

**4. METRO PCS @ SAN MARIN EXECUTIVE CENTER (DM)
10712U; USE PERMIT
125-361-03; 505 SAN MARIN DRIVE**

Consider a Use Permit application to allow a tri-sector antenna to be mounted within an eight-foot tall cylindrical enclosure and installed to the upper roof of the northwestern office building located at 505 San Marin Drive.

PRESENT

No one was present for the hearing.

Zoning Administrator Lazure reported that no correspondence had been received in response to the application.

The staff report states a recommendation for approval subject to conditions.

The public hearing was opened. The public hearing was closed.

ACTION

Zoning Administrator Lazure rendered a decision of approval on November 29, 2007, in accordance with the findings and action as recommended in the staff report, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The Use Permit shall be valid for one year from the date of approval. The Use Permit may be extended at the request of the applicant for additional one year increments at the discretion of the Community Development Director, in compliance with the procedures set forth in Section 19.38.180 of the Zoning Code. The applicant shall be responsible for the costs, on an hourly basis, for the City to process an extension.
2. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Any changes or additions to the approved project shall be submitted to the Community Development Department and shall be subject to review and approval prior to the implementation of any proposed modification.
3. All utilities connecting the approved facility visible from ground level shall be placed

NOVATO ZONING ADMINISTRATOR
MINUTES EXCERPT
DATE: November 29, 2007

underground or in cable trays.

4. No exterior lighting shall be allowed for any part of the proposed facility, except as may be deemed necessary for security and shall be subject to the review and approval of the Community Development Director.
5. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
6. The Radio Frequency Radiation (RFR) generated by the approved facility, in combination with other sources of RFR, shall not expose the general public to RFR levels that exceed the allowable standards as adopted by Federal Communications Commission (FCC) and the City. Should nationally accepted research result in the establishment of substantially revised standards for human exposure to RFR and such standards are adopted by the City or otherwise determined to be applicable to the City, the applicant shall demonstrate compliance with such standards by submitting a new RFR report to the Community Development Department within 30 days of the effective date of the adoption of the revised standards. A longer period for submitting the RFR report may be granted at the discretion of the Community Development Director. The RFR report shall determine compliance with the updated standards by calculating the RFR power level of the approved facility in combination with other similar sources of RFR.
7. Within 6 months of the initiation of the operation of the approved facility, the applicant shall submit a post-construction RFR report, including the data developed, verifying that the actual levels of RFR emitted by the approved facility, operating alone, and in combination with other approved facilities, are below the FCC, threshold standards. The applicant shall be responsible for the cost of the post-construction reports to be prepared by a qualified consultant selected by the City.
8. Prior to the issuance of a building permit, the proposal shall be subject to the review and approval of the City of Novato Public Works Department. Items that may need to be addressed, include, but are not limited to:
 - a. Maintenance agreements/facility maintenance requirements
 - b. Shared or common use agreements
 - c. Indemnification

NOVATO ZONING ADMINISTRATOR MINUTES EXCERPT DATE: November 29, 2007

9. This Use Permit is subject to the revocation procedures contained in Section 19.42.050.G of the Novato Municipal Code in the event that any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the City.
10. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, recordation of final maps or other entitlements.
11. Indemnity and Time Limitations:
 - a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack, set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
 - b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
 - c. In the event that a claim, action or proceeding described in Article (a) above, is brought, the City shall promptly notify the applicant of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right

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not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that if said Counsel is the City Attorney, his fees and costs shall be paid by the applicant.

- d. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- f. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

NOVATO ZONING ADMINISTRATOR MINUTES EXCERPT DATE: November 29, 2007



THE CITY OF
NOVATO
CALIFORNIA

Community Development Dept.
Planning Division
75 Rowland Way, #200
Novato, CA 94945
(415) 899-8989
FAX (415) 899-8217
www.ci.novato.ca.us

ZONING ADMINISTRATOR STAFF REPORT
(Use Permit)

MEETING

DATE: November 29, 2007

STAFF: Daniel Toillion, Planner I
899-8981

SUBJECT: **WIRELESS COMMUNICATION FACILITY**
10712U; USE PERMIT
APN 125-361-03; 505 SAN MARIN DR.

PROJECT DESCRIPTION

Consider a Use Permit to allow installation of a tri-sector monopole antenna within a new 8-foot tall cylindrical enclosure to be mounted on the upper roof of the northwestern office building at 505 San Marin Dr. The mounted height of the antenna would be 50.5 feet above grade and about 4 feet above the roof. Support equipment will be located in a storage room within the building.

NEED FOR ZONING ADMINISTRATOR ACTION

Novato Municipal Code Section 19.42.050 provides for the Zoning Administrator to hold public hearings on a Use Permit. Novato Municipal Code 19.38.030.A.3, states the Zoning Administrator has the authority to approve a co-located wireless facility that is not located within 200 feet of a scenic resource as designated by the General Plan.

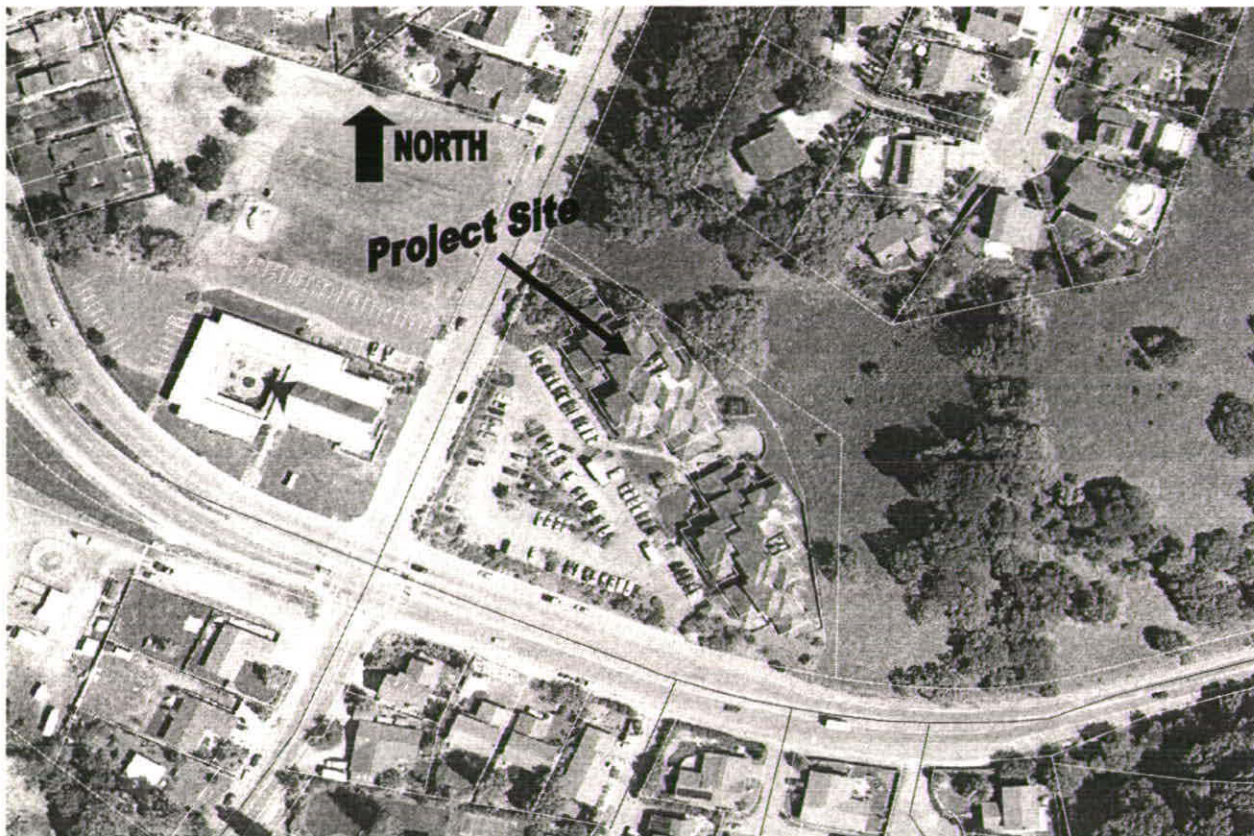
BACKGROUND

Applicant: Metro PCS Inc.
Property Owner: Knud Hostrup
Property Size: 2.07 Acres
GP Designation: BPO
Existing Zone/Use: BPO; Office Building
Adjacent Zone/Use: North – OS; County Open Space
South – PD; Residential
West – R1; Private School
East – OS; County Open Space

ENVIRONMENTAL ASSESSMENT

The Environmental Coordinator has determined this project is exempt from the California

Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section §15303 (New Construction) Class 3; installation of small, new equipment and facilities in small structures.



STAFF ANALYSIS

In order to grant a Use Permit, the following findings must be made consistent with Novato Municipal Code Section 19.42.050.E:

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

Discussion: Chapter VI of the Novato General Plan (Economic Development & Fiscal Vitality) establishes the following Program for the implementation of wireless telecommunications.

EC Program 13.1: Work with telecommunications companies and the PUC to encourage state-of-the-art telecommunications capabilities, including fiber optic, satellite, wireless, cable lines and other new emerging technologies capable of transferring data digitally.

The applicant is a telecommunication company and proposes the installation of wireless technology,

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which is consistent with and would implement the above Program.

Discussion: The Community Identity Chapter of the Novato General Plan establishes the following policy that is applicable to wireless facilities:

CI Policy 1: Compatibility of Development with Surroundings: Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

The proposed monopole antenna will be painted to match the office building and the support equipment will be located inside a lower level storage room out of sight.

Finding 2: The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan.

Discussion: Section 19.38.030 of the Zoning Ordinance specifies that wireless communication facilities shall not be constructed, installed or maintained without first obtaining a Use Permit in compliance with Section 19.42.050 (Use Permits).

Zoning Ordinance 19.38.030.A.3: The Zoning Administrator shall have the authority to approve a co-located facility that is not within 200 feet of a scenic resource as designated by the General Plan.

The project site is located within a BPO Zoning District, and currently occupied by two adjacent office buildings. The southerly building currently supports a wireless antenna for Sprint PCS operating under a previously approved Use Permit (99-041). Pursuant to Zoning Ordinance Division 19.38 (Wireless Communication Facilities), the current proposal for the northerly building would establish the site as a co-location facility and is allowed with Use Permit approval.

