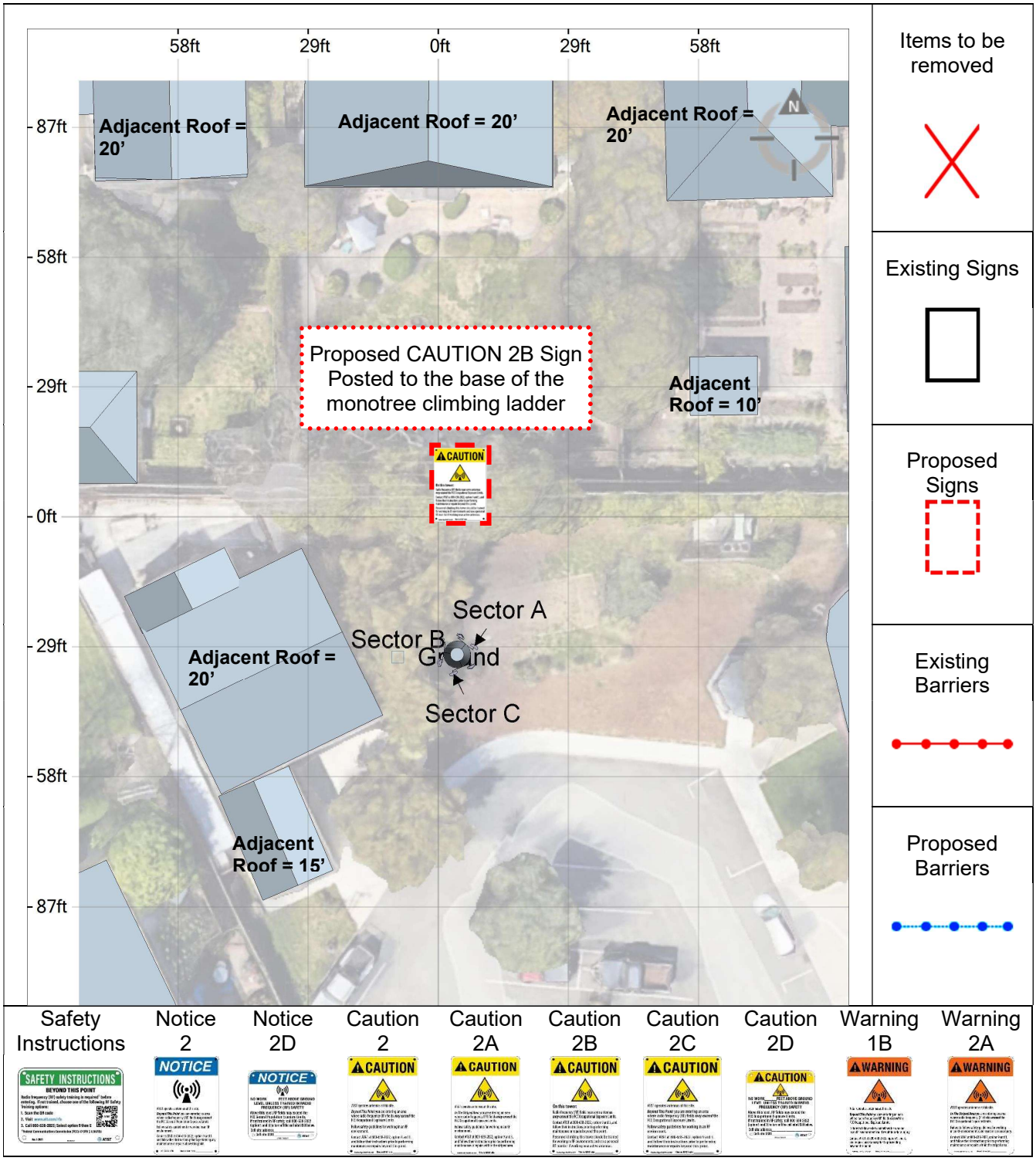
Table 5: Recommended Mitigation

Location	Proposed Signage	Proposed Barrier(s)
Access	▪ Yellow CAUTION 2B sign posted to the base of the monotree climbing ladder.	None
Alpha Sector	▪ No action required.	None
Beta Sector	▪ No action required.	None
Gamma Sector	▪ No action required.	None

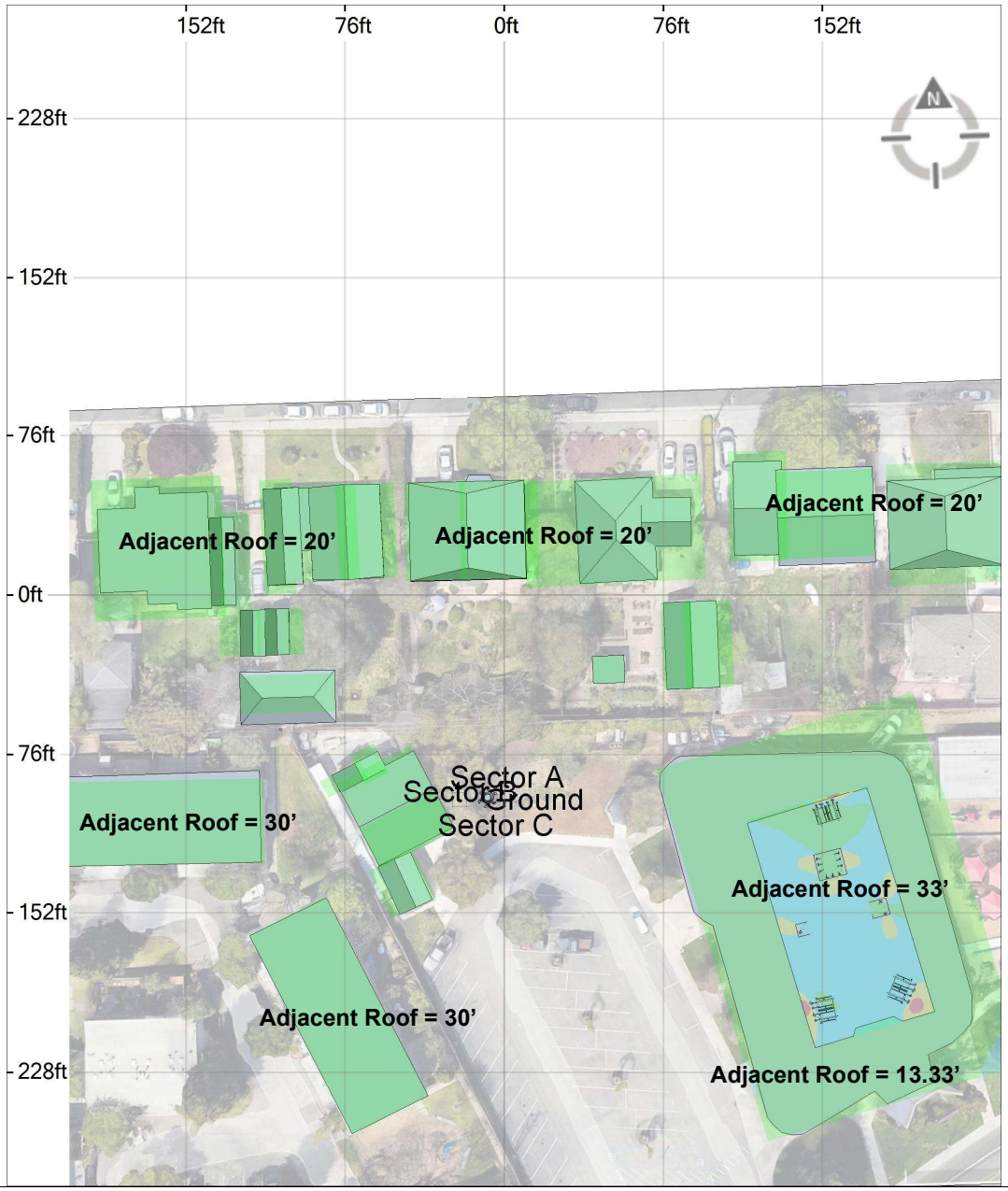
Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented below. It is important to note that this Signage Plan is specific for AT&T antennas only and does not address RF emissions of other carrier antennas.

All workers and individuals accessing the monotree or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Mitigation Overview



Exposure Threshold - Adjacent Roofs All Carriers



Items to be removed

Existing Signs

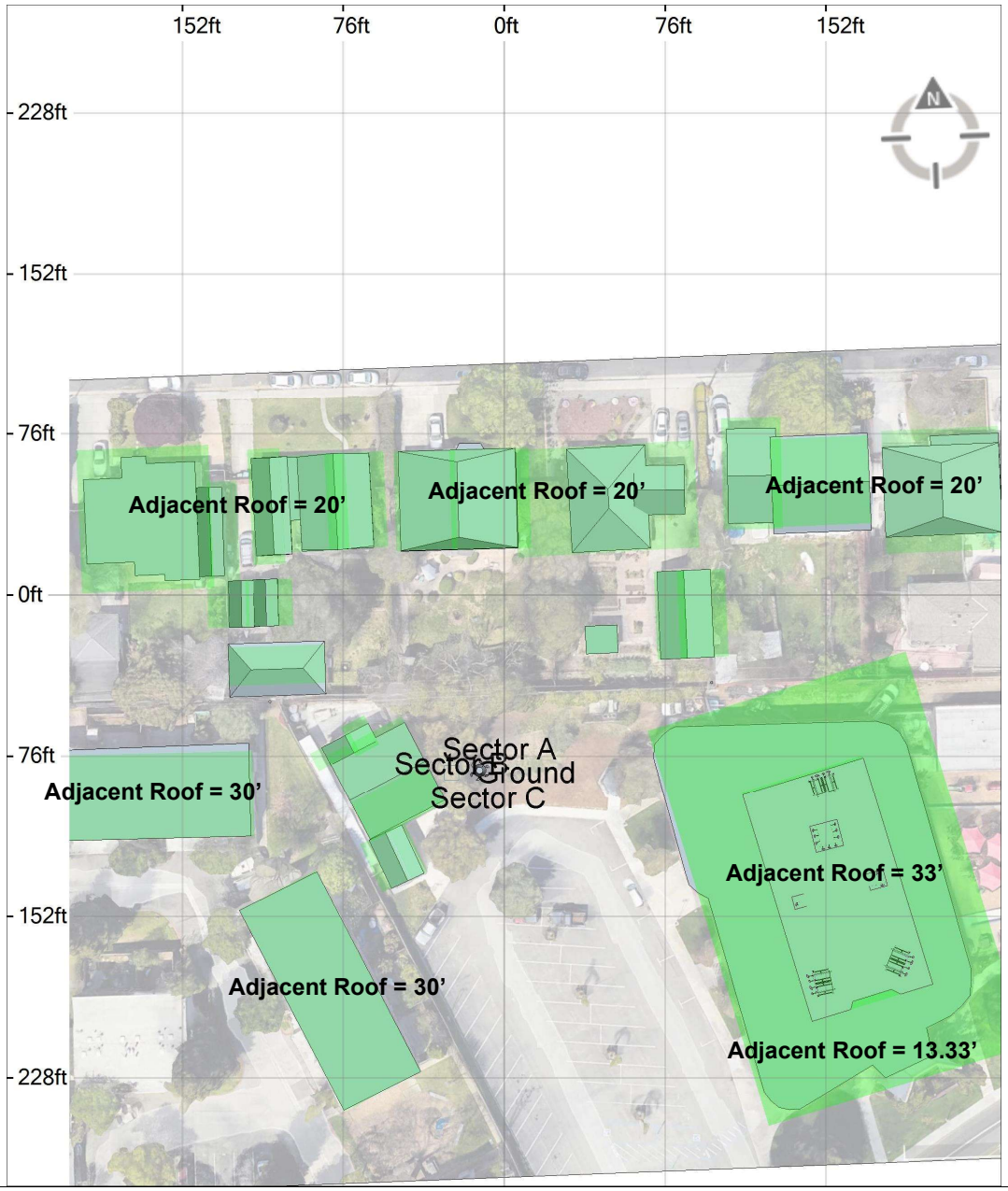
Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A
									

Exposure Threshold - Adjacent Roof AT&T Only



Items to be removed

Existing Signs

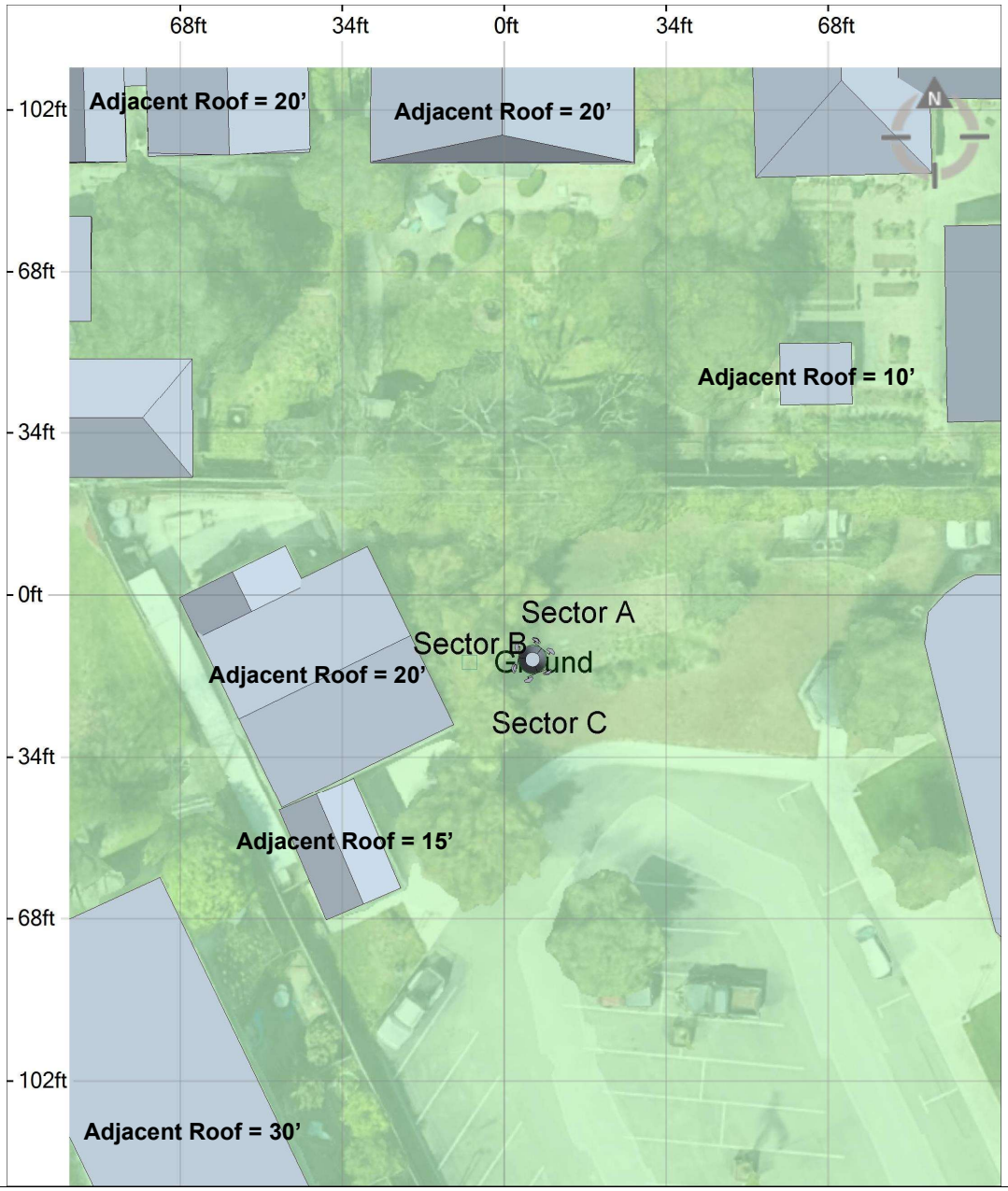
Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A
									

Exposure Threshold - Ground All Carriers



Items to be removed

Existing Signs

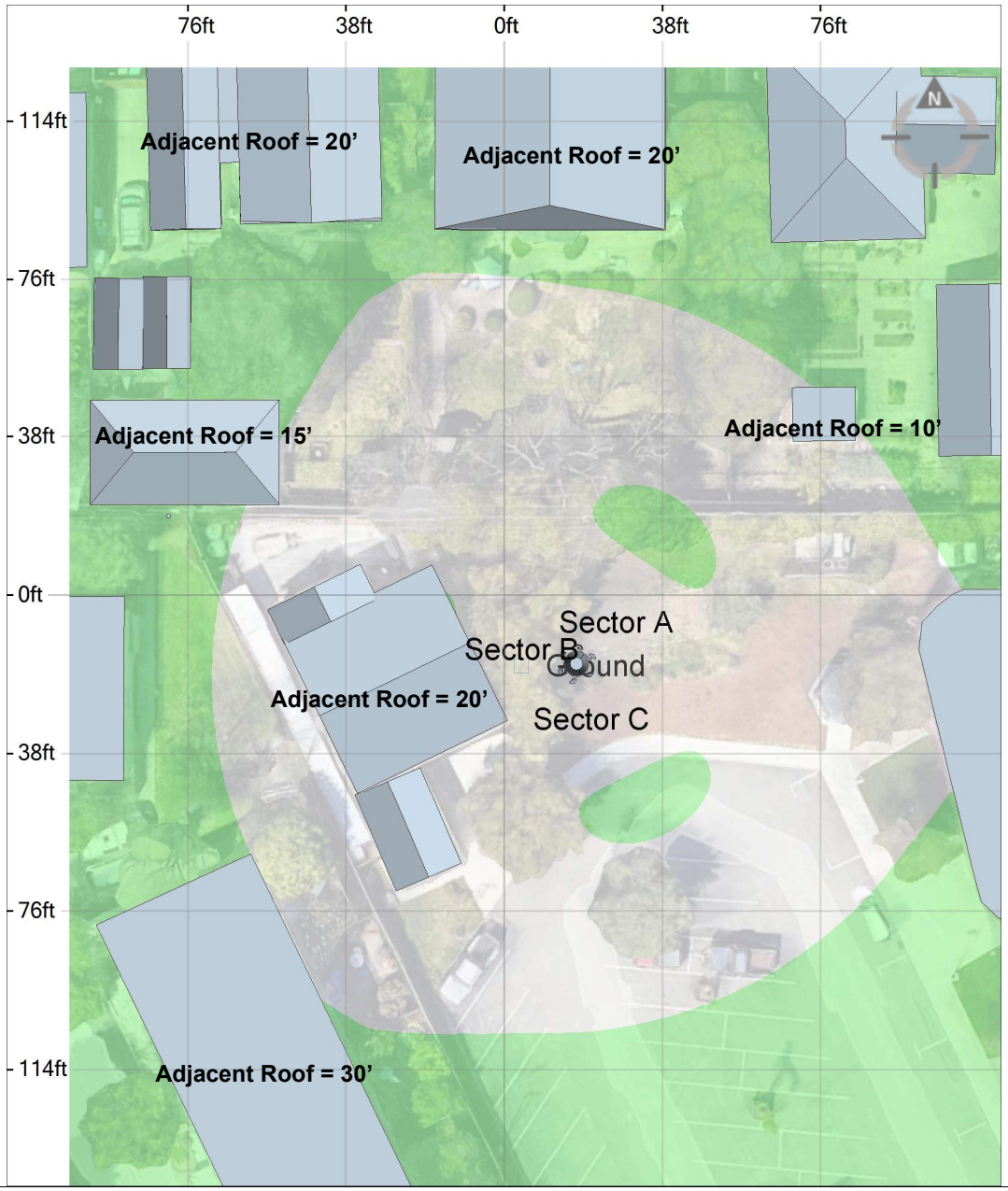
Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A
									

Exposure Threshold - Ground AT&T Only



Items to be removed

Existing Signs

Proposed Signs

Existing Barriers

Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A
									

4. Limitations

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of the trade, albeit proprietary in specific content, including other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

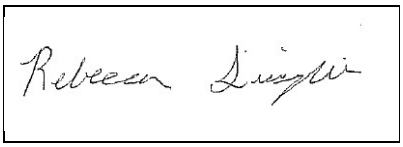
5. Appendices

Appendix A: Certifications

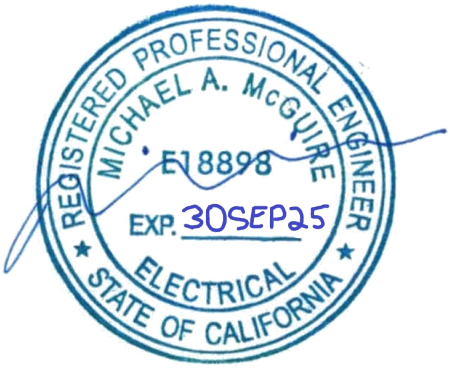
Report Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modelling using IXUS™ modelling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 06sep2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

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

Appendix B: RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

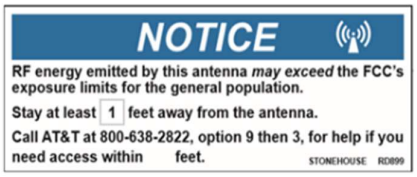
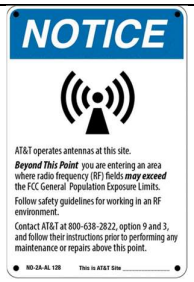
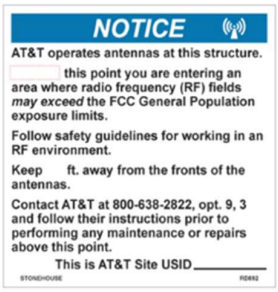
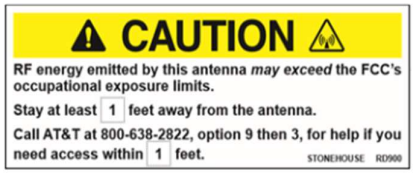
1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T Signage and Mitigation

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

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

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

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**STONEHOUSE NOTICE DECAL**	 **TRILINGUAL NOTICE**	 **NOTICE 2**
	**STONEHOUSE NOTICE SIGN**	 **CAUTION 2 – ROOFTOP**	 **CAUTION 2A**
	**STONEHOUSE CAUTION DECAL**	 **CAUTION 2B - TOWER**	 **CAUTION 2C - PARAPETS**
	**STONEHOUSE CAUTION SIGN**	 **WARNING 1B**	 **WARNING 2A**

Appendix D: Federal Communications Commission (FCC) Requirements

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

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

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

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

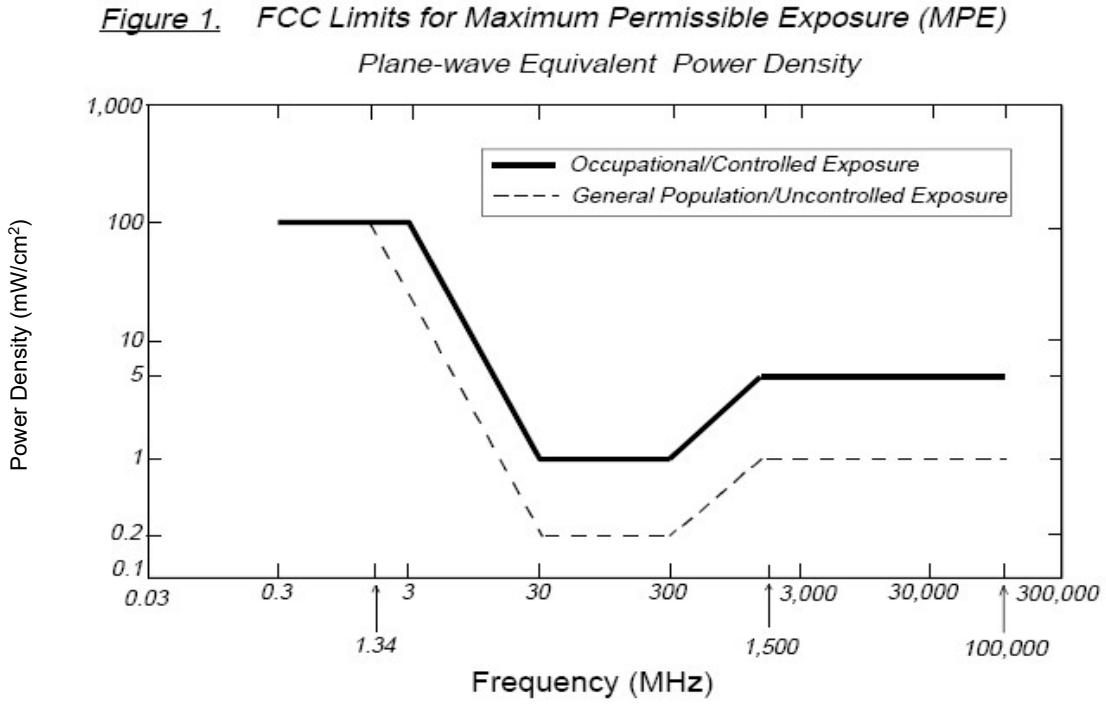
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a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

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm^2 and an uncontrolled MPE limit of 0.47 mW/cm^2. For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-l,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-l,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

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



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

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
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Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
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Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

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

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

FCC Compliance Requirement

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

Appendix E: RF Compliance Simulation Software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.

The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

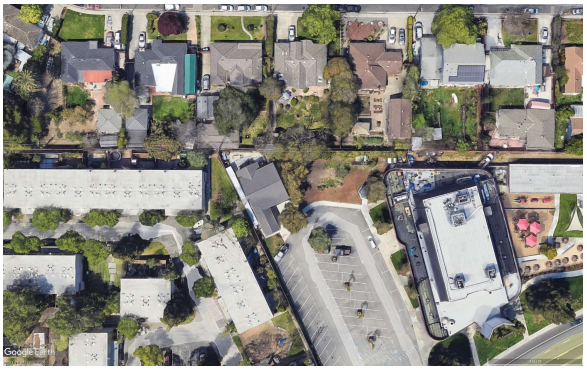
IXUS version number: 4.12 (0)2024.2.0 (Calculator: 2024.2).

Compliance exposure standard: FCC OET 65.

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site name:	CCL06126
FA#:	15376635
USID:	298767
Site ID:	CCL06126
EBI Project Number	298767
Address:	3111 Benton Street, Santa Clara, California
County:	Santa Clara
Latitude:	37.3469
Longitude:	-121.9848
Structure Type:	Roof
Ordered by:	Complete Wireless Inc
Pace Job:	MRSFR073883
Report Writer:	Rebecca Sinisgalli
Report Date:	19 November 2024



Statement of Compliance

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Table of Contents

1. Executive summary

Purpose of Report

EBI Consulting has been contracted by AT&T Mobility, LLC to provide a Radio Frequency Electromagnetic Energy (RF-EME) compliance analysis and report for the above listed AT&T base station facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of recommended signage and/or barriers

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

Table 1: Compliance status	
Max Predictive Spatial Average MPE% at Ground Level (General Public):	36.24%
AT&T Mobility Site Compliance:	AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Table 2: Documents used to prepare this report	
Construction Drawings	11.6.24 - Redline -Light Pole 100% ZD_CV_RF_DM MRSFR073883 15376635 CCL06126
RFDS	Snapshot-RF Modify Preliminary RFDS-1731107718689

2. Predicted Emissions

This section details predicted RF emissions levels present on any on-site applicable walking/working surfaces identified as well as applicable off-site areas, such as ground level or other points of interest, such as adjacent buildings. Results are provided as a percentage of the FCC OET 65 standard (unless otherwise specified).

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC requirements, as well as AT&T's corporate RF safety policies.

The assumptions used and inputs modelled are based upon information provided by AT&T and information gathered from other sources. T-Mobile, Verizon, and Dish were observed to have antennas on the adjacent rooftop.

Information about the RF Compliance software and calculation methodology used are detailed in Appendix E: RF Compliance Simulation Software. Scale maps are included in highlighting mitigation strategies deployed or proposed to ensure EMF compliance, where applicable, as shown in Section 0: .

3. Mitigation Recommendations

To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

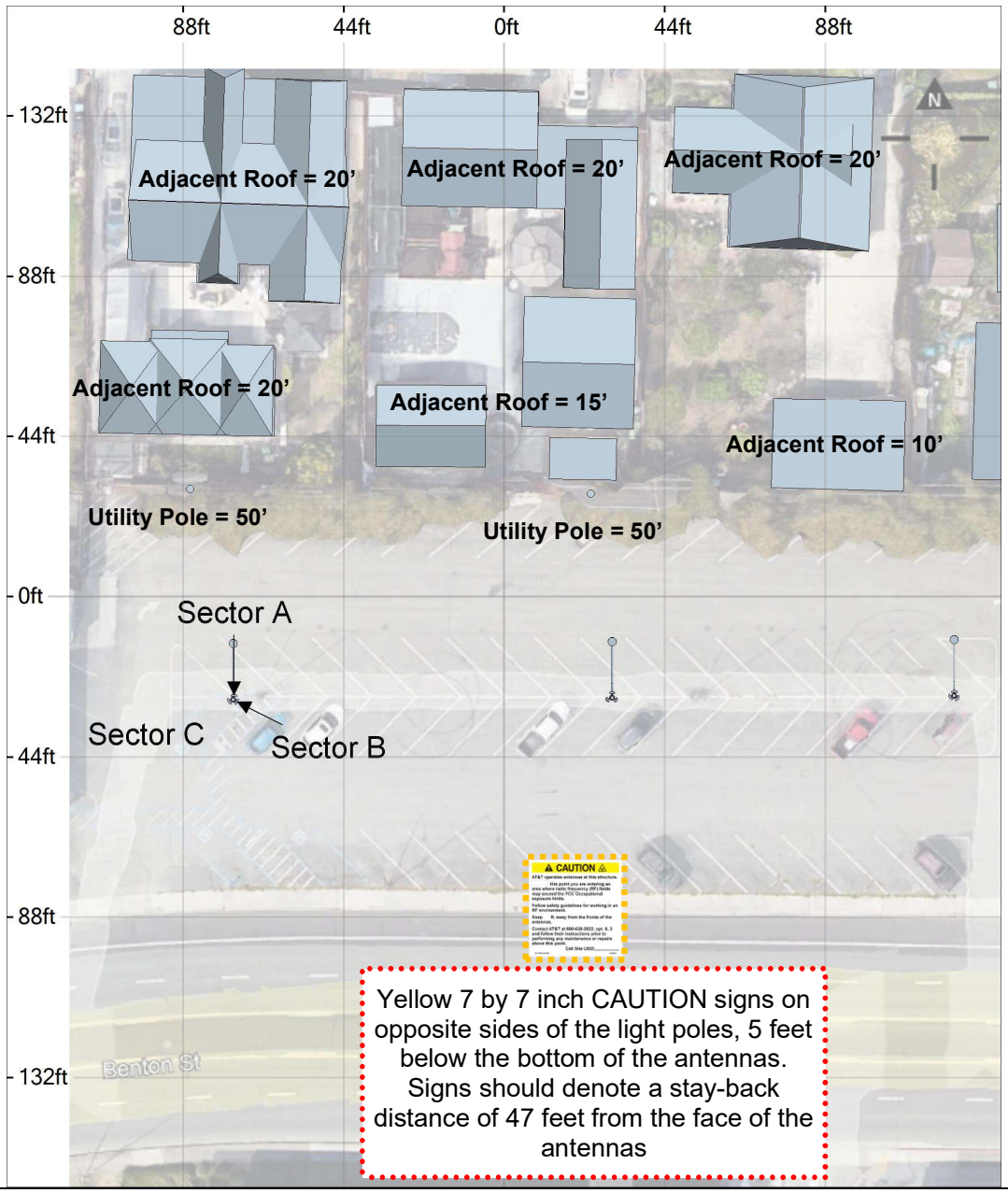
Table 5: Recommended Mitigation

Location	Proposed Signage	Proposed Barrier(s)
Access	▪ Yellow 7 by 7 inch CAUTION signs on opposite sides of the light poles, 5 feet below the bottom of the antennas. Signs should denote a stay-back distance of 47 feet from the face of the antennas.	None
Alpha Sector	▪ No action required.	None
Beta Sector	▪ No action required.	None
Gamma Sector	▪ No action required.	None

Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented below. It is important to note that this Signage Plan is specific for AT&T antennas only and does not address RF emissions of other carrier antennas.