Finding 3: The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Finding 4: The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Finding 5: The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Discussion: Zoning Ordinance Division 19.38 establishes development standards to help mitigate any undesirable health or visual effects caused by wireless telecommunications facilities, including

location compatibility and site design, roadway access, vegetation and lighting standards, co-location requirements, and levels of radio frequency radiation (RFR). These standards have been used by staff as a guide in preparing this analysis and in determining consistency with Use Permit findings 3-5. The project proposal is found by staff to comply with the established development standards and is consistent with findings 3-5 as follows:

Radio Frequency Radiation (RFR) *City standards and criteria for wireless communication facilities specify that such facilities operating alone and in conjunction with other telecommunications facilities shall not produce RFR in excess of the standards for permissible human exposure to RFR as adopted by the Federal Communications Commission (FCC).*

An RFR statement prepared by Hammet and Edison, the applicant's consulting engineers, has been included with the application materials. The document confirms that the maximum combined RFR level produced by the proposed monopole antenna and the existing monopole antenna is well below Federal Communication Commission (FCC) standards at 6.5% of the applicable public exposure limit of 3 kHz – 300 GHz.

Site Design & Location Compatibility *City standards and criteria for wireless communication facilities specify that such facilities shall be sited, designed, and screened to blend with the surrounding natural or built environment in order to reduce visual impacts to the maximum extent feasible.*

The proposed monopole antenna is appropriately located and designed to blend in with the upper roof of the office building, its color matches the building and roof. The monopole antenna will stand about 6.5 feet taller than the crest of the roof.

Co-location *City standards and criteria for wireless communication facilities specify that the design of co-location sites should promote shared use among different carriers. To the extent feasible, antenna support and equipment structures should be designed to consolidate future planned facilities to eliminate or minimize the visual clutter resulting from multiple telecommunications structures.*

The facility would be located 200 ft. from an existing wireless antenna on the roof of the adjacent office building at 505 San Marin Dr.

*Vegetation,
Lighting, &
Access*

City standards and criteria for wireless communication facilities specify that such facilities should be unlit, served by the minimum roads and parking areas, and shall require additional landscaping to provide visual screening of the proposed monopole antenna. Existing parking would not change.

The proposed facility will be unmanned and does not require or necessitate additional landscaping, lighting, roads, or parking areas to serve its operation. Service workers doing routine maintenance will access the equipment using the existing parking lot.

RECOMMENDATION

The proposed co-located monopole antenna complies with City standards and regulations, specified in Division 19.38 of the Novato Municipal Code, including: location compatibility and site design, co-location requirements, and levels of radio frequency radiation. Staff recommends approval based on the findings discussed in the staff analysis section of this staff report.

FINDINGS AND ACTION

1. In accordance with Section 19.42.050E and Division 19.38 of the Novato Municipal Code, and as stated in the above staff analysis section, the Zoning Administrator hereby makes the required Use Permit findings.
2. Approve the application subject to the conditions listed below.

CONDITIONS OF APPROVAL

1. The Use Permit shall be valid for one year from the date of approval. The Use Permit may be extended at the request of the applicant for additional one year increments at the discretion of the Community Development Director, in compliance with the procedures set forth in Section 19.38.180 of the Zoning Code. The applicant shall be responsible for the costs, on an hourly basis, for the City to process an extension.
2. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Any changes or additions to the approved project shall be submitted to the Community Development Department and shall be subject to review and approval prior to the implementation of any proposed modification.
3. All utilities connecting the approved facility visible from ground level shall be placed underground or in cable trays.
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Community Development Director.

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related building permits, certificate of occupancy, recordation of final maps or other entitlements.

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- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
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- e. Unless a shorter period applies, the time within which judicial review of this decision

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FURTHER ACTION

No further action on the Use Permit will be taken unless an appeal is filed in writing within ten calendar days along with the required filing fee.

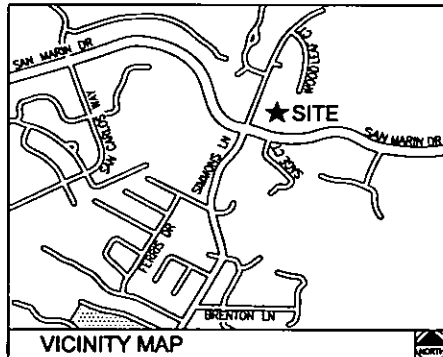
metro PCS^{inc.}

SF18630A SAN MARIN EXECUTIVE CENTER 505 SAN MARIN DRIVE NAVATO, CA 94945 COUNTY OF MARIN

Michael Wilk Architecture
833 Market Street, Suite 803
San Francisco, CA 94103
tel: 415.839.9594
fax: 415.904.8388

inc.
metro PCS
1080 MARINA VILLAGE PKWY
4TH FLOOR
ALAMEDA, CA 94601

SF18630A
SAN MARIN
EXECUTIVE CENTER
505 SAN MARIN DRIVE
NOVATO, CA 94945



DIRECTIONS FROM METRO PCS OFFICE AT 1080 MARINA VILLAGE PKWY, ALAMEDA, CA:

1. START AT 1080 MARINA VILLAGE PKY, ALAMEDA GOING TOWARD INDEPENDENCE DR - GO 0.3 MI
2. TURN RIGHT ON MARINER SQUARE DR - GO 0.2 MI
3. CONTINUE ON WEBSTER ST (CA-280 N) - GO 0.2 MI
4. CONTINUE TO FOLLOW CA-280 N - GO 0.7 MI
5. CONTINUE ON HARRISON ST - GO 0.1 MI
6. CONTINUE ON 7TH ST - GO 0.1 MI
7. BEAR RIGHT ON JACKSON ST - GO < 0.1 MI
8. TAKE RAMP ONTO I-580 N TOWARD SAN FRANCISCO (I-980 E)/WALNUT CREEK (CA-24) - GO 0.5 MI
9. BEAR RIGHT ON I-980 E - GO 1.5 MI
10. TAKE THE SAN FRANCISCO/HAYWARD EXIT ONTO I-580 W TOWARD SAN FRANCISCO (PORTIONS TOLL) - GO 19.2 MI
11. EXIT ONTO US-101 N - GO 11.9 MI
12. TAKE THE AThERTON AVE/SAN MARIN DR EXIT - GO 0.3 MI
13. TURN LEFT ON AThERTON AVE - GO < 0.1 MI
14. CONTINUE ON SAN MARIN DR - GO 1.1 MI
15. ARRIVE AT 505 SAN MARIN DR, NOVATO

DRIVING DIRECTIONS

THE PROJECT INVOLVES THE INSTALLATION OF:
-TRI-SECTOR ANTENNA CYLINDER MOUNTED AT EXISTING HVAC WELL AT EXISTING BUILDING ROOF.
-(1) RADIO & (2) BATTERY CABINETS MOUNTED ON NEW CONCRETE SLAB ON GRADE.
-ANTENNA COAXIAL TRANSMISSION LINES FROM BTS TO ANTENNAS.
-POWER AND TELEPHONE SERVICE TO BE PROVIDED FROM EXISTING BUILDING SOURCES.

PROJECT DESCRIPTION

APPLICANT/LESSEE
METRO PCS INC.
1080 MARINA VILLAGE PARKWAY, 4TH FLOOR
ALAMEDA, CA 94501
CONTACT: KERSTEN RUTHERFORD
PHONE: (510) 747-4664

LEASING MANAGER **ZONING MANAGER**
RYAN CROWLEY NICOLE CROWLEY
(415) 341-5301 (415) 336-5134

CONSTRUCTION MANAGER
BOB MULLER
METRO PCS INC.
1080 MARINA VILLAGE PARKWAY, 4TH FLOOR
ALAMEDA, CA 94501
(415) 948-8884

PROPERTY INFORMATION
LANDLORD: KNUD & ISABELLA HOSTRUP
ADDRESS: 101 LARKSPUR LANDING CIRCLE
LARKSPUR, CA 94939
CONTACT: THEO BANKS
PHONE: (415) 272-1269
AREA OF CONSTRUCTION: 150 ± SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: TYPE V-N
CURRENT ZONING: C-COMMERCIAL
LAT: 38° 07' 19.97" N [NAD 83]
LONG: 122° 35' 1.7" W
A.P.N.: 125-361-03
HANDICAP REQUIREMENTS: METRO PCS FACILITY IS UN-MANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED.

PROJECT SUMMARY

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

1. 2001 CALIFORNIA BUILDING CODE
2. UNIFORM BUILDING CODE
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/EIA-222-F
6. LIFE SAFETY CODE NFPA-101
7. UNIFORM PLUMBING CODE
8. NATIONAL ELECTRIC CODE
9. CALIFORNIA ADMINISTRATIVE CODE
10. CITY/COUNTY ORDINANCES
11. 1999 NFPA 72, LIFE SAFETY CODE
12. NFPA 13, SPRINKLER CODE
13. TITLE 24, ENERGY CODE

CODE COMPLIANCE

ARCHITECT
MICHAEL WILK ARCHITECTURE
833 MARKET STREET, SUITE 803
SAN FRANCISCO, CA 94103
CONTACT: JAMES VACCARO
CONTACT NUMBER: (415) 350-6346
FAX NUMBER: (415) 904-8388

SURVEYOR
HAYES LAND SURVEYING
5041 DUNSTON COURT
CONCORD, CA 94521
CONTACT: ROCK HAYES
CONTACT NUMBER: (925) 798-3591

PROJECT TEAM

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	3
T2	GENERAL NOTES	3
T3	ANTENNA SPECIFICATIONS/ ANTENNA CONFIGURATION CHART	3
C1	TOPOGRAPHIC SURVEY EXISTING CONDITIONS	3
A1	OVERALL SITE PLAN	3
A2	ENLARGED PROJECT AREA PLAN	3
A3	ENLARGED PLAN AT EQUIPMENT, ENLARGED PLAN AT ANTENNA	3
A4	ELEVATIONS	3

SHEET INDEX

TITLE	SIGNATURE	DATE
LEASING		
ZONING		
CONSTRUCTION		
LANDLORD		
RF ENGINEER		

SIGNATURE BLOCK

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

GENERAL CONTRACTOR NOTES

10712U

PROJECT NO.	SF18630A	
DRAWN BY	LM	
CHECKED BY	MICHAEL WILK	
NO.	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED AND SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
- CONCRETE OVER 2500 PSI AT 28 DAYS
- CONCRETE PLACEMENT AT SLAB ON GRADE
- WRITTEN CERTIFICATION FOR PROPER PLACEMENT OF REINFORCEMENTS AT SLAB ON GRADE
- FOUNDATION EXCAVATION AND FILL INCLUDING UTILITY TRENCHES
- CERTIFICATION OF BUILDING PAD, FOUNDATION AND FILL BY THE GEOTECHNICAL ENGINEER OF THE RECORD
- VERIFICATIONS OF MILL REPORT
- IDENTIFICATION OF STEEL AND AT JOB SITE
- ADHESIVE BOLTS IN CONCRETE OR MASONRY
- ANCHOR BOLTS INSTALLATION AND PLACEMENT IN CONCRETE
- HIGH STRENGTH BOLTING
- EXPANSION ANCHOR INSTALLATION
- SPRAYED -ON- FIREPROOFING
- STRUCTURAL MASONRY
- PRESTRESSED CONCRETE
- ALL FIELD WELDING
- REINFORCING PLACEMENT
- DESIGNER SPECIFIED (SEE SHEET ___)
- OTHER _____

SPECIAL INSPECTION REQUIREMENTS 6

SEE SHEET T-3 FOR ANTENNA SPECIFICATIONS

ANTENNA CONFIGURATION CHART 7

MANUFACTURER: MARATHON
MODEL NO.: M12V105FT
TYPE: STATIONARY SEALED LEAD-ACID BATTERY

TYPE	PER UNIT				# OF BATTERIES	TOTAL			
	VOLUME LITER	WEIGHT KG	WEIGHT LBS			VOLUME LITER	WEIGHT KG	WEIGHT LBS	
TOTAL ELECTROLYTE	5.3	1.4	7.0	15.5	10	53	14	70	155
SULFURIC ACID	1.6	0.43	3.0	6.6	10	16	4.3	30	66
BATTERY WEIGHT	N/A	N/A	35.8	79	10	N/A	N/A	358	790

BATTERY CHART 8

- GROUT OR PLASTER
- CONCRETE
- EARTH
- PLYWOOD
- GRAVEL
- WOOD CONTINUOUS
- WOOD BLOCKING
- STEEL
- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE

SYMBOLS 9

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BITS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

SITE WORK GENERAL NOTES 3

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL - UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL3/4 IN.
 BEAMS AND COLUMNS1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY HLT INC. AND SHALL BE STAINLESS STEEL HLT KWK BOLT III OR APPROVED EQUAL, UNLESS OTHERWISE NOTED IN PLANS.