All workers and individuals accessing the light poles or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Mitigation Overview



Items to be removed

Existing Signs

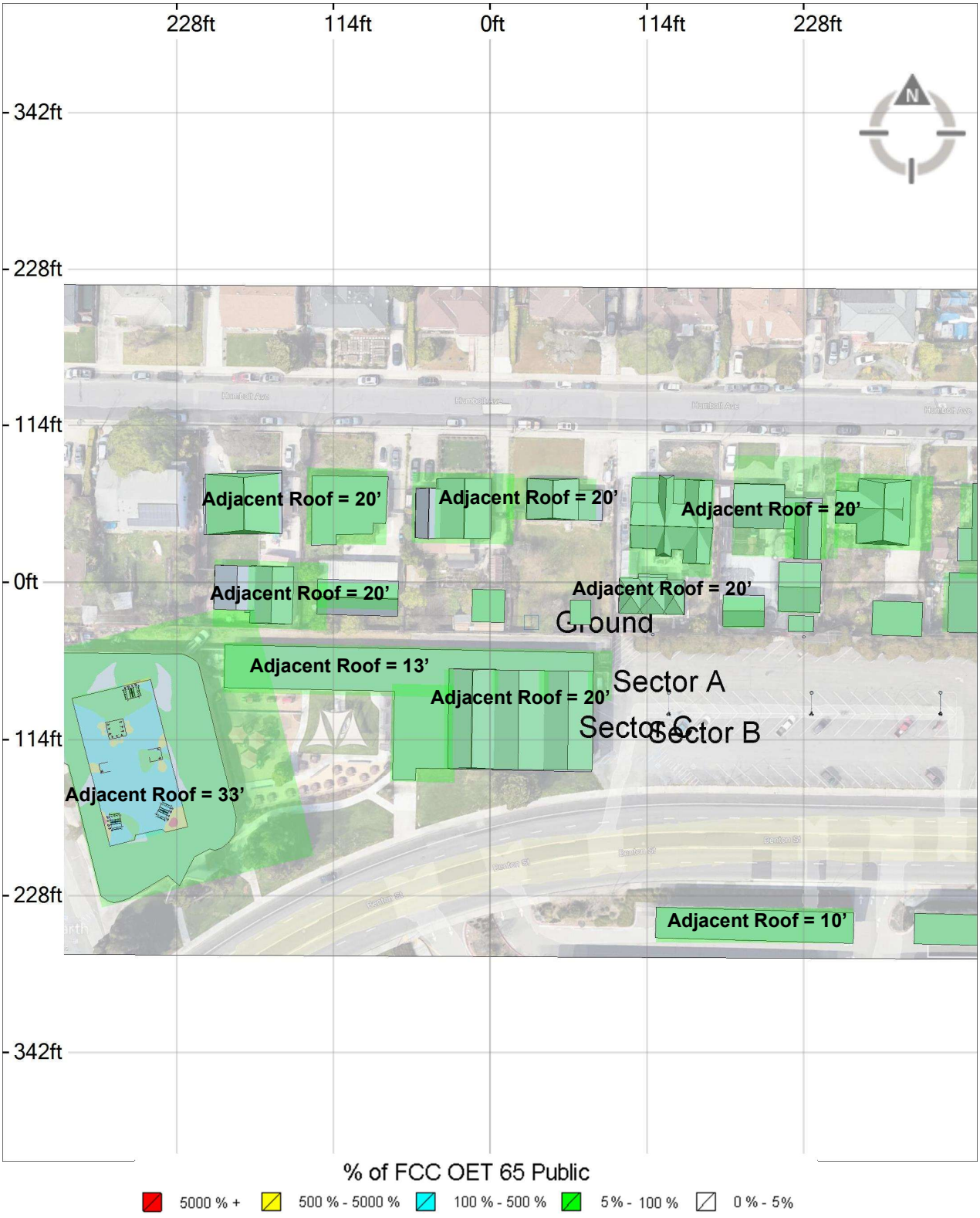
Proposed Signs

Existing Barriers

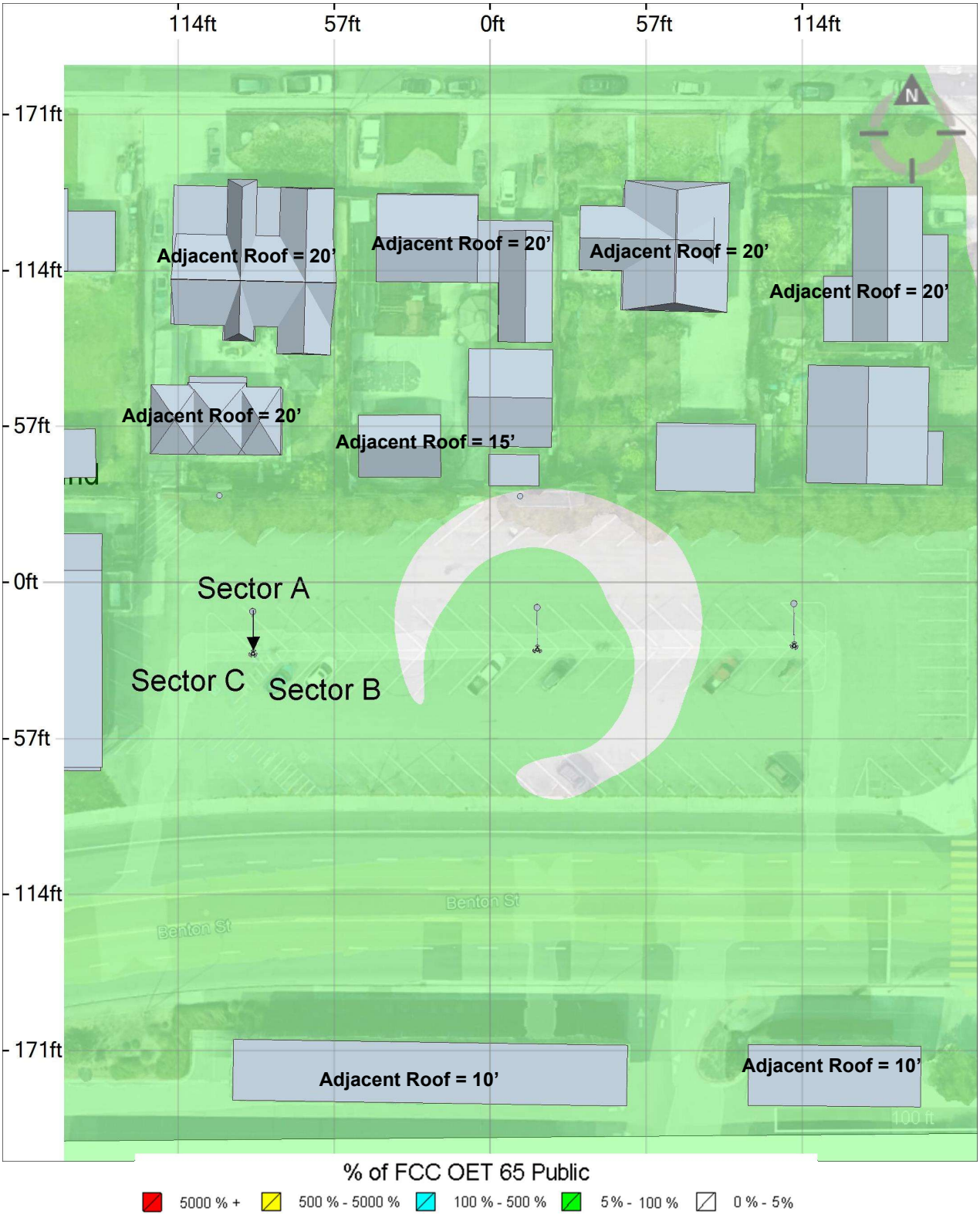
Proposed Barriers

Safety Instructions	Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	Warning 1B	Warning 2A
									

Exposure Threshold - All Adjacent Rooftops



Exposure Threshold - Ground Level



4. Limitations

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of the trade, albeit proprietary in specific content, including other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

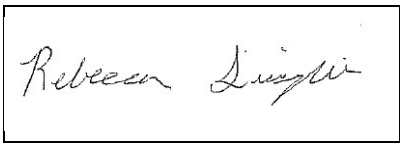
5. Appendices

Appendix A: Certifications

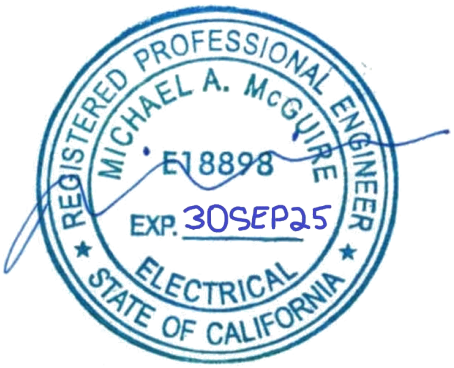
Report Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modelling using IXUS™ modelling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 19nov2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

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

Appendix B: RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

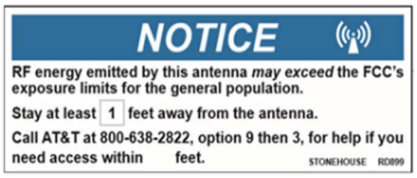
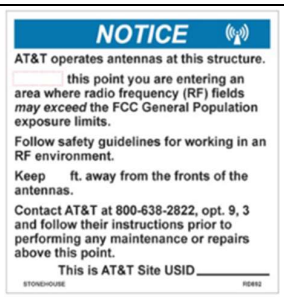
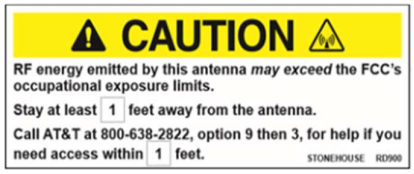
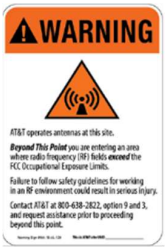
1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T Signage and Mitigation

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

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

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

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	STONEHOUSE NOTICE DECAL	 TRILINGUAL NOTICE	 NOTICE 2
	STONEHOUSE NOTICE SIGN	 CAUTION 2 – ROOFTOP	 CAUTION 2A
	STONEHOUSE CAUTION DECAL	 CAUTION 2B - TOWER	 CAUTION 2C - PARAPETS
	STONEHOUSE CAUTION SIGN	 WARNING 1B	 WARNING 2A

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f = Frequency in (MHz)
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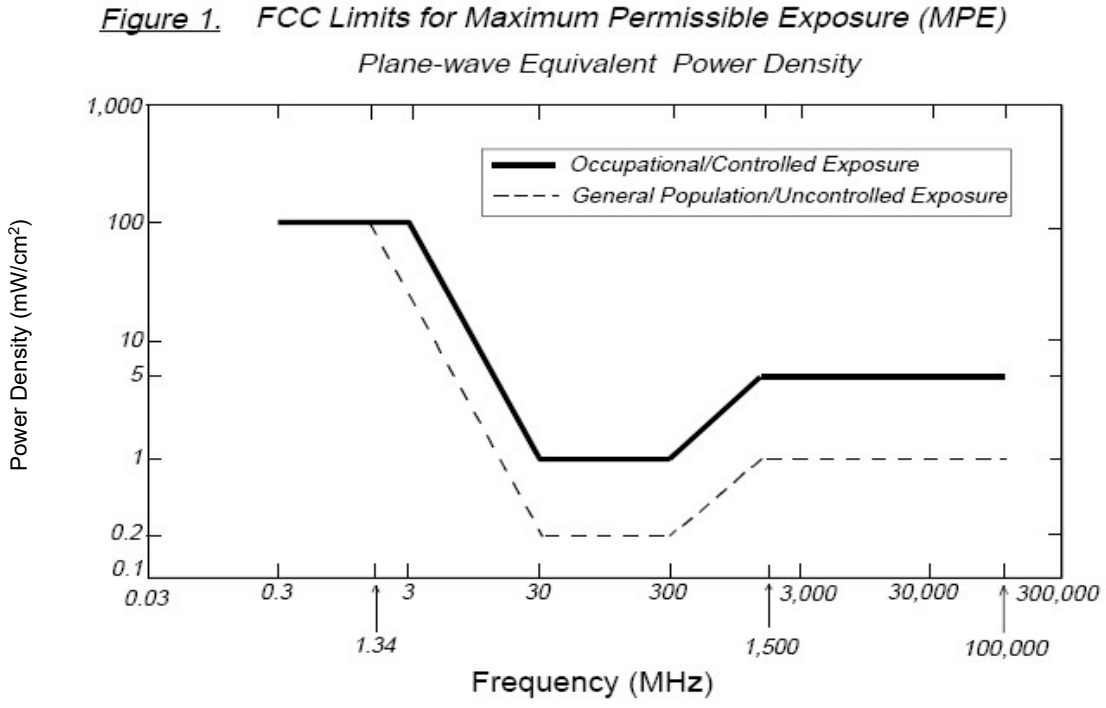

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MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

FCC Compliance Requirement

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

Appendix E: RF Compliance Simulation Software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.

The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

IXUS Version Number: 4.12 (0)2024.2.0 (Calculator: 2024.2).
Compliance Exposure Standard: FCC OET 65.

Environmental Noise Assessment

CCL06126 AT&T Cellular Facility

City of Santa Clara, California

BAC Job #2023-021

Prepared For:

Complete Wireless Consulting

Attn: Steve Proo
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet
Principal Consultant
Elected Member, Institute of Noise Control Engineering (INCE)

September 18, 2024

BOLLARD
Acoustical Consultants

Introduction

The CCL06126 AT&T Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within an existing (abandoned) telecommunications lease area located at 3111 Benton Street in Santa Clara, California (APN: 290-27-006). The outdoor equipment cabinets have been identified as the primary noise sources associated with the project. The project overall site plan is presented in Figure 1. The studied site drawings are dated February 3, 2023.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project outdoor equipment cabinets. Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

City of Santa Clara Municipal Code

The City of Santa Clara Municipal Code establishes noise level performance standards for non-transportation (stationary) noise sources, such as those that would occur on the project site. The nearest (adjacent) land uses have been identified as residential to the north. Section 9.10.040 of the Municipal Code limits noise levels at residential uses to 55 dB during daytime hours (7:00 a.m. to 10:00 p.m.) and 50 dB during nighttime hours (10:00 p.m. to 7:00 a.m.).

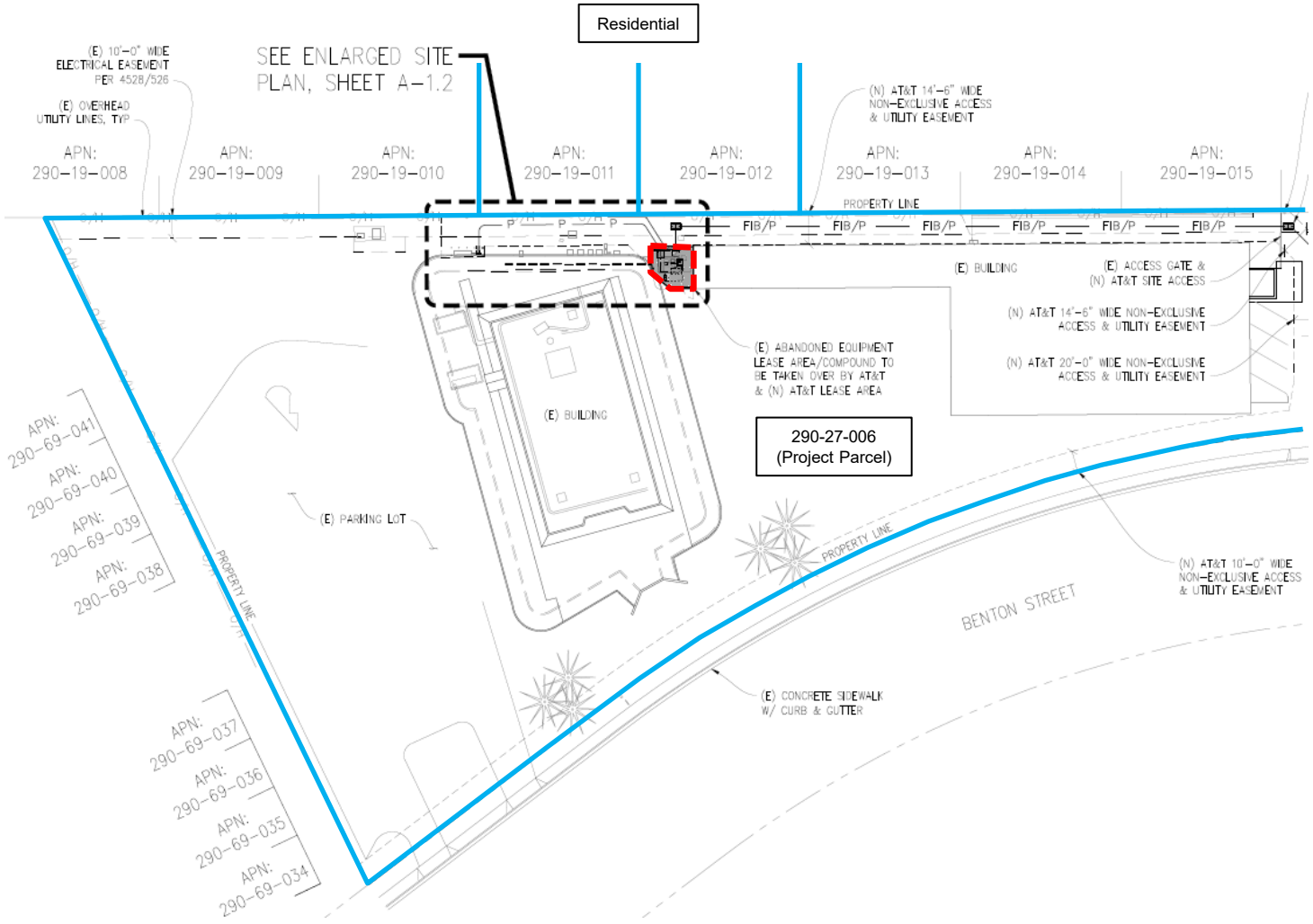
It should be noted that the Municipal Code does not define the acoustical time descriptor such as L_{eq} (average noise level) or L_{max} (maximum instantaneous noise level) that is associated with the established limits. For the purposes of this assessment, the City's noise level limits were reasonably interpreted to be an average noise level (L_{eq}).

Noise Standards Applied to the Project

Noise would be generated by this project by the ongoing operation of the cellular equipment cabinets' cooling systems. These systems utilize fans to circulate cooling air through the electric circuitry. During warmer periods, the cooling requirements will be greater, and the fans will run continuously. During cooler periods, however, the heat transfer requirements are diminished, and the fans will run intermittently as needed. Because the fan operation is a normal aspect of the project, and because the fans could run continuously during warm nighttime hours (i.e., more than 30 minutes per hour), the noise standards applied to the equipment cabinets are as follows:

- 55 dB L_{eq} at residential uses during daytime hours (7:00 a.m. to 10:00 p.m.)
- 50 dB L_{eq} at residential uses during nighttime hours (10:00 p.m. to 7:00 a.m.)

Satisfaction with the City's 50 dB L_{eq} nighttime noise level standard at the nearest residential property lines would ensure compliance with the City's less restrictive 55 dB L_{eq} daytime noise level standard.



Legend

- Proposed AT&T Cellular Equipment Lease Area
- Parcel Boundaries

N

Scale (Feet)

0 30 60

CCL06126 AT&T Cellular Facility

Santa Clara, California

Project Overall Site Plan

Figure 1

BOLLARD Acoustical Consultants

Project Noise Generation

The project proposes the installation of four (4) equipment cabinets within the lease area shown in Figure 1. Based on the project site drawings, the cabinets assumed for installation within the lease area are as follows: two (2) stacked Purcell Systems FLX12WS (GR-487 rated) cabinets, and two (2) AT&T Power/Battery cabinets. The cabinets and their respective reference noise levels are provided in Table 1. The manufacturer's noise level data specification sheets for the proposed cabinets are provided as Appendix C.

Table 1
Reference Noise Level Data of Proposed Equipment Cabinets[1]

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Purcell Systems FLX12WS	2	65	5
AT&T Power/Battery	2	65	5

[1] Manufacturer specification sheets provided as Appendix C.

Predicted Facility Equipment Noise at the Nearest Residential Property Lines

Assuming standard spherical spreading loss (-6 dB per doubling of distance from a stationary noise source), project-equipment noise exposure at the nearest residential property lines to the north was calculated and the results of those calculations are presented in Table 2. Satisfaction of the City's noise level criteria at the closest residential property lines would ensure compliance of the City's noise limits at residential property lines located farther away.

The results presented in Table 2 include consideration the orientation of the proposed outdoor equipment cabinet cooling fans relative to the adjacent residential property lines. Based on the provided site plans, the cooling fans of the equipment cabinets are proposed to face south, or away from the residential property lines to the north. Reference noise level measurements conducted by BAC staff at a similarly configured facility in Livermore, California (5179 Preston Avenue) indicate that the proposed equipment cabinet cooling fans are approximately 8 dB quieter when measured from the opposite side (rear) of the cooling fans. As a result, predicted equipment cabinet noise levels were adjusted by -8 dB at the residential property lines to the north.

Finally, it should be noted that an existing 6' CMU wall is constructed along a portion of the project equipment lease area. However, because the existing 6' solid wall does not enclose the entire perimeter of the equipment lease area (i.e., there is a wood fence portion on the west side), the effectiveness of the CMU wall performing as a noise barrier would be significantly reduced. As a result, barrier offsets for the existing non-continuous CMU wall were not applied to predicted equipment noise levels.

Table 2
Predicted Equipment Noise Levels at the Nearest Residential Property Lines

APN[1]	Land Use	Distance from Equipment Cabinets (ft)[2]	Predicted Noise Level, L_{eq} (dB)[3]
290-19-012	Residential	25	49
290-19-011	Residential	30	47

[1] Parcel boundaries are shown in Figure 1.
[2] Distance scaled using the provided site plans dated 2/3/23.
[3] Predicted cabinet noise levels include consideration the orientation of the cooling fans, which resulted in an -8 dB noise level reduction at the residential property lines.

Source: BAC 2024

As indicated in Table 2, project equipment cabinet noise levels are predicted to be 49 dB L_{eq} or less at the nearest residential property lines, which would satisfy the Municipal Code 50 dB L_{eq} nighttime noise level limit. As a result, consideration of project equipment cabinet noise mitigation measures would not be warranted for the project.

Conclusions

Project equipment noise level exposure is expected to comply with applicable City of Santa Clara Municipal Code daytime and nighttime noise level criteria at the nearest residential uses to the north. As a result, no further consideration of project equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed CCL06126 AT&T Cellular Facility in Santa Clara, California. Please contact BAC at (530) 537-2327 or dariog@bacnoise.com with any questions or requests for additional information.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

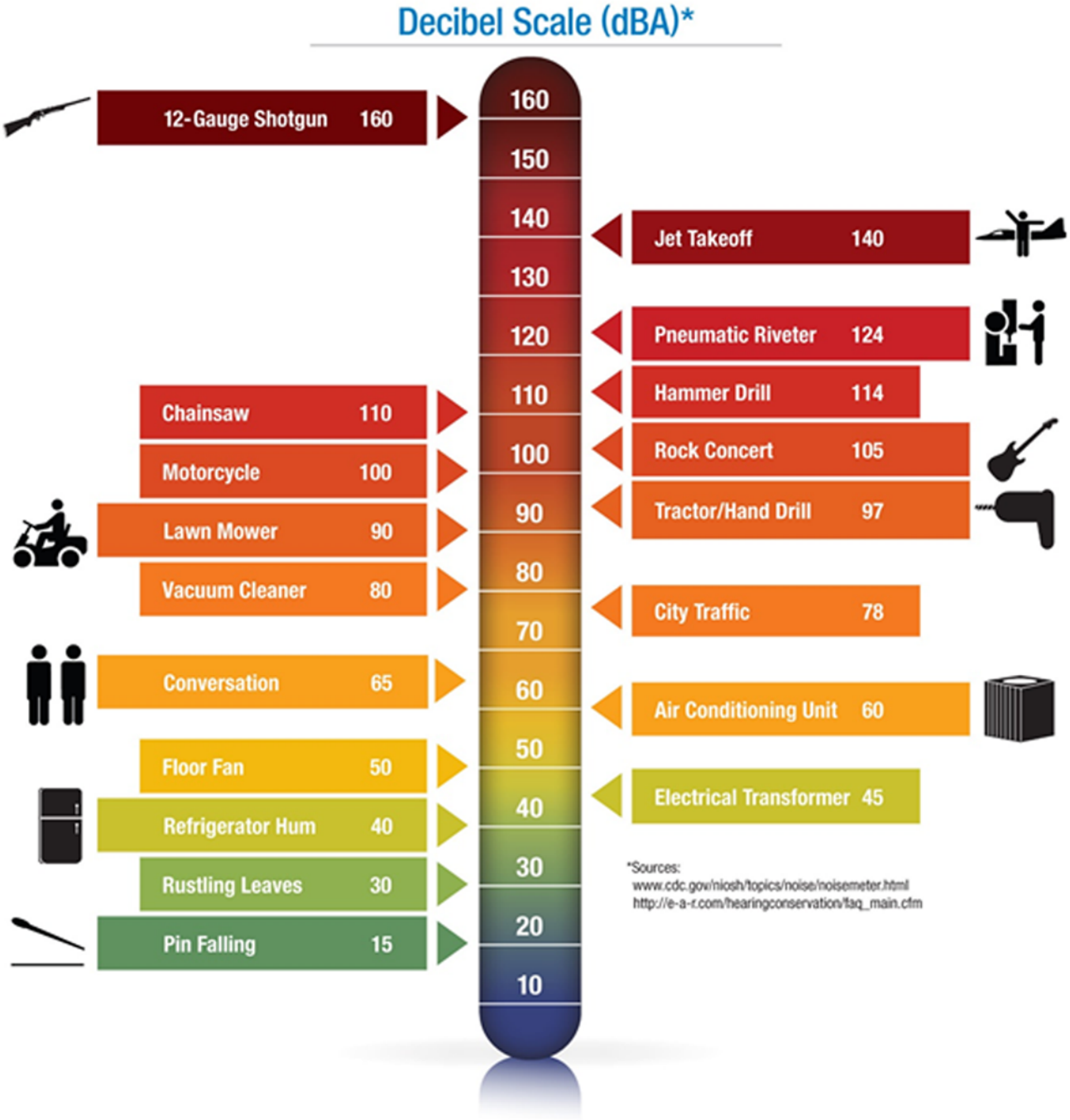
Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources



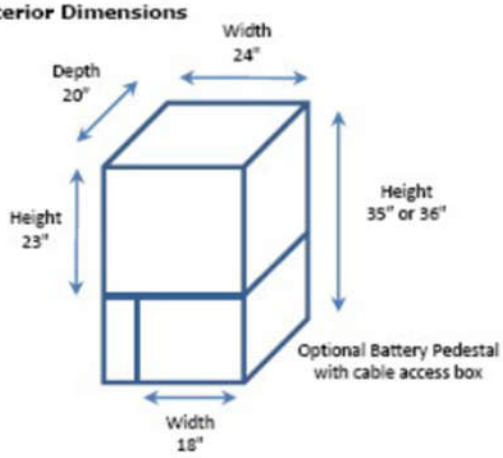
Appendix C-1

FlexSure®

FLX12WS

GR-487 Certified for Wireless Data Broadband Backhaul Applications

Exterior Dimensions



Interior Dimensions
- 22"H x 23"W x 18"D

Construction Materials
- Material: Aluminum (lightweight, corrosion-resistant)
- Paint: GR-487 tested & certified power coat

Door/Side Panel Construction
- Doors: Front door with door alarm and optional air conditioner, heat exchanger, or thermoelectric cooler
- Latches: Two-point latched, pad lockable
- Rear hatch or door option available

Equipment Mounting
- 12RU 19" rails, front to back adjustable

Environmental Options
- Heat Exchanger: Up to 39W/ °C heat exchanger, +24VDC or -48VDC
- Air Conditioner: Up to 2,000 BTU/hr air conditioner with heater
- Thermoelectric Cooler: 400W @ 0°dT, +24VDC, -48VDC, or 120VAC

Battery Pedestal
- 12"H pedestal accommodates up to 60Ahr batteries
- 13"H pedestal accommodates up to 92Ahr batteries

* 65 dBA at five (5) feet (according to the Purcell Systems)

Cable Entry
- (3) ½"; (3) 1"; (1) 2"; (2) 3 ½" or 2" knockouts

AC Power Options
- 30A-main power with optional Surge Suppression Device; 15A generator connection cable
- 6-position 19" rack-mounted (1RU) or 12-position (2U) AC load centers available in various configurations- can be equipped with surge protection devices (120V or 240V configurations). Optional DIN-mounted SPD
- 15A GFCI dual outlet receptacle convenience outlet

Mounting Options
- 4" plinth
- 14" plinth
- Pole mount kits
- Wall mount kits
- Vertical cabinet-on-cabinet stacking (up to 3 cabinets high; 150lbs per cabinet with installed equipment)

Warranty
- 5 years enclosure/1 year thermal system

FLX12WS shown with 39W/C heat exchanger; vertically stacked on a 14" plinth

Purcell Systems, Inc.
16125 East Euclid Avenue Spokane Washington 99216
Phone: 509.755.0341 www.purcellsystems.com

Appendix C-2

EMERSON
Network Power

OSP00743N
AT&T 48V Fusion Power and Battery Cabinet
Acoustical Noise Emission Test
TR00002174A - Design Verification / Validation Test Plan Details

Test Requirements:

Per GR-487-CORE Issue 3 of April 2009 - Generic Requirements for Electronic Equipment Cabinets, Paragraph R3-222 – Acoustical Noise Emission Test:

R3-222 [157] Cabinets equipped with telecommunications equipment and associated cooling fans shall suppress acoustical noise to a level of less than 65 dBA at every measurement point at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet. Measurements are made via sound pressure.

Table 9.1: Test Result for Sample P1.1 – PASSED

AT&T 48V Fusion Power and Battery Cabinet
OSP743N Sample P1.1
Final Data

	Measurement 1 (LASmax)	Measurement 2 (LASmax)
Amb	23.9	23.7
0°	64.6	64.7
45°	63.8	64.0
90°	58.4	58.6
135°	55.6	55.6
180°	56.9	56.8
225°	59.5	59.2
270°	58.7	58.7
315°	64.5	64.5

- **Internal Fans - 3250 rpm**
- **External Fans - 4250 rpm**
- **Battery Fan - Full Speed**
- **Rectifiers and Converters - Full Speed**

Figure 9.1a: Acoustic Test at 0°

Correspondence
12/4/24 Planning Commission Meeting
3111 Benton Street
RTC 24-1194

Lesley Xavier

From: Sudharani Ravi
Sent: Saturday, November 23, 2024 6:46 PM
To: Planning Public Comment; tvien@santaclaraca.gov; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org; Elizabeth Elliott
Cc: Rajiv Pendyala; Sudharani Ravi
Subject: Re: PLN23-00148 ("Proposed installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

From: Neighborhood Residents
To: Santa Clara Planning Commission Board Members and to the Church board members:
This letter is regarding the installation of a 60-foot-monotree**,** or an alternative design with 3 shorter shorted cell towers located in the parking lot by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.
On the 10/23/2024 meeting, we all knew the proposal of the installation of a 60-foot-monotree had been denied by the planning commissioners, and we already stated our objections and the reasons for the objections.
Our neighborhood community hereby formally submits our letter with signatures opposing this new proposed plan which is the alternative design with 3 shorter shorted cell towers located in the parking lot prior to the meeting which is scheduled for Wednesday, December 4th, 2024.
We are still strongly opposed to the Proposed New Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed New Installation is a big NO.
1. There are two parking lots on the premises of the church, not sure which parking lot it will be located in. But on the Google Map, we can see the cell towers will be still less than **500 feet** away from the backyard fence of nearby houses no matter which parking lot it will be.
Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential properties and/or **property line**:

- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA

2020 - Virginia:

Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.

2019 - California:
Cell tower in Sonoma County caught fire, potentially due to an electrical fault.

2018 - New Jersey:
A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.

2017 - Texas:
Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.

2016 - Florida:
Cell tower caught fire after being struck by lightning.

2015 - Illinois:
Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.

2014 - North Carolina:
A fire was caused by an electrical issue related to the cell tower's lighting equipment.

2012 - Michigan:
Cell tower fire occurred, believed to be caused by an equipment malfunction.

2011 - Alabama:
Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.

2009 - Georgia:

Putting the monotree at said location would present
serious aesthetic problems.
The 60 foot structure or the lower 3 towers planned are much higher and most trees in the neighborhood will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create
a beautiful environment for our residents.

Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible
not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green
Cooperative housing complex is registered in the **National Register of**
Historic Places (THE NRHP]
and therefore the tower project may be required to be reviewed for environmental
impacts, including aesthetic, by local and higher
government agencies.
The tower project may require a permit from the FCC, making the project subject
to Section 106 of the National Historic Preservation Act. The range of
environmental impacts
may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be
provided with the notice of public hearing
so that those residents and the public can comment on the project.

The Project could easily be
located elsewhere in the City
at a location that will solve most of the problems we have enumerated above, as stated
in more detail in our letter of November 14, 2024, also on file and is part of
the public record in this item. AT&T has provided no evidence that they have done due diligence in examining other more suitable locations.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.
Sincerely,
Sudharani Pendyala and Rajiv Pendyala

On Fri, Nov 22, 2024 at 6:34 PM Sudharani Ravi [redacted] wrote:
From :

Sudharani Pendyala
Rajiv Pendyala

Lesley Xavier

From:	Sudharani Ravi [redacted]
Sent:	Friday, November 22, 2024 6:34 PM
To:	Planning Public Comment; tvien@santaclaraca.gov; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org; Elizabeth Elliott
Cc:	Rajiv Pendyala; Sudharani Ravi
Subject:	PLN23-00148 ("Proposed installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

From :

Sudharani Pendyala
Rajiv Pendyala
[redacted]

Dear Ms. Xavier and Ms. Elliot:

This is an addendum to our letter of October 22, 2024 and our letter of November 14, 2024, both of which are already on file and part of the public record on this item. **We reiterate that we strongly object to the location of the proposed 60 foot tall monotree, or any monotree on the 3111 Benton Street site, at the Santa Clara Baptist Church or either of the parking lots or buildings which are adjacent to it or anywhere on that site.**

As stated in our letter of October 22, 2024, we object for the following reasons:

1. Installation of the monotree at said location is a **health hazard** to the people living in our home and many homes nearby. Nobody should be subjected to being radiated 24 hours a day for 7 days a week. This is an **unacceptable risk** to us and many other people living in homes so close to the location of the monotree.

2. Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure planned is much higher and most trees in the neighborhood will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.

3. Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

4. It will be inconsistent with the development in the neighborhood---Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National Register of Historic Places (THE NRHP**] and therefore the tower project may be required to be **reviewed for environmental impacts, including aesthetic, by local and higher government agencies**. The tower project may require a permit from the FCC, making the **project subject to Section 106 of the National Historic Preservation Act. The range of environmental impacts** may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those residents and

Lesley Xavier

From:	Xiaoling Wang
Sent:	Friday, November 22, 2024 3:59 PM
To:	Planning Public Comment; Lesley Xavier; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Fw: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Follow Up Flag:	Follow up
Flag Status:	Flagged

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008

3111 Benton Street

AT&T telecommunication facility, Installation of 60 foot tall monotree

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

Lesley Xavier

From:	Xiaoling Wang
Sent:	Sunday, November 24, 2024 2:55 AM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Re: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008, 3111 Benton Street, AT&T telecommunication facility, Installation of 60 foot tall monotree, or an alternative design with 3 lower cell towers in the parking lot.

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

This Email is regarding the installation of a 60-foot-monotree, or an alternative design with 3 shorter shorted cell towers located in the parking lot by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.

On the 10/23/2024 meeting, we all knew the proposal of the installation of a 60-foot-monotree had been denied by the planning commissioners, and we already stated our objections and the reasons for the objections.

2. There are already more than **FIVE** "wireless cell phone base stations" from Verizon at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, with 3 lower cell towers, there will be more than **EIGHT** wireless base stations on the same premises on the church property, also **3 lower towers** sitting together will make the radiation energy to the nearby residences even more strong, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

A. <u>The negative health effects caused by wireless radiation from the towers.</u> There has NOT been a clear conclusion that cell towers are not harmful to health.

This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.

Further reading can be done on their website <u>Cell Tower Radiation Health Effects - IAFF</u>

Cell Tower Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF

B. <u>Risk of fire.</u> There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach

- **2006 - Ohio**: Cell tower caught fire due to a malfunction in the power supply system.

- **2005 - New York**: A fire was linked to an electrical issue at a cell tower site.

- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.

- **2003 - Maryland**: A fire occurred at a cell tower site due to suspected electrical malfunctions.

- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.

- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u> **Even with three lower cell towers, we believe they still can be seen from the backyards or the dindows of nearby houses. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' EIGHT cell phone towers, not to mention that the towers will be extremely conspicuous.**

Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

4. Serious aesthetic problems to nearby Pomeroy Green Community

1) Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure or the lower 3 towers planned are much higher and most trees in the neighborhood and will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.

2) Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

3) It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National**

Lesley Xavier

From:	Yongli Wen
Sent:	Sunday, November 24, 2024 2:46 AM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Regarding PLN23-00148, installation of a 60-foot-monotree or an alternative 3 lower cell towers in the parking lot by AT&T in Santa Clara First Baptist Church

November 24, 2024

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008, 3111 Benton Street, AT&T telecommunication facility, Installation of 60 foot tall monotree, or an alternative design with 3 lower cell towers in the parking lot.

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

This Email is regarding the installation of a 60-foot-monotree, or an alternative design with 3 shorter shorted cell towers located in the parking lot by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.

- Palm Springs, CA

2. There are already more than **FIVE** "wireless cell phone base stations" from Verizon at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, with 3 lower cell towers, there will be more than **EIGHT** wireless base stations on the same premises on the church property, also **3 lower towers** sitting together will make the radiation energy to the nearby residences even more strong, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

A. <u>The negative health effects caused by wireless radiation from the towers.</u> There has NOT been a clear conclusion that cell towers are not harmful to health.

This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.

Further reading can be done on their website Cell Tower Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF

B. <u>Risk of fire.</u> There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also

- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.

- **2003 - Maryland**: A fire occurred at a cell tower site due to suspected electrical malfunctions.

- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.

- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u> **Even with three lower cell towers, we believe they still can be seen from the backyards or the dindows of nearby houses. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' EIGHT cell phone towers, not to mention that the towers will be extremely conspicuous.**

Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

4. Serious aesthetic problems to nearby Pomeroy Green Community

1) Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure or the lower 3 towers planned are much higher and most trees in the neighborhood and will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.

2) Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.

3) It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National Register of Historic Places (THE NRHP**] and therefore the tower project may be required to be **reviewed for environmental impacts, including aesthetic, by local and higher government agencies**. The tower project may require a permit from the FCC, making the **project subject to Section 106 of the National Historic Preservation Act. The range of environmental impacts** may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those

Lesley Xavier

From:	Yongli We [redacted]
Sent:	Friday, November 22, 2024 3:55 PM
To:	Planning Public Comment; Lesley Xavier; Elizabeth Elliott
Cc:	Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; office@scfbc.org
Subject:	Re: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Follow Up Flag:	Follow up
Flag Status:	Flagged

November 22, 2024

3190 Humbolt Ave.

Santa Clara, California 95051

Leslie Xavier, Planning Manager

Elizabeth Elliot, Staff Aide ii

Community Development Department

City of Santa Clara

1500 Warburton Avenue

Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008

3111 Benton Street

AT&T telecommunication facility, Installation of 60 foot tall monotree

Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

From: PlanningCommission
To: [redacted] PlanningCommission; Lesley Xavier
Subject: RE: - Proposed tower at 3111 Benton St. - Meeting 4Dec2024
Date: Tuesday, November 26, 2024 9:52:00 AM
Attachments: image001.png
image003.png

Good Morning,
Your email has been received in the Planning Division and will be part of the public record on this item.
Thank you for taking the time to provide you input.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: [redacted]
Sent: Tuesday, November 26, 2024 1:00 AM
To: PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>
Subject: Consent Calendar Item #24-1194 - Proposed tower at 3111 Benton St. - Meeting 4Dec2024

Dear Planning Commission,

As I've communicated before, my husband and I live in the historic (Federal & State) complex next to the church and continue to be concerned about the location of this cell tower. It looks like it'll be right up against our complex and a major eyesore. If it must be done, please consider all the alternative locations suggested by Ken Kratz and Nick Rossi. Those other locations don't directly overlook residences.

I'm also concerned about cancer-causing radiation, but I've been told that the city doesn't care about that. We have no cell phones, no smart appliances, no wifi of any kind in our house, so we're doing the best we can.

Thanks!

Sincerely,
Diane Harrison
3283 Benton St.
Santa Clara, CA 95051
(land of the Ohlone and Muwekma Ohlone people)
[redacted]
Member: Santa Clara County Green Party County Council

P.S. If AT&T is paying anyone for this tower, the money should be divided up among everyone impacted. That, in fact, is a good argument for putting it at the high school since I expect they could use the money.

From: Planning Public Comment
Sent: Tuesday, November 26, 2024 9:36 AM
To: Ken Kratz [redacted]; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Subject: RE: AT&T tower proposed for 3111 Benton Street, Planning Commission meeting scheduled for Dec. 4, 2024; suggested alternative locations

Thank you for your email. It has been received in the Planning Division and will be part of the public record on this item.

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

From: Ken Kratz [redacted]
Sent: Monday, November 25, 2024 3:42 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: AT&T tower proposed for 3111 Benton Street, Planning Commission meeting scheduled for Dec. 4, 2024; suggested alternative locations

Dear Planning Department,

Please find attached my letter and attachment regarding the AT&T tower project proposed for 3111 Benton Street. Please forward the attachments to the Planning Commission for their meeting scheduled for Dec. 4, 2024.

Please download (not preview) the PDF file of the map in order to see all the information.

Thank you,

Ken Kratz
[redacted]

November 25, 2024
3283 Benton Street
Santa Clara, California 95051

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
PlanningPublicComment@SantaClaraCA.gov

Re: PLN23-00148, APN 290-27-006
3111 Benton Street (project address),
AT&T telecommunication facility, proposed 60' tall monotree or alternative
Planning Commission Hearing; December 4, 2024 (meeting body & date)

Dear Ms. Leslie Xavier,

Please find and forward to the Planning Commission this letter and my suggestions for alternative sites (map attached; please download map to see all the information) for the installation of the telecommunications monotree facility proposed by AT&T at the 3111 Benton Street site. My recommendations are in substantial agreement with ones provided to you by the Rossi family in their email to you recently.

I believe my suggested locations, rather than the 3111 Benton Avenue site, are more compatible with the neighborhood, particularly neighborhood aesthetics, and will provide the signal coverage desired by AT&T. I don't' like the proposed alternative to the monotree; the three towers proposed along the frontage of the church at 3111 Benton street will be ugly.

Please forward my suggested alternatives to AT&T for their consideration and discussion prior to the next Planning Commission meeting hearing on this project scheduled for December 4.

I consulted the AT&T coverage maps ("Existing Sites...Coverage" and "Existing Sites +... Coverage") provided by AT&T that were included in the attachments for Planning Commission meeting held on October 23. I used those maps to find compatible locations for the monotree in the dark purple and yellow colored areas on the "Existing Sites..." map where indoor coverage is lacking or less reliable in the neighborhood.

The following are my suggested alternatives for the tower in the dark purple areas of the AT&T coverage map (areas of no coverage to date) that should provide equal or better coverage than the 3111 Benton site; these locations are indicated by red dots on the attached map):

1. Earl Carmichael Park, 3445 Benton Street, rear of park
2. Stratford School, 890 Pomeroy Avenue near school or rear parking lot *(*Good Location*)*
3. Curtis Field, 890 Pomeroy Avenue, field near Stratford School parking lot
4. Homesteaders 4-H Ranch, 3450 Brookdale Drive, parking lot
5. The Church of Jesus of Latter Day Saints, 875 Quince Avenue, rear parking lot
6. Church in Santa Clara, 3550 Benton Street, parking lot or field next door
7. Church of Christ of Santa Clara, 850 Pomeroy Avenue, north parking lot, in soil area *(*Best Location*, monotree will complete a row of existing trees)*
8. Neighborhood Christian Center, 887 Pomeroy Avenue, parking lot or lawn in front
9. (not numbered) Santa Clara High School, west side in back of school)

The following alternatives for the tower are located in the yellow colored areas of the AT&T map (areas of less reliable coverage) that should provide enhanced coverage than the 3111 Benton site; these locations are indicated by yellow colored dots on the attached map:

1. Central Park, 909 Kiely Blvd.,especially the area near the baseball field *(*Good Location*)*
2. Pomeroy Elementary School, 1250 Pomeroy Avenue, north side of site or field in back
3. Kiely Plaza, 1052-1092 Kiely Blvd. southwest corner of intersection with Benton St.
4. Benton Shopping Center, 3565 Benton St., landscaped areas in front of the mall

Please consider all the above sites for the installation of the telecommunications facility proposed by AT&T. I highly recommend the parking lot or field behind Stratford School, 890 Pomeroy Avenue, or the Church of Christ of Santa Clara, 850 Pomeroy Avenue, *or* Santa Clara Central Park, especially near the baseball field.

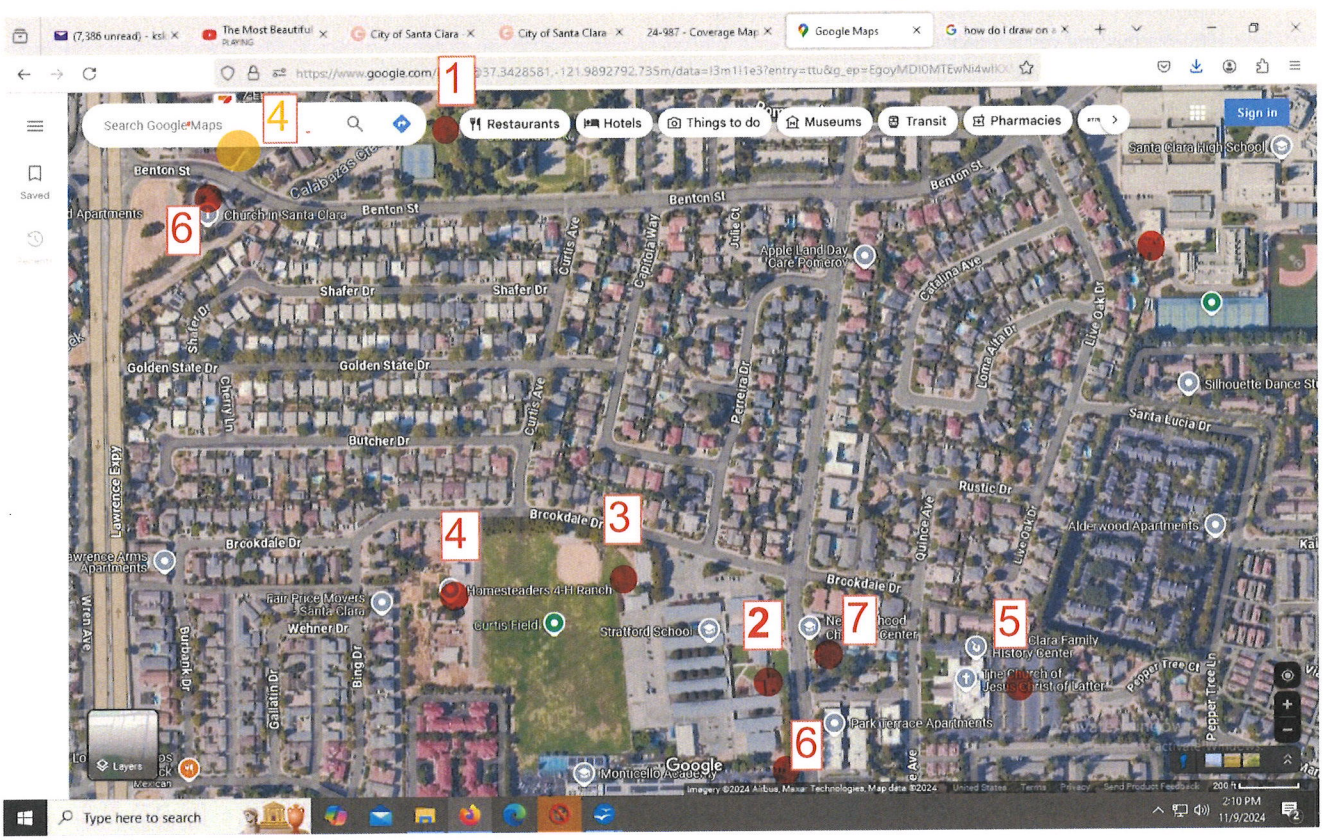
Thank you for considering my alternatives.

Sincerely,

Ken Kratz

att: map of suggested alternative locations

Alteranative location for the monotree.



November 20, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
(408) 892-0621
[redacted]

Leslie Xavier, Planning Manager
Elizabeth Elliot, Staff Aide ii
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-008
3111 Benton Street
AT&T telecommunication facility, Installation of 60 foot tall monotree
Planning Commission Hearing: October 23, 2024(past) & December 4, 2924(pending)

Dear Ms. Xavier and Ms. Elliot:

This is an addendum to our letter of October 22, 2024 and our letter of November 14, 2024, both of which are already on file and part of the public record on this item. **We reiterate that we strongly object to the location of the proposed 60 foot tall monotree, or any monotree on the 3111 Benton Street site, at the Santa Clara Baptist Church or either of the parking lots or buildings which are adjacent to it or anywhere on that site.**

As stated in our letter of October 22, 2024, we object for the following reasons:

1. Installation of the monotree at said location is a **health hazard** to the people living in our home and many homes nearby. Nobody should be subjected to being radiated 24 hours a day for 7 days a week. This is an **unacceptable risk** to us any many other people living in homes so close to the location of the monotree.
2. Putting the monotree at said location would present **serious aesthetic problems**. The 60 foot structure planned are much higher and most trees in the neighborhood and will detract from the overall aesthetic qualities of the complex and neighborhood. At Pomeroy Green, all our utilities are placed underground to create a beautiful environment for our residents.
3. Whether it's the 60 foot monotree or 3 shorter monotrees, it will be an eyesore, and will be visible not only to all residents of Pomeroy Green but nearby houses in the surrounding areas.
4. It will be inconsistent with the development in the neighborhood. Pomeroy Green. The Pomeroy Green Cooperative housing complex is registered in the **National Register of Historic Places (THE NRHP**] and therefore the tower project may be required to be **reviewed for environmental impacts, including aesthetic, by local and higher government agencies**. The tower project may require a permit from the FCC, making the **project subject to Section 106 of the National Historic Preservation Act. Ther range of environmental impacts** may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the city's Earl Carmichael Park. Those residents and the City's

Parks and Recreation Department should be **provided with the notice of public hearing** so that those residents and the public can comment on the project.

5. The Project could easily be **located elsehere in the City** at a location that will solve most of the problems we have enumerated above, as stated **in more detail in our letter of November 14, 2024, also on file and is part of the public record in this item. AT&T has provided no evidence that they have done due diligence in examining other more suitable locations.**

Sincerely,

Nicholas Rossi Ritha Rossi

Nicholas and Ritha Rossi

Cc: First Baptist Church and AT&T

November 14, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
(408) 892-0621
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-006
3111 Benton Street,
AT&T telecommunication facility, Installation of 60 foot tall monotree.
Planning Commission Hearing; October 23, 2024 (past) & December 4, 2024 (pending)

Dear Ms. Leslie Xavier,

Please find and consider our suggestions for alternative sites (map attached) for the installation of the telecommunications monotree facility proposed by AT&T at the 3111 Benton Street site. We believe our suggested locations, rather than the 3111 Benton Avenue site, are more compatible with the neighborhood, particularly neighborhood aesthetics, and will provide the signal coverage desired by AT&T.

Please forward our suggested alternatives to AT&T for their consideration and discussion prior to the next Planning Commission meeting hearing on this project scheduled for December 4.

We consulted the AT&T coverage maps ("Existing Sites...Coverage" and "Existing Sites +... Coverage") provided by AT&T that were included in the attachments for Planning Commission meeting held on October 23. We used those maps to find compatible locations for the monotree in the dark purple and yellow colored areas on the "Existing Sites..." map where indoor coverage is lacking or less reliable in our neighborhood.

The following are our suggested alternatives for the tower in the dark purple areas of the AT&T coverage map (areas of no coverage to date) that should provide equal or better coverage than the 3111 Benton site; these locations are indicated by red dots on the attached map):

1. Earl Carmichael Park, 3445 Benton Street, rear of park
2. Stratford School, 890 Pomeroy Avenue near school or rear parking lot *(*Best Location*)*
3. Curtis Field, 890 Pomeroy Avenue, field near Stratford School parking lot
4. Homesteaders 4-H Ranch, 3450 Brookdale Drive, parking lot
5. The Church of Jesus of Latter Day Saints, 875 Quince Avenue, rear parking lot

6. Church in Santa Clara, 3550 Benton Street, parking lot or field next door
7. Church of Christ of Santa Clara, 850 Pomeroy Avenue, north of parking lot, in soil area
8. Neighborhood Christian Center, 887 Pomeroy Avenue, parking lot or lawn in front

The following alternatives for the tower are located in the yellow colored areas of the AT&T map (areas of less reliable coverage) that should provide enhanced coverage than the 3111 Benton site; these locations are indicated by yellow colored dots on the attached map:

1. Central Park, 909 Kiely Blvd.,especially the area near the baseball field *(*Best Location*)*
2. Pomeroy Elementary School, 1250 Pomeroy Avenue, north side of site or field in back
3. Kiely Plaza, 1052-1092 Kiely Blvd. southwest corner of intersection with Benton St.
4. Benton Shopping Center, 3565 Benton St., landscaped areas in front of the mall

Please consider all the above sites for the installation of the telecommunications facility proposed by AT&T. We highly recommend the parking lot or field behind Stratford School, 890 Pomeroy Avenue, or Santa Clara Central Park, especially near the baseball field.

Thank you for considering our alternatives.

Sincerely,

Nicholas Rossi Ritha Canales-Rossi

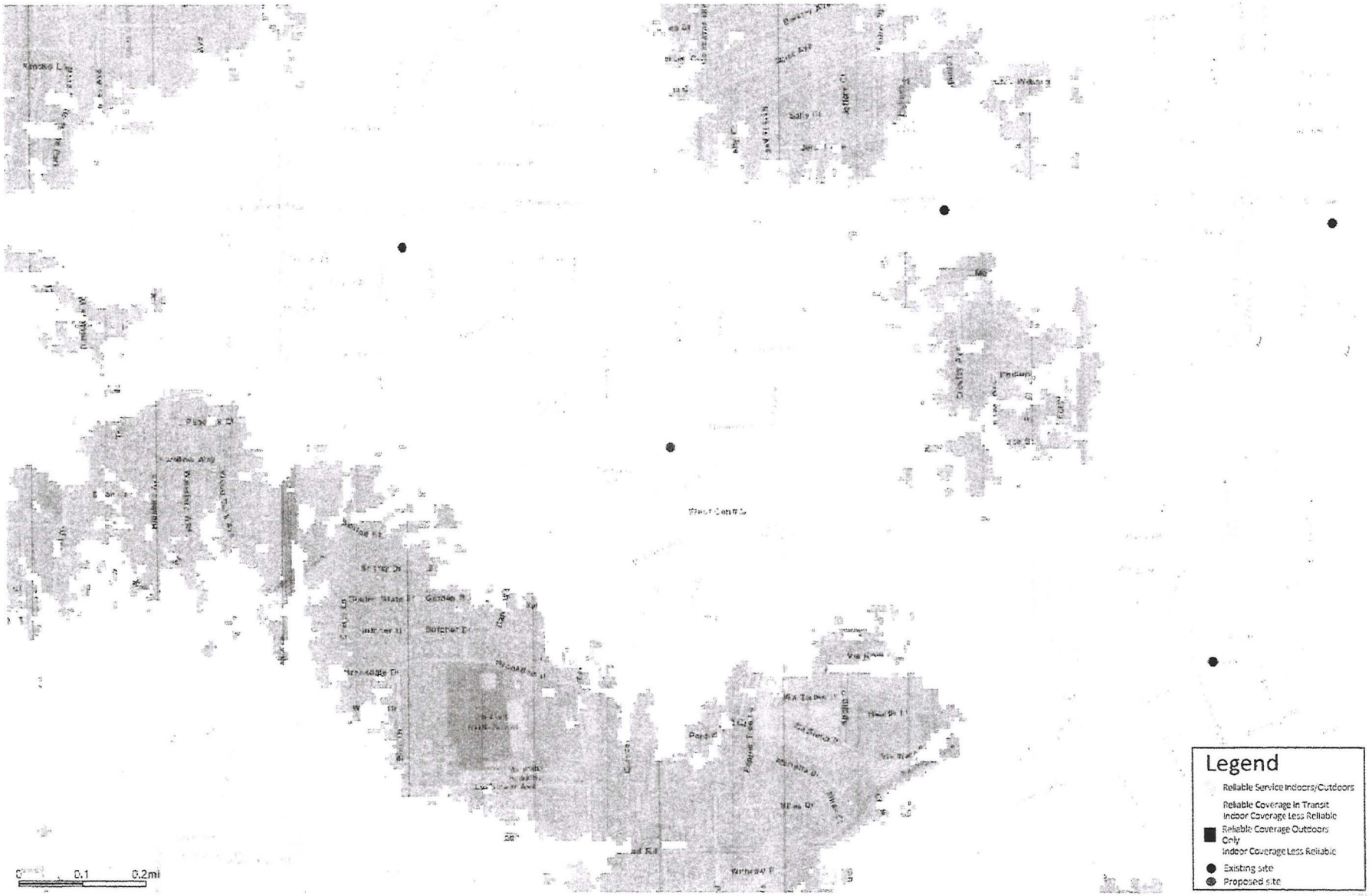
Nicholas & Ritha Canales Rossi

att: map of suggested alternative locations

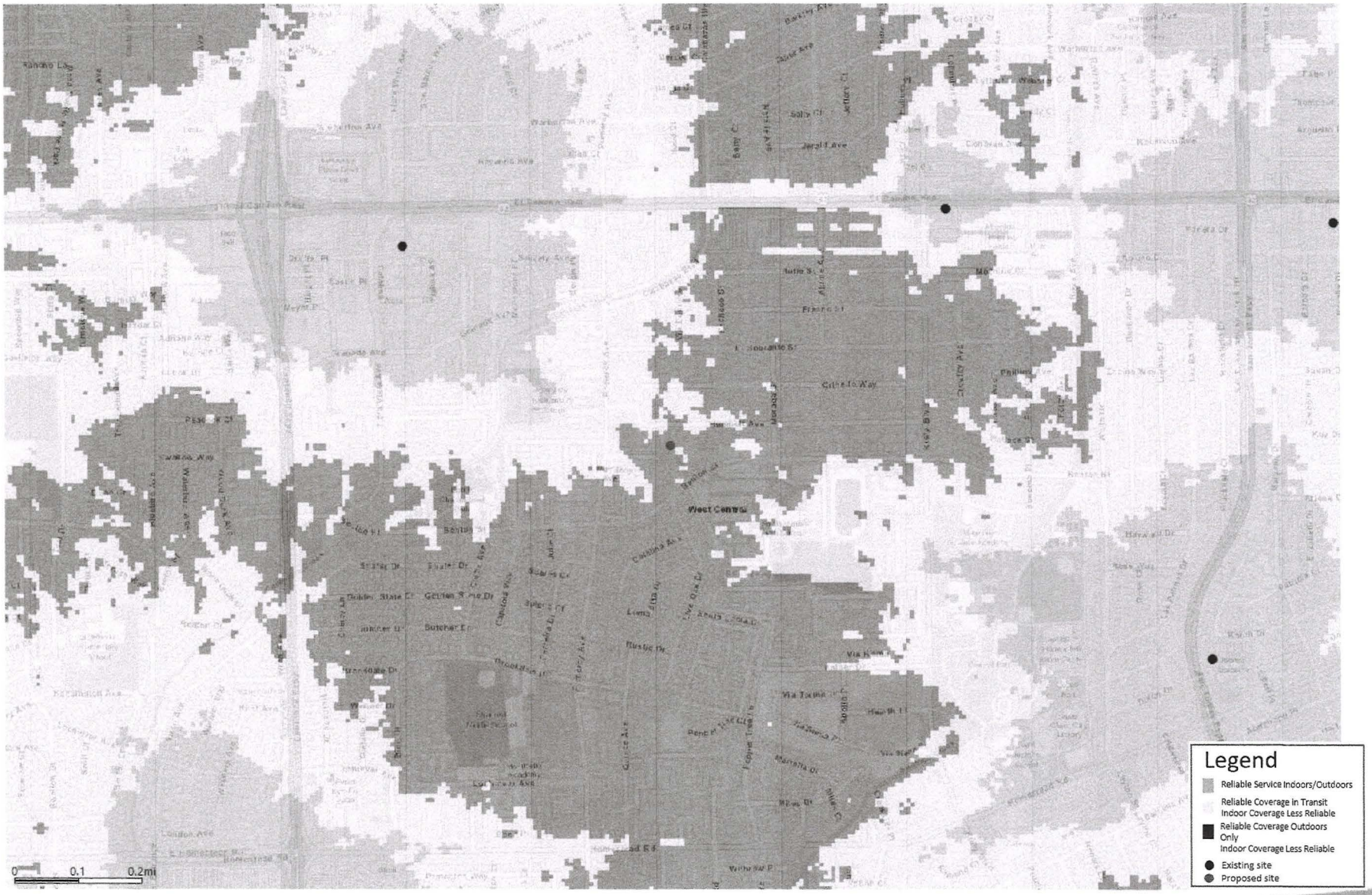
CCL06126 Propagation Map

December 13, 2023

Existing Sites + CCL06126 LTE 700 Coverage



Existing Sites LTE 700 Coverage



PMM
PC 10/23/24
RTC 24-987
Item 4

From: Planning Public Comment
To: [redacted]; Planning Public Comment; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
Date: Monday, October 21, 2024 12:27:00 PM
Attachments: image001.png
image003.png

Thank you for your email, it has been received in the Planning Division and will be part of the public record on this item.

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Leilani Shields [redacted]
Sent: Friday, October 18, 2024 5:18 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members:
Re: Project File No.: PLN23-00148 ("Proposed Installation")
Dear sir/Madam,
This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.
Our neighborhood community hereby formally submits our letter with signatures opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024.
We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is a big NO.
1. The "monotree" is actually a "wireless cell phone tower" or "cell phone base station." Its location is a mere 20~30 feet away from the backyard fence of the neighboring residential houses and is extremely close to the immediately surrounding residential area. Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a MINIMUM of 500 feet setback requirement to 1,000 feet or more from residential

properties and/or property line:
Los Altos, CA
Fremont, CA
Pleasanton, CA
Laguna Beach, CA
West Los Angeles, CA
South Los Angeles, CA
Hollywood, CA
San Diego, CA

Beverly Hills, CA
Calabasas, CA
Encinitas, CA
Palm Springs, CA

2. There is already another Verizon "wireless cell phone base station" at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.
Therefore, there will be TWO wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.
3. We, the neighborhood community, have the followings concerns:

A. The negative health effects caused by wireless radiation from the tower. There has NOT been a clear conclusion that cell towers are not harmful to health.
This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.
Further reading can be done on their website Cell Tower Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF
The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastruct...

B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike,

or arson and will be devastating for the neighboring houses should one occur.
Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:
2020 - Virginia: Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
2019 - California: Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
2018 - New Jersey: A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
2017 - Texas: Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.
2016 - Florida: Cell tower caught fire after being struck by lightning.
2015 - Illinois: Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.
2014 - North Carolina: A fire was caused by an electrical issue related to the cell tower's lighting equipment.
2012 - Michigan: Cell tower fire occurred, believed to be caused by an equipment malfunction.
2011 - Alabama: Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.
2009 - Georgia: A fire was reported at a cell tower site, attributed to equipment failure and overheating.
2008 - Colorado: A fire broke out at a cell tower, suspected to be caused by an electrical short circuit.
2006 - Ohio: Cell tower caught fire due to a malfunction in the power supply system.
2005 - New York: A fire was linked to an electrical issue at a cell tower site.
2004 - Louisiana: Cell tower fire was attributed to a lightning strike.

2003 - Maryland: A fire occurred at a cell tower site due to suspected electrical malfunctions.
2002 - Florida: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.
2001 - Texas: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.
C. Property Values. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two

wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.
Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to someone's backyard?
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Regards,

Leilani

From: Planning Public Comment
To: [redacted]; Planning Public Comment; Tiffany Vien; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
Date: Monday, October 21, 2024 12:27:00 PM
Attachments: image001.png
image003.png

Thank you for your email, it has been received in the Planning Division and will be part of the public record on this item.

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Raj Sudhani [redacted]
Sent: Friday, October 18, 2024 4:45 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members:

Dear sir/Madam,

This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.

I hereby formally submit my letter opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024.

I am strongly opposed to the Proposed Installation as I believe this plan is not in the best interest of our community. My response to the Proposed Installation is **a big NO**.

1. The "monotree" is actually a "wireless cell phone tower" or "cell

phone base station." Its location is a **mere 20~30 feet away** from my backyard fence and is extremely close to the immediately surrounding residential area.

Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential properties and/or **property line**:

- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA
- South Los Angeles, CA
- Hollywood, CA
- San Diego, CA
- Beverly Hills, CA
- Calabasas, CA
- Encinitas, CA
- Palm Springs, CA

2. There is already another **Verizon "wireless cell phone base station"** at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, there will be **TWO** wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.

---

3. I have the followings concerns:

A. **<u>The negative health effects caused by wireless radiation from the tower.</u> There has NOT been a clear conclusion that cell towers are not harmful to health.**

This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.

Further reading can be done on their website Cell Tower

Radiation Health Effects - IAFF

Cell Tower Radiation Health Effects - IAFF
The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastruct...

B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:

- **September 2023: Sacramento:** Near Capital City Freeway. Flames and sparks were seen coming from the tower.
- **2020 - Virginia:** Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
- **2019 - California:** Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
- **2018 - New Jersey:** A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
- **2017 - Texas:** Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.
- **2016 - Florida:** Cell tower caught fire after being

struck by lightning.

- **2015 - Illinois:** Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.
- **2014 - North Carolina:** A fire was caused by an electrical issue related to the cell tower's lighting equipment.
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- **2011 - Alabama**: Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.
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- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.
- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u> Someday, if I decide to sell my house, I will need to disclose to the buyer that my home is right under two wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.

Many real estate professionals agree that potential buyers

will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**

I respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Sincerely

Raj Sudhani

Concerned Resident

From: Planning Public Comment
To: [redacted] Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar; Planning Public Comment
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
Date: Monday, October 21, 2024 12:26:00 PM
Attachments: image001.png
image003.png

Thank you for your email, it has been received in the Planning Division and will be part of the public record on this item.

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Rajasri Banka [redacted]
Sent: Friday, October 18, 2024 12:39 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members: Re: Project File No.: PLN23-00148 ("Proposed Installation") Dear sir/Madam, This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street. Our neighborhood community hereby formally submits our letter with signatures opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024. We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is a big NO. 1. The "monotree" is actually a "wireless cell phone tower" or "cell phone base station." Its location is a mere 20~30 feet away from the backyard fence of the neighboring residential houses and is extremely close to the immediately surrounding residential area. Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a MINIMUM of 500 feet setback requirement to 1,000 feet or more from residential properties and/or property line: Los Altos, CA Fremont, CA Pleasanton, CA Laguna Beach, CA West Los Angeles, CA South Los Angeles, CA Hollywood, CA San Diego, CA
Beverly Hills, CA Calabasas, CA Encinitas, CA Palm Springs, CA 2. There is already another Verizon

"wireless cell phone base station" at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern. Therefore, there will be TWO wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents. 3. We, the neighborhood community, have the followings concerns: A. The negative health effects caused by wireless radiation from the tower. There has NOT been a clear conclusion that cell towers are not harmful to health. This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live. Further reading can be done on their website Cell Tower Radiation Health Effects- IAFF

B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike,
or arson and will be devastating for the neighboring houses should one occur.
Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."
Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:
2020 - Virginia: Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
2019 - California: Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
2018 - New Jersey: A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
2017 - Texas: Cell tower fire occurred, likely due to equipment malfunction, as heavy winds and storms were present.
2016 - Florida: Cell tower caught fire after being struck by lightning.
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C. Property Values. Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.
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Regards: Rajasri Banka
Ravinder Banka
3281 benton st santa clara

From: Planning Public Comment
To: [redacted] Planning Public Comment; Lesley Xavier; Eric Crutchlow; Nancy Biagini; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Subject: RE: Project File No.: PLN23-00148 ("Proposed Installation")
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ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Suma G [redacted]
Sent: Friday, October 18, 2024 11:52 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Project File No.: PLN23-00148 ("Proposed Installation")

To: Santa Clara Planning Commission Board Members:

Re: Project File No.: PLN23-00148 ("Proposed Installation")

Dear sir/Madam,

This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street.
Our neighborhood community hereby formally submits our letter with signatures opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024.

We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is **a big NO**.
1. The "monotree" is actually a "wireless cell phone tower" or "cell phone base station." Its location is a **mere 20~30 feet away** from the backyard fence of the neighboring residential houses and is extremely close to the immediately surrounding residential area.

Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential

properties and/or **property line**:

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San Diego, CA

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2. There is already another **Verizon "wireless cell phone base station"** at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern.

Therefore, there will be **TWO** wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

A. The negative health effects caused by wireless radiation from the tower. There has NOT been a clear conclusion that cell towers are not harmful to health.

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Cell Tower Radiation Health Effects - IAFF

The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastruct...

B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike,

or arson and will be devastating for the neighboring houses should one occur. Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

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If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**

We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Regards,
Sumangala Moogi
Santa Clara resident.