CONCRETE AND REINFORCING STEEL NOTES 4

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC, WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

STRUCTURAL STEEL NOTES 5

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - GENERAL CONTRACTOR
 SUBCONTRACTOR - SUBCONTRACTOR
 OWNER - CARRIER
 OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE CODE AND REGULATIONS.
5. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ARCHITECT/ENGINEER.
9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER.
10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 2500 PSI STRENGTH AT 28 DAYS. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
17. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
18. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKER TO DANGEROUS LEVELS OF RADIATION. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
19. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE WORK AREA DURING CONSTRUCTION.
20. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

GENERAL NOTES 1

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- 2001 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2001 CALIFORNIA BUILDING CODE(CBC), PART 2, TITLE 24, C.C.R. (1997) UNIFORM BUILDING CODE VOLUMES 1-3 AND -2001 CALIFORNIA AMENDMENTS)
 - 2004 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2005 NATIONAL ELECTRICAL CODE AND 2001 CALIFORNIA AMENDMENTS)
 - 2001 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2000 UNIFORM MECHANICAL CODE AND 2001 CALIFORNIA AMENDMENTS)
 - 2001 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2003 UNIFORM PLUMBING CODE AND 2001 CALIFORNIA AMENDMENTS)
 - 2001 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2000 UNIFORM FIRE CODE AND 2001 CALIFORNIA AMENDMENTS)
 - 2001 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE CODES 2

Michael Wilk Architecture
833 Market Street, Suite 803
San Francisco, CA 94103
tel: 415.839.9594
fax: 415.904.8388

metro PCS inc.
100 MARINA VILLAGE DRIVE
4TH FLOOR
ALAMEDA, CA 94601

SF18630A
SAN MARIN
EXECUTIVE CENTER
505 SAN MARIN DRIVE
NOVATO, CA 94945

PROJECT NO. SF18630A

DRAWN BY LM

CHECKED BY MICHAEL WILK

NO.	DATE	ISSUE
1	08/15/07	100% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2

14

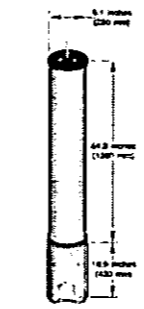
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 NOVATO, CA 94945

KATHREIN
 SCALA DIVISION

800-10270
 65° Tri-sector Antenna



Order Information:
 Model: 800-10270
 To order please call 1-800-10270 or visit our website at www.kathrein.com

All specifications are subject to change without notice.
 Kathrein Inc., South Division, P.O. Box 450, Milledgeville, GA 30651, Phone: (478) 776-6888, Fax: (478) 776-3841, Email: sales@kathrein.com, Website: www.kathrein.com

KATHREIN
 SCALA DIVISION

800-10270
 65° Tri-sector Antenna



Kathrein's 800-10270 tri-sector antenna system provides a complete and efficient solution for a turn-key mobile communications system. The system is designed for use in the most demanding RF environments and can be used in a wide variety of applications. The antenna system is designed for use in the most demanding RF environments and can be used in a wide variety of applications. The antenna system is designed for use in the most demanding RF environments and can be used in a wide variety of applications.

General specifications:
 Frequency range: 170-2175 MHz
 Power: 100 W
 Dimensions: 6.1" x 4.8" x 1.3"
 Weight: 1.5 lbs

Specifications:
 170-2175 MHz, 100-1000 MHz, 100-1000 MHz
 Gain: 12.2 dB, 12.2 dB, 12.2 dB
 VSWR: 1.5:1, 1.5:1, 1.5:1
 Return loss: 15 dB, 15 dB, 15 dB
 Impedance: 50 Ohms, 50 Ohms, 50 Ohms
 Mounting: 1/2" x 1/2" x 1/2" holes, 1/2" x 1/2" x 1/2" holes, 1/2" x 1/2" x 1/2" holes

ANTENNA SPECIFICATIONS

ANTENNA SECTOR	# OF ANTENNAS	AZIMUTH	RAD CENTER	ANTENNA MAKE / MODEL	MECHANICAL TILT	ELECTRICAL TILT	RET	RET CABLE LENGTH	MAIN CABLE LENGTH	CABLE SIZE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	CABLE # AND PORT #	COLOR CODE	COMMENTS
ALPHA	1	0°	±50°-0° A.G.L.	KATHREIN SCALA -800-10270	T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER		±80'	7/8"	±6'	±6'		TX/RX 1/1 RX - 2/2	RED WHITE/ RED	
BETA	1	120°	±50°-0° A.G.L.		T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER		±80'	7/8"	±6'	±6'		TX/RX 1/3 RX - 2/4	BLUE WHITE/ BLUE	
GAMMA	1	240°	±50°-0° A.G.L.		T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER		±80'	7/8"	±6'	±6'		TX/RX 1/5 RX - 2/6	GREEN WHITE/ GREEN	

NOTE: THE INFORMATION PROVIDED ABOVE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT.

ANTENNA CONFIGURATION CHART

1

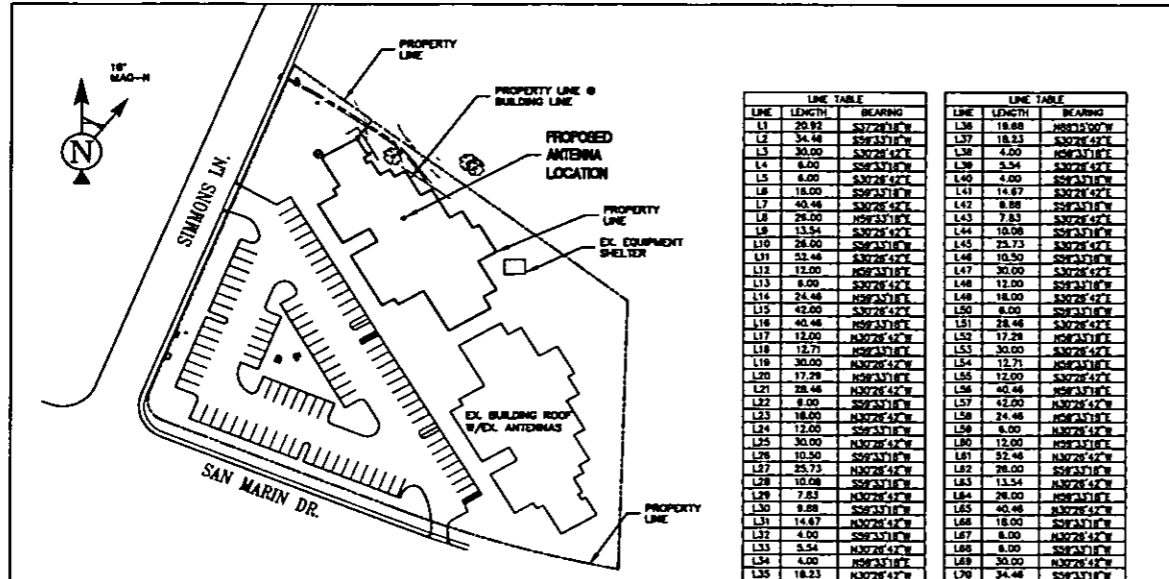
PROJECT NO.	SF18630A	
DRAWN BY	LM	
CHECKED BY	MICHAEL WILK	
NO.	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV

SHEET TITLE
ANTENNA SPECIFICATIONS

SHEET NUMBER
T-3

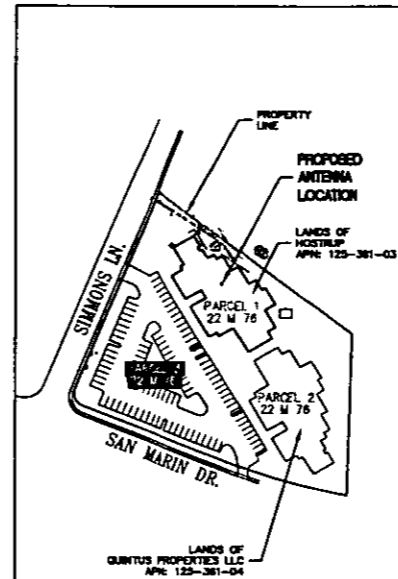
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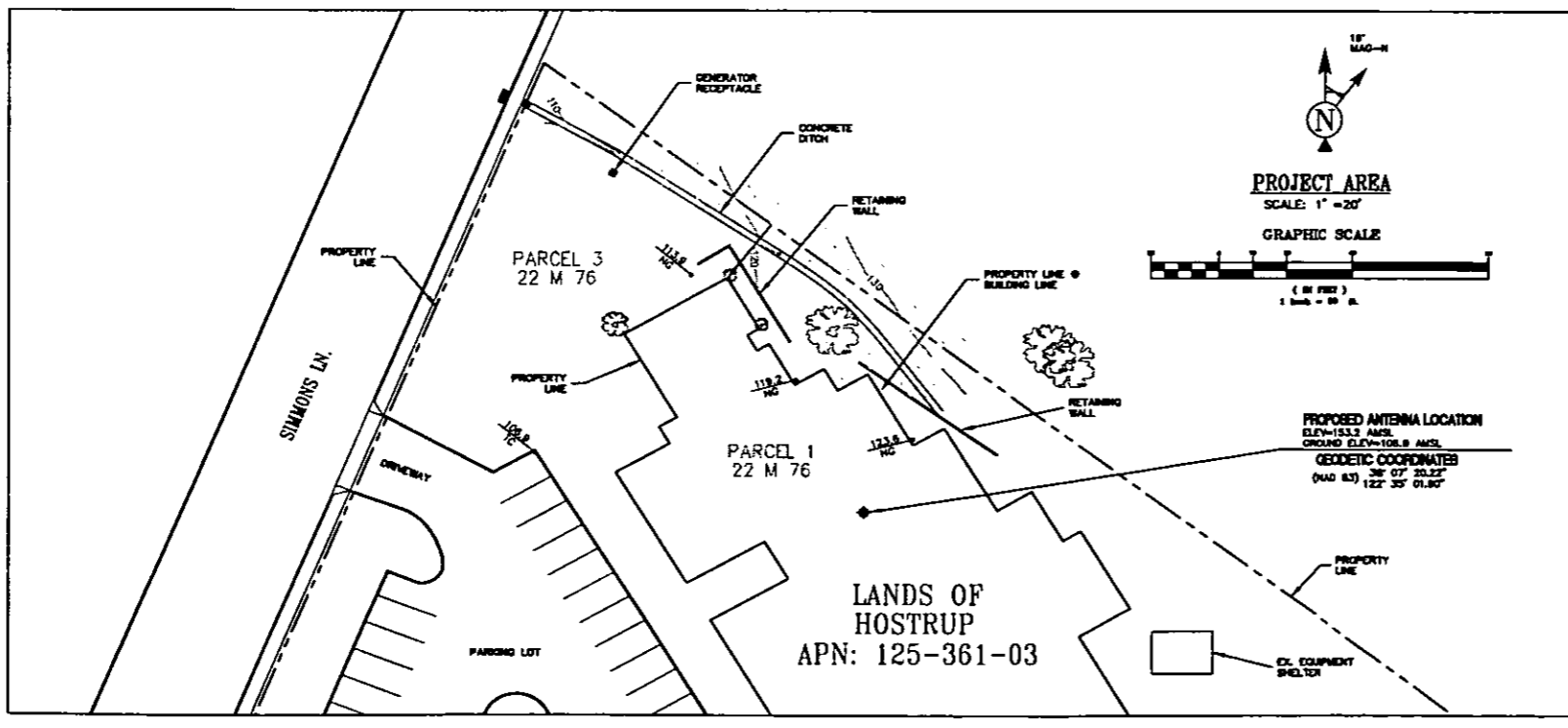


PROPERTY BOUNDARY
SCALE: 1" = 80'

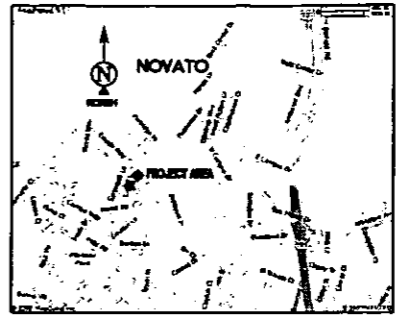
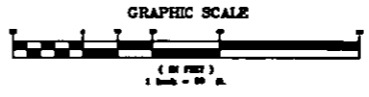
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.92	S37°28'18"W	L36	18.68	N50°28'52"E
L2	34.46	S28°31'18"E	L37	18.23	S30°28'52"E
L3	30.00	S30°28'42"E	L38	4.00	N58°28'18"E
L4	8.00	S28°31'18"W	L39	3.54	S30°28'52"E
L5	8.00	S30°28'42"E	L40	4.00	S28°31'18"W
L6	18.00	S28°31'18"E	L41	14.87	S30°28'42"E
L7	40.46	S30°28'42"E	L42	8.88	S28°31'18"E
L8	28.00	N58°28'18"E	L43	7.83	S30°28'52"E
L9	13.54	S30°28'42"E	L44	10.08	S28°31'18"W
L10	28.00	S28°31'18"E	L45	23.73	S30°28'42"E
L11	32.46	N58°28'18"E	L46	10.50	S30°28'42"E
L12	12.00	S30°28'42"E	L47	30.00	S30°28'42"E
L13	8.00	S30°28'42"E	L48	12.00	S28°31'18"W
L14	24.46	N58°28'18"E	L49	18.00	S30°28'42"E
L15	42.00	S30°28'42"E	L50	8.00	S28°31'18"W
L16	40.46	N58°28'18"E	L51	28.46	S30°28'52"E
L17	12.00	N58°28'42"W	L52	12.28	N58°28'18"E
L18	12.71	S28°31'18"E	L53	30.00	S30°28'42"E
L19	30.00	N58°28'42"W	L54	12.71	N58°28'18"E
L20	17.29	N58°28'18"E	L55	12.00	S30°28'42"E
L21	28.46	N30°28'42"W	L56	40.46	N58°28'18"E
L22	8.00	N30°28'18"W	L57	42.00	N30°28'52"W
L23	18.00	N30°28'42"W	L58	24.46	N58°28'18"E
L24	12.00	S28°31'18"E	L59	8.00	N30°28'42"E
L25	30.00	N30°28'42"W	L60	12.00	N58°28'18"E
L26	10.50	S28°31'18"E	L61	52.46	N30°28'42"W
L27	25.73	N30°28'42"W	L62	28.00	S28°31'18"E
L28	10.08	S28°31'18"E	L63	13.54	N30°28'52"W
L29	7.83	N30°28'42"W	L64	28.00	N58°28'18"E
L30	8.88	S28°31'18"E	L65	40.46	S30°28'42"E
L31	14.87	N30°28'42"W	L66	18.00	S28°31'18"E
L32	4.00	S28°31'18"W	L67	8.00	N30°28'42"W
L33	5.54	N30°28'52"W	L68	8.00	S28°31'18"E
L34	4.00	N58°28'18"E	L69	30.00	N30°28'42"W
L35	18.23	N30°28'42"W	L70	34.46	S28°31'18"E



OVERALL SITE PLAN
SCALE: 1" = 100'



PROJECT AREA
SCALE: 1" = 20'



VICINITY MAP

PROPERTY INFORMATION
OWNER: EDU & CHARLEA HOSTRUP
ADDRESS: 101 LARSEN LANDING DRIVE
LARCIPER, CA 94938-1768
SITE: SAN MARIN EX CENTER
300 SAN MARIN DRIVE
NOVATO, CA 94945-1309
ASSESSOR'S PARCEL NUMBER: APR-125-361-03
EXISTING GROUND ELEVATION: 616-108.24 MSL

LESSOR'S LEGAL DESCRIPTION
LEGAL DESCRIPTION IS FOUND IN FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 2108-258386, DATED JULY 12, 2007.
NO EASEMENTS DESCRIBED IN SAID TITLE REPORT CONFLICT WITH THE PROPOSED PROJECT AREA.
THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA.

LEASE AREA LEGAL DESCRIPTION
PROPOSED ANTENNAS TO BE MOUNTED TO THE ROOF OF, AND THE EQUIPMENT INSIDE OF, THE EXISTING STRUCTURE, ALONG WITH ACCESS AND UTILITIES TO SERVE THE SITE AS GENERALLY SHOWN UPON THIS PLAN.

TITLE REPORT
PREPARED BY FIRST AMERICAN COMPANY PRELIMINARY TITLE REPORT ORDER NUMBER 2108-258386, DATED JULY 12, 2007.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 1 DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=456.2' (NAVD83)

BENCH MARK
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=456.2' (NAVD83)

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THIS LOCATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

<ul style="list-style-type: none"> PAIR POINT OF BEGINNING YEAR VERTICAL CURVE AND OUTER SPURIAL ACCESS DRIVEWAY TOP OF BLADE SEWER TOP OF FRAMPT TOP OF WALL LOT NUMBER BENCHMARK OR POINT OF GEODETIC COORDINATES SPOT ELEVATION DIRT ANTENNA MICROWAVE ANTENNA TELECOMMUNICATIONS BENCHPOLE 	<ul style="list-style-type: none"> WATER CONTROL WALK FIRE HYDRANT GUY CONDUCTOR POLE AS NOTED POWER POLE LIGHT POLE ELECTRICAL TRANSFORMER AN COORDINATING UNIT TELEPHONE PEGS TELEPHONE MOUNT TELEPHONE BENCHPOLE ONE METER ONE METER PROPERTY LINE CHAIN LINK FENCE WOOD OR IRON FENCE CONDUCTOR OR BARBED FENCE RAILROAD TRACKS
---	---

ISSUE STATUS

DATE	DESCRIPTION	REV.
8/23/08	SITE PLAN	
8/23/07	EXISTING	

HAYES
Land Surveying
And Mapping
5041 St. Dunston Ct.
Concord, CA 94521



inc.
metro PCS
1080 MARINA VILLAGE PKWY
FOURTH FLOOR
ALAMEDA, CA 94501
PHONE (510) 747-4600

TOPOGRAPHIC SURVEY EXISTING CONDITIONS
C-1
SAN MARIN EX CENTER
SF-86530A
SHEET 1 of 1

16

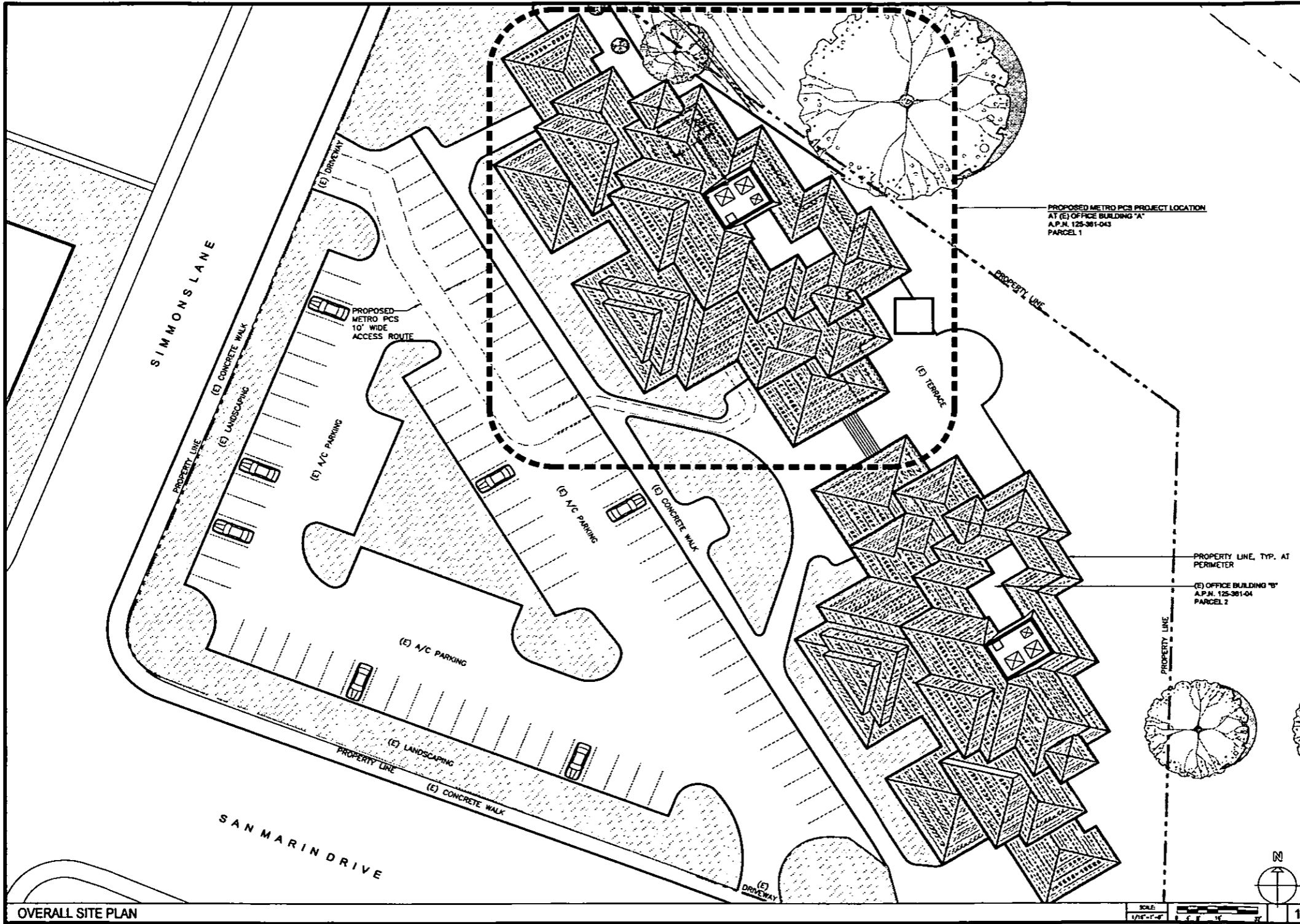
Michael Wilk Architecture
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 San Francisco, CA 94103
 tel: 415.839.9594
 fax: 415.904.8388