October 16, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148, APN 290-27-006
3111 Benton Street, 3.15 acre lot located northeast of Benton Street and Pomeroy Avenue
Applicant: Steve Proo, Complete Wireless Consulting
Owner: Santa Clara First Baptist Church
Subject: Conditional Use Permit for a new unmanned AT& T telecommunication facility, Installation of 60 foot tall monotree.
Hearing Date: October 23, 2024, at 6:00 PM, City Hall Council Chambers

Dear Ms. Leslie Xavier,

We hereby object to the above named project for the following reasons and request the project be continued to another time until all our concerns below are addressed:

1. Radiation danger

Radiation and cancer danger to all persons within 500 foot radius of the aforementioned 60 foot telecommunication towers, and all residents of Pomeroy Green, where we live, which has of 78 housing units that stand to be impacted by this project. This is very serious issue because the installation of this tower will generate a continuous radiation exposure which will impact health in a negative way according to many medical sources (name them if you have time from the sources I provided to you).

These tall telecommunication towers will be irradiating us 24 hours a day, 7 days a week. AT&T, as well as the Baptist Church, must not take economic advantage, for economic purpose, while endangering the health and well being of so many residents.

During my ~~in~~ conversation with the manager of the adjacent Baptist Church, he mentioned that AT&T came to them offering monthly compensation for allowing. AT&T to use the church property -- The personnel ~~persons~~ at ~~in~~ AT&T, as well as the most members of the Baptist Church likely do not live in this area and are only exposed to the radiation a few hours a week.

It is very well known in the scientific literature that ~~such~~ radiation is health hazard, that exposure to RF energy can have harmful effects. (cite medical sources I provided to you in my email to you). We know that we are subject to some radiation, but this project will expose us to 24 hours a day of powerful radiation. We don't want future clusters of cancer in this neighborhood, especially since there are other areas in Santa Clara where this tower can be placed. (provide suggestions to alternative locations).

2. Aesthetic concerns that may subject the project to environmental review

The tower project will cause aesthetic damage to our complex and neigh neighborhood. The 60 foot structures are much higher than all the houses and most trees in the neighborhood and therefore will detract from the overall aesthetic qualities of the complex and neigh neighborhood.

At Pomeroy Green all our utilities are burred to create a beautiful environment for our residents. If the tower is constructed it ill be an eyesore that will be visible form all locations within Pomeroy Green. It will aesthetically impact not only Pomeroy Green but also all the surrounding homes too, those to the north and east of the project.

The Pomeroy Green Cooperative housing complex is registered in the National Register of Historic Places (the NRHP) and, therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher government agencies. The tower project may require a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act.

The range of the environmental impacts may extend to nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be provided a notice of public hearing and notified respectively so that those residents and the public can comment on the project.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

3. Collapsing hazard

There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For ~~if for~~ instance, a powerful earthquake or storm could cause the 60 foot structures to fall on one or more of the residences in the area.

4. Proper public notice not provided

The City Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green nor was the Pomeroy Green Board of Directors nor Property Manager notified of the proposed tower project.

Pomeroy Green Cooperative has a parcel map filed with the County Assessors Office (Book 290, page 69); therefore, the City should have mailed the notice to all the townhouses in the complex, not just those within 500' of the project. The people in this area have not been given notice to for the public to consider the ramifications of such a serious project.

6. Project could be located elsewhere in the city

The project could easily be placed in another location in the city that will solve most of the problem we have enumerated above. We suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower, so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Sincerely,
Nicholas Rossi Ritha Canales-Rossi
Nicholas & Ritha Canales Rossi

cc: Santa Clara First Baptist Church, AT&T

Pomeroy Green Residents
Non-Ionizing radiation exposure

Questions that need answers

from

City of Santa Clara

Cell Tower Emitted Power Information needed:

- What is the total RF power emitted on a daily basis by the 5G towers installed on the Church property?

  Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

- How often is the emitted radiation measured at this site to ensure it conforms to the permitted limit?

FCC Guideline:

The FCC limits public exposure from cell towers to a maximum of 580 microwatts per square centimeter.

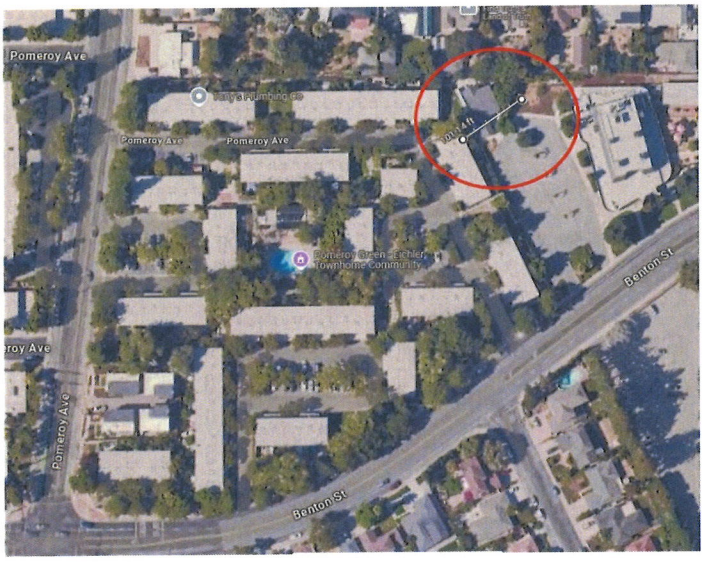
https://www.fcc.gov/consumers/guides/human-exposure-radio-frequency-fields-guidelines-cellular-and-pcs-sites

Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC's guidelines, an individual would essentially have to remain in the main transmitting beam and within a few feet of the antenna for several minutes or longer.

Consideration points:

- T-Mobile 5G tower on the roof of the Church.
- Proposed AT&T tower in the Church parking area.
- Upstairs bedroom windows of PG homes are directly in line-of-sight of the towers. For homes closest to towers, the downstair patio doors face the towers and are in line-of-sight.
- People spend most of the day and night (16-20 hours/day) in these bedrooms due to working from home including retirees.
- People spend time (at least 2 hours/day) in their backyard or swimming pool during the day.

What is the combined TOTAL exposure to residents nearest to the 5G cell towers (both T-Mobile and AT&T tower)



What is the combined TOTAL exposure to residents in the swimming pool area spending a minimum of 2 hours during the day.

What is the combined TOTAL exposure to residents furthermost to the 5G cell towers (both T-Mobile and AT&T tower)

What about 5G networks?

Fifth generation (5G) cellular networks are now being rolled out in many parts of the United States and in other countries. 5G networks are capable of transmitting much larger amounts of data over shorter periods of time than previous generations (4G, 3G, etc.).

Earlier generation networks have used RF wavelengths below 6 gigahertz (GHz). 5G networks will use some wavelengths in this range, but will also use some higher frequency wavelengths, at the lower end of the **millimeter wave** spectrum (which ranges from 30 GHz to 300 GHz). While these RF waves are higher frequency (higher energy) than those used by older generations, they are still forms of **non-ionizing** radiation, so they still lack the ability to directly damage DNA.

The higher frequency waves used by 5G travel shorter distances and don't go through objects (such as buildings, or even tree leaves) as well as lower frequency waves. Because of this, 5G networks require many more, smaller versions of base stations (often referred to as **small cells**) in some places, especially in densely populated areas. These small cells can be mounted on streetlights, utility poles, buildings, and other structures. This could result in the antennas being closer to people, although small cells typically operate at much lower power levels than the larger (macro) base stations.

The addition of the higher wavelengths from 5G networks could also expose people to more RF waves overall.

At the same time, these higher frequency RF waves are less able to penetrate the body than lower frequency waves, so in theory they might be less likely to have any potential health effects. But so far this issue has not been well studied.

At this time, there has been very little research showing that the RF waves used in 5G networks are any more (or less) of a concern than the other RF wavelengths used in cellular communication.

Written by Additional resources Resources

American Cancer Society

The American Cancer Society medical and editorial content team

Our team is made up of doctors and oncology certified nurses with deep knowledge of cancer care as well as editors and translators with extensive experience in medical writing.

Will there be more towers located in the neighborhood ?

How many more towers will be permitted?

From: Nicholas H Rossi [redacted]
Sent: Tuesday, October 22, 2024 3:40 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunications tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006

You don't often get email from [redacted] Learn why this is important

Please find the letter to Leslie Xavier, Planning Manager, Community Development Department, City of Santa Clara (attached). Please bring this to the attention of the Planning Commission at their meeting scheduled for Wednesday, October 23, 2024.

This letter supercedes our earlier letter on this subject dated October 16, 2024 regarding the telecommunications tower proposed for 3111 Benton Street; PLN 23-00148; APN: 290-27-006.

Thank you,

Nick Rossi

October 22, 2024
1091 Pomeroy Ave.
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: PLN23-00148,
APN 290-27-006
3111 Benton Street, 3.15-acre lot located northeast of Benton Street and Pomeroy Avenue
Applicant: Steve Proo, Complete Wireless Consulting
Owner: Santa Clara First Baptist Church
Subject: Conditional Use Permit for a new unmanned AT& T telecommunication facility, Installation of 60-foot tall monotree.
Planning Commission Hearing Date: October 23, 2024, at 6:00 PM, City Hall Council Chambers

Dear Ms. Leslie Xavier,

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1. Radiation danger

Radiation and cancer danger to all persons within 500-foot radius of the aforementioned 60 foot telecommunication towers, and all residents of Pomeroy Green, where we live, which has 78 housing units that stand to be impacted by this project. This is a very serious issue because the installation of this tower will generate continuous radiation exposure which will impact health in a negative way according to many medical sources conducted by government agencies, such as Environmental Protection Agency (EPA), Food and Drug Administration (FDA) & World Health Organization (WHO), and others.

These tall telecommunication towers will be irradiating us 24 hours a day, 7 days a week. AT&T, as well as the Baptist Church, must not take economic advantage, for economic purpose, while endangering the health and well-being of so many residents.

During my conversation with the manager of the adjacent Baptist Church, he mentioned that AT&T came to them offering monthly compensation for allowing this project. AT&T wants to use the church property; the personnel at AT&T, as well as the most members of the Baptist Church, likely do not live in this area and are only exposed to the radiation a few hours a week.

It is very well known in scientific literature by institutions such as National Cancer Institute (NCI), International Agency for Research on Cancer (IARC) & Federal Drug Administration (FDA) that radiation is a health hazard, that exposure to RF energy can have harmful effects. We know that we are subject to some radiation, but this project will expose us to 24 hours a day of powerful radiation. We don't want future clusters of cancer in this neighborhood, especially since there are other areas in Santa Clara where this tower can be placed. For instance, Santa Clara Central Park & open areas not near to residential areas where this project would be such a threat to harm people

2. Aesthetic concerns that may subject the project to environmental review

The tower project will cause aesthetic damage to our complex and neighborhood. The 60-foot structures are much higher than all the houses and most trees in the neighborhood and therefore will detract from the overall aesthetic qualities of the complex and neighborhood.

At Pomeroy Green all our utilities are placed underground to create a beautiful environment for our residents. If the tower is constructed it will be an eyesore that will be visible from all locations within Pomeroy Green. It will aesthetically impact not only Pomeroy Green but also all the surrounding homes too, those to the north and east of the project.

The Pomeroy Green Cooperative housing complex is registered in the National Register of Historic Places (the NRHP) and, therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher government agencies. The tower project may require a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act.

The range of environmental impacts may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks and Recreation Department should be provided with the notice of public hearing so that those residents and the public can comment on the project.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

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There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For instance, a powerful earthquake or storm could cause the 60 foot structure to fall on one or more of the residences in the area.

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The City Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green nor was the Pomeroy Green Board of Directors nor Property Manager notified of the proposed tower project.

Pomeroy Green Cooperative has a parcel map filed with the County Assessor's Office (Book 290, page 69); therefore, the City should have mailed the notice to all the townhouses in the complex as

well as the Pomeroy Green Cooperative Corporation, not just those residents within 500' of the project. The people in this area should have been provided with proper notice in order to consider the ramifications of such a serious project.

5. Attractive nuisance

The proposed tower will create an attractive nuisance. Young people including preteens from our neighborhood and schools nearby (Santa Clara High School. Pomeroy Elementary, Strafford Schools) may find the tower a challenge to climb. Pomeroy Green has problems with young people and children crossing our property and entering our pool area that is surrounded by a 6' high cyclone fence.

6. Project could be located elsewhere in the city

The project could easily be placed in another location in the city that will solve most of the problems we have enumerated above. We suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Sincerely,

Nicholas & Ritha Canales Rossi

cc: Santa Clara First Baptist Church, AT&T

From: Planning Public Comment
Sent: Wednesday, October 23, 2024 9:39 AM
To: [redacted] Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Eric Crutchlow <ecrutchlow@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: FW: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments

Good Morning Ken,
Your email and attached documents have been received in the Planning Division and will be part of the public record on this item.

Thank you,
Elizabeth Elliott
Planning Division

From: Ken Kratz [redacted]
Sent: Wednesday, October 23, 2024 2:17 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments

You don't often get email from [redacted]. Learn why this is important

Hello Community Development Department,

Please find my attached letter, "AT&T telecommunications tower, 3111 Benton St., K. Kratz ltr. to City.doc", addressed to Leslie Xavier, Planning Manager, Community Development Department, City of Santa Clara with attachments regarding the AT&T telecommunications project proposed for 3111 Benton Street.

Please bring my letter with attachments to the attention of the Planning Commission for their public hearing on this project scheduled for Wednesday, October 23, 2024; the letter with the attachments is my public comment in regard to this project.

Thank you,

Ken Kratz
Pomeroy Green Cooperative shareholder
3283 Benton Street
Santa Clara, Ca. 95051
[redacted]

October 22, 2024
3283 Benton Street
Santa Clara, California 95051
[redacted]

Leslie Xavier
Planning Manager
Community Development Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
PlanningPublicComment@SantaClaraCA.gov

Re: 3111 Benton Street
PLN23-00148,
APN 290-27-006
Conditional Use Permit for a new unmanned AT&T telecommunication facility
Planning Commission Hearing Date: October 23, 2024, 6:00 PM

Dear Ms. Leslie Xavier:

I object to the above-named project for the following reasons and request the project be continued to another time until my concerns below are addressed:

1. Proper public notice not provided.

Please provide proper notice of the public hearing to all residents of Pomeroy Green, the Pomeroy Green Board of Directors and the Pomeroy Green Property Manager and provide any further notification required by the National Historic Preservation Act, Section 106 that may include a wider notification area due to the height of the tower according to the Act.

Please provide further notification per the Act that may include the residents of Pomeroy West condominiums, a multi-family complex of 138 units located west of Pomeroy Green across Pomeroy Avenue. Pomeroy West is in the process of submitting an application to National Register of Historic Places (NRHP) for their complex and has been in contact with the State of California Office of Historic Preservation concerning registration of Pomeroy West in the NRHP. Pomeroy West was designed by the same architect who designed Pomeroy Green and has the same distinctive architecture as Pomeroy Green and, therefore is potentially historic.

project. The HLC routinely evaluates and advises the City Council on impacts to proposed projects on historic resources on adjacent properties.

The tower will be seen from many points within Pomeroy Green and will therefore cause aesthetic damage to Pomeroy Green and the surrounding neighborhood—the tower will be an eyesore. The 60-foot tower structure will be much higher than all the townhouses in Pomeroy Green (20' tall) and the single-family detached homes to the north of the tower. The tower is also taller than most of the trees in Pomeroy Green and the neighborhood at large and therefore the tower will detract from the overall aesthetic qualities of the complex and neighborhood.

Also the utilities at Pomeroy Green are installed underground in order to create a beautiful environment for our residents; unfortunately an existing City overhead utility line runs along the property line shared with the church. The tower will be add another ugly element along the property line with the church where that existing overhead utility line now runs . Again, if the tower is constructed it will be an eyesore that will be visible from many locations within Pomeroy Green.

Furthermore, the Pomeroy Green Cooperative housing complex is listed in the National Register of Historic Places (the NRHP listing: https://www.nps.gov/subjects/nationalregister/weekly-list-2021-03-26.htm and the California Register listing: https://ohp.parks.ca.gov/?page_id=30705); therefore, the tower project may be required to be reviewed for environmental impacts, including aesthetic impacts, by local and higher level government agencies. The tower project requires a permit from the FCC, making the project subject to Section 106 of the National Historic Preservation Act:

> The National Historic Preservation Act (NHPA) of 1966 is implemented through the FCC's environmental rules. Section 106 of the NHPA requires federal agencies to consider the effects of federal undertakings on historic properties. The FCC treats the construction of communications towers and the collocation of communications equipment using FCC-licensed spectrum as federal undertakings subject to Section 106 review. While Antenna Structure Registration (ASR) is required for some communications towers, Section 106 review may be required even if ASR Registration is not required. (from https://www.fcc.gov/wireless/bureau-divisions/competition-infrastructure-policy-division/tower-and-antenna-siting#Sec106 accessed 10-22-2024).

I do not think the tower project is "...categorically exempt from the California Environmental Quality Act (CEQA)..." as the Community Development Department asserts in the Report to the Planning Commission asserts. According to the California Office of Historic Preservation:

> Listing in the National Register may result in design or environmental review, administered locally pursuant to the California Environmental Quality Act (CEQA) or through local zoning and land use planning regulations. (from https://ohp.parks.ca.gov/?page_id=21237 accessed 10-22-2024)

The range of environmental impacts may extend to another nearby multifamily complex, Pomeroy West (potentially historic) and the City's Earl Carmichael Park. Those residents and the City's Parks

Please notify the City's Parks and Recreation Department about the tower project so that environmental impacts to the City's Earl Carmichael Park, located to the west of Pomeroy West on Benton Street, are considered.

The Planning Commission's "Notice of Public Hearing" was not mailed to all of the townhouse units in Pomeroy Green (Pomeroy Green is the multi-family townhouse complex located to the west of the church property and the proposed tower), nor were the Pomeroy Green Board of Directors and Pomeroy Green Property Manager notified of the public hearing to consider the proposed tower project.

Many of the common areas in Pomeroy Green complex are contiguous with the church property where the telecommunication project is proposed. See attached copy of the Parcel Map, Book 290, page 69.

Also, the Pomeroy Green Cooperative Corporation should have been notified of the hearing for the tower project by the City's Community Development Department because the complex is identified in many City files. The complex's name (Pomeroy Green Corporation) and address is identified on the utility bills that Pomeroy Green receives from the City (attached water/sewer/solar system bills). The same address is used on the gas bills from PG&E.

Furthermore, a property Development Agreement, though I have only an unsigned copy, was evidently filed between the City and Pomeroy Green (attached).

Therefore the City's Community Development Department should have been aware of the Pomeroy Green complex and should have mailed the hearing notice to all the townhouses in the complex as well as the Pomeroy Green Cooperative Corporation and its manager, Property Pro, rather than the limiting the distribution to residents within 500' of the project.

With proper notice, all Pomeroy Green shareholders, the Pomeroy Green Board of Directors and the Pomeroy Green Property Manager will be able to consider the ramifications of such a serious project to Pomeroy Green

.

2. Aesthetic concerns may subject the project to environmental review.

Please request AT&T contact the California Office of Historic Preservation (COHP) to inquire about the government review process required to determine the environmental impacts, inclusive of aesthetic impacts, if any, to Pomeroy Green, the historic resource.

AT&T should also mention to the COHP that Pomeroy West condominiums, a potentially historic resource located nearby, should be included in an environmental impact review.

Also, please have the tower project reviewed by the City's Historical and Landmarks Commission (HLC) for impacts to Pomeroy Green prior to the public hearing to consider the approval of the tower

and Recreation Department should be provided with the notice of public hearing so that those residents and the public can comment on the project.

I suggest the City's Historical and Landmarks Commission review the tower project's impact on Pomeroy Green and any other historic or potentially historic property located nearby as required by government regulations. That City commission regularly reviews impacts of projects adjacent to historic properties.

3. Attractive nuisance

Please relocate the proposed tower out of the neighborhood, away from youths gathering places (schools, there are three in the neighborhood and the high school is located directly across the street form the proposed lower location) because it will create an attractive nuisance.

Young people from our neighborhood and the nearby schools (e.g., Santa Clara High School. Pomeroy Elementary, and the Stratford School), may be interested in attempting to climb the tower and its large foundation. We already have enough problems in the neighborhood without the addition of this tower project that will prove to be an attractive nuisance; there is ongoing vandalism occurring in the neighborhood.

For example of this ongoing problem in this neighborhood, though intermittent, youth who do not live at Pomeroy Green occasionally enter the property enter the private property and we are seeing some random acts of vandalism by the public. For instance, Pomeroy Green has problems with young people entering the property and, on one occasion, entering the fenced pool area (I witnessed that personally). I think the fence for the proposed tower will not be adequate.

Also, the pool at Pomeroy Green was vandalized; paint was poured into the pool; the perpetrator was not identified. Although the pool area is surrounded by a 6' high cyclone fence and locked doors and gates, people and youths were able to gain access to the pool area; the 6' high fence to be constructed around the proposed tower will not deter unauthorized access by youths and the general public.

The public sidewalks on Benton Street that front Pomeroy Green have been graffiti-tagged by vandals indicating further problems in our neighborhood. I expect the large concrete foundation required for the tower (15' in diameter) will attract more graffiti to the neighborhood.

The large foundation for the tower will also provide a hiding place for vandals and criminals form passing police department surveillance from the public street.

4. Collapsing hazard

Please relocate the tower to another location to reduce the danger to residents in Pomeroy Green and the residents of the nearby single-family detached homes due to the tower collapsing in and earthquake, storm or other other natural disaster.

There is a potential hazard to the surrounding housing from the tower collapsing due to natural disasters. For instance, a powerful earthquake or storm could cause the 60 foot tall structure to fall on one or more of the residences in the area. The Pomeroy Green property line it shares with the church is approximately 50' from the tower location and, if the the tower falls, it could reach the backyards of those Pomeroy Green units and injure those residents.

4. Radiation danger

Please relocate the tower to another location to reduce the exposure of radiation to the neighborhood residents.

There is a chance of cancer developing in persons exposed to exposure to RF radiation from the proposed tower, particularly the two Pomeroy Green townhouse buildings located at the northeast corner of the Pomeroy Green property and the single-family detached homes to the north of the proposed tower. According to the radiation study included in the agenda report, those two Pomeroy Green buildings will need a sign posted in the vicinity to warn people about the radiation hazard.

The AT&T personnel who will be maintaining the tower as well as the most members of the Baptist Church who likely do not live in this area will only be exposed to the radiation a few hours a week at the most. On the other hand, the neighborhood residents, the Pomeroy Green residents and those residents of the homes to the north of the project site, will be exposed to the radiation 24 hours a day, 7 days a week.

According to many scientific and medical sources, government agencies, and professional organizations such as Environmental Protection Agency (EPA), Food and Drug Administration (FDA), World Health Organization (WHO), National Cancer Institute (NCI), International Agency for Research on Cancer (IARC) the Federal Drug Administration (FDA) and the International Association of Fire Fighters, claim exposure to RF energy may have harmful effects on humans.

Although the effects of this level of radiation are inconclusive, I don't want to take chance on future clusters of cancer in the neighborhood; I remember the long time it took for air-borne asbestos to be declared a health problem by the government.

There are other areas in Santa Clara where the tower can be placed to reduce exposure to radiation. For instance, Santa Clara Central Park and other more open areas in the neighborhood (e.g., parking lots and the tops of commercial properties nearby) that are farther from residences and are visited infrequently where this tower project would not be a health threat to residents.

We request the city provide those notices of public hearings and also have the project reviewed under the City's Architectural Review process.

6. Project could be located elsewhere nearby in the city

Please consider relocating the tower to another, nearby location.

The project could easily be placed in another nearby location that will solve most of the problems I have enumerated above while still providing the cell phone coverage desired by AT&T. I suggest alternatives such as Santa Clara Central Park, which has room to provide more distance between homes and the tower so that residents in those locations are not impacted by radiation, aesthetic effect or danger from natural disasters.

Thank you for considering my concerns listed above and please continue/postpone the project's public hearing to a later date to allow the Community Development Department to provide proper notice of the public hearing to neighborhood residents and to allow ample time for the Department and AT&T to investigate and respond to my concerns. Please consider locating the tower to a more compatible location nearby..

Sincerely,

Ken Kratz
Pomeroy Green Cooperative shareholder

att:
Parcel map of Pomeroy Green
Bills to Pomeroy Green for water/sewer/solar panel use from City of Santa Clara
Bill to Pomeroy Green for gas service form PG&E
Property Development Agreement between City of Santa Clara and Pomeroy Green

1036

PROPERTY DEVELOPMENT AGREEMENT

AGREEMENT FOR EXTENSIONS OF ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO SUBDIVISIONS; IMPROVEMENT OF STREETS; INSTALLATION OF SEWERS, STORM DRAINS AND OTHER PUBLIC WORKS FACILITIES.

This agreement made and entered into this _____day of _____, 19___, by and between the City of Santa Clara, a municipal corporation, herein called the "City" and _____, a real property owner, developer or subdivider, herein called the "Developer".

WITNESSETH:

WHEREAS, a final map of subdivision, record of survey or building permit (Site Clearance) application has now been submitted to the City for approval and acceptance, covering certain real estate known as and called Eichler Homes Pomeroy Green and,

WHEREAS, the "Developer" requires certain utilities and public works facilities in order to service the property under the minimum standards established by the City and,

WHEREAS, the City, by and through its City Council, has enacted certain Ordinances and Resolutions and certain Rules and Regulations have been promulgated concerning the subject matter of this agreement and,

WHEREAS, the City has certain responsibilities for maintenance and operation for the estimated useful life of the required utilities and public service facilities and for providing the necessary connecting system, general plant and appurtenances, and the City is agreeing to discharge those responsibilities,

NOW THEREFORE, in consideration of the premises, and in order to carry out the intent and purpose of said Ordinances, Resolutions and Regulations, it is agreed by and between the parties as follows:

SECTION 1:

That all Ordinances, Resolutions, Rules and Regulations and established policies of the City and the laws of the State of California concerning the subject matter of this agreement are hereby referred to and incorporated herein to the same effect as if they were set out at length herein. Said Ordinances and Regulations include, but are not limited to, the following: City Ordinance No. 631 as amended by Ordinance Nos. 705, 718, 758 and 838 (Subdivision Map Act, Subdivision Procedure, etc.); Ordinance No. 775 as

amended by Ordinance Nos. 787, 789, 830, 839, 846, 848, 850 and 872 (Zoning Ordinance); Ordinance No. 852 as amended (1958 Uniform Building Code); Ordinance No. 859 (Improvement Code); Resolution No. 635 (Subdivision or Development of Real Property); Rules and Regulations. Included in the above are all of the above referred to regulations and substitutions therefor, as amended to the time of execution of this agreement.

SECTION 2:

The Developer agrees:

a. To perform each and every provision required by the City to be performed by the Developer in each and every one of said Ordinances and other regulations.

b. To grant to the City without charge, free and clear of encumbrances, any and all stipulated easements and rights of way in and to his said real property necessary for the City in order that its water, electricity and/or sewer lines in or to said real property may be extended.

c. To indemnify and hold the City harmless and free from all damage and injury done to any utility, public facility or other material or installation of the City on said real estate which the Developer or any contractor or subcontractor of the Developer, or any employee thereof, shall do in grading or working upon said real estate.

d. To construct and improve all public works facilities and other improvements as set out herein, according to the standards heretofore established, and according to the grades, plans and specifications thereof, all as approved by the City Engineer; and, as security for said improvements and facilities, to furnish and post a good sufficient corporate surety company bond running in favor of the City in the face amount of no less than 4,000 Dollars, all as provided for by provisions of Sec. 11612 of the Business and Professions Code of the State of California, the ordinances of the City, and this agreement.

e. That upon approval of the final map of the subdivision, the record of survey or the building permit covering the real estate to be improved, and before any work is done therein, the Developer shall pay to the City all sums, except costs to be borne by the City, shown in Section 7 hereof to be due under the terms and provisions of this agreement.

SECTION 3:

That all sums shown herein to be payable by the Developer to the City are due and payable to the City upon the execution of this agreement; provided however, that at Developer's option, the development costs for electric and water utility improvements (as shown in Sec. 7 subsections i and j herein) may be paid to the City in two installments as follows:

a. At least one-half thereof upon execution of this agreement;

b. Remaining balance upon completion of the project.

Each installation to be accomplished by the City shall constitute a separate project for this purpose.

SECTION 4:

That all of the provisions of this agreement and all work to be done pursuant to the terms of this agreement are to be completed within one year from and after the date and year first above written.

SECTION 5:

That the special provisions concerning the particular real estate referred to above, being attached hereto, are hereby incorporated herein and expressly made a part of this agreement.

SECTION 6:

The faithful and prompt performance by the Developer of each and every term and condition contained herein is made an express condition precedent to the duty of the City to perform any act in connection with this transaction, and the failure, neglect or refusal of the Developer to so perform, or to pay any moneys due hereunder when due shall release the City from any and all obligations hereunder and the City, at its election, may enforce the performance of any provision herein, or any right accruing to the City or may pursue any remedy whatsoever it may have under the laws of the State of California or the Ordinance or Resolutions of the City, in the event of any such default by Developer.

SECTION 7:

That the following are the estimated amounts of costs to be borne by the respective parties hereto, and it is further understood and agreed that said amounts are estimates only and are subject to final determination upon completion of the work:

FACILITY	DEVELOPMENT COSTS	CITY'S COSTS
a. Easements & Rights-of-way "On site"; see Res. 635, Sec. 6, 9: Table II See Stipulation No. 1	$ 100% by developer	$ None
b. Easements & Rights-of-way "Off site"; see Res. 635, Sec. 9 & 10: Table II	$ none required	$
c. Street Paving & Improvements; see Ord. 631, Sec. 55; Res.635, Table II, Sec. 11,12,13,14. See Stipulation No. 2	$	$ 8,027.00

FACILITY	DEVEOPMENT COSTS	CITY'S COSTS
d. Street Curbing, guttering and Improvements; see Ord.631, Sec.55;Res.635,Table II,Sec.11	$	$
See Stipulation No. 2		
e. Sidewalk Improvements; see Ord.631,Sec.55; Res. 635, Table II, Sec. 11	$	$
See Stipulation No. 2		
f. Street Name Signs; see Res.635, Table II, Sec.11	$ by developer	$ None
g. Street Tree Planting & Parkway Improvements; see Ord. 631; Sec. 33 & 55; Res.635, Table II, Sec. 11	$ by developer	$ None
h. Street Lighting; See Ord.631, Sec.55; Res. 635, Sec. 5; Table II, Sec. 11; Electric Department Regulations	$ included in "i"	$
i. Electric Utility Improvements; Res. 635,Sec.5; Table II, Sec. 18; Elect.Dept. Regs. 2-18	See Special Electrical Agreement $	$
j. Water Utility Improvements; see Res.635,Sec.5,6 & 18, Table II	$ 8,115.17	$ 100% Labor
includes meters		
k. Sanitary Sewer Improvements "on site"; see Ord. 631,Sec. 55; Res.635,Sec.5,19-Table II	$ 4659.00	$ 5044.25

FACILITY	DEVELOPMENT COSTS	CITY'S COSTS
l. Sanitary Sewer Improvements "off site"; See Res.635, Table II; Sec. 19	$ None	$
m. Storm Drainage Improvements "on site"; see Ord.631,Sec. 55; Res.635, Sec.5; Table II Sec. 19	$ 4659.00	$ 9183.00
n. Storm Drainage Improvements "off site"; see Ord.631,Sec. 58.1; Ord.758; Res.635, Table II, Sec. 19 See Stipulation No. 3	$	$ 18,600 Estimated
o. Recreation charge; see Ord. 631, Sec. 56 as amended by Ord. 705	$ 1700.00	$ None
p. City Engineering & Inspection; see Res. 635, Sec. 4 Est. 3⅛ of Bond deferred charge	$ 1542.00	$ None

TOTAL DEVELOPMENT COSTS AS SHOWN ABOVE:	$ 20,675.17
TOTAL CITY'S COST AS SHOWN ABOVE:	$ 40,854.25
DUE FROM DEVELOPER:	$ -(20,179.08)
DEFERRED CREDITS: see special conditions attached	$ 26,627.00
DEFERRED CHARGES: see special conditions attached	$ 5,599.58
AMOUNT PAYABLE:	$ 848.34

Developer does (does) (~~does not~~) elect to pay only ½ of said utility costs upon execution of this agreement as aforesaid.

IN WITNESS WHEREOF, said parties have caused these presents to be executed the date and year first above written.

CALCULATION SHEET

EICHLER HOMES POMEROY GREEN

Sanitary Sewers:

Fees: 6.212 Ac. @ $750/Ac =		$4,659.00
Construction Credits:		
12" VCP 825 L.F. @ $3.75	$3,093.75	
6" VCP 506 LF @ $1.75	885.50	
MH 4 @ $250 each	1,000.00	
Clean Out	65.00	
	$5,044.25	
City's Cost		-4385.25

Storm Drain:

Fees: 6.212 Ac. @ $750/Ac =		$4,659.00
Construction Credits:		
12" RCP 628 L.F. @ $3.50 =	$2,198.00	
18" RCP 795 L.F. @ $7.00	5,565.00	
C.B. 3 @ $140 each	420.00	
MH 4 @ $250 each	1,000.00	
	$9,183.00	
City's Cost		-$4,524.00

City Paving Costs:

Centerline paving - Benton - 9500 Sq. Ft.

Grading	0.05		
Rock	0.13		
3" PMS	0.13		
	$0.31	=	$2,945.00

Pomeroy Avenue -

Remove exist. paving, 15,664 Sq. Ft. @ $0.08	=	$1,253.00
9" Base Rock 17,722 Sq. Ft. @ $0.13	=	$2,304.00
3" PMS 11,731 Sq.Ft@ $0.13	=	$1,525.00
		$5,082.00
		$8,027.00

Deferred Credits:

Paving Pomeroy Avenue	$8,027.00
Pomeroy Storm Sewer	18,600.00
	$26,627.00

Deferred Charges:

½ Water	$ 4,057.58
Engr. & Inspection	1,542.00
	$ 5,599.58

STIPULATION SHEET

EICHLER HOMES POMEROY GREEN

Stipulation No. 1:

The developer shall dedicate a ~~45~~ 90 foot R/W for Benton Street and 80 foot R/W for Pomeroy Avenue including that portion fronting the excluded parcel.

Stipulation No. 2:

The developer shall construct the paving, curb and gutter, and sidewalk in Benton Street and in Pomeroy Avenue. The improvements in Benton Street shall extend to the center line of the street. The developer shall be reimbursed for the cost of the improvements of the southerly 12 foot wide strip of Benton Street. Estimated cost — $2,945.00, to be reimbursed within two years.

The developer shall construct 31 feet of paving and the curb, gutter and sidewalk in Pomeroy, adjacent to this development including the frontage of the residual parcel. The developer shall also construct 30 feet of permanent improvements for a distance of approximately 127 feet northerly from this development. The improvements in Pomeroy Avenue shall include the replacement of the existing 5 foot walk-way adjacent to the westerly edge of the paving, with one of similar construction.

The developer shall also provide a smooth transition, at the southerly end of the new construction to join with the existing paving.

The City shall reimburse the developer within two years for the cost of improving the westerly 11 feet, the northerly 127 feet extension, and the cost of pavement, the placing of 9" of base rock in the southerly transition section. The estimated cost of the City portion is $5,082.00.

Stipulation No. 3:

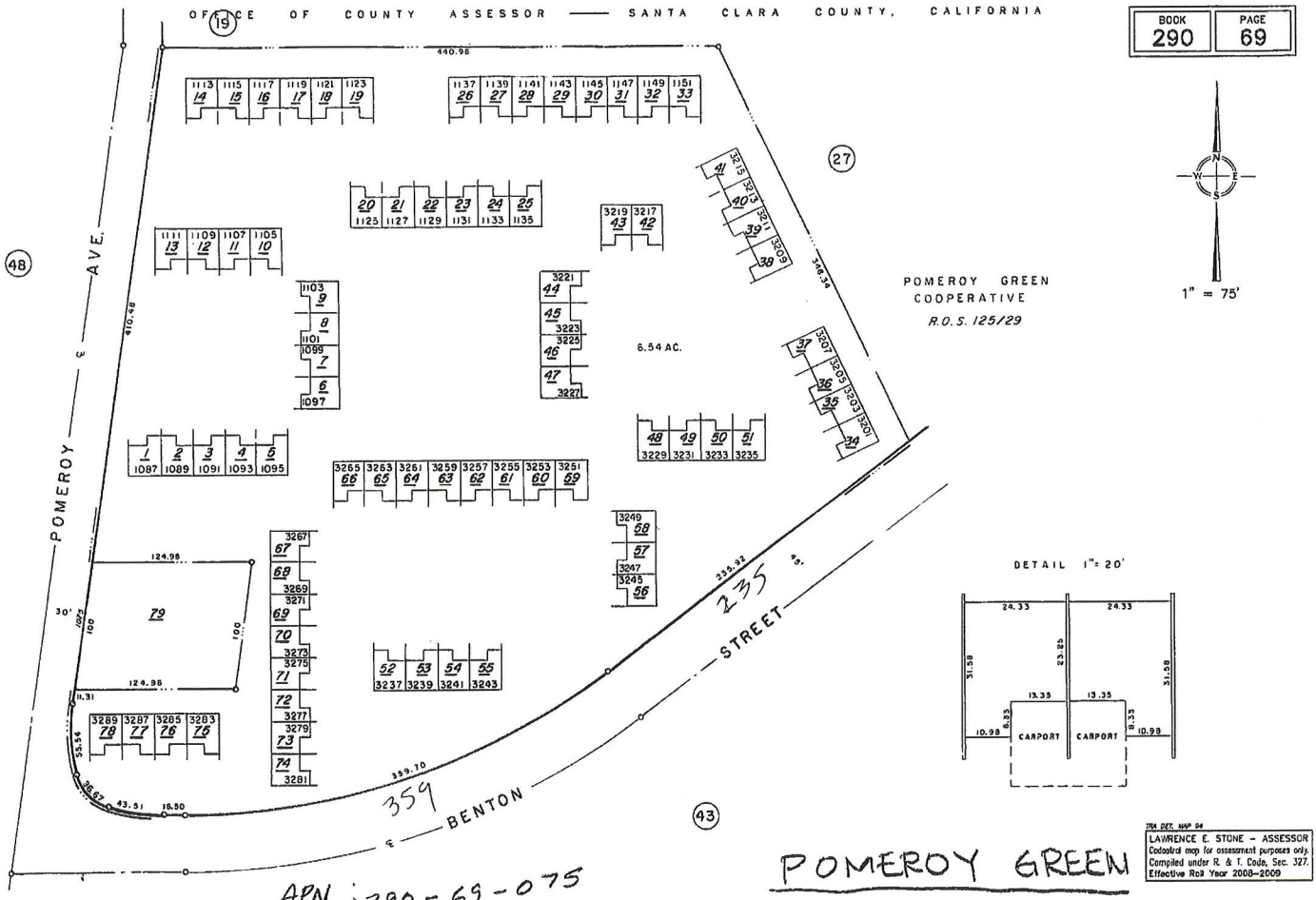
The cost of the offsite storm drain in Pomeroy Avenue shall be paid to the developer in the form of progress payments as follows:

40% when 40% of the work is complete, 80% when 80% complete, and the final 20% upon acceptance of the work by the City.

The developer shall not start work on the Pomeroy Avenue storm drain line until the City Engineer has reviewed and accepted the unit prices submitted by the developer's contractor.

Stipulation No. 4:

All City costs are estimated only and shall be recalculated upon acceptance of the work by the City.


OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
BOOK 290 PAGE 69
POMEROY GREEN COOPERATIVE
R.O.S. 125/29
6.54 AC.
1" = 75'
DETAIL 1"= 20'
CARPORT
CARPORT
POMEROY AVE.
BENTON STREET
235 ft.
359
440.96
410.48
348.34
359.70
124.98
100
79
APN: 290-69-075
Transfer Date: 6-9-2009
POMEROY GREEN
LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2008–2009

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Pomeroy Green
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 1087-1151 Pomeroy Avenue and 3201-3289 Benton Street
City or town: Santa Clara State: California County: Santa Clara
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

State Historic Preservation Officer February 17, 2021

Signature of certifying official/Title: **Date**

California State Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: **Date**

Title: **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[ ]
District	[X]
Site	[ ]
Structure	[ ]
Object	[ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
17		buildings
1		sites
1		structures
		objects
19	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/multiple dwelling
SOCIAL/clubhouse
LANDSCAPE/park

Current Functions
(Enter categories from instructions.)
DOMESTIC/multiple dwelling
SOCIAL/clubhouse
LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Plywood, Concrete, Stucco, Glass

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Pomeroy Green is an Eichler Homes, Mid-century Modern multi-family housing complex located on the northeast corner of Pomeroy Avenue and Benton Street, near the western limits of the city of Santa Clara. The complex is in a primarily residential zoned part of the city consisting of tract homes and schools, and a church. The district includes sixteen multifamily buildings of varied configurations ranging from two to eight two-story townhouses per building and a clubhouse and swimming pool set in extensively landscaped grounds. Buildings are oriented on a north-south or east-west axis, and arranged in a manner to enclose motor courts, parking lots, or social spaces. Buildings are constructed of concrete masonry unit walls and post and beam construction, allowing the fronts and backs of each townhouse to feature large expanses of glass windows and sliding glass doors. Wood siding and panels of stucco are also used on the exterior walls. Townhouses are all the same size, and each successive townhouse in a building is a mirror image of its adjacent neighbor. Only small changes have been made to its design and materials, including replacement of some doors and windows, and addition of some fireplaces and additional parking. The district is in good condition and retains historic integrity.

Narrative Description

Location and Setting

Pomeroy Green has been an owner-occupied multi-family housing cooperative since inception. Owners are shareholders in the cooperative and have the exclusive use of their townhouse unit. Shareholders manage the complex through an elected Board of Directors—five shareholders who meet monthly to determine maintenance and occupancy policies. Day-to-day management of the complex is performed by a professional property manager overseen by the Board. The original construction was inspected by the Federal Housing Administration as well as city building inspectors. The success of Pomeroy Green helped secure the subsequent development of Pomeroy West, another Eichler Homes project in the Mid-century Modern style located across the street to the west. The two complexes share most of the same architectural features.

Pomeroy Green is surrounded by housing from the same period, the 1960s. Tract homes are to the south across Benton Street, and to the north. A church is to the east. The city expanded westward from its origin, called the Old Quad, near the Santa Clara Mission and the railroad on the east side of the city. In contrast to the surrounding tract homes, Pomeroy Green is an oasis of trees, green lawns, and open space (**Photo 7**). In the summer, Pomeroy Green is noticeably cooler due to the trees and ground cover.

The city's housing expansion replaced the fruit orchards that were once the predominant feature of the Santa Clara Valley. The valley is bordered by the Santa Cruz Mountains to the west and south and the Diablo Mountain range to the east. The Santa Cruz Mountains buffer the Pacific Ocean-based winter storms and contribute to the mild Mediterranean climate in the valley. The mild climate allows a wide variety of exotic plants to thrive and numerous architectural styles to succeed, including the modern architecture of Pomeroy Green.

Pomeroy Green was once part of a much larger property, a vanished fruit orchard owned by the Pomeroy family. Benton Street was realigned farther to the south, in a reverse curve design, to accommodate construction. A ranch style single-family house at 1075 Pomeroy Avenue, outside the district boundary, is surrounded on three sides by Pomeroy Green Buildings 6, 14, and 16. Further research is needed to confirm if the ranch house is the last home of the Pomeroys.

The surrounding neighborhood is suburban in character, mostly single-story residential buildings, and includes two elementary schools and a high school within walking distance. The historic El Camino Real highway is a half-mile to the north and features commercial businesses and connections to public transportation.

Landscape — One Contributing Site

Open space prevails between buildings. The site is relatively flat, and landscape and building architecture provide visual interest. Alternating areas of open and closed spaces are interconnected (**Figure 3**). The frontage along Benton Street and Pomeroy Avenue is composed of varying amounts of open space. Some areas are relatively shallow and front buildings, while

others feature deep open spaces that provide glimpses into the interior of the complex (**Photo 12**). This irregularity creates visual interest in contrast to the regimented pattern of landscaping and pavements in front of the single-family tract homes nearby, a result of the repeated front and side setbacks and other requirements of the zoning ordinances.

The buildings enclose a central common area with clubhouse and pool. Social and recreational spaces also include a playground and basketball court. A small park (**Photo 18**) and herb garden enhance the consistent architectural character of the complex and provide a space for community activity. Those spaces feature trees, benches, and pavements as found elsewhere in the complex and thus help unify the complex. The park includes a circular planting bed with flowering plants surrounded by a circular exposed aggregate walkway with benches. The herb garden features the same concentric circle design and benches.

Spaces are interconnected by pathways between buildings (**Photo 19**). Rectangular shaped exposed aggregate pads placed in lawn areas echo the rectangular shape of the buildings and reinforce the look of the complex. Outdoor lighting and benches are provided along the pathways. The exterior lighting fixtures are globes on steel poles and provide low-level lighting throughout the complex. The globe fixtures continue on the front fences of the townhouse units. They light the parking areas and the trees in front of each unit, illuminating the tree branches and canopy to provide a dramatic visual effect from both the interior and exterior of the units.

The common grounds are extensively landscaped. Approximately three hundred trees are arranged to enclose the driveways, parking lots, and social spaces, as well as to help define pathways. The trees shade the asphalt parking lots and motor courts, as well as the units, and keep the housing complex cooler in summer. Sod and ivy ground cover also contribute to the cooling effect. This shading is particularly welcome because the townhouses do not include air conditioning.

Many original landscape features are extant. The small, landscaped park along the backside of Buildings 6 and 14 features sod ground cover, three large elm trees, and numerous benches. The park is separated from the city street by a six-foot high board-and-batten fence.

Evergreen pear trees (*Pyrus kawakami*) line the long driveways along Buildings 1, 2 and 3 from Pomeroy Avenue and Buildings 7, 8, 9 and 11 from Benton Street, referred to by residents as the long Pomeroy and Benton courts. Further research is necessary to determine if those trees are original. The trees specified on the plans are privet trees (*Ligustrum japonicum*) and Victorian box (*Pittosperum undulatum*), though they would be about the same height as the pear trees, matching the original design intent.

These trees transform the driveway areas into outdoor spaces with well-defined edges. Since a single species of tree is planted on both sides of the driveways at regular intervals, a clean, straight line is created. The crowns reach across the width of the driveway, almost touching, thereby enclosing and defining space. The trees define the space and are also efficient in shading pedestrians and driveways from the intense California sun.

Several other spaces at Pomeroy Green are defined by the tree selections. Camphor trees (*Cinnamomum camphora*) are an efficient, functional solution to landscaping a parking lot. Providing shade, they are low maintenance, requiring infrequent and little pruning and leaf litter removal. The trees are of a uniform height with the trees in front of the buildings, thereby extending the tree canopy across the entire lot, helping to define and enclose the space while shading the lot in summer and diverting wind up and over the complex in winter.

The long walkway that runs east-west through the complex, starting at Building 6 and ending at Building 11, is defined by elm trees (*Ulmus parvifolia*) that line the walk on one side. The regular spacing of those trees helps define the edge of the walkway space, enhancing the clean lines of the space. Those elms, along with the pepper trees (*Schinus terebinthifolius*), birch trees (*Bettula alba*), and Chinese pistache trees *(Pistacia chinensis),* on the south, west, north, and east sides respectively, surround the clubhouse and pool area. Those trees help to define the space, provide shade over the walkways in summer and help direct the winter winds up and over the complex.

The use of sod for ground cover along the frontage, in the small park, along walkways between buildings, and around the small basketball court, is a practical solution for plantings that must tolerate moderate pedestrian traffic and recreational activity. The Santa Clara Valley Water District, the government agency that delivers water to customers in the valley, has encouraged homeowners to replace sod with drought tolerant plants. Alternatives to sod have been explored by Pomeroy Green residents. The balance of the ground cover is primarily ivy (*Hedra canariensis*), used in locations where little foot traffic is expected, such as borders along walkways and in the medians of the parking courts.

Buildings **Seventeen Contributing Buildings**

General Attributes

Exteriors

Buildings are oriented on an east-west or north-south axis to take advantage of sunlight. The orientation of many of the buildings at ninety degrees to one another and the generous building separations provide privacy as well as allowing unobstructed views in most cases. Each building group is arranged around a driveway or parking lot to facilitate access to automobiles. Grouping the buildings around parking lots and driveways blocks vehicular noise from the townhouse back yards. Each townhouse also has an integral carport for one passenger vehicle. The entry door for the townhouse is inside the carport, providing shelter. Superior to the secondary entry door found in the garage of a typical single-family detached home, the carport entry door is illuminated by daylight and there is not the added expense of a secondary entrance door.

The Mid-century Modern architectural style features repeated building elements, modular design and construction, and rectangular shapes. The townhouse units are all the same size and design. Mirrored floor plans contribute to the modular look of the architecture. Townhouses are assembled into rectangular buildings of two, three, four, five, six, and eight townhouses. The architect refers to these buildings as blocks.

Other modular and rectangular elements in the design and construction include flat roofs that further enhance the rectangular look. Entry doors are flush and painted in bright colors to provide a rectangular focal point that emphasizes the modular design. Door height has been standardized at seven feet, matching the height of the underside of the carport roof, so that it visually enhances the sense of the carport space. The carport roofs extend into and away from the townhouse, further emphasizing the carport space. The roof underside features a flat, white-colored surface lit at night. This surface creates a visually distinctive rectangular horizontal plane that directs the eye towards the front door. This planar surface extends beyond the façade of the building intermittently, for every two units, and provides relief to the otherwise long, rectangular building.

The townhouse roofs cantilever four feet beyond the rear wall of the building, forming an overhang that protects the sliding glass windows and doors. They also provide a decorative element since the boards are chamfered along their length, creating a shadow that directs the eye out, from the rooms through the windows, towards the sky. The townhouses and the clubhouse include rectangular walls constructed of concrete masonry units (CMU) laid in a stack bond that echoes the rectangular wall, contributing to the modular design. The CMU walls and wood posts support structural beams that allow the buildings to feature large expanses of glass windows and sliding glass doors.

Windowless walls, made of CMU, on the ends of the buildings provide visual and acoustic privacy between buildings (**Photo 24**) and provide a backdrop for shadows cast by the trees (**Photo 25**). To further enhance privacy, the concrete block walls that separate one townhouse from another extend past the front and rear walls of the homes, obstructing views into neighbors' yards. Light is reflected from those block walls into the interiors of the units (**Photo 26**).

While the rear walls of the townhouses extend from the ground to the roof, creating an imposing impression, the front façade is irregular. In the front of each townhouse, the second floor extends over the front patio, slightly creating a soffit finished in textured stucco. The second floor spans and partially covers the carport, creating a recessed volumetric space in the building's façade (**Photo 27**). The flat carport ceiling, when lit at night, creates a dramatic effect enhanced by the shadow pattern of the two-by-four wood framing near the entry.

Large, fixed pane windows and sliding glass doors on the first floor, front and rear façades, visually connect the indoors with the outdoors, and allow a lot of natural light into the buildings. To further maximize sunlight, buildings are oriented on either a north-south or east-west axis, ignoring the alignment with the surrounding city streets. Flat roofs also allow more sunlight on the landscape and adjacent buildings because flat roofs block less sunlight than sloped roofs.

On the second floor of each townhouse, the front façade features four identical narrow double-hung windows that extend from the floor to the beam near the ceiling. The windows are divided into three parts: a double-hung top and middle over a lower fixed portion. The repeated windows and the block walls emphasize the modular look of the architecture.

Front windows are located on each side of the front bedrooms, next to the interior concrete block walls. This window placement helps to brighten the adjacent interior walls and floors and leaves the center of the wall free for furniture. The symmetrical location of the windows on each unit gives a rhythm to the façade of the entire building and helps to differentiate each unit. Narrow windowsills make the second-floor rooms appear bigger because there is no shadow cast by the sill onto the interior wall.

The second-floor bedrooms at the back of the townhouse are each lit by a sliding glass window, as well as a fixed pane window next to the cement block wall. The fixed pane location allows daylight to fall on the wall surface, improving the overall lighting in the room. Five skylights further illuminate the second-floor rooms. Skylights are above the two full bathrooms, master bedroom, laundry area, and stairwell and second floor hallway.

Interiors

The ground floor features an open-floor plan. The half bathroom in the center effectively separates the various living spaces. Upon entering the unit from the carport, a short hallway leads directly to the stairwell, the living room, and the half bathroom. Opposite the half bathroom is a multipurpose area and kitchen accessed from the hallway or the dining space. The living room and dining area overlook the back yard, and the multipurpose room overlooks the front yard.

A staircase to the second-floor lands at a short hallway that provides access to four bedrooms and two bathrooms. Two bedrooms are located at the front, and two at the back. The master bedroom includes a bathroom and small walk-in closet. All bedrooms include built-in closet space. The second floor also features a laundry area near the bedrooms. A boiler room, including a gas-fired water heater, pumping equipment for the radiant floor heating system, and a potable hot water heater, is also on the second floor. These centralized utilities are an improvement over their garage location as is normally found in other types of housing from the period.

Interior walls and doors are finished with mahogany plywood, stained to darken the color, or gypsum board. The gypsum board is used in areas of high fire risk, such as the boiler room, bedrooms, and in the stairwell. Other finishes include kitchen cabinets with sliding Masonite panels for doors, and cabinet drawers comprised of wood faces affixed to plastic trays that have rounded corners for ease of cleaning. Unusual installations include a stovetop cabinet height lower than industry standards (32 inches versus 36 inches) to allow greater observation and ease of cooking, stovetop controls located toward the front of the appliance for ease of access, a cabinet-mounted wall oven installed at waist height for ease of use, and laundry facilities convenient to bedrooms.

Yards

Each townhouse features two fenced yards, a small front yard and a larger back yard (**Photo 28**). The yards are accessed through floor to ceiling sliding glass doors that, along with adjacent floor to ceiling fixed-pane glass windows, allow a visual connection between the indoors and outdoors (**Photo 29**). This indoor-outdoor connection visually expands the interior space and is a signature feature of Eichler's Mid-century Modern architecture.

Residents have planted extensively in their front and back yards. Many residents have planted fruit trees; citrus trees in particular thrive here. Flowering plants are found frequently in the front yards. Bougainvillea is a favorite plant in those locations as well as other climbing vines that cover some of the fencing and soften the rectangular architecture.

The front and back yards feature six-foot high fences that separate neighboring townhouses and adjacent properties. Fencing provides privacy for the yards and prevents views into ground floor interiors. The front yard fence includes tongue-and-groove boards placed vertically, facing the public side of the fence. These boards provide a more finished appearance than the board-and-batten fence used in the back yard and help to define and accentuate the rectangular space.

Front yards may include a decorative feature on the inside face of the fence and gate in a section of fence that separates the yard from the carport. This feature consists of vertical wood strips, 1/2" thick by 1-1/2' wide, and spaced 3/4" apart, applied to the fence framing as well as the swinging door that provides access to the carport. This decorative fence treatment disguises the swinging door and makes it look like part of the fence, thereby giving the whole door and fence assembly a planar look emphasizing the space rather than the fence.

Construction Materials
Portland cement concrete floor slabs and block walls, wood framing, plywood, and stucco are used in a manner that expresses their decorative, protective, and structural properties. Aluminum frames of the windows and sliding glass doors have a brushed finish to provide a non-glare surface.

Construction consists of a slab on grade with a steel reinforced spread footing in the concrete block walls. The block walls further serve to separate one unit from another, provide a fire and acoustic barrier between units, and support structural beams that provide support for each townhouse second floor and the clubhouse roof. Exterior wood-framed walls and some interior walls are inserted into the wall/beam structural system and are non-load bearing.

The underside of the carports features a textured gypsum to create the flat, homogeneous surface characteristic of modern architecture. The roof over the townhouse consists of a waterproof membrane supported by 2" by 8" tongue and groove boards that allow for expansion and contraction. The boards are exposed inside the unit, and the joints between the boards creates an interesting pattern.

The exterior walls, both front and back, feature vertically grooved plywood that contrasts with the long horizontal profile of the buildings. Two stucco panels on the rear wall extend from the head of the glass doors and windows on the first floor to the sill of the sliding glass and fixed pane windows on the second floor. These panels' rectangular shape complements the rectangular windows.

The clubhouse features the same type of modern construction and style as the townhouses. Floor to ceiling fixed windows and sliding glass doors are inserted into the post and beam construction along one side of the room, overlooking the pool and deck. The beams and roof extend past the glass wall toward the pool and deck, protecting the interior from the summer sun as well as visually directing attention toward the outdoors. The windows blur the distinction between the interior and exterior spaces, visually extending the sense of space.

Individual Building Descriptions

Unless otherwise noted, windows and doors are original. An intensive survey of condition and alterations was conducted in December 2018 and updated in early 2021. Overall condition is good. Minor alterations to exterior doors and windows do not compromise integrity. Many residents have remodeled their kitchens to include new cabinets (replacing the sliding Masonite doors with swing type doors), appliances, and fixtures, and most residents have painted the wood paneling a lighter color. Known changes are noted in the individual unit descriptions. Kitchen improvements and window replacements are in the same locations as original features and are reversible, with minimal impact on integrity.

Building 1 1113-1123 Pomeroy Avenue six townhouses

The windows and sliding glass doors of 1117, 1119, and 1123 Pomeroy front and rear façades, have been replaced with vinyl framed equivalents. The interior of 1123 Pomeroy is original (only first floor viewed).

Building 2 1137-1151 Pomeroy Avenue eight townhouses

The windows and sliding glass doors of 1139 and 1141 Pomeroy, front and rear façade, have been replaced with vinyl framed equivalents. At the rear of the second story of unit 1139, the sliding window and fixed pane windows have been replaced with a window with a fixed pane in the middle and two sliders on each side of the fixed pane; the original wood divider that separated the original sliding glass window and the fixed pane has been removed to accommodate the new window. Unit 1149 front and back, first and second stories, the original windows and sliding glass doors been replaced with windows and sliding glass doors that have slightly wider aluminum frames. Townhouse at 1151 Pomeroy has vinyl framed windows on the second floor and original windows and sliding glass doors on the ground floor. Entry doors on 1139 and 1151 Pomeroy have applied decoration. The interior of 1151 Pomeroy is original (only first floor viewed).

Building 3 1125-1135 Pomeroy Avenue six townhouses

All the windows on 1125, 1129, 1131, and 1133 Pomeroy, except possibly rear façade bottom windows that cannot be seen, have been replaced with vinyl framed equivalents. Entry door on 1127 has applied decoration and 1133 has a raised panel door. The first floor of the interior of 1125 Pomeroy is original; the wall between the two front bedrooms of the second floor in this unit has been removed. The interior of 1131 Pomeroy is original (first and second floors viewed).

Building 4 1105-1111 Pomeroy Avenue four townhouses

Entry doors to 1105 and 1107 Pomeroy have raised panels.

Building 5 1097-1103 Pomeroy Avenue four townhouses
Townhouse at 1097 Pomeroy has security bars over the second-floor windows at front of unit.

Building 6 1087-1095 Pomeroy Avenue five townhouses
The windows and sliding glass doors at 1093 Pomeroy have been replaced with vinyl framed equivalents. Townhouses at 1091, 1093, and 1095 Pomeroy have raised panel entry doors and the doors of 1093 and 1095 Pomeroy include fanlights while 1091 has an oval light. The interior of 1095 Pomeroy is original (only first floor viewed).

Building 7 3209-3215 Benton Street four townhouses
Second floor windows at the front and back of 3209 Benton have been replaced with vinyl framed equivalents; the ground floor windows and sliding glass doors are original. Almost all of the windows at 3211 Benton have been replaced with vinyl framed equivalents; only the original fixed pane windows next to the rear sliding glass doors are original. The windows and sliding glass doors on the rear of 3215 Benton have been replaced with vinyl framed equivalents. Townhouse at 3209 Benton has a raised panel door that features a fan light. The interior of 3215 Pomeroy is original (only first floor viewed).

Building 8 3201-3207 Benton Street four townhouses
The windows and sliding glass doors at 3207 Benton have been replaced with vinyl framed equivalents; the second-floor fixed pane windows have been replaced with single-hung vinyl framed windows. Townhouse at 3203 Benton has original windows on the second floor of the front façade and the rest of the windows and sliding glass doors have vinyl framed equivalents. Townhouses at 3203 and 3207 Benton have raised panel doors; 3203 has a fan light and 3207 has a craftsman style light. The first-floor interior of 3223 Benton is original.

Building 9 3217-3219 Benton Street two townhouses
The windows on the second floor of 3217 Benton, front and rear, have been replaced with vinyl framed equivalents; ground floor windows and sliding glass doors are original. All windows and sliding glass doors at 3219 Benton have been replaced with vinyl framed equivalents. Townhouse at 3219 Benton has a raised panel entry door.

Building 10 3221-3227 Benton Street four townhouses
The windows and sliding glass doors at 3223 Benton and 3227 Benton have been replaced with vinyl framed equivalents. Entries at 3221, 3223, and 3225 Benton have raised panel doors; 3223 has a rectangular light and the others have fan lights. The flush door of 3227 Benton has a small amount of applied ornament. The interior of 3223 Benton is original (only first floor viewed).

Building 11 3229-3235 Benton Street four townhouses
The windows and sliding glass doors at 3229 Benton have been replaced with vinyl framed equivalents; the second-floor fixed pane windows have been replaced with single-hung vinyl framed windows. Entries at 3229 and 3233 Benton have raised panel doors and fanlights. The interior of 3229 Benton is original (only first floor viewed).

Building 12 3245-3249 Benton Street three townhouses
The windows and sliding glass doors on the front and rear façade of 3245 Benton have been replaced with vinyl framed equivalents. The windows and sliding glass doors at the front and rear of 3247 Benton have been replaced with vinyl framed equivalents; the head areas of the sliding glass doors have been infilled with framing and stucco to accommodate a shorter replacement sliding glass door. The second story windows and sliding glass doors at 3249 Benton have been replaced with vinyl framed equivalents except for the ground floor front and rear façade where original windows and sliding glass doors are extant. Entry to 3245 has a replacement door with horizontal lights. Entry to 3247 has a raised panel door with rectangular craftsman lights. 3249 Benton has a raised panel door with a fan light.

Building 13 3251-3265 Benton Street eight townhouses
Townhouse at 3251 has vinyl framed equivalent windows on the second-floor rear of the unit that features windows with a large fixed pane in the middle with two single hung windows on each side of the fixed pane; the original wood divider, the divider between the original fixed pane and slider, and the fixed pane window have been removed in order to install the new window. Townhouse at 3257 Benton has aluminum framed windows that appear similar to original windows; the finish reflects more light due to minimal brushing of the surface by the manufacturer. The windows and sliding glass doors at 3251 and 3259 Benton have been replaced with vinyl framed equivalents; the windows and sliding glass doors at 3251 have divided panes. Entry doors at 3251, 3259, and 3265 Benton have raised panels; 3259 has a fan light and 3265 has an oval light. The door at 3263 is varnished rather than painted and 3257 has applied decoration. The door at 3259 Benton includes a vinyl frame around the door. The interior of 3257 Benton is original (only first floor viewed).

Building 14 3267-3281 Benton Street eight townhouses
The windows and sliding glass doors at 3267 Benton have been replaced with vinyl framed equivalents; the head of the sliding glass doors at the rear have been infilled with framing and stucco to accommodate a shorter sliding glass door. Windows and doors at 3271, 3273, 3279 and 3281 Benton have been replaced with vinyl framed equivalents; 3271, 3273, and 3281 have single-hung windows in the location of the original fixed windows on the second floor of the rear façade. Only the rear windows and sliding glass doors have been replaced with vinyl framed equivalents at 3277 Benton. On the second-floor rear façade of 3275 Benton, black anodized window frames have been installed. On the ground floor rear façade of that unit, a greenhouse has been installed over one of the sliding glass door openings and adjacent fixed pane window; the greenhouse window extends four feet into the yard. Townhouses at 3267, 3273, 3277, 3279, and 3281 Benton have raised panel doors; 3267 includes a fan light. The interior of 3271 Benton is original (only first floor viewed).

Building 15 3237-3243 Benton Street four townhouses
The windows and sliding glass doors at 3237, 3239, and 3241 Benton have been replaced with vinyl framed equivalents. At 3237 both sliding glass windows and the adjacent fixed pane windows on the second-floor rear façade have been replaced by a window with a fixed pane in

the middle and two sliders on each side of the fixed pane; this window required the removal of the original wood post separating the original fixed pane and sliding glass window. The front and rear of 3243 Benton has wood infill between the 6'-8" high vinyl framed front sliding glass door and the original 7'-0" rough opening provided for the original sliding glass door. The rear windows and sliding glass doors of 3243 Benton are vinyl framed equivalents except one original second floor sliding window and both original fixed panes. The ground floor windows and sliding glass doors on the rear façade of 3241 Benton cannot be seen. Entry door at 3243 Benton has raised panels and a fanlight; 3237 Benton has a clear coat finish; 3239 Benton has applied decoration.

Building 16 3283-3289 Benton Street four townhouses
The windows and sliding glass doors of 3287 and 3289 Benton have been replaced with vinyl framed equivalents. The interiors of 3283 and 3285 Benton are original. The interior of 3289 Benton is mostly original; kitchen cabinets and appliances have been replaced (only first floor viewed).

Clubhouse
The clubhouse features a large gathering place, and restrooms next to the clubhouse, separated by a short corridor. Block walls support exposed beams that extend past the glass wall on the south side of the building. The beams and the cantilevered roof they support attract attention and direct it towards the floor to ceiling glass wall and view outside. The original glass wall is made up of three sliding glass doors and fixed pane windows that overlook and provide access to the deck and swimming pool.

Swimming Pool **One Contributing Structure**
The original elliptical shaped pool, surrounded by exposed aggregate concrete paving and a bench, is located beyond the clubhouse and deck. The tall trees surrounding the pool area and the pool's shape contrast with the rectangular shape of the surrounding buildings. The pool and its surroundings form a unified design that satisfies aesthetic and social needs. Primary design elements include the pool, the concrete paving surrounding the pool, the wood deck located between the concrete surround and the clubhouse, and the perimeter chain link fence with climbing vine that defines the limit of the space. Secondary design elements include the perimeter wood bench, pole lighting, and the entry to the pool area that provides a transition from the public space outside the pool area to the more private area of the pool area reserved for residents.

The pool is 31'-7" by 56'-3," measured coping to coping, a thirty-five degree ellipse with the long axis oriented in the east-west direction. The short axis is centered on the deck. The projecting roof of the clubhouse, a continuous element that spans the clubhouse and the passageway, shares the same centerline as the pool, unifying these elements and providing symmetry to the composition. The pool and surrounding area—in fair to good condition—are largely original and in their original locations; the few changes are reversible, with minimal impact on integrity.

Alterations and Integrity

Pomeroy Green has the same *location* since construction was completed in 1963; no buildings have been added, removed, or moved. The *setting* of the surrounding neighborhood is still residential in character. Pomeroy Green retains all of its original *design* elements of site planning, landscape architecture, and building architecture. Most common areas and circulation networks are maintained as intended by the original design. Minor changes in the outdoor recreation areas include the conversion of two sand boxes to planters and a third to a small basketball court. Some of the exposed aggregate concrete pathways have been replaced with brick in the same footprint as the walkways they replaced (**Photo 30**). Some of the globe lighting fixtures have been replaced with globes approximately the same size as the original. A few additional fixtures of a different style have been installed, which could be replaced with globe fixtures to match the original design. Additional lighting along the pool area pathway is compatible.

Additional landscaping is compatible with the overall design and not noticeable as an addition. Though some plantings have changed from varieties originally specified by the landscape architects, the complex is still lushly landscaped as intended. Evergreen pear trees (*Pyrus kawakamii*) have replaced some mock orange trees (*Pittosporum undulatum*). Maidenhair trees (*Ginkgo biloba*) have replaced some Japanese privet (Ligustrum japonicum). Some shrubs have been allowed to grow into small trees.