metro PCS inc.
 1000 MARINA VILLAGE PKWY
 4TH FLOOR
 ALAMEDA, CA 94501

SF18630A
 SAN MARIN
 EXECUTIVE CENTER
 505 SAN MARIN DRIVE
 NOVATO, CA 94945

PROJECT NO.	SF18630A	
DRAWN BY	LM	
CHECKED BY	MICHAEL WILK	
NO.	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV.

SHEET TITLE
OVERALL SITE PLAN
 SHEET NUMBER
A-1



OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"
 1



Michael Wilk Architecture
 833 Market Street, Suite 803
 San Francisco, CA 94103
 tel: 415.839.9594
 fax: 415.904.8388

metro PCS inc.
 1000 MARINA VILLAGE PKWY
 4TH FLOOR
 ALAMEDA, CA 94601

SF18630A
 SAN MARIN
 EXECUTIVE CENTER
 505 SAN MARIN DRIVE
 NOVATO, CA 94945

PROJECT NO.	SF18630A
DRAWN BY	LM
CHECKED BY	MICHAEL WILK

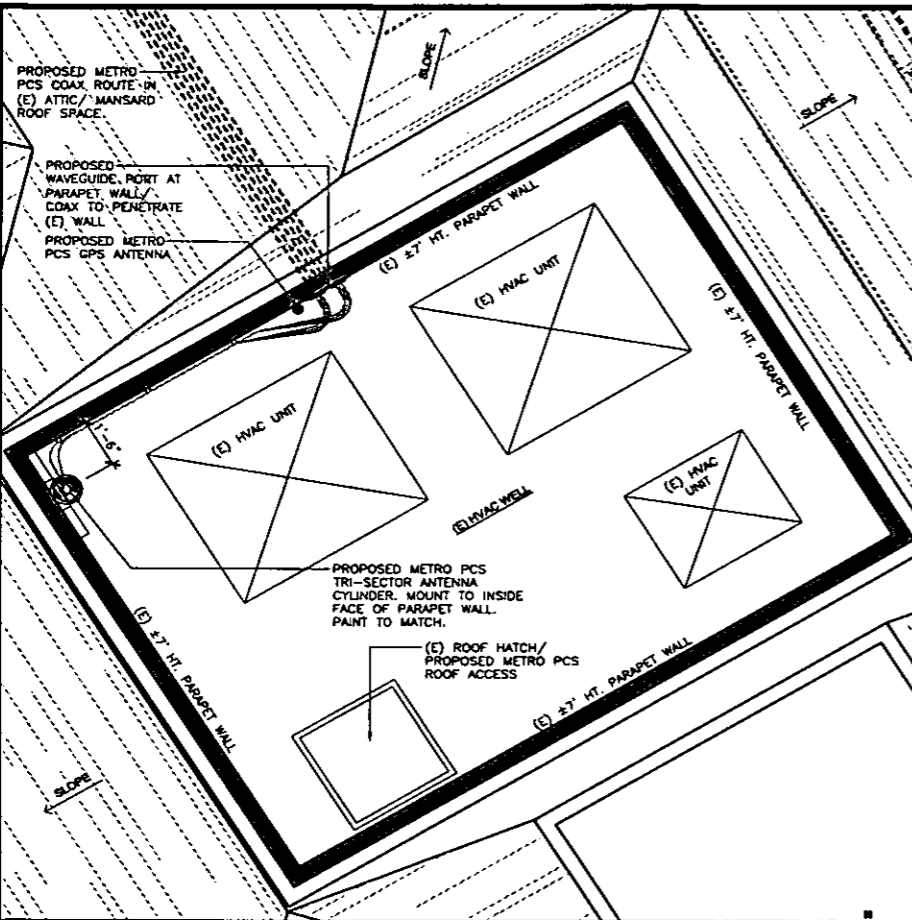
NO	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV.

SHEET TITLE
ENLARGED PROJECT AREA PLAN
 SHEET NUMBER

A-2

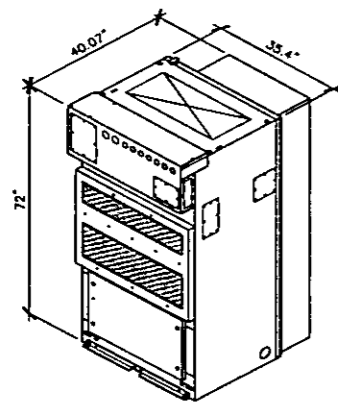
ENLARGED PROJECT AREA PLAN

SCALE
 1/8" = 1'-0"

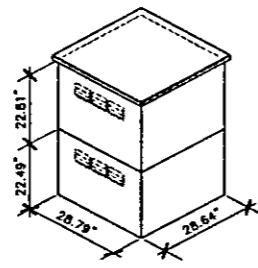


ENLARGED PLAN AT ANTENNA LOCATION

SCALE: 1/2"=1'-0"

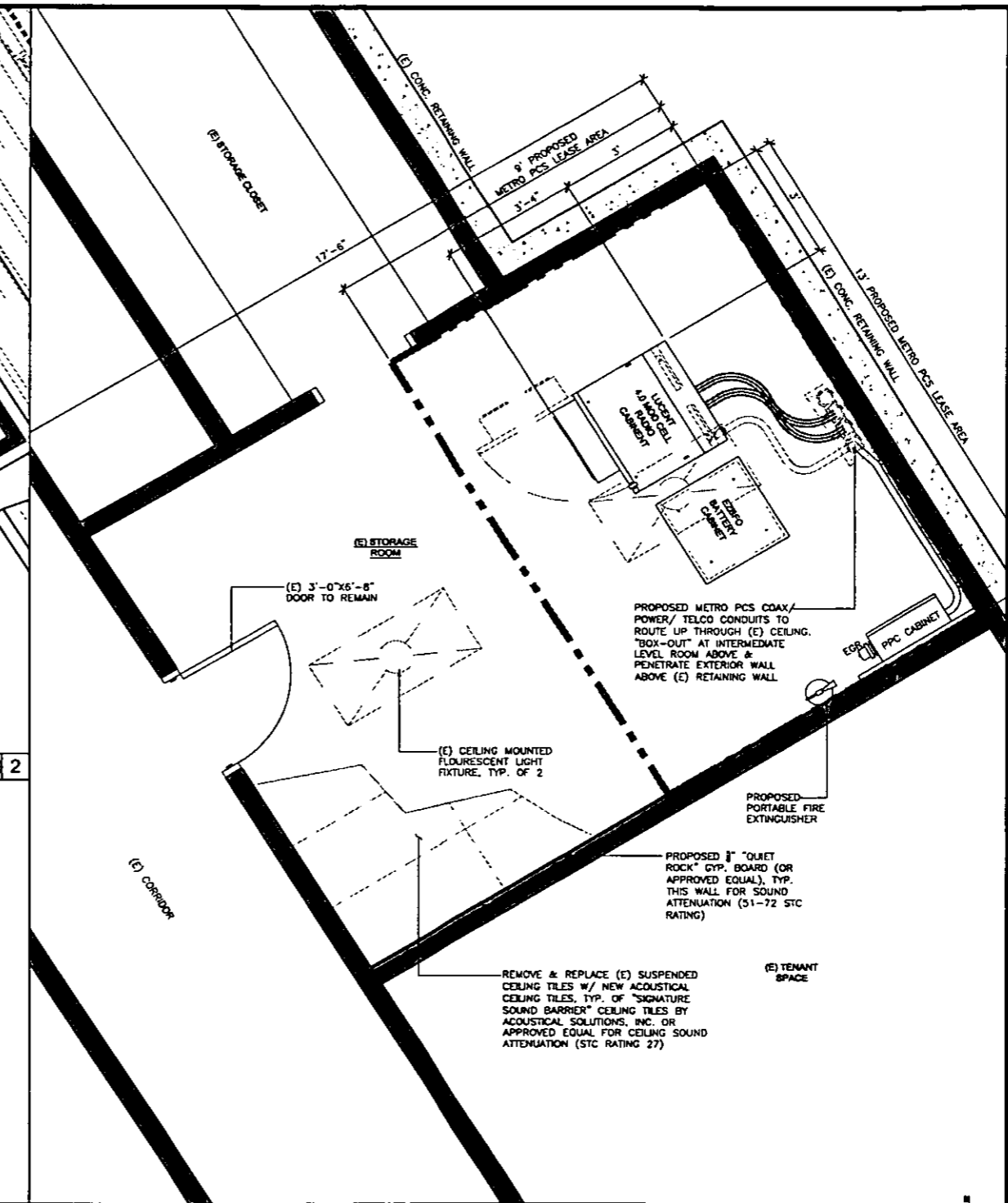


LUCENT 4.0 MOD CELL RADIO CABINET



EZBFO BATTERY CABINET

SCALE: 1/2"=1'-0"



ENLARGED PLAN AT EQUIPMENT LOCATION

SCALE: 1/2"=1'-0"

Michael Wilk Architecture
 833 Market Street, Suite 803
 San Francisco, CA 94103
 tel: 415.839.6584
 fax: 415.904.8388