The townhouses and clubhouse, with few exceptions, retain their original architectural design and building elements. Exceptions are reversible. Fireplaces have been installed at the rear of some of the units, serving the living room and bedrooms above. They are sheathed in the same exterior plywood as the rest of the adjacent wall in order to encase the flue (**Photo 31**). Further research is needed to determine if fireplace installations were part of the original plans since the chases are standardized throughout the complex and integral to the architecture.

Most replacement windows were installed in the original openings. The vinyl replacements are usually white in color, creating a focal point that optically advances in space. This is especially true of the frames that are much wider than the original brushed aluminum frames (**32**). The original doors and windows visually blend into the façade, occupying the same plane as the surrounding walls. Narrow-framed vinyl windows can be painted to match the aluminum color of the original windows and the wider framed windows can be replaced with new windows to match the original windows more closely. Smaller window and door replacements that required stucco or vinyl infill can be replaced in the future with taller windows and doors more sympathetic to the original design; the original structure around the windows and doors has not been disturbed.

The operation of some of the new windows is different from the original. Some residents have replaced the rear second floor sliding glass windows with double-hung windows, in some instances to install exterior mounted air conditioning units. Other residents have installed continuous windows that required the removal of the wood post that functions in the original

design as a divider between the sliding glass doors and windows and the adjacent fixed pane windows. Some vinyl framed windows and sliding glass doors have tinted glass rather than clear.

Many of the original front entry flush type doors have been replaced by doors with decorative features and incompatible materials. Shorter, paneled, vinyl, and ornamented doors with fanlights are installations that reflect a desire on the part of some residents to display some traditional ornamentation, a characteristic not normally found in modern architecture. Some door replacements have included adjacent side light/window replacement (**Photo 33**). Originally made of frosted glass, some windows have been changed to hammered glass or safety glass.

Minor changes to exterior lighting fixtures include similar looking globes with LED technology on front fences. Fixtures in back yards and carports are more likely to appear visually different.

The finish on the plywood siding on the buildings has been changed from a dark brown stain to light gray paint. The color is similar to colors found in other Eichler projects. There has been an effort to reintroduce the limited palette of colors Eichler chose to paint entry doors; those colors are brighter than colors used on the building envelope and help to accent and emphasize the location of the entry door, similar to entry doors in other Eichler projects.

The principal building *materials* have not changed. The townhouse units are separated from one another by original concrete block walls. Wood beams span between the concrete block walls creating a framework infilled with wood framed walls. The wood framed exterior walls at the front and back of the units feature vertical grooved plywood siding. Original plywood siding has been replaced with T-111 plywood siding that has fewer grooves per foot.

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The wood bench around the pool has been replaced. The corners of the replacement bench were constructed with a miter; the original bench had rounded corners, giving the bench a curvilinear appearance. The decking around the pool has been changed from the original redwood boards to composite material, constructed in the same footprint. Several utility enclosures have been replaced with taller enclosures sheathed in a different material than the originals.

Most of the electrical and gas meter enclosures, made to the same height as the front and rear fences, are made of the same materials and design as the adjoining fences, contributing to the rectangular design of the building (**Photo 34**).

One of the few opportunities to display *workmanship* in this type of concrete block and beam construction is the front elevation, especially the entryway in the carport. The storage doors and the door to the front patio in the carport are finished with the original Eichler siding and the original tongue-and-groove fencing, respectively, in order that these doors match the appearance of the surrounding walls and fence. This detail required careful planning of the construction in order to match the grooved pattern of the adjacent surfaces.

The architecture of Pomeroy Green conveys the *feeling* of the early 1960s, a time when people were exuberant about all things modern, including electronics, television, outer space,

automobile culture, and leisure and recreational activities. The modern design of the complex, with buildings featuring crisp rectangular shaped forms that contrast with the organic shapes of the trees, is visually striking. The complex still exudes a sense of modernism due to its regularity of repeated forms and repeated building components, its lack of architectural ornamentation, and the straightforward use of materials.

Pomeroy Green retains its a*ssociation* with the Eichler name, modern architecture, and cluster housing development. The complex was featured in *CA Modern,* the Eichler Network magazine on mid-century modern architecture distributed to California Eichler owners. Many Pomeroy Green shareholders were interviewed for the article.[1]

[1] David Weinstein, "Pioneering 'Easy Living' at the Pomeroys, Eichler's Pomeroy West and Green Developments," *Eichler Network*, Spring 2005, 1, 6-8.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance
1963

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Eichler, Joseph Leopold
Oakland, Claude
Sasaki, Walker & Associates

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Pomeroy Green is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its pioneering use of cluster development. The district is also eligible for listing at the local level of significance under Criterion C in the areas of Architecture and Landscape Architecture. Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods, and is an exceptional residential example by regionally prominent post World War II merchant-builder Joseph Eichler, architect Claude Oakland, and landscape architects Sasaki, Walker and Associates. The period of significance is 1963, the year construction was completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Pomeroy Green is significant in Community Planning and Development as an early example of cluster development, a type of suburban housing land use and site planning begun in the 1960s. Cluster development challenged the prevailing pattern of single-family tract homes on individual lots that dominated the United States middle-class suburban housing market. Cluster development features common grounds, landscaping, and cooperative management by the residents. The goal is to provide housing while meeting the growing concern in the U.S. to conserve open space and farmland. Cluster housing was influenced by the Regional Planning Association of America (RPAA) design principles of the American Garden City Movement and, the Federal Housing Administration (FHA) design guidelines.[2]

According to Matthew Gordon Lasner in his book *High Life Condo Living in the Suburban Century,* the Santa Clara County Planning Commission published a briefing directed towards developers encouraging them to cluster homes around common open space. The briefing included Pomeroy Green as an example.[3] Pomeroy Green is also featured in *Cluster Development* by journalist William Wythe.[4] Published in 1964, the book examines completed cluster developments across the country. The July 14, 1964 issue of *Look* magazine, a popular photo journal distributed nationwide, featured "Solution for Suburbia" about Pomeroy Green with photo captions citing the advantages of cluster housing (**Figure 7**)[5].

[2] From the turn of the twentieth century, the movement proposed self-contained cities surrounded by greenbelts, in an attempt to balance residential, industrial, and agricultural land use. See Ebenezer Howard's *Garden Cities of Tomorrow* (Cambridge, MA: MIT Press, 1965).
[3] Matthew Gordon Lasner, *High Life Condo Living in the Suburban Century* (New Haven and London, UK: Yale University Press, 2012), 201.
[4] William Whyte, *Cluster Development* (New York: American Conservation Association, 1964), 57, 88, 100, 101.
[5] John Peter and Fred Lyon, "Solution for Suburbia," *Look* 28, no.14 (July 14, 1964).

David Gebhard, architectural historian and author of *The Guide to Architecture in San Francisco and Northern California*, stated:

> These two tracts [Pomeroy West and Pomeroy Green] were among the pioneering townhouse developments that triggered the "wave" of planned unit, high density, attached housing that had by the 1970s all but captured the mass housing market in California. Starting in the 1950s, architects advocated such solutions in place of the sprawl of single family detached housing.[6]

Those housing and land conservation concerns are echoed and form the basis for the RPAA design principles and land-use guidelines, as well as the design and neighborhood planning goals of the FHA's approved garden apartment communities. At the local level, Pomeroy Green reflected those national trends in suburban development.

Suburban development in the Santa Clara Valley is easily traced. From the 1800s to the 1940s, the Santa Clara Valley was primarily agricultural, from wheat fields to fruit orchards. Beginning in the late 1940s, rapid suburban development began to surround the downtowns of the small cites that dotted the valley, encroaching into the orchards.

Suburban development in the City of Santa Clara, originating on the outskirts of the original downtown located on the eastern border with San Jose, made its way westward on former farmland towards the city limits with the City of Sunnyvale. As Santa Clara developed, the housing tracts became larger, housing lots in those tracts became larger, homes on those lots became larger, and city streets in those tracts became wider. The housing developments hastened the demise of the orchards.

In response to concerns over disappearing farmland in Santa Clara County, cluster housing development was proposed by county officials as an alternative to conventional subdivisions of single-family tract homes on individual lots. The county published a brochure describing the advantages of cluster subdivision development compared to conventional subdivision development. The pamphlet was distributed nationwide and used by planners and builders across the country, as well as in the Santa Clara Valley.[7]

Eichler, recognizing those concerns, decided a change was needed from his normal practice of constructing tracts of single-family homes.[8] Eichler needed flat land to build his single-family homes that he had been most successful in building for homebuyers elsewhere in California. The San Francisco Bay Area is ringed by mountain ranges, and the little flat land available for development was becoming scarce by the 1960s. In reference to the increasing price of his

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[6] David Gebhard, Eric Sanweiss, and Robert Winter, *Architecture in San Francisco and Northern California* (Salt Lake City: Peregrine Smith Books, 2nd ed., 1985), 186.
[7] Whyte, *Cluster Development*, 16-17. Whyte mentions *The Common Green* brochure was "fomented" by the county planners in 1961 and credits the brochure's creation to Karl Belser and his associates on the Santa Clara County Planning Commission.
[8] Lasner, 201-202.

single-family detached homes, Eichler remarked, "The situation obviously calls for a more intensive use of land, and we are more and more turning our attention in that direction."[9]

One solution to the scarcity of land was the Pomeroy Green project. Pomeroy Green is a higher density development located in a less dense ring of single-family tract homes. Measured by gross density,[10] twelve townhouse units per acre at Pomeroy Green compare to six or fewer single-family detached homes per acre usually found in City of Santa Clara typical housing tracts. The preponderance of multi-family housing projects, built after Pomeroy Green as the City expanded westward towards Sunnyvale, confirms that builders in the area were indeed having to adjust to the scarcity of flat land and to rising land prices.

Pomeroy Green met FHA requirements for neighborhood amenities and building design as well as governance. The complex is in a neighborhood that includes two elementary schools, a high school, a city park, two churches, and another Eichler multi-family complex. Pomeroy Green realized many of the recommended FHA design guidelines, such as the inclusion of a private entrance for each unit, recreation areas for socializing, and common grounds. The social spaces at Pomeroy Green include a clubhouse, swimming pool, and benches around the complex for informal gatherings of residents. Pomeroy Green shareholders are provided a Sales Binder that includes organization and policy documents to help them manage the complex. Such attributes contribute to neighborhood stability and minimize the risk of investing by lenders, all goals of the FHA.

The integration of the buildings and the landscape result from Pomeroy Green being treated as a single parcel following RPAA and FHA design guidelines. Building architecture and landscape architecture are integrated in order to create a coherent spatial organization that provides community, privacy, fresh air circulation, and control and use of daylight. Hundreds of trees were planted in strategic locations to make the best use of their shade. The protection is particularly welcome because the townhouses were designed without mechanical air-conditioning. During the winter months, when the deciduous trees have lost most of their leaves, the bare trees in combination with a low roof height and flat roofs allows more daylight.[11]

Criterion C: Architecture

Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods. The district retains its massing, spatial relationships, pattern of windows and doors, texture of materials, and ornamentation of the type associated with Modern architecture.

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[9] Dave Weinstein, "Joe Reveals 'The Eichler Success Formula,'" https://www.eichlernetwork.com/blog/dave-weinstein/joe-reveals-%E2%80%98-eichler-success-formula%E2%80%99, accessed December 11, 2018.

[10] Gross density is number of housing units per acre of land; land acreage includes transport infrastructure such as private driveways and public streets as well as private or public parking spaces.

[11] Walter Gropius, *The New Architecture and the Bauhaus* (Cambridge, MA: MIT Press, 1965), 104-105. Includes a detailed explanation and diagrams illustrating the relationship between building separation and the number of building floors in regard to sunlight penetration into the buildings and site.

The district reflects the history of Modern architecture in California and the tenets of design established by one of the notable pioneers of modern architecture in California, Rudolph Schindler. Most of the features Schindler prescribed for modern architecture are found in his reply to the 1952 request made by the director of the Department of Architecture and Design at the New York Museum of Modern Art to include Schindler's work in an exhibit at the museum:

> In my own house (1921) I introduced features which seemed to be necessary for life in California: an open plan, flat on the ground; living patios; glass walls; translucent walls; wide sliding doors; clerestory windows; shed roofs with wide shading overhangs. These features have now been accepted generally and form the basis of the contemporary California house.[12]

Most of those characteristics appear in the design by Eichler's chief architect Claude Oakland for Pomeroy Green and Schindler's design for El Pueblo Ribera Court (1923), a complex of twelve duplexes in La Jolla, California similar to Pomeroy Green. Both complexes feature units with open floor plans, floor slabs on grade, and expanses of windows (glass walls) that look onto private patios. Both feature translucent windows/walls and wide shading overhangs. Both complexes also feature windowless walls that provide privacy between units and form a backdrop for the landscaping. The careful placement of the windowless walls and the large windows at both complexes provide an indoor-outdoor connection while maintaining privacy between the units.[13]

Pomeroy Green's architectural design can also be considered an offshoot of the International Style, defined by architectural historian Henry-Russell Hitchcock and architect Philip Johnson. In the preface to *The International Style*, Alfred Barr, Jr. summarizes the three characteristics elaborated in the book:

> The distinguishing aesthetic principles of the International Style as laid down by the authors are three: emphasis on volume—space enclosed by thin planes or surfaces as opposed to the suggestion of mass or solidity; regularity as opposed to symmetry or other obvious balance; and, lastly, dependence upon the intrinsic elegance of materials, technical perfection and fine proportions, as opposed to applied ornament.[14]

These aesthetic characteristics are found in the design of Pomeroy Green. Volume is emphasized by the thin planes of the concrete block party walls infilled with plywood-sheathed wall. Regularity is established by the spacing of the windows and by the projecting roofs of the carports providing rhythm rather than symmetry along the façade. Elegance, without applied ornamentation, is found in the fine detailing of the exterior surfaces, such as the fine grooves in

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[12] Susan Morgan, "Not Another International Style Ballyhoo, A Short History of the Schindler House," http://schindlerlab.org/history/#_edn2, accessed December 11, 2018.
[13] The Architecture Week, Great Buildings Collection, "El Pueblo Ribera Court," http://www.greatbuildings.com/buildings/El_Pueblo_Ribera_Ct.html, accessed December, 31, 2018.
[14] Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York: W. W. Norton & Company, 1932), 29.

the exterior plywood, the fine framed windows of brushed aluminum, and the fine textured stucco panels.

Ornament is treated differently in modern architecture. J. M. Richards provides an explanation in *An Introduction to Modern Architecture*:

> The Modern equivalent of applied ornament, however, largely lies in the natural qualities of materials themselves; in the grain and surface of beautiful woods, in the sheen of new metal alloys, and in the contrasting texture of fabrics; all used with the exactness of finish that machines have introduced into architecture.[15]

Materials used in the construction of Pomeroy Green are indeed ornamented in that fashion. The fine grooving of the exterior plywood, the fine brushed aluminum windows, and the mahogany plywood that graces the interior contribute to the sense of ornamentation, without resorting to applied ornamentation.

The post and beam construction found in Pomeroy Green is a common method of framing for a modern house. The post and beam construction allows the use of large expanses of glass since the walls are not load bearing, only functioning as isolating walls. This construction allows the carport roof to project past the building's façade; that roof introduces a planar element to the overall design and is strikingly modern in appearance.

The bearing walls that form the end walls and the party walls, the walls that separate each unit and support the beams, are made of concrete blocks and contribute more than fire resistance and acoustic separation. Blocks are laid in a stack bond in a straightforward manner, in one continuous wall, without any applied finish, creating a grid pattern across the surface of the wall both in and outside the unit. This pattern emphasizes the rectilinear wall plane as well as the overall rectangular shape of the building. Those concrete masonry block walls extend beyond the building envelope towards the back yard. This extension both enhances back yard privacy and visually divides the long buildings into repeated modular units.

The modularity is emphasized in the repeated use of block walls, and in the variety of materials employed. The buildings are visually interesting since the arrangement of different parts occur periodically along the walls of the building. The plank-type built-up roof, stucco panels with a medium float finish, grooved plywood siding, windows, and sliding glass doors are arranged in a harmonious assembly and are repeated throughout the complex for every unit.

The placement of the sliding glass doors and windows periodically along the façade and rear wall of each building and exposed portion of the block wall define the limits of each unit and create a visual rhythm across the length of the building. Windows and sliding glass door placement, along with the open floor plan, enhances natural cross ventilation. Fixed pane windows, adjacent to the sliders, increase daylight inside the townhouses. Repetition allows the

[15] J. M. Richards, *An Introduction to Modern Architecture* (1940; reprint with revisions, London: Penguin Books, 1970), 42.

viewer to extend attention to the landscaping, allowing the architecture to serve as a background for the landscaping.

The building components and materials contribute to the overall geometrical design of the buildings. The design is very similar to the row houses designed by Le Corbusier, Cité Frugès (1924-1926) in Pessac, France. Though many of the buildings were modified, efforts are underway to restore the original architecture.[16]

The modern rectangular look of Pomeroy Green is further emphasized by the materials used to enclose the front yards. The tongue and groove fencing used around the front yard and patio provide a more finished surface than the typical board fencing used for suburban tract homes; that smoothness helps to emphasize the rectangular shape of the front yard, and complements the rectangular facade of the building. Boards are oriented vertically and provide a welcome contrast to the overall horizontal look of the front façade. The front yard, extending from the building face and under the second floor, interrupts the horizontal boxy look of the building and creating an interesting mix of positive and negative volumes extending from and into the façade.

The tongue-and-groove fencing enclosing the front yard also runs along one side of the carport providing a smooth transition to the more refined vertically grooved siding near the entrance to the unit. The siding in this location and at the back of the carport is finely grooved in keeping with the small scale of the space and helps define the rectangular volume and rectangular surfaces. The front yard fencing also extends to cover the utility cabinet on the building ends. This helps to incorporate the cabinets visually into the rectangular architectural design. Rather than distracting the viewer from the overall form of the building, the cabinets add another rectangular element.

The flat roof also contributes to the rectangular architecture of the buildings. The roof cantilever harmonizes with the vertically grooved siding and the exposed portion of the concrete block party walls. All three elements have rectilinear properties: the vertical grooving in the siding, the grid pattern of the block wall, and the exposed horizontal boards that make up the roof. The cantilevered roof projects horizontally from the rear of the building farther than the concrete block walls and runs the length of the building. The cantilever further accents the rectangular shape of the building.

The tongue and groove boards that make up the roof are exposed inside the unit and visible outside where the roof cantilevers horizontally over the back wall. The four-foot cantilever visually extends the room toward the outdoors, which makes the room appear larger. At night, that cantilever produces a dramatic effect. It reflects light from the interior and, along with the joints in the tongue and groove boards, directs the eye towards the outdoors. From the vantage point of the ground outside the unit, the observer's eye is drawn up to the lighted underside of the cantilevered roof and to the source of the light, the interior lighting of the unit.

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[16] Philip Boudon, Lived in Architecture, Le Corbusier's Pessac Revisited (Cambridge, MA: MIT Press, 1972); Helena Ariza, "La Cité´ Frugès: A Modern Neighborhood for the Working Class," http://architecturalvisits.com/en/2015/01/27/cite-fruges-le-corbusier-pessac/, accessed December 11, 2018.

Of particular importance to the Regional Planning Association of America is the privacy afforded by the design of a complex. In Pomeroy Green, the front and rear yard fences, as well as the windowless end walls of the buildings, provide privacy. Privacy is further enhanced by the placement of the living room at the back of the unit overlooking the back yard and away from the carport and parking lots. The building blocks noise from entering the back yards.

Building orientation also helps to protect privacy. Some buildings are oriented ninety degrees to one another and overlap. In this orientation, the buildings are separated a minimum of thirty-six feet; the average separation is forty feet. Buildings facing other buildings along the motor courts are separated by approximately forty-four feet to provide privacy.

Criterion C: Landscape Architecture

Pomeroy Green's landscape is the work of Hideo Sasaki and Peter Walker of Sasaki, Walker and Associates, landscape architects and site planning consultants. The contribution of Sasaki and Walker to the profession of landscape architecture is acknowledged by Diana Vogelsong in the introduction to her book *Landscape Architecture Sourcebook, A Guide to Resources and Practice of Landscape Architecture in the United States*:

> A new effort to define landscape in the mid-twentieth century was represented by the work of three prominent pioneers: Garrett Eckbo, Dan Urban Kiley, and James Rose. Inventive landscape architects such as Peter Walker, M. Paul Friedenberg, Hideo Sasaki, Martha Schwartz, and others expanded upon those traditions in subsequent decades.[17]

Pomeroy Green's landscape is an excellent example of mid-century modern landscape design. In "The Rise of Modernism" section on modern landscape architecture in *Landscape at Berkeley, the First 100 Years*, Randy Hester, Jr. describes the origins and characteristics of modern landscape architecture:

> When the international, or modern, style was introduced into the United States in 1932, landscape architecture was being practiced under strict and formal classical rules. According to landscape mythology, the modern style was born in in the 1940s, when a student at Harvard refused to solve a site-planning problem with classical symmetry. The rebellion gave rise to modernism, which has now dominated the form of landscape architecture for over forty years. The work of nearly all the best known professionals today—Hideo Sasaki, John Simonds, William Johnson, Garrett Eckbo, Lawrence Halprin, [and others]—fits into this category.
>
> *Their work is characterized by simple, highly functional, and efficient form; well-defined edges; clearly articulated spaces; clean lines* [emphasis added]. Their modernism

[17] Diana Vogelsong, *Landscape Architecture Sourcebook, A Guide to Resources of the History and Practice of Landscape Architecture in the United States*, Design Reference Series, vol. 1 (Detroit, MI: Omnigraphics, Inc., 1997), 11-12.

> expressed the nation's need for functional and efficient growth, with modern landscape design giving clear form to those national purposes through design of corporate estates, suburb expansion, and urban renewal projects. [18]

These characteristics are found in the design for Pomeroy Green. The landscape design is simple, having few species of plants; is efficient, having low-maintenance plants; and defines space, repeating a variety of plants along and around pathways, buildings, and other architectural features. The buildings themselves echo this space defining characteristic of the landscape design by forming a variety of well-defined spaces that are further enhanced by the plantings, such as the long driveways, courts, and green open spaces.[19]

The selection of magnolia trees (*Magnolia grandiflora*) along Pomeroy Avenue and Benton Street provides a simple and efficient form in addition to being highly functional. The magnolia trees provide dense shade along the city sidewalk and are low maintenance. The five-foot setback of the trees behind the back of the city sidewalk creates a clean line that follows the street; in the case of Benton Street, the trees follow the slight curvature of the street. The choice of one species along the frontage, planted on thirty-foot centers so that the crowns overlap, is a simple, straightforward solution to the problems of providing shade, defining the perimeter of the complex, and enclosing the space between the city street and the Pomeroy Green buildings.

While landscape architecture as an area of significance is typically associated with Criterion C, at Pomeroy Green the landscape architecture also exemplifies the community planning and development addressed under Criterion A: a residential development of low to moderate-cost housing, located on previously undeveloped land, designed by collaborating professionals—planners, architects, and landscape architects—to provide comprehensive amenities with the goal of fostering community among its residents. [20] This collaboration results in residential development that includes positive outdoor space, undivided by property lines, easily accessible by residents. [21]

Pomeroy Green shares this comprehensive design objective with many earlier historic housing projects. [22] Pomeroy Green is related to the Garden City movement founded in Great Britain in the 1800s and the subsequent community planning efforts in the United States based on that movement. Particularly noteworthy in the United States are the developments in multi-family

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[18] Randy Hester, Jr., Professor Emeritus and Department Chair, Landscape Architecture 1987-1992, College of Environmental Design, University of California, Berkeley, "Process Can be Style, Participation and Conservation in Landscape Architecture," in *Landscape at Berkeley, The First 100 Years*, ed. Waverly B. Lowell, Carrie L. McDade and Elizabeth D. Byrne (Berkeley: The Regents of the University of California, 2013), 49.
[19] For a discussion on the need for space defining elements in the landscape, see Norman T. Newton, *Design on the Land, the Development of Landscape Architecture* (Cambridge, MA: Harvard University Press, 1971).
[20] Norman T. Newton, *Design on the Land, the Development of Landscape Architecture*, (Cambridge, MA: Harvard University Press, 1971), 424-425.
[21] Ibid., 643.
[22] Peter Walker, interviewed by the author, July 21, 2019, telephone conversation.

housing projects of the early twentieth century by architect and planner Clarence Stein, in collaboration with planner Henry Wright and landscape architect Marjorie Sewell Cautley.[23]

The designs of those housing developments by Stein and his collaborators did not include all the features of a Garden City as proposed by Ebenezer Howard, author and originator of the Garden City movement. [24] Stein's and Wright's planned communities were large, moderate-cost, housing projects rather than complete cities, with industry and green belts, which Howard had envisioned for his Garden City. Howard's Garden City would have been difficult to realize in the U.S. at that time due to the limited means of corporations to finance and acquire land in the amount and quality needed for such a large development as well as the short business cycle of the national economy. [25]

Instead, Stein and his design collaborators focused on the housing needs of a society increasingly reliant on automobile transportation, the same problem faced by the designers of Pomeroy Green twenty to forty years later. Pomeroy Green shares many features of those earlier projects of Stein and his collaborators, projects listed on the National Register of Historic Places. Projects include Sunnyside Gardens in New York (1924-1928, listed 1983), Radburn in New Jersey (1929-1933, listed 1975), and Baldwin Hills in Los Angeles (1941, later renamed Village Green, listed 1993), designed by architect Reginald Johnson, associate architects Wilson, Merill and Alexander, and landscape architect Fred Barlow, Jr in consultation with Mr. Stein. [26]

Although smaller in scope than those earlier projects by Stein, Pomeroy Green exhibits many of the same design principles. Foremost among those is planned development, an approach to design that includes comprehensive site planning which takes into account the interaction of all the elements of the built environment. These attributes are summarized by Stein in the conclusion to his book *Toward New Towns for America*:

> The Unit of Design in New Towns is no longer each separate lot, street or building, it is a whole community; a co-ordinated [*sic*] entity. This means that the framework of the community and every detail down to the last house and the view from the windows must be conceived, planned and built as a related part of a great setting for convenient, wholesome, and beautiful contemporary living and working. In this way every house gains from its relation to the buildings around it. Beauty as well as convenience is produced by the rational relationship of the individual parts.
>
> The planning of every house and every room in that house is part of the process which gives the superblock its ultimate shape and character. Thus, the size and specific

[23] Clarence Stein, *Toward New Towns for America* (Cambridge, MA: MIT Press, 1966), 22.
[24] The difference in these projects is the size and scope, Howard's being larger and regional in scope and inclusive of industry while Stein's were largely confined to large housing complexes on super-blocks with cul-de-sacs for vehicular access.
[25] Stein, 18-19.
[26] Newton, *Design on the Land,* 643.

> requirements of inner green and private yard, of cul-de-sac or auto court, help mold the superblock in relation to good living in home, community and town.
>
> As he designs, the New Town planner envisages the future home life of the individual and the family, and their life as part of the community. He sees it not only in terms of house and garden but in the grouping of houses in relation to each other so as to take the utmost advantage of sun and wind for every residence, and to open up pleasant, spacious and varied views from every house and, as far as possible, in every direction. He will in part be guided by the form and the nature of the land, and how its trees and streams and rocks can best be used or preserved for the common use and enjoyment of the people who are going to form the community, and whole life, from birth to old age, will be molded by the place. [27]

Pomeroy Green exhibits community characteristics found in Stein's developments. At Pomeroy Green, the buildings and the landscape were planned together and sited on vacant land held in common. To take advantage of the sun, the buildings are oriented in north-south or east-west. The buildings are spaced generously to allow air and pedestrian circulation as well as various outdoor activities to take place.

Pomeroy Green further emulates Stein's site planning by locating buildings around green spaces situated towards the interior of the development; spaces are reserved for recreation, pedestrian circulation and the enjoyment of the residents. [28] These park like amenities are possible due to the savings in construction costs. Vehicular parking is grouped, and driveways and utilities are shared at Pomeroy Green. A typical subdivision of single-family detached homes provides these amenities on a separate, more expensive basis. The savings were so great that at Pomeroy Green the power lines and telephone lines are all buried underground whereas overhead lines are unsightly in the back yards of the tract homes in the adjacent neighborhood, across Benton Street to the south.

The closest historical precedent to Pomeroy Green among the community planning works of Stein is Village Green, a large housing complex located in Los Angeles. Both Pomeroy Green and Village Green consist of two-story multi-family homes, built from standardized plans of similar architectural design and organized into blocks of different lengths, which are placed to enclose space and provide vistas into and out of the complex.

Both developments include living rooms located on the backside of the housing unit that look onto green spaces rather than automobile circulation and parking areas. At Pomeroy Green this is accomplished in most instances by looking towards green space in the center of the complex, as was done at Village Green, or by providing large, landscaped setbacks from the surrounding city streets, or by facing the back yards of adjoining housing projects that include generous setbacks.

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[27] Stein, 225-226.
[28] Elizabeth Barlow Rogers, *Landscape Design, A Cultural and Architectural History* (New York: Harry N. Abrams, Inc., 2001), 421.

Pomeroy Green and Village Green have the same overall design objective in regard to taming the automobile: to provide living spaces that are protected from motor vehicles and the noise they generate. Of particular concern is separating child's play from motor vehicles. To facilitate this separation, driveways and parking areas are located on the service side of the buildings, away from living rooms and back yards. At Village Green garage courts are provided and at Pomeroy Green parking courts and carports are provided.

The service rooms, kitchens in the case of Village Green and multipurpose rooms and kitchens in the case of Pomeroy Green, face the service side of the building, close to vehicular storage, for convenience and to block vehicular noise from entering living rooms and back yards.

This feature affects the arrangement of the buildings in the overall site planning such that the living rooms and back yards of adjacent buildings mostly face each other across a car-free commons. This car-free and landscaped area with plantings is where the residents can relax or recreate. At Pomeroy Green, several residents enjoy walking on the sidewalk around the perimeter of the central commons, near and around the pool area, car free and lushly landscaped with trees, shrubs, and groundcover; others enjoy sitting at the numerous benches in these areas.

Other features in common include the selection of trees to form a background to the buildings, such as the trees located at the front and sides of the buildings to soften the hard edges of the architecture. Trees are also located to define three-dimensional space, such as the camphor trees in the parking lots and the trees around the clubhouse/pool area and the magnolia trees that form a perimeter around the complex.

The idea for enlarging the private yards that face the common green space located in the interior of these developments, a feature found at Pomeroy Green and not in the earlier developments by Stein, was anticipated by Mr. Stein in his post-occupancy evaluation of the Baldwin Hills project.[29] Though the common green space has been reduced considerably at Pomeroy Green due to the increase in the size of the private yards, it is still possible for most residents to walk throughout the complex without crossing the car storage areas, by following the circulation paths that lead from their individual yards into the interior of the complex. A pedestrian circulation system is a defining feature of community planning.

The ultimate goals of the two projects are the same. The success of both projects goes far beyond the selection and siting of plant materials to provide complete environments for their residents based on sound community planning. As Stein mentions:

> From the days of Sunnyside to those of Baldwin Hills Village we have been in search of new or revised solution of the setting for communities as well as for family and individual living. We have sought ways of bringing peaceful life in spacious green surroundings to ordinary people in this mechanical age. We have tried to simplify the

[29] Stein, 198.

> complexity of needs and desire as contrasted with means, and thus to make changes, from obsolete methods of the dead past, economically feasible. [30]

Eichler Homes, in their sales brochure for Pomeroy Green, echoes many of the same themes:

> These two story townhouses are skillfully arranged at relatively high land-use density. Each unit has its own carport and two fenced patios. Good site planning, well designed auxiliary open areas, and effective planting provide a high degree of livability and visual appeal.[31]

Peter Walker's practice changed during his career, and Pomeroy Green represents a distinct past phase in Walker's approach to design. Up until the early 1970s, his work was focused on two objectives: to provide a setting for the building, and to connect that setting with the existing landscape.[32] His work gradually changed after that period, and by the late 1970s, focused on the integration of minimalism (art and theory), classicism, historic garden designs, and landscape architecture. Twenty years later, Walker described this period in his career:

> My work for the last twenty years [since 1977] has been an attempt to weave together the strands of classicism and European and Asian garden formalism and those of modernism, including the late modernists and midcentury minimalists, as I understand them. The result is what I consider minimalism in the landscape.[33]

Eichler Homes went out of business in 1967 due to the company's work on larger projects that overextended the company.[34] Joseph Eichler continued building homes until his death in 1974. Claude Oakland died in 1989 and Hideo Sasaki in 2000 after long practices in their respective professions.

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[30] Ibid., 226.

[31] Pomeroy Green Corporation, *Pomeroy Green* sales brochure, circa 1963.

[32] Peter Walker, "Classicism, Modernism, and Minimalism in the Landscape" in *Peter Walker, Minimalist Gardens* Leah Levy, ed. (Washington DC: Spacemaker Press, 1997), 18.

[33] Ibid., 19.

[34] Lynn O'Dell, "Eichler Influenced by Wright: After Living in a House Designed by the Architect, Eichler Set Out to Build His Own and Never Quit," Los Angeles Times, 23 October 1993 https://www.latimes.com/archives/la-xpm-1993-10-23-hm-48758-story.html, accessed August 7, 2020.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
_X__ University
____ Other
Name of repository: Environmental Design Archives, College of Environmental Design, University of California, Berkeley

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __6.5_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37. 346325 Longitude: -121. 985919

Verbal Boundary Description (Describe the boundaries of the property.)

Trapezoid enclosed by Benton Street to the south, Pomeroy Avenue to the west, tract homes to the north, and a church to the east, with a cutout at 1075 Pomeroy Avenue. See Sketch Map/Photo Key, Base Map (**Figure 1**), and Building Designation Map (**Figure 2**).

Boundary Justification (Explain why the boundaries were selected.)

Boundaries follow the property lines historically associated with Pomeroy Green. The house at 1075 Pomeroy Avenue has always been outside of the Pomeroy Green development.

11. Form Prepared By

name/title: Kenneth Kratz
organization:
street & number: 3283 Benton Street
city or town: Santa Clara state: California zip code: 95051
e-mail [redacted]
telephone: [redacted]
date: May 2018; Revised Jun 2018, Dec 2018; Feb 2019, Mar 2020, Jul 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Pomeroy Green
City or Vicinity:	Santa Clara
County:	Santa Clara
State:	California
Photographer:	Kenneth Kratz
Date Photographed:	March 4 through May 2, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 34 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east

2 of 34 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast

3 of 34 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast

4 of 34 Playground between Buildings 7 and 8, camera facing east

5 of 34 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast

6 of 34 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east

7 of 34 Building 12 east elevation, camera facing west

8 of 34 Building 14 east façade, camera facing northwest

9 of 34 Building 15 north façade, camera facing south

10 of 34 Building 16 south elevation, camera facing northeast

11 of 34 Clubhouse (right), Building 5 east elevation (left), camera facing northwest

12 of 34 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest

13 of 34 Building 6 north façade, mature landscaping, camera facing southwest

14 of 34 Building 4 south façade, camera facing northwest

15 of 34 Building 16 south façade, camera facing north

16 of 34 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast

17 of 34 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south

18 of 34 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east [NOTE: 1075 Pomeroy Ave further right, outside frame]

19 of 34 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast

20 of 34 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast

21 of 34 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east

22 of 34 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest

23 of 34 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west

24 of 24 Building 10 west (left) and south (right) elevations, camera facing northeast

25 of 34 Building 16 south façade (left) and east elevation (right), camera facing northwest

26 of 34 Representative townhouse living room, camera facing southeast

27 of 34 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north

28 of 34 Representative townhouse back yard, Building 5 in background, camera facing southwest

29 of 34 Representative townhouse living room and back yard, camera facing south

30 of 34 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west

31 of 34 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast

32 of 34 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west

33 of 34 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north

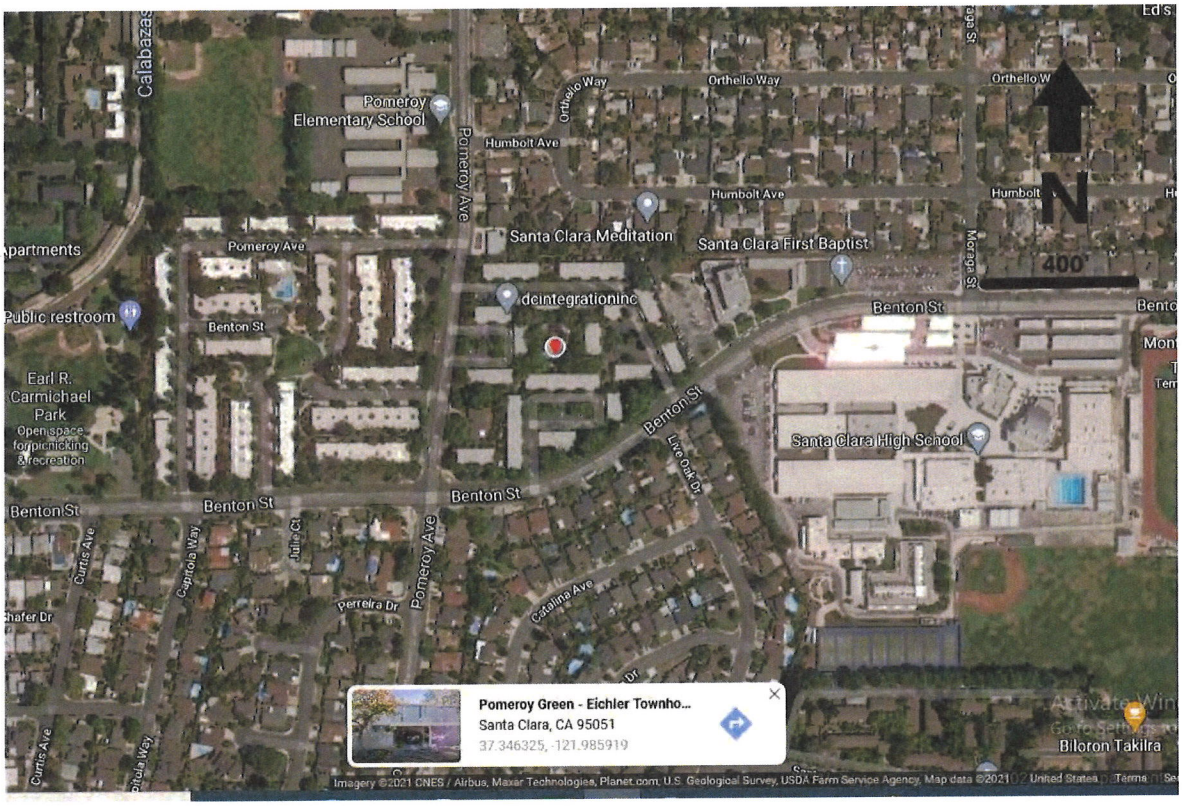
34 of 34 Building 16 east elevation with original gas meter box, camera facing southwest

Pomeroy Green
Name of Property

Santa Clara, California
County and State

Location Map

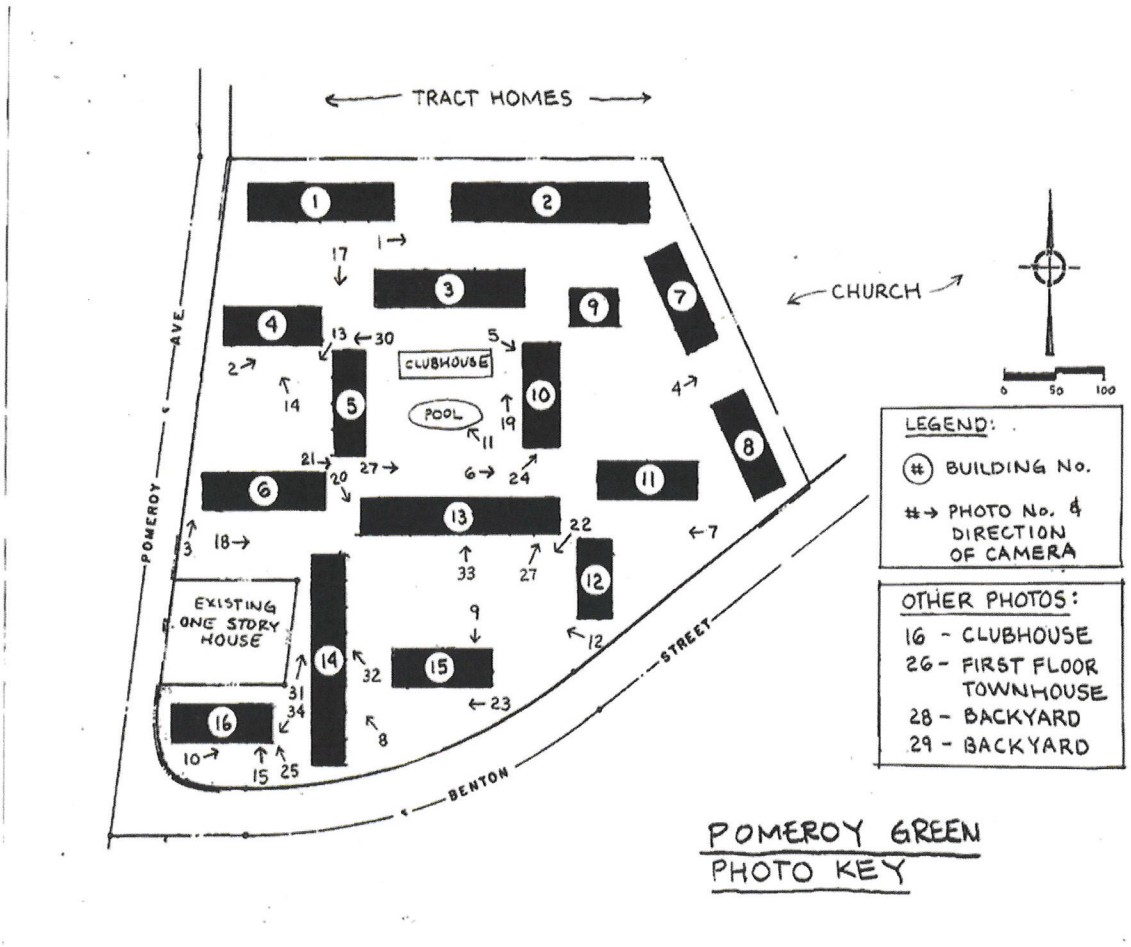
Latitude: 37.346325 Longitude: -121.985919



Pomeroy Green
Name of Property

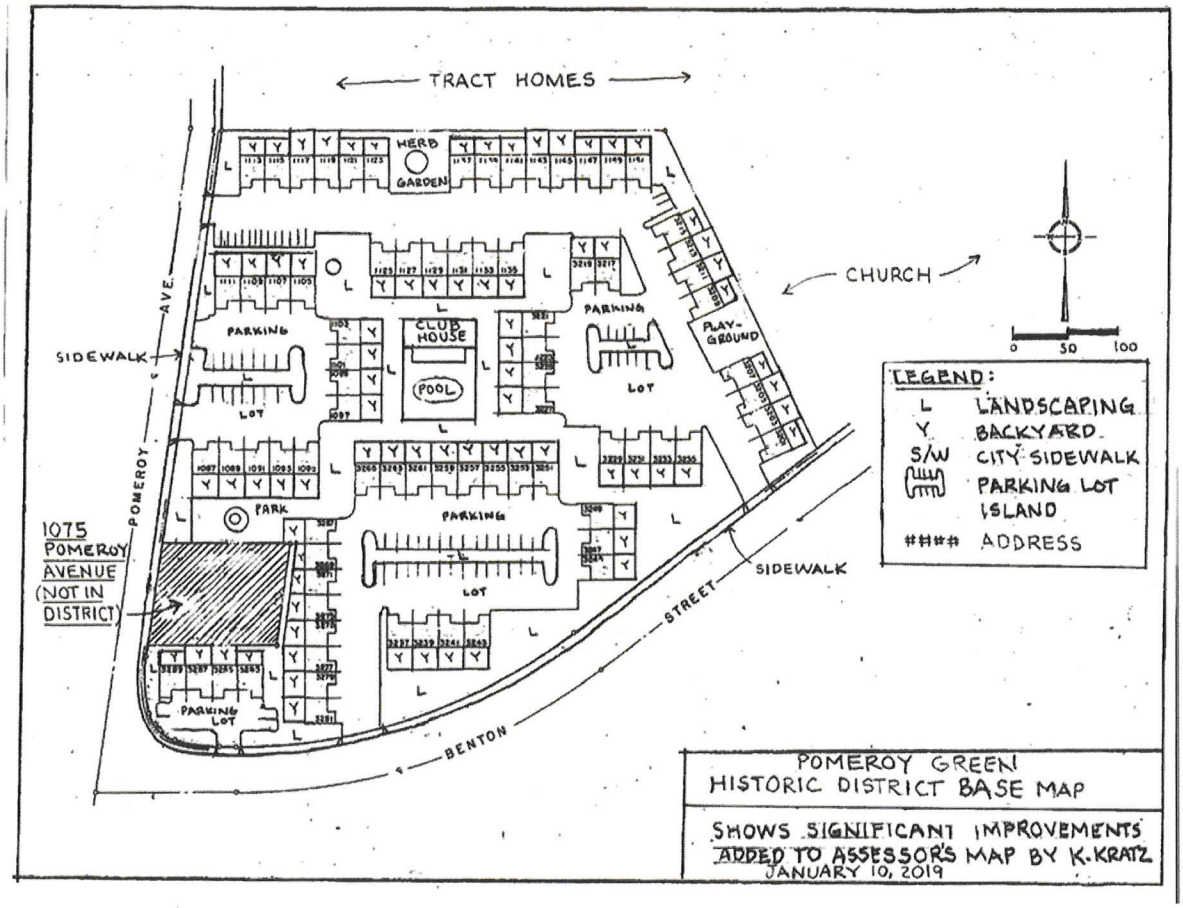
Santa Clara, California
County and State

Sketch Map/Photo Key



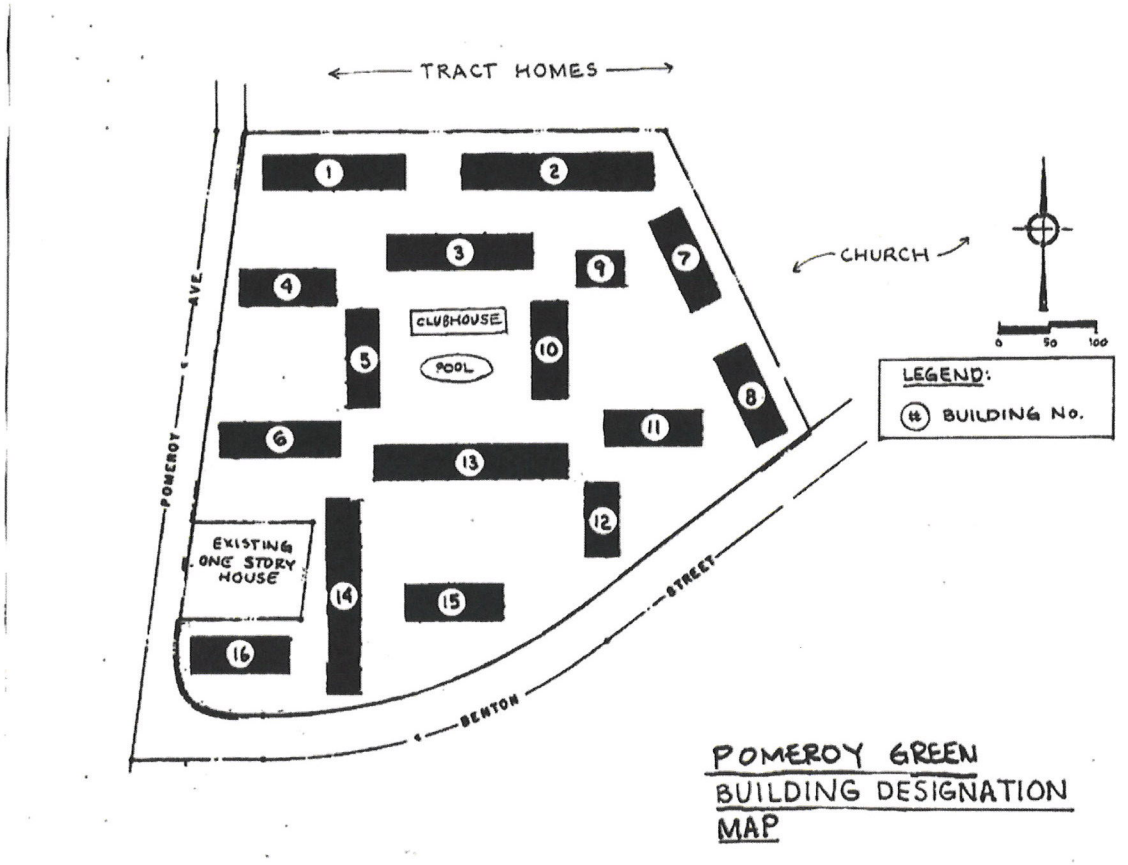
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 1 Base Map



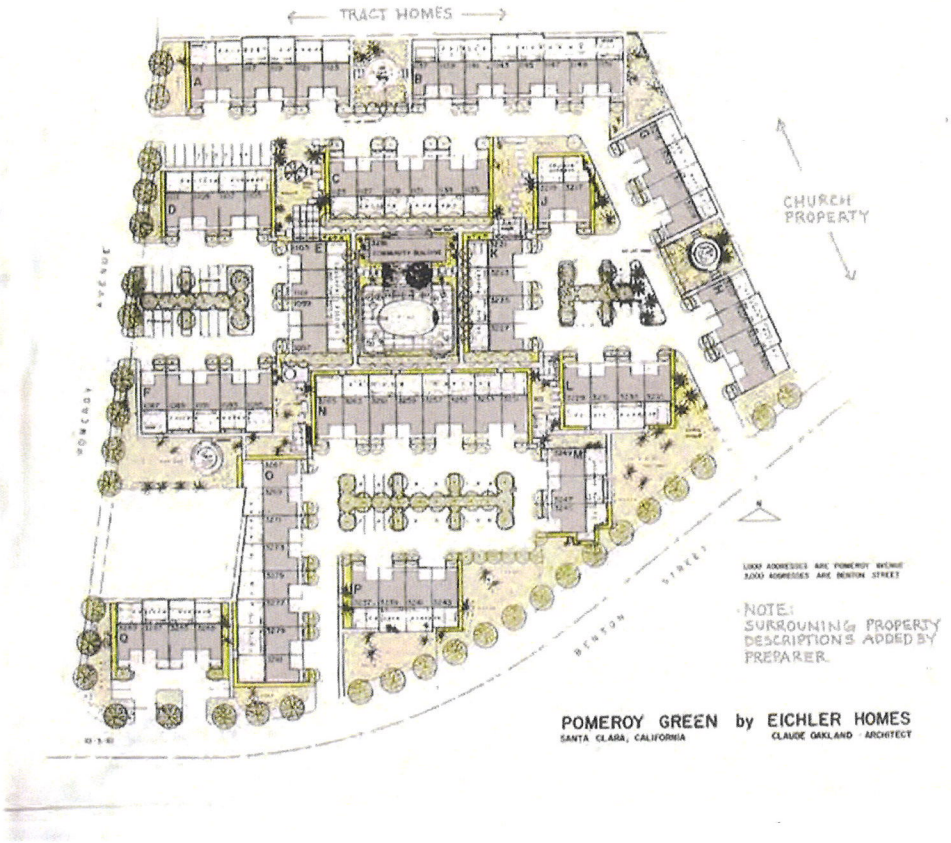
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 2 Building Designation Map



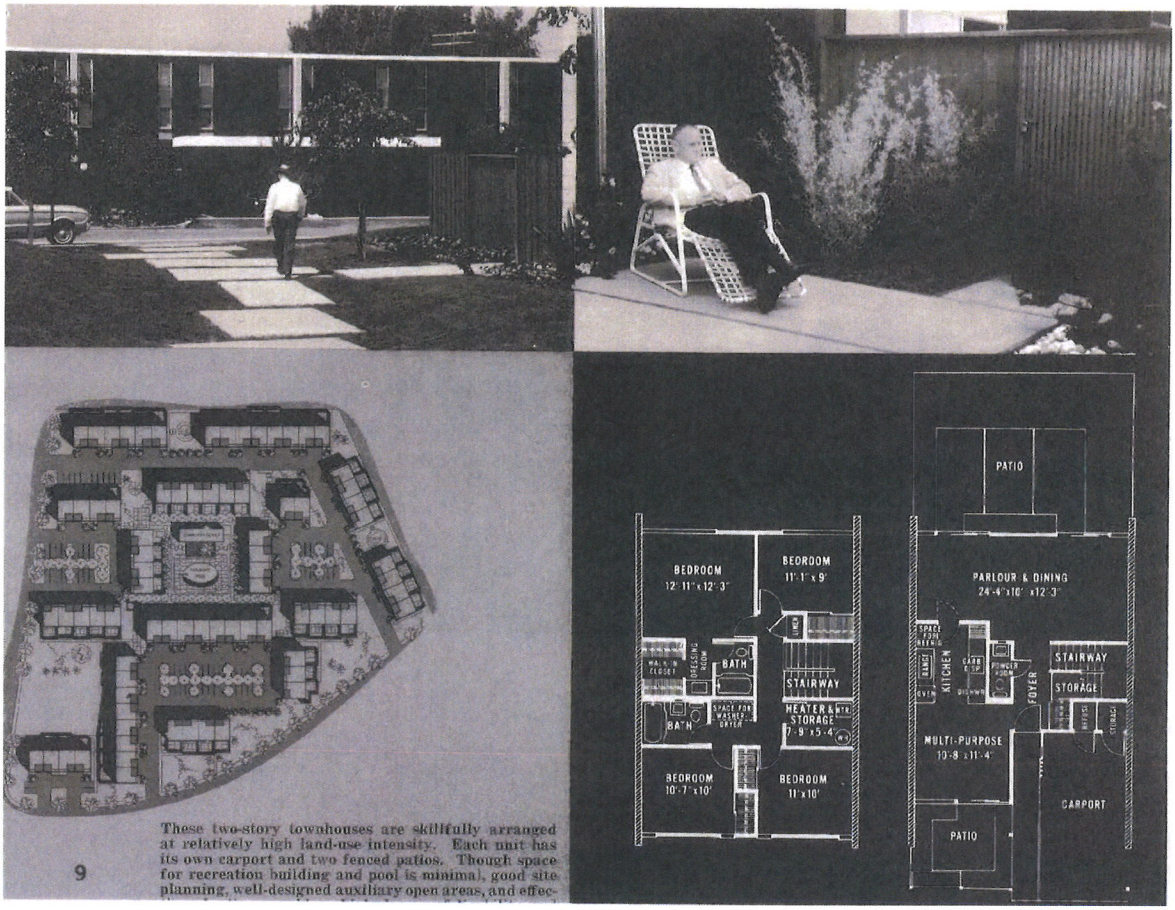
Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

Figure 3 Eichler Homes Map, 1962-1963



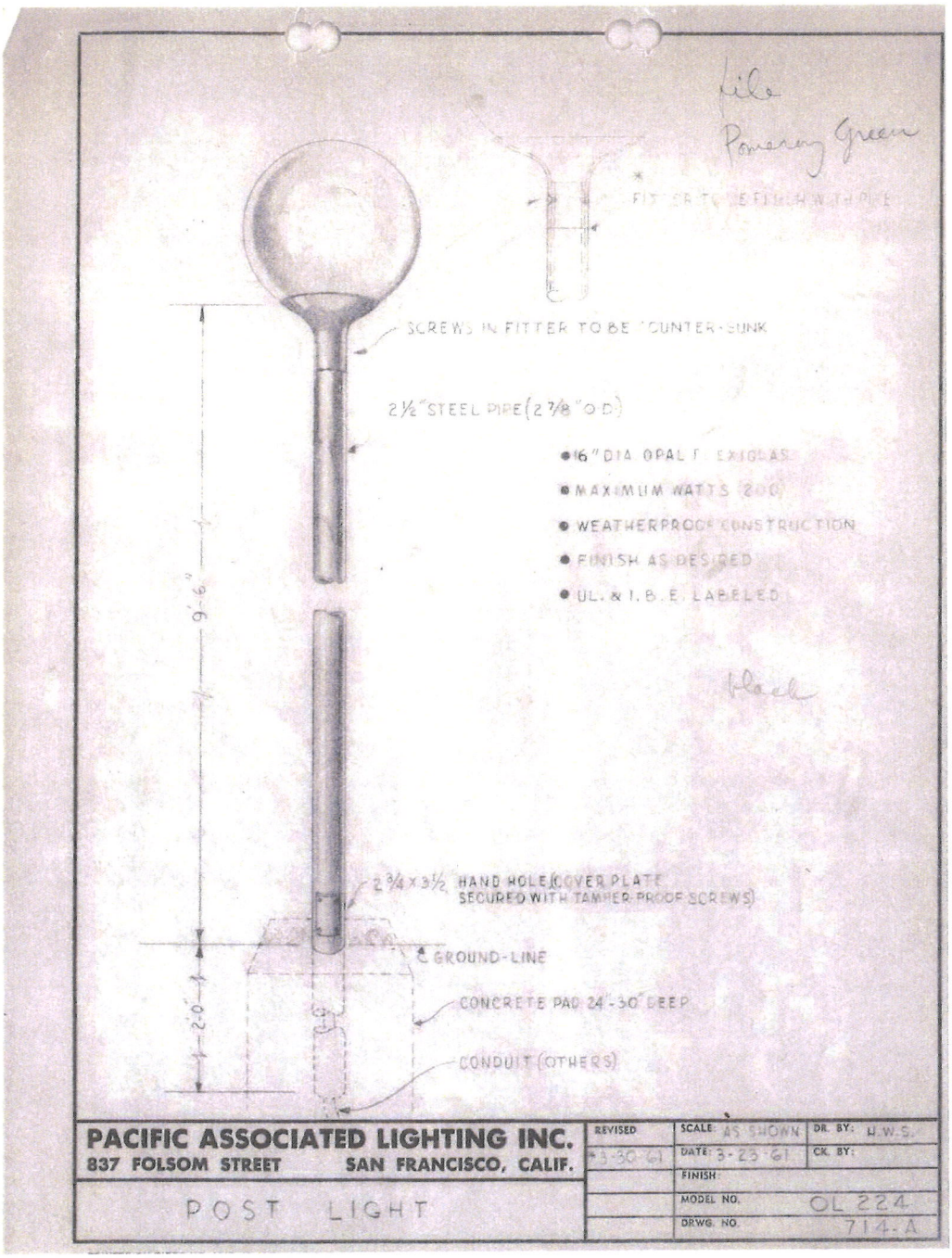
Source: Oakland and Imada Collection, 2002-3, box 14, folder IV 204, Pomeroy Green & Pomeroy West 1962-1963, Environmental Design Archives, University of California, Berkeley

Figure 4 Page from "Planned Unit Development with a Homes [*sic*] Association"



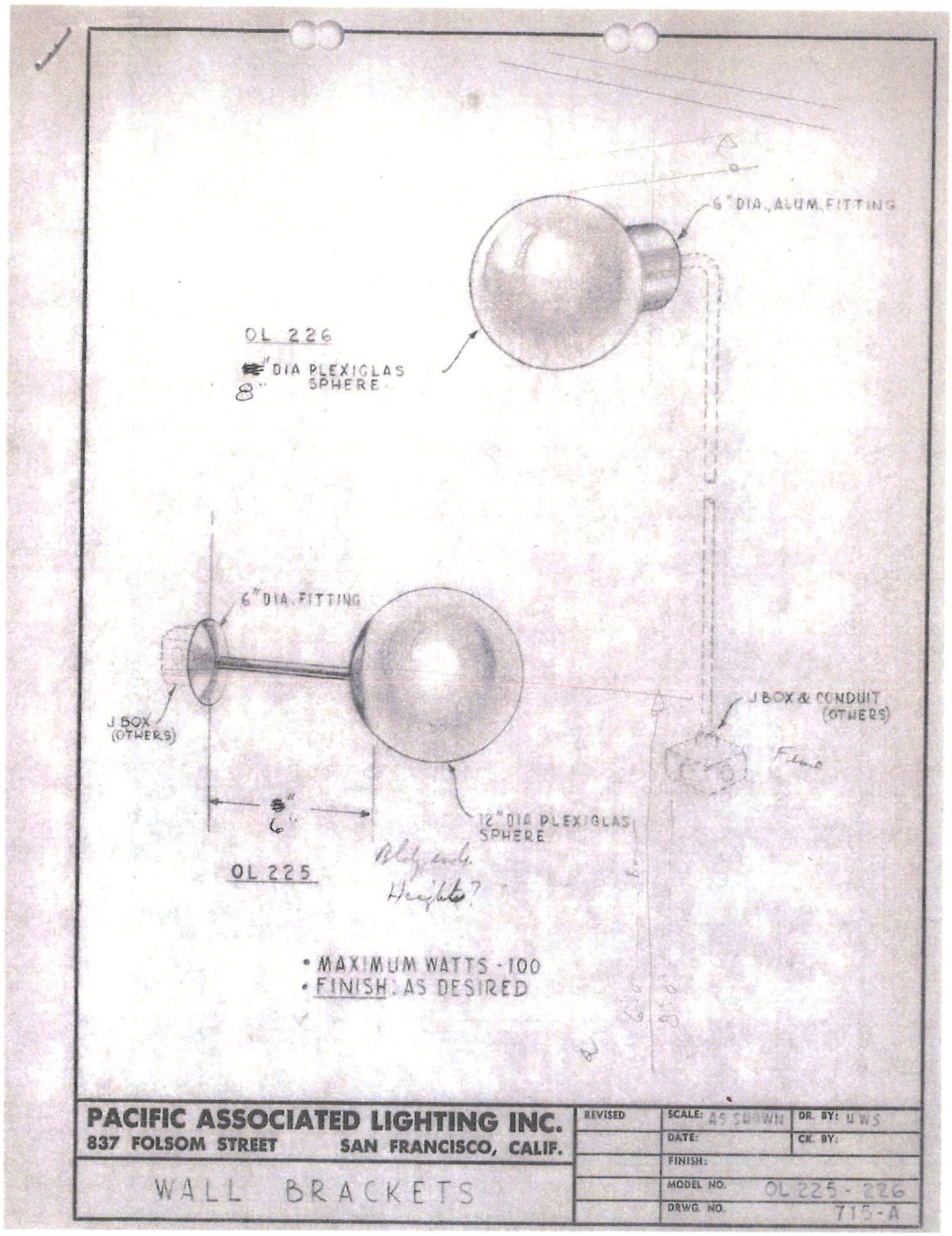
Source: Oakland and Imada Collection, 2002-3, box box 4, folder III 67, Pomeroy Green and Pomeroy West 1963-1964, Environmental Design Archives, University of California, Berkeley

Figure 5 Pole type exterior lighting



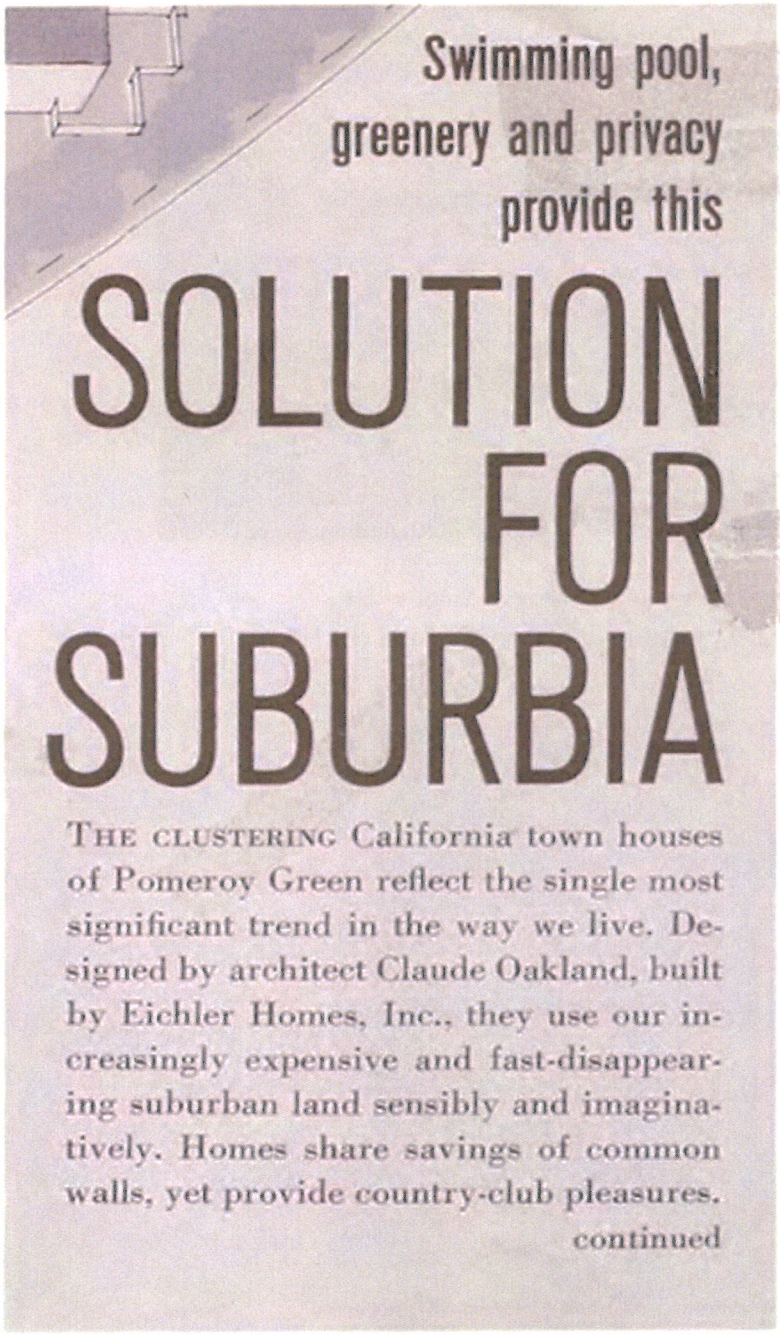
Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962, Environmental Design Archives, University of California, Berkeley

Figure 6 Fence and wall mounted exterior lighting



Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962 Environmental Design Archives, University of California, Berkeley

Figure 7 John Peter and Fred Lyon, "Solution for Suburbia" *Look,* 28, no.14 (July 14, 1964)

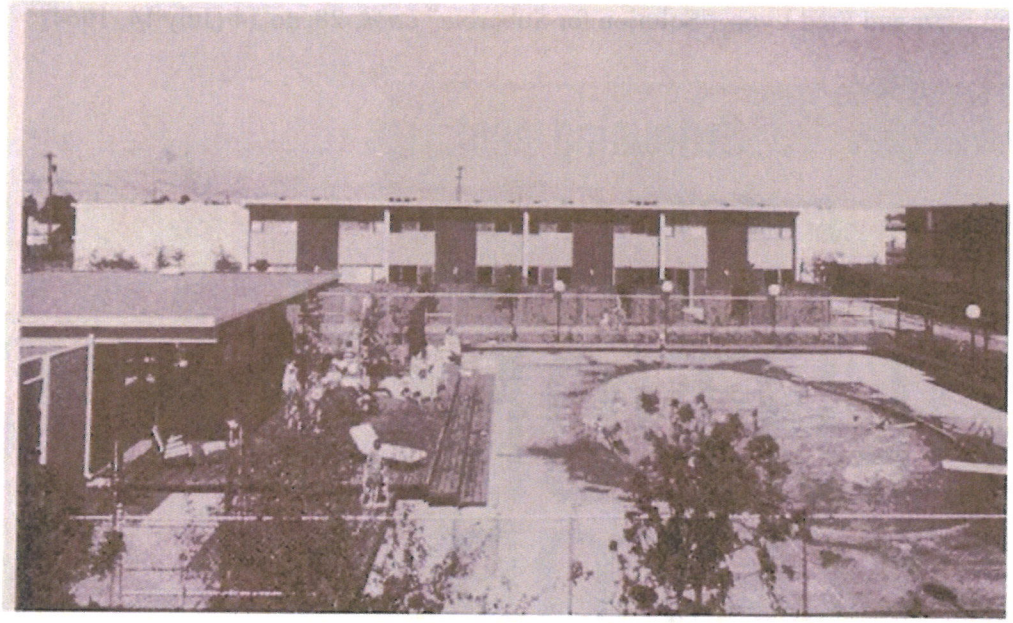


Swimming pool, greenery and privacy provide this

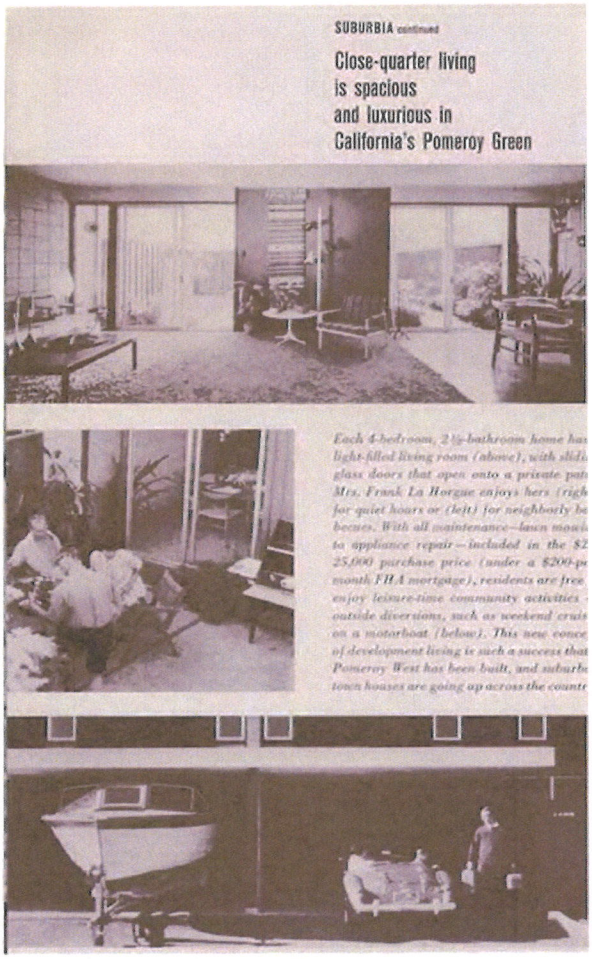
SOLUTION FOR SUBURBIA

THE CLUSTERING California town houses of Pomeroy Green reflect the single most significant trend in the way we live. Designed by architect Claude Oakland, built by Eichler Homes, Inc., they use our increasingly expensive and fast-disappearing suburban land sensibly and imaginatively. Homes share savings of common walls, yet provide country-club pleasures.

continued




Kitchens are carefully planned in relation
to front patio and children's back playyard.