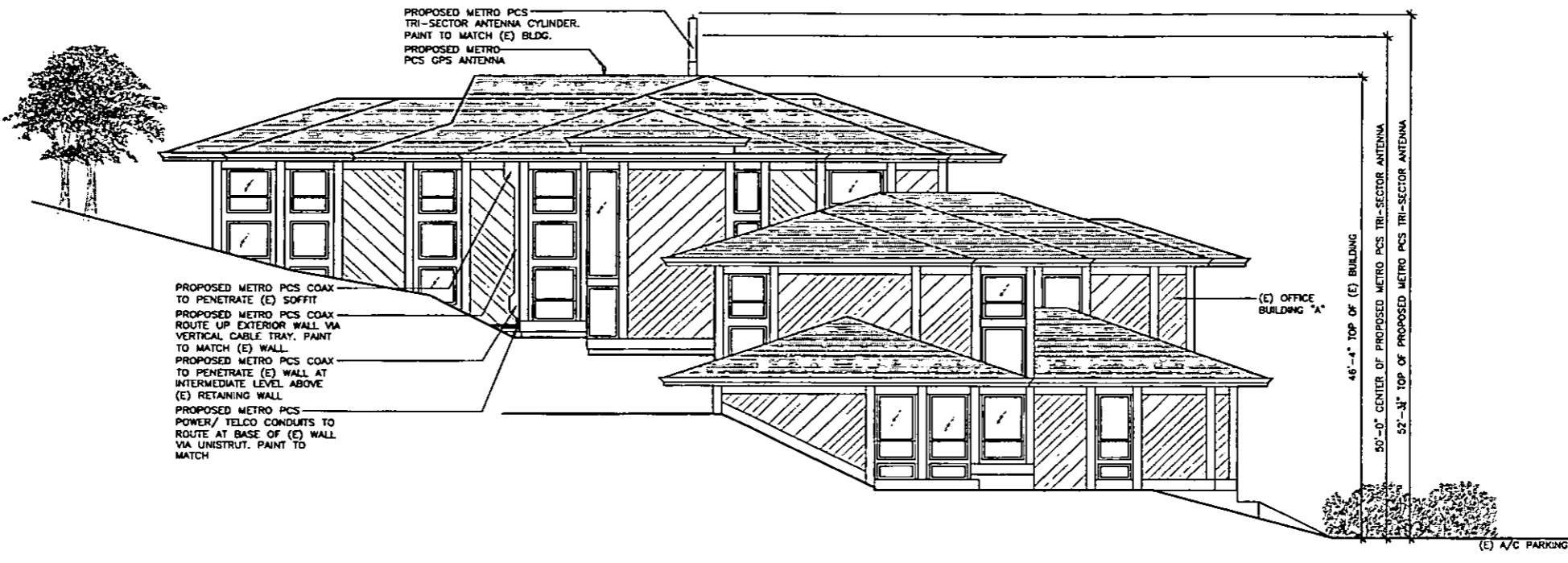
metro PCS inc.
 100 MARINA VILLAGE PKWY
 4TH FLOOR
 ALAMEDA, CA 94601

SF18630A
 SAN MARIN
 EXECUTIVE CENTER
 505 SAN MARIN DRIVE
 NOVATO, CA 94945

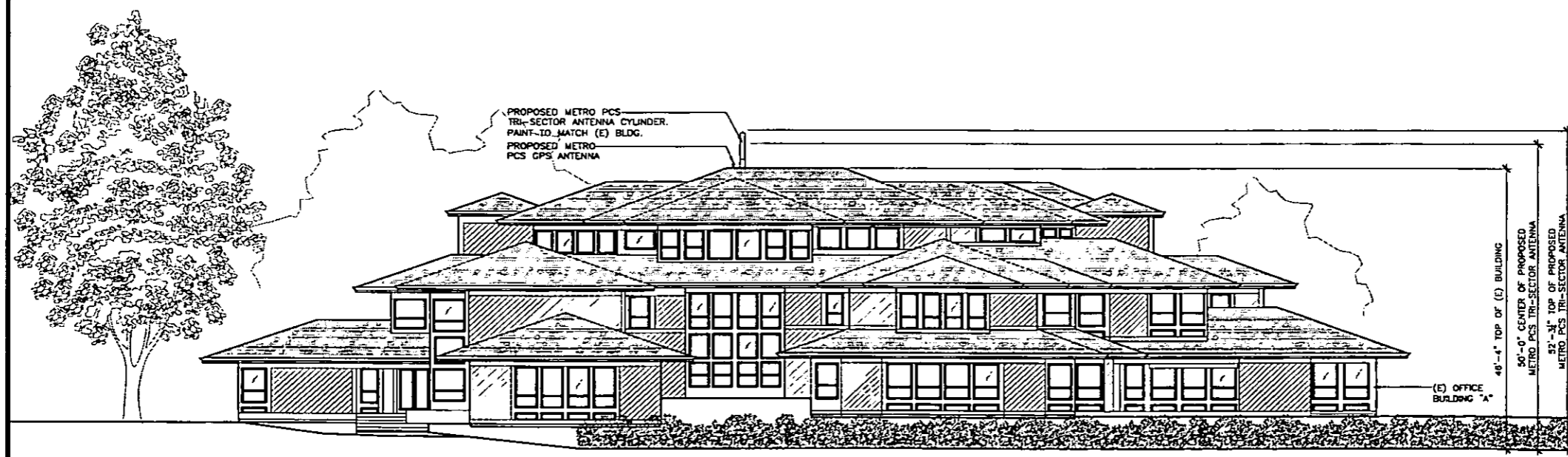
PROJECT NO.	SF18630A	
DRAWN BY	LW	
CHECKED BY	MICHAEL WILK	
NO.	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV.

SHEET TITLE
 ENLARGED PLAN AT
 EQUIPMENT
 LOCATION,
 ENLARGED PLAN AT
 ANTENNA LOCATION

SHEET NUMBER
A-3



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

Michael Wilk Architecture
 833 Market Street, Suite 803
 San Francisco, CA 94103
 tel: 415.839.9594
 fax: 415.904.8388

metro PCS inc.
 100 MARINA VILLAGE DRIVE
 4TH FLOOR
 ALAMEDA, CA 94601

SF18630A
 SAN MARIN
 EXECUTIVE CENTER
 505 SAN MARIN DRIVE
 NOVATO, CA 94945

PROJECT NO.	SF18630A	
DRAWN BY	LM	
CHECKED BY	MICHAEL WILK	
NO.	DATE	ISSUE
1	08/15/07	90% ZONING
2	08/24/07	100% ZONING
3	10/18/07	100% ZONING REV

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

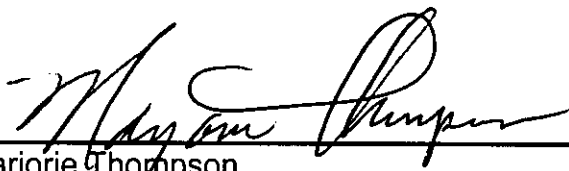
Daniel Toillion
Planner/Consultant

Project No.: 10712U

PROOF of SERVICE BY MAIL

I am a citizen of the United States and a resident of the County of Marin. I am over the age of eighteen years and not a party to the within matter; my business address is City of Novato, City Hall, 75 Rowland Way, Suite 200, Novato, California. On November 15, 2007 I mailed the attached Notice to the owners of property as shown on the latest equalized Marin County Assessor's roll for each parcel number appearing on Exhibit "A" attached which list was compiled and prepared in accordance with the Zoning Ordinance requirements for such noticing.

I certify that the foregoing is true and correct.



Marjorie Thompson

11-15-07

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING
USE PERMIT
OFFICE BUILDING / METRO PCS
505 SAN MARIN DRIVE**

Notice is hereby given that the Zoning Administrator will hold a public hearing on November 29, 2007, at 2:00 PM in the Community Development Department Conference Room, 75 Rowland Way, Novato, California, to consider a Use Permit to allow installation of a tri-sector PCS antenna within a new 8-foot tall cylindrical enclosure to be mounted on the upper roof of the northwestern office building at 505 San Marin Dr. The mounted height of the antenna would be 50.5 feet above grade and about 4 feet above the roof; APN 125-361-03.

The Environmental Coordinator has determined that this project is exempt from the California Environmental Quality Act, pursuant to Section §15303 (New Construction or Conversion of Small Structures).

Comments received on or before the hearing date will be considered by the Zoning Administrator.

The Zoning Administrator's action on this application may be appealed in writing within ten calendar days following the action, accompanied by the required filing fee.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the hearing date.

Information on the above proposal is available at the City of Novato Community Development Department, 75 Rowland Way, Novato, CA 94945. All inquiries should be directed to Daniel Toillion, Planner I, at (415) 899-8981, weekdays from 9 a.m. to 5 p.m. at the Community Development Department. It is recommended that an appointment be made with the staff member, prior to visiting the City offices. Please note that City offices are closed every other Friday, including November 16, 2007.

Community Development Director
pn07140

File Reference: 10712U

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING
USE PERMIT
OFFICE BUILDING / METRO PCS
505 SAN MARIN DRIVE**

Notice is hereby given that the Zoning Administrator will hold a public hearing on November 29, 2007, at 2:00 PM in the Community Development Department Conference Room, 75 Rowland Way, Novato, California, to consider a Use Permit to allow installation of a tri-sector PCS antenna within a new 8-foot tall cylindrical enclosure to be mounted on the upper roof of the northwestern office building at 505 San Marin Dr. The mounted height of the antenna would be 50.5 feet above grade and about 4 feet above the roof; APN 125-361-03.

The Environmental Coordinator has determined that this project is exempt from the California Environmental Quality Act, pursuant to Section §15303 (New Construction or Conversion of Small Structures).

Comments received on or before the hearing date will be considered by the Zoning Administrator.

The Zoning Administrator's action on this application may be appealed in writing within ten calendar days following the action, accompanied by the required filing fee.