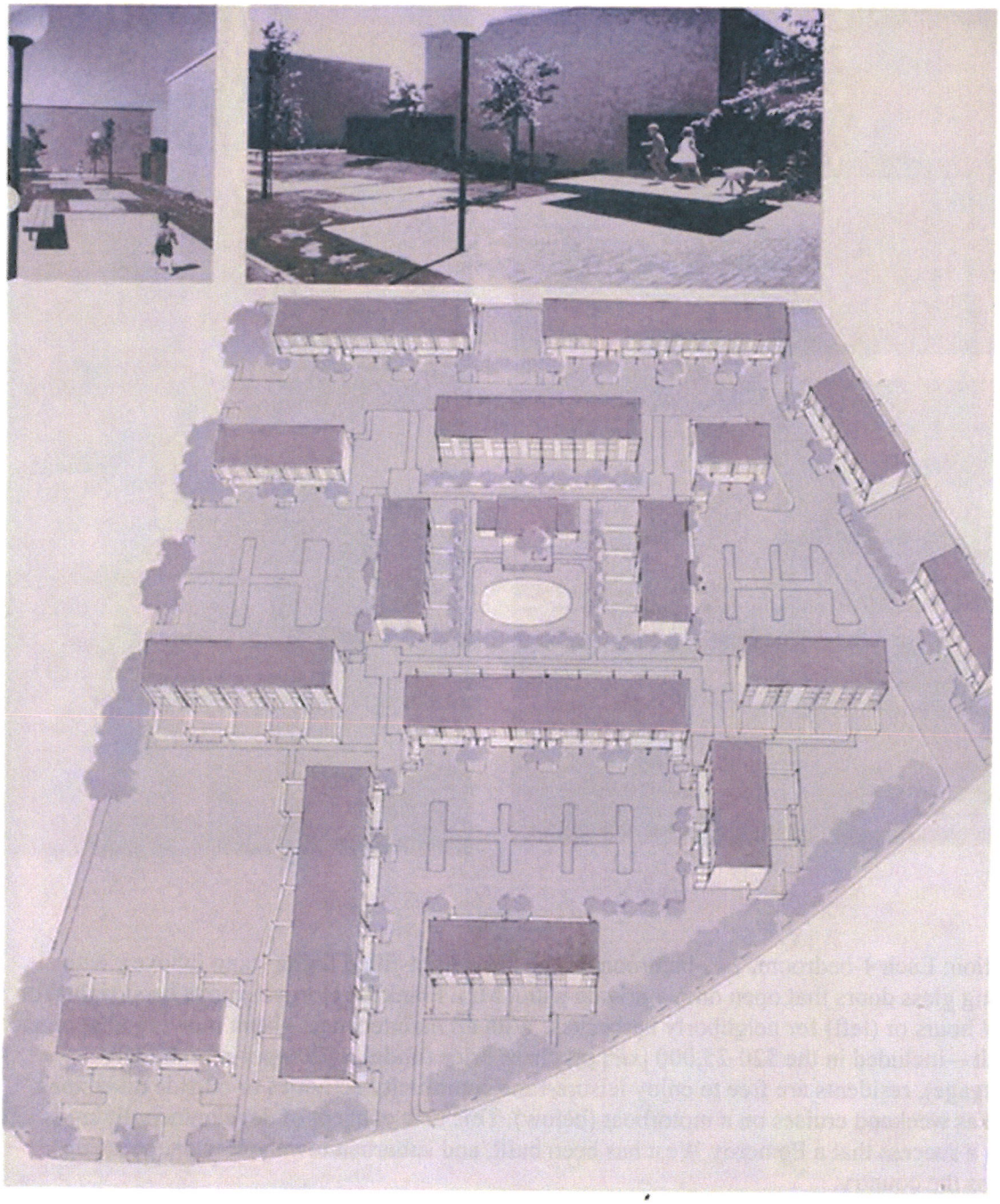


SUBURBIA continued

Close-quarter living is spacious and luxurious in California's Pomeroy Green

Each 4-bedroom, 2½-bathroom home has light-filled living room (above), with sliding glass doors that open onto a private patio. Mrs. Frank La Horgue enjoys hers (right) for quiet hours or (left) for neighborly barbecues. With all maintenance—lawn mowing to appliance repair—included in the $20,000 purchase price (under a $200-per-month FHA mortgage), residents are free to enjoy leisure-time community activities or outside diversions, such as weekend cruises on a motorboat (below). This new concept of development living is such a success that Pomeroy West has been built, and suburban townhouses are going up across the country.

Caption: Each 4-bedroom, 2 ½-bathroom home has a light-filled living room (above), with sliding glass doors that open onto a private patio. Mrs. Frank La Horgue enjoys hers (right) for quiet hours or (left) for neighborly barbecues. With all maintenance—lawn mowing to appliance repair—included in the $20-25,000 [*sic*] purchase price (under a $200-per-month FHA mortgage), residents are free to enjoy leisure-time community activities or outside diversions, such as weekend cruises on a motorboat (below). This new concept of development living is such a success that a Pomeroy West has been built, and suburban townhouses are going up across the country.



Caption: This drawing shows the community's 78 two-story private homes. Grouped around 2 ½ acres of landscaped lawns and shared facilities, they are in Santa Clara County, southeast of San Francisco. Wide walkways (above), protected from traffic, insure safe passage, with frequent play platforms (above, right) for children on the way to the community center and pool.

Photo 1 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east

Photo 2 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast

Photo 3 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast

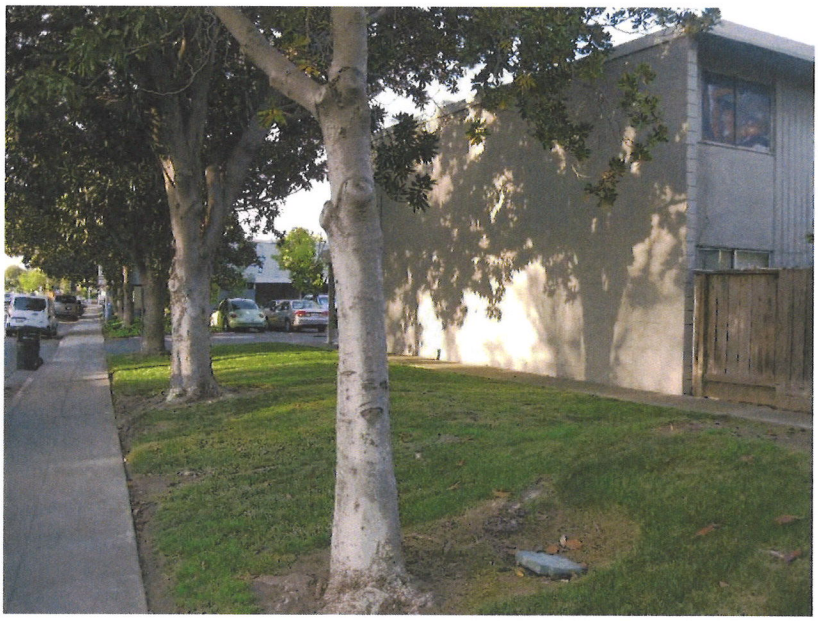


Photo 4 Playground between Buildings 7 and 8, camera facing east

Photo 5 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast

Photo 6 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east

Photo 7 Building 12 east elevation, camera facing west

Photo 8 Building 14 east façade, camera facing northwest

Photo 9 Building 15 north façade, camera facing south

Photo 10 Building 16 south elevation, camera facing northeast

Photo 11 Clubhouse (right), Building Five east elevation (left), camera facing northwest

Photo 12 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest

Photo 13 Building 6 north façade, mature landscaping, camera facing southwest

Photo 14 Building 4 south façade, camera facing northwest

Photo 15 Building 16 south façade, camera facing north

Photo 16 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast

Photo 17 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south

Photo 18 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east [NOTE: 1075 Pomeroy Ave further right, outside frame]

Photo 19 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast

Photo 20 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast

Photo 21 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east

Photo 22 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest

Photo 23 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west

Photo 24 Building 10 west (left) and south (right) elevations, camera facing northeast

Photo 25 Building 16 south façade (left) and east elevation (right), camera facing northwest

Photo 26 Representative townhouse living room, camera facing southeast

Photo 27 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north

Photo 28 Representative townhouse back yard, Building 5 in background, camera facing southwest

Photo 29 Representative townhouse living room and back yard, camera facing south

Photo 30 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west

Photo 31 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast

Photo 32 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west

Photo 33 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north

Photo 34 Building 16 east elevation with original gas meter box, camera facing southwest

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 3

Bill Date: 08/23/2024
Amount Due: $1,385.75
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,385.75**
Water	$1,139.20	
Sewer	$246.55	
$49.31 X 5 Units = $246.55		
Current Charges Total		**$1,385.75**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,385.75 IN FULL** before **09/13/2024.**

For more information, see back of bill.

Billing Information

Previous Balance	$1,152.00
Payments (08/14/2024) - Thank You	-$1,152.00
Current Charges	$1,385.75
Amount Due	**$1,385.75**

approve (all)

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
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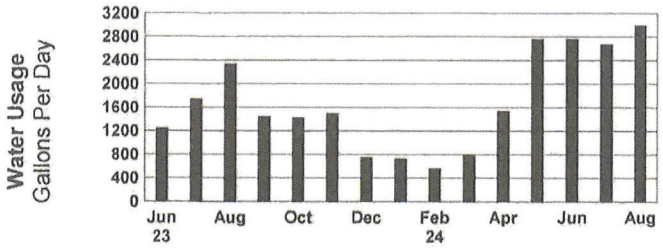


Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted] **Route No. 338**
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Amount Due: $1,385.75

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000307 27/2

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

40

00048246000100001385757

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 6

Bill Date: 08/23/2024
Amount Due: $1,842.53
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,842.53**
Water	$1,201.50	
Sewer	$641.03	
$49.31 X 13 Units = $641.03		
Current Charges Total		**$1,842.53**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,842.53 IN FULL** before **09/13/2024.**

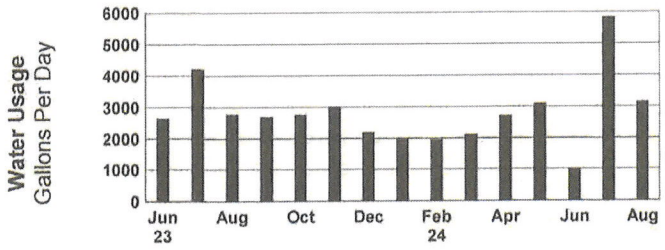
For more information, see back of bill.

Billing Information

Previous Balance	$2,618.37
Payments (08/14/2024) - Thank You	-$2,618.37
Current Charges	$1,842.53
Amount Due	**$1,842.53**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	2069	1934	1	135 HCF	H018223	W02	3,156 Gal	2,782 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,842.53

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000309 27/4

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048248000100001842530

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 4

Bill Date: 08/23/2024
Amount Due: $1,026.38
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		$1,026.38
Water	$631.90	
Sewer	$394.48	
$49.31 X 8 Units = $394.48		
Current Charges Total		**$1,026.38**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,026.38 IN FULL** before **09/13/2024.**

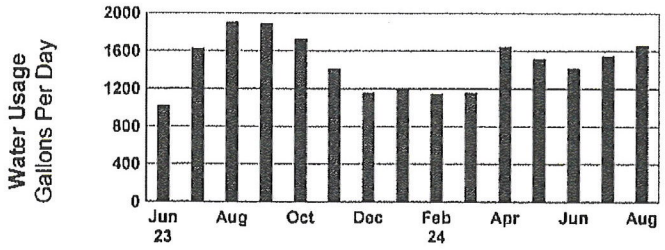
For more information, see back of bill.

Billing Information

Previous Balance	$912.05
Payments (08/14/2024) - Thank You	-$912.05
Current Charges	$1,026.38
Amount Due	**$1,026.38**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	9996	9925	1	71 HCF	H028159	W02	1,660 Gal	1,904 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,026.38

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000308 27/3

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048247000100001026383

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 1

Bill Date: 08/23/2024
Amount Due: $1,713.84
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		**$1,713.84**
Water	$1,023.50	
Sewer	$690.34	
$49.31 X 14 Units = $690.34		
Current Charges Total		**$1,713.84**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **1,713.84 IN FULL** before **09/13/2024.**

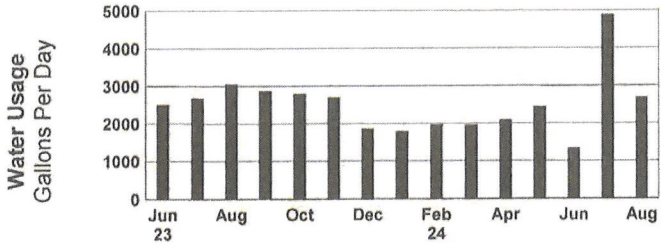
For more information, see back of bill.

Billing Information

Previous Balance	$2,343.00
Payments (08/14/2024) - Thank You	-$2,343.00
Current Charges	$1,713.84
Amount Due	**$1,713.84**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	3231	3116	1	115 HCF	Y517279	W02	2,688 Gal	3,060 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted]
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Route No. 338

Amount Due: $1,713.84

Amount Enclosed:	DIRECT PAYMENT

Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000306 27/1

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048245000100001713844

City of Santa Clara Municipal Utilities
REGULAR BILL

Account Number: [redacted]
Account Name: POMEROY GREEN CORP
Service Address: 3291 BENTON ST HM 7

Bill Date: 08/23/2024
Amount Due: $571.04
Customer Service (408) 615-2300

Current Charges

Water / Sewer / Solar		$571.04
Water	$373.80	
Sewer	$197.24	
$49.31 X 4 Units = $197.24		
Current Charges Total		**$571.04**

Billing Comments

THIS BILL IS DUE UPON RECEIPT

To avoid late charges and additional fees, pay **571.04 IN FULL** before **09/13/2024.**

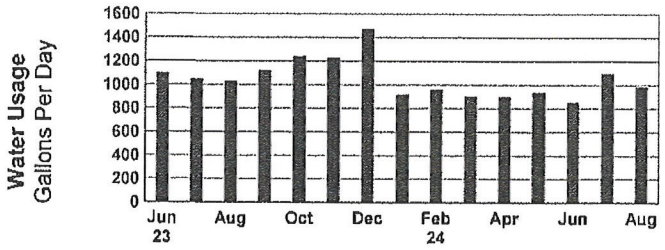
For more information, see back of bill.

Billing Information

Previous Balance	$566.62
Payments (08/14/2024) - Thank You	-$566.62
Current Charges	$571.04
Amount Due	**$571.04**

Usage Table and History Graphs

Service Type	Read Dates Prior	Read Dates Current	Days	Meter Readings Current	Meter Readings Prior	Mult	Usage	Meter Number	Rate	This Month This Year (Daily Avg.)	This Month Last Year (Daily Avg.)
W	07/19	08/20	32	1318	1276	1	42 HCF	G048768	W15	982 Gal	1,029 Gal



Have you fallen behind on your bill? Don't wait! Call us so we can help you with payment arrangements and payment assistance programs

Please return this portion with your payment in envelope provided. Make check payable to City of Santa Clara.

Account No: [redacted] Route No. 338
Bill Date: 08/23/2024
Past Due Date: 09/13/2024

Amount Due: $571.04
Amount Enclosed: DIRECT PAYMENT
Direct Payment Inquiries: 408-615-2300

SCL0826A
2000000310 27/5

CITY OF SANTA CLARA

POMEROY GREEN CORP
C/O PROPERTY PRO LTD
14127 CAPRI DR # 8
LOS GATOS CA 95032-1534

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00048249000100000571047

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 08/28/2024
Due Date: 09/16/2024

Service For:

POMEROY GREEN CO
3291 BENTON ST
SANTA CLARA, CA 95051

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

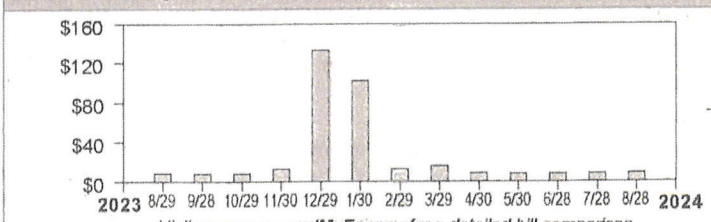
Your Account Summary

Amount Due on Previous Statement	$7.84
Payment(s) Received Since Last Statement	-7.84
Previous Unpaid Balance	$0.00
Current Gas Charges	$8.65

Automatic Payment Service (APS)
to be applied 09/11/2024 **$8.65**

approve

Gas Monthly Billing History



Visit **www.pge.com/MyEnergy** *for a detailed bill comparison*

Daily Usage Comparison

1 Year Ago	Last Period	Current Period
N/A	N/A	N/A

Gas Therms / Day

No payment is due. Please retain for your records. Thank you.

99901887751072900000008650000000000

Account Number:	Due Date:	APS Amount	APS to be applied:
[redacted]	**09/16/2024**	**$8.65**	**09/11/2024**

794410082569 1 AV 0.545 417 8610 8

POMEROY GREEN CO
14127 CAPRI DR STE 8
LOS GATOS CA 95032-1534

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300

7944100800861000200 1K0

From: Planning Public Comment
Sent: Wednesday, October 23, 2024 12:06 PM
To: Gina Muelleman [redacted]; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Alexander Abbe <aabbe@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: FW: 3111 Benton St - ATT Monotree Project - Community Development Planning Division - October 23, 2024

Hello,
Your email has been received in the Planning Division and will be part of the public record on this item.

Thank you,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: Gina Muelleman [redacted]
Sent: Wednesday, October 23, 2024 11:59 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Gina Muelleman [redacted]
Subject: 3111 Benton St - ATT Monotree Project - Community Development Planning Division - October 23, 2024

Hello, please add the attached file as my comment for this meeting.

Thanks & Regards,

Gina Muelleman,
3235 Benton St

Here are my thoughts on the 3111 Benton St Monotree project:

As we run out of lower frequencies, we will need to add more and more of these faux trees because the higher frequencies don't propagate that well. And will 5G+ eventually go up to 300 GHz?

And then why hasn't Verizon, T-Mobile, and Dish also asked to place a large antenna in this spot? Or have they asked – and AT&T was the highest bidder so they were chosen? If one monotree was OK, then are we going to allow all three companies to add 3 antennae in the same place or even nearby?

Home Values

Right now, to tell a prospective buyer that your house's neighborhood has the 5G or 5G+ capability would increase value, but if **studies ever came out** that the higher frequencies affect the brain's performance or worse, cause cancer, we will **not** be able to sell our houses until a lot of the cell towers are taken down. That would cause the wireless carriers a lot of expense.

Health effects

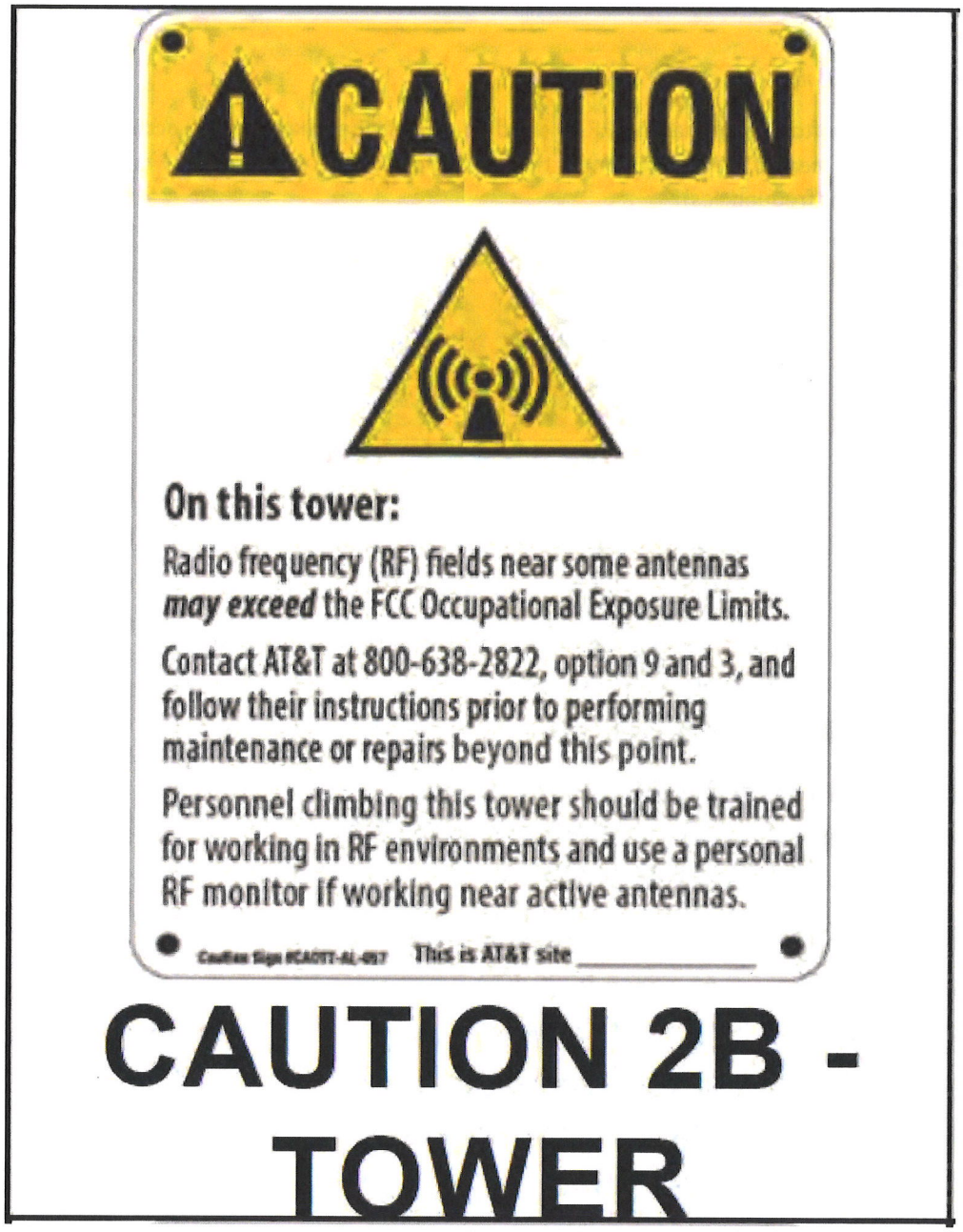
One article from the *International Journal of Environmental Research and Public Health* in September 2019, reviewed 94 medical studies to see if the higher frequencies (6–100 GHz, millimeter waves, MMW) can have a health impact. They revealed that most studies covered the midrange (30.1 to 65 GHz), and they said that a lot more medical studies are needed to see what happens at the lower and higher frequencies (ranges up to 30 GHz and over 90 GHz).

They also mentioned: at the RF level, the International Agency for Research on Cancer classified electromagnetic fields as "possibly carcinogenic to humans."

https://pmc.ncbi.nlm.nih.gov/articles/PMC6765906/pdf/ijerph-16-03406.pdf

Signal Behavior – Not Constant

The labels for tower and rooftop imply that the RF fields could spike higher than the FCC occupational exposure limits. Does that mean if we are on or near the roofs, we could be exposed to RF radiation (when tower dips into lower frequencies)?



A lot to think about.

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Wednesday, October 23, 2024 11:58 AM
To: Ken Kratz [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>
Cc: Alexander Abbe <AAbbe@SantaClaraCA.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Nancy Biagini <NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: RE: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments (2)

Thank you, Ken.

Your email has been received and will be part of the public record on this item.

Regards,
Elizabeth Elliott
Planning Division

From: Ken Kratz [redacted]
Sent: Wednesday, October 23, 2024 11:56 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Telecommunication tower proposed for 3111 Benton Street;, PLN 23-00148; APN: 290-27-006; Ken Kratz's public comments (2)

You don't often get email from [redacted] Learn why this is important

Hello Community Development Department,

I have two additional comments and concerns to add to my letter objecting to the project and my request for a continuance/postponement of the hearing until my concerns are addressed that I sent earlier in regard to the AT&T telecommunications tower proposed for 3111 Benton Street (projects PLN 23-00148; APN: 290-27-006).

Please bring the following to the attention of Planning Commission for their public hearing on this project scheduled for today, Wednesday, October 23, 2024:

1. Noise issue concerns

I read the noise report included in the agenda packet and I think the authors of the report need to look at the cumulative effects of the noise, the adding the current background noise to the noise from the proposed tower installation, on the surrounding residents. According to what I have read on-line, noise is cumulative; the authors of the noise report in the packet need to consider the cumulative effects.

This is important because most residents of Pomeroy Green do not have air conditioning and therefore leave their widow and doors open for ventilation when it's hot outside. This situation will be particularly bad at night when everyone is trying to get some sleep.

Could the noise be abated by moving the tower installation somewhere more compatible with these concerns or a sound barrier be provided in the proposed location. The report mentions a partial concrete block wall surrounding the area of the proposed tower electrical gear installation; could that wall be completed/extended and a roof be provided to prevent unwanted noise form entering the yards and homes surrounding the project?

2. Pomeroy Green identification and histroci status

Pomeroy Green can also be identified form a casual walk through the complex to find the historic plaque that is mounted on the side of the Pomeroy Green Clubhouse (see attached photo; that's a picture of me in front of the plaque). There is also a list of contact numbers for our Board Members and our Property Manager on the bulletin board behind me.

Thank you,

Ken Kratz
Pomeroy Green Cooperative shareholder
3283 Benton Street
Santa Clara, Ca. 95051
[redacted]

From: Planning Public Comment
To: [redacted] Planning Public Comment; Lesley Xavier; Eric Crutchlow; Priya Cherukuru; Qian Huang; Lance Saleme; Mario Bouza; Yashraj Bhatnagar
Cc: Alexander Abbe
Subject: RE: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church
Date: Wednesday, October 23, 2024 4:01:16 PM
Attachments: image001.png
image003.png

Hello,
Your email has been received in the Planning Division and will be part of the public record on this item.

Thank you,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Jenny Wen [redacted]
Sent: Wednesday, October 23, 2024 2:55 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Tiffany Vien <TVien@SantaClaraCA.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>
Subject: Regarding PLN23-00148, installation of a 60-foot-monotree by AT&T in Santa Clara First Baptist Church

Some people who received this message don't often get email from [redacted] Learn why this is important

Dear sir/Madam,
This letter is regarding the installation of a 60-foot-monotree by AT&T on the premises of Santa Clara First Baptist Church at 3111 Benton Street. Our neighborhood community hereby formally submits our letter with signatures opposing this plan prior to the meeting which is scheduled for Wednesday, October 23, 2024.
We are strongly opposed to the Proposed Installation as we believe this plan is not in the best interest of our community. Our response to the Proposed Installation is **a big NO**.

1. The "monotree" is actually a "wireless cell phone tower" or "cell phone base station." Its location is a **mere 20~30 feet away** from the backyard fence of the neighboring residential houses and is extremely close to the immediately surrounding residential area.

Meanwhile many municipalities, including in California, have strict requirements for erecting cell towers near residential areas. The following municipalities, districts, or zones have a **MINIMUM of 500 feet setback requirement to 1,000 feet or more** from residential properties and/or **property line**:

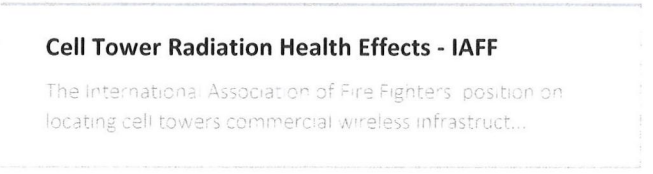
- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA
- South Los Angeles, CA
- Hollywood, CA
- San Diego, CA
- Beverly Hills, CA
- Calabasas, CA
- Encinitas, CA
- Palm Springs, CA

2. There is already another **Verizon "wireless cell phone base station"** at the roof of the main church building, which sits just ~80 feet away from the new AT&T location and is already of major concern. Therefore, there will be **TWO** wireless base stations on the same premises on the church property, thereby further increasing the potential health risks to the surrounding residents.

3. We, the neighborhood community, have the followings concerns:

> **A. <u>The negative health effects caused by wireless radiation from the tower.</u>There has NOT been a clear conclusion that cell towers are not harmful to health.**
>
> **This is a serious enough issue that the International Association of Fire Fighters has opposed the installation of cell towers at fire stations, where its fire fighters live.**

Further reading can be done on their website Cell Tower Radiation Health Effects - IAFF



B. Risk of fire. There is a risk of fire, potentially from a malfunction in equipment, weather related such as a lightning strike, or arson and will be devastating for the neighboring houses should one occur.

Cell towers can catch fire due to the electrical infrastructure required for wireless facilities. Wiring faults can create electrical arcs that reach temperatures up to 35,000 degrees fahrenheit, which is hotter than the surface of the sun, and is often referred to as an "arc flash."

Malfunctions in transmitters, antennas, or wiring can lead to electrical fires. Lightning strikes could also potentially cause a fire. Due to unpredictable weather patterns in recent years, lightning strikes are also of concern. There have also been reports of fires caused by arson. The following are examples of cell phone towers fires:

- **2020 - Virginia:** Entire cell tower caught fire overnight. The cause was believed to be equipment malfunction related to a transformer.
- **2019 - California:** Cell tower in Sonoma County caught fire, potentially due to an electrical fault.
- **2018 - New Jersey:** A fire at a cell tower was attributed to arson. Local authorities investigated the incident due to suspicious circumstances.
- **2017 - Texas:** Cell tower fire occurred, likely due to

equipment malfunction, as heavy winds and storms were present.

- **2016 - Florida:** Cell tower caught fire after being struck by lightning.
- **2015 - Illinois:** Cell tower fire was reported, attributed to equipment failure. The fire spread to nearby vegetation.
- **2014 - North Carolina:** A fire was caused by an electrical issue related to the cell tower's lighting equipment.
- **2012 - Michigan:** Cell tower fire occurred, believed to be caused by an equipment malfunction.
- **2011 - Alabama**: Cell tower fire occurred due to a lightning strike, causing significant damage to the structure.
- **2009 - Georgia**: A fire was reported at a cell tower site, attributed to equipment failure and overheating.
- **2008 - Colorado**: A fire broke out at a cell tower, suspected to be caused by an electrical short circuit.
- **2006 - Ohio**: Cell tower caught fire due to a malfunction in the power supply system.
- **2005 - New York**: A fire was linked to an electrical issue at a cell tower site.
- **2004 - Louisiana**: Cell tower fire was attributed to a lightning strike.
- **2003 - Maryland**: A fire occurred at a cell tower site due to suspected electrical malfunctions.
- **2002 - Florida**: Cell tower fire was reported, believed to be caused by equipment overheating during extreme weather conditions.

- **2001 - Texas**: A fire at a cell tower was linked to an arson investigation, where the tower was set on fire deliberately.

C. <u>Property Values.</u>**Someday, if we decide to sell our houses, we will need to disclose to the buyer that our homes are right under two wireless companies' cell phone towers, not to mention that the towers will be extremely conspicuous.**

Many real estate professionals agree that potential buyers will not consider purchasing homes in the nearby vicinity of a cell phone tower. As such, the Proposed Installation could negatively impact property values in the neighborhood.

If AT&T really needs to install a new tower in this area, why don't they choose a location that is not so close to **someone's backyard?**
We respectfully urge you to honor the wishes of this community and reject this plan from AT&T, and let them seek out alternate sites.

Sincerely,

Jenny Wen

PMM
PC Meeting 10/23/24
RTC 24-987
Item 4

I am Strongly opposed .....
My response is a big No!"

* Uncoordinated
* Ugly
* Too close the house (residential)