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Community Development Director
pn07140

File Reference: 10712U



THE CITY OF
NOVATO
CALIFORNIA

75 Rowland Way, #200
Novato, CA 94945
www.ci.novato.ca.us

4201

FIELD(505 San Marin Address)

**This is an
OFFICIAL NOTICE
from the
CITY OF NOVATO
affecting your neighborhood.**



THE CITY OF
NOVATO
CALIFORNIA

75 Rowland Way, #200
Novato, CA 94945
www.ci.novato.ca.us

4201

FIELD(505 San Marin Address)

**This is an
OFFICIAL NOTICE
from the
CITY OF NOVATO
affecting your neighborhood.**



THE CITY OF
NOVATO
CALIFORNIA

Application for Zoning/Planning/Subdivision Action

Type of Application – Please Check

- | | | |
|---|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Tentative Map (5 or more lots) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Prezoning | <input type="checkbox"/> Land Division Tentative Map (4 or fewer lots) | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Line Adjustment (no new lots) | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Precise Development Plan | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Other _____ |

Applicant Required Information

- Assessor's Parcel No(s): 125-361-03 Existing Zoning: C-Commercial
- Property Address: 505 San Marin Drive Novato, CA 94945
- Property Owner a) Name: Knud + Isabella Hostrap Phone: (415) 461-1010 x 30
b) Address: 101 Larkspur Landing Cir, 1st Floor Larkspur, CA 94939
- Applicant (If Different than Owner)
a) Name: MetroPCS, represented by Nicole Crowley Phone: (415) 336-5134
b) Address: 3145 Greary Blvd # 509, San Francisco, CA 94118
- Name of Project (If Applicable): Metro PCS at San Marin Executive Center
- Property Size: 2.07 acres
- Type of Use Proposed (Office, Residential, Etc.): Office w/ wireless telecom facility
- Square Footage of Each Use or Number of Units if Residential: N/A
- Purpose of Application (Brief Statement of What You Want to Accomplish): Attached
- Signature Nicole Crowley for MetroPCS (Attach Separate Sheets If Needed)
 Owner Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

Important: Please complete Agreement for Payment of Full Cost Recovery Fees for Application Processing.

Note: Information sheets describing the review process and the additional information required for a specific type of application are available at the Novato Department of Community Development, 75 Rowland Way, #200, (415) 899-8989, www.ci.novato.ca.us.

Do Not Write Below This Line

DEPARTMENTAL PROCESS INFORMATION

- | | |
|-------------------------------------|--------------------------------|
| Application No.: <u>10712 U</u> | Fee Deposit: <u>\$1,901.00</u> |
| Date Received: <u>9.11.07</u> | By: <u>AG</u> |
| Date Accepted: <u>"</u> | By: _____ |
| Application Acted on By: <u>ZA</u> | Date: <u>11-29-07</u> |
| Action: <u>APPROVED</u> | |
| Conditions of Approval or Comments: | |



Sprint PCS SM

PARTRIDGE KNOLLS
SF33XC626
505 SAN MARIN DRIVE
NOVATO, CALIFORNIA 94945

UP 99-041
DR 99-095



4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:
PARTRIDGE KNOLLS
SF33XC626
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

CURRENT ISSUE DATE:
1/4/00

ISSUED FOR:
ZONING

Table with 4 columns: REV., DATE, DESCRIPTION, BY. Contains revision history for zoning.

PLANS PREPARED BY:
TETRA TECH
3675 Hopyard Road, Suite 245
Pleasanton, CA 94588
(925) 730-1070, FAX (925) 730-3999

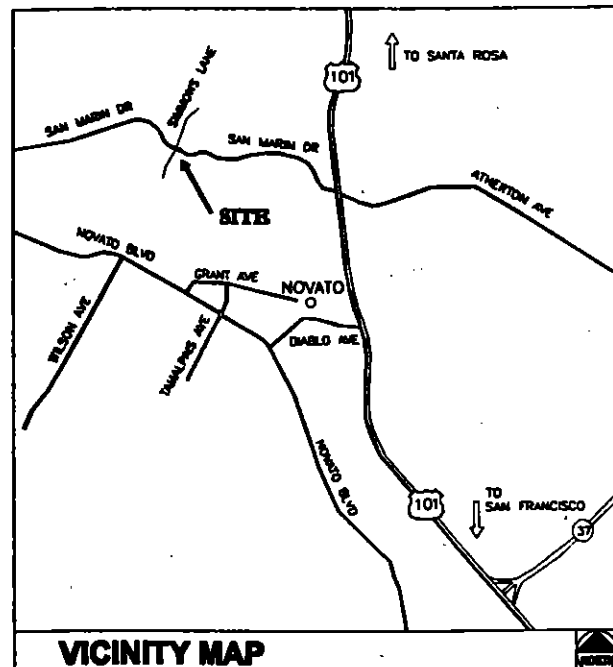
CONSULTANT:

DRAWN BY: NHP/GTO, CHK.: RD, APV.: PFC

LICENSURE:
received
1-4-00

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1, REVISION: 4, PCASPRNC001



DRIVING DIRECTIONS
FROM THE SPRINT OFFICES IN PLEASANTON:
TAKE HWY 580 WEST
PROCEED NORTH PAST BAY BRIDGE MAZE ON HWY 80/580
TAKE HWY 580 WEST EXIT TO RICHMOND-SAN RAFAEL BRIDGE
TO HWY 101 NORTH TO LAST NOVATO EXIT (SAN MARIN DRIVE)
TAKE SAN MARIN DRIVE WEST FOR APPROX. 3/4 OF A MILE TO
BUILDING LOCATED AT INTERSECTION OF SAN MARIN DRIVE AND SIMMONS LANE

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR SPRINT SPECTRUM'S PERSONAL COMMUNICATION SERVICES (PCS) WIRELESS TELECOMMUNICATIONS NETWORK...

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES...

APPLICANT/LESSEE: SPRINT PCS
PROPERTY INFORMATION: DONALD O. COLLINS TRUST AND KIMMO MOSTRUP
PROJECT SUMMARY: AREA OF CONSTRUCTION: 239 SQ FT; OCCUPANCY TYPE: TELECOMMUNICATIONS FACILITY

SURVEYOR: TETRA TECH
CIVIL ENGINEER: TETRA TECH
STRUCTURAL ENGINEER:
ELECTRICAL ENGINEER:
TOWER ENGINEER: N/A

SHEET INDEX table with columns: SHEET, DESCRIPTION, REV. Lists sheets T1, A1, A2, A3.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES



4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

PARTRIDGE KNOLLS
SF33XC828
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

CURRENT ISSUE DATE:

1/4/00

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
4	1/4/00	REVISED ZONING	RD
3	12/20/99	REVISED ZONING	RD
2	12/09/99	REVISED ZONING	RD
1	11/22/99	100% ZONING	RD
0	10/13/99	90% ZONING	RD

PLANS PREPARED BY:



3875 Hopyard Road, Suite 245
Pleasanton, CA 94588
(925) 730-1070, FAX (925) 730-3099

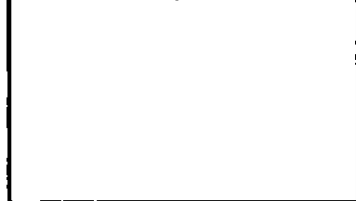
CONSULTANT:



DRAWN BY: CHK: APV:

NHP/GTO RD PFC

LICENSURE:

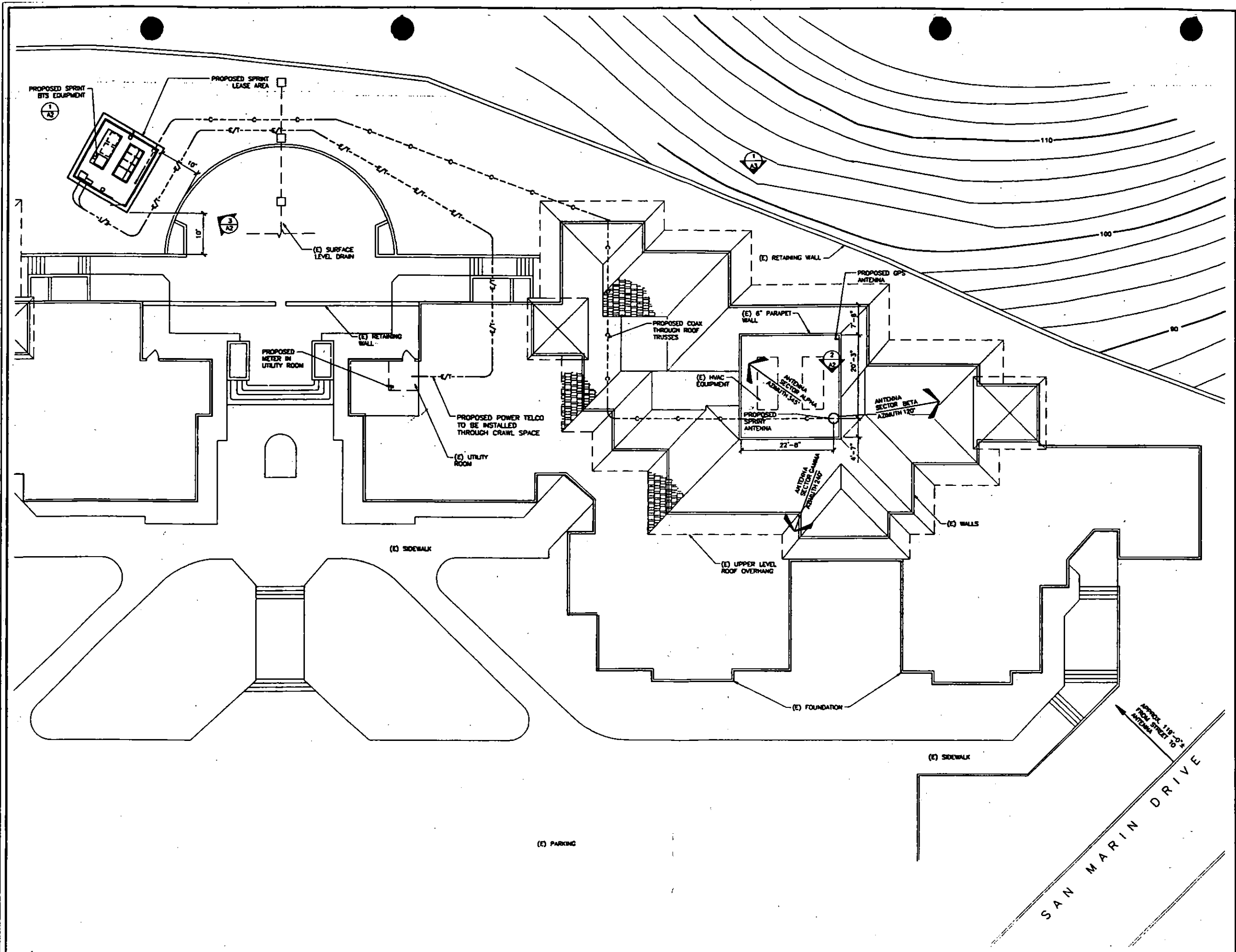


SHEET TITLE:

SITE PLAN

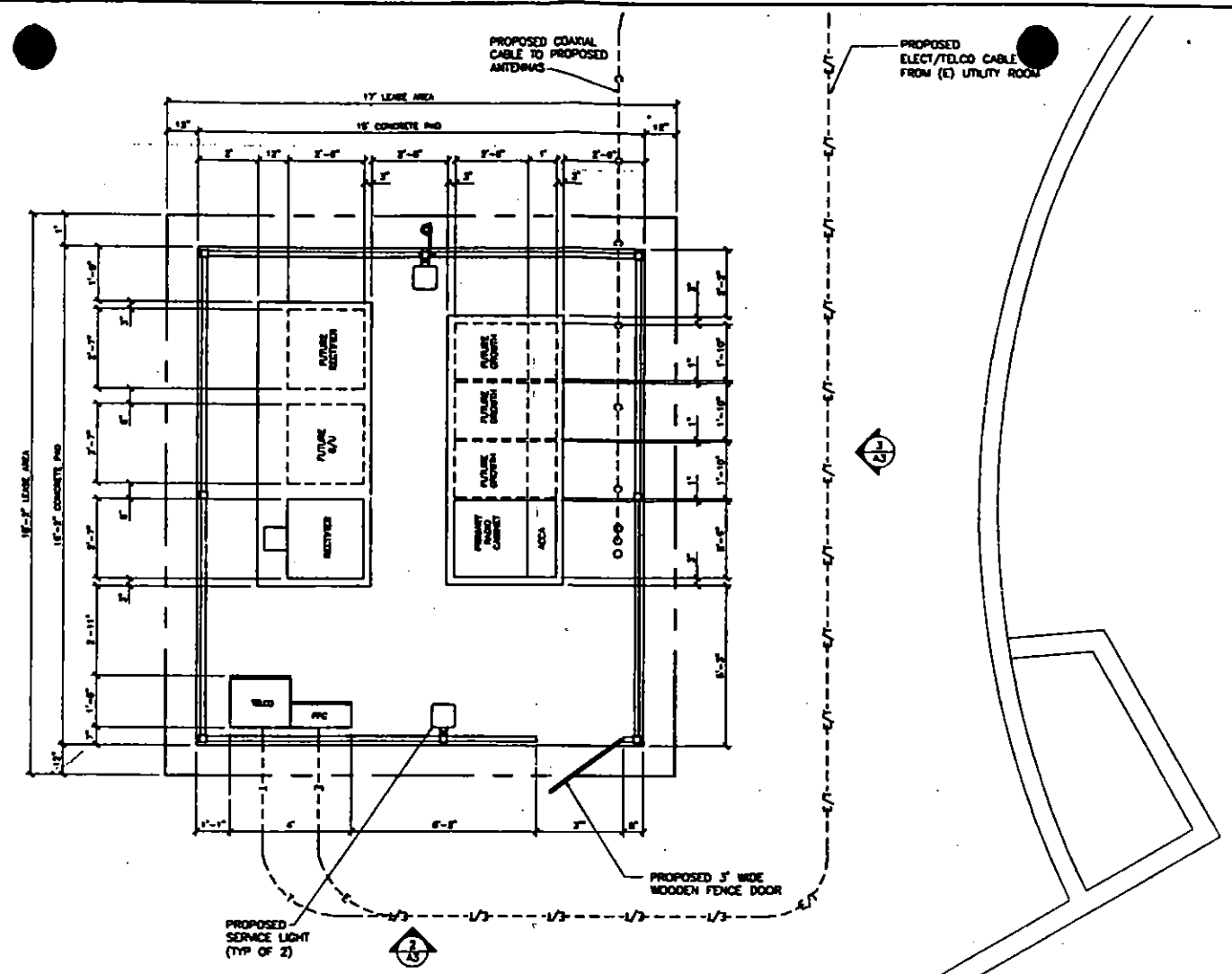
SHEET NUMBER: REVISION:

A1 **4**
PCASPRNC001

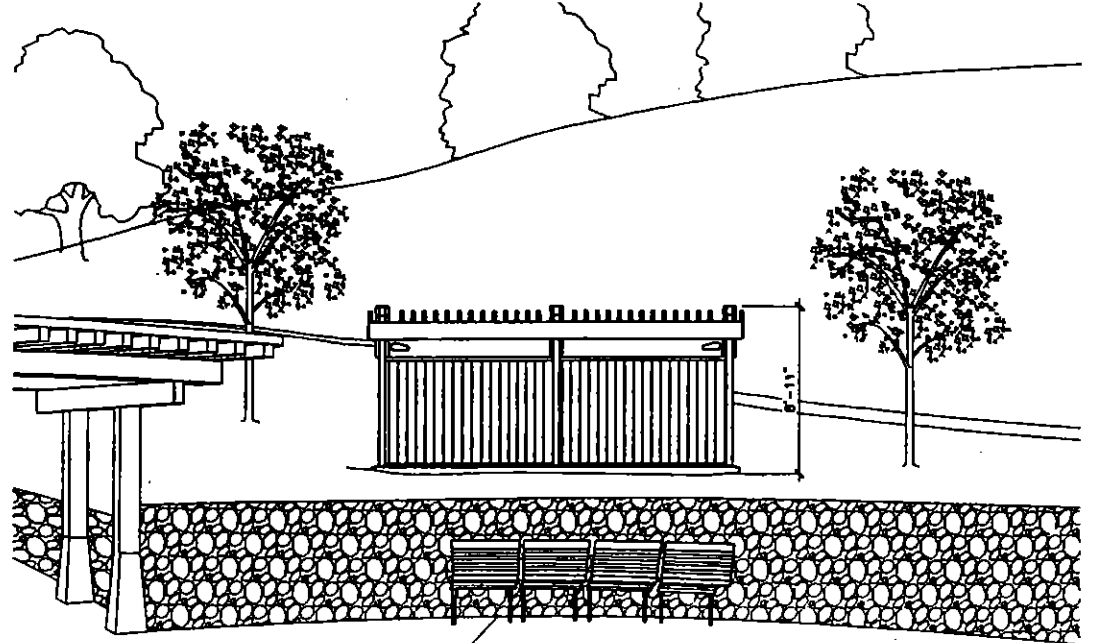


SITE PLAN

SCALE: 1" = 10'-0"
DATE: 1/4/00



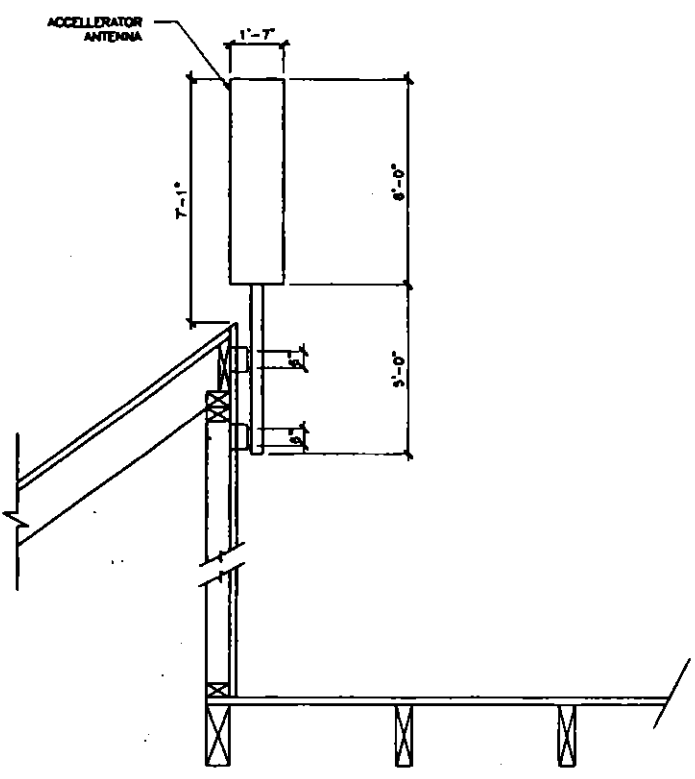
ENLARGED EQUIPMENT PLAN



EQUIPMENT PLATFORM & FENCE SCREEN

SCALE: 3/8\"/>

ANTENNA MOUNT



SCALE: 3/8\"/>



4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

**PARTRIDGE KNOLLS
SF33XC828**
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

CURRENT ISSUE DATE:

1/4/00

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
4	1/4/00	REVISED ZONING	RD
3	12/20/99	REVISED ZONING	RD
2	12/09/99	REVISED ZONING	RD
1	11/22/99	100% ZONING	RD
0	10/18/99	90% ZONING	RD

PLANS PREPARED BY:



3673 Hopyard Road, Suite 245
Pleasanton, CA 94588
(925) 730-1070, FAX (925) 730-3999

CONSULTANT:

DRAWN BY: NHP/GTO **CHK.:** RD **APV.:** PFC

LICENSURE:

SHEET TITLE:

EQUIPMENT PLAN
AND
ANTENNA MOUNT

SHEET NUMBER: A2 **REVISION:** 4

PCASPRNC001



Sprint PCS

4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

PARTRIDGE KNOLLS
SF33XC826

505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

CURRENT ISSUE DATE:

1/4/00

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
4	1/4/00	REVISED ZONING	RD
3	12/20/99	REVISED ZONING	RD
2	12/09/99	REVISED ZONING	RD
1	11/22/99	100% ZONING	RD
0	10/18/99	90% ZONING	RD

PLANS PREPARED BY:



3875 Hopyard Road, Suite 243
Pleasanton, CA 94588
(925) 730-1070, FAX (925) 730-3090

CONSULTANT:

DRAWN BY: CHK.: APV.:

NHP/GTO RD PFC

LICENSURE:

SHEET TITLE:

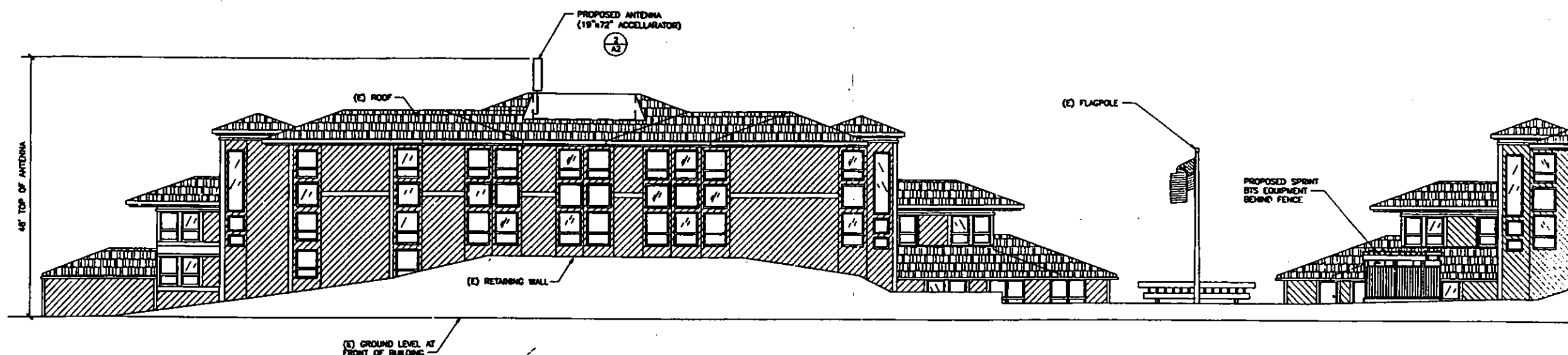
ELEVATIONS

SHEET NUMBER: REVISION:

A3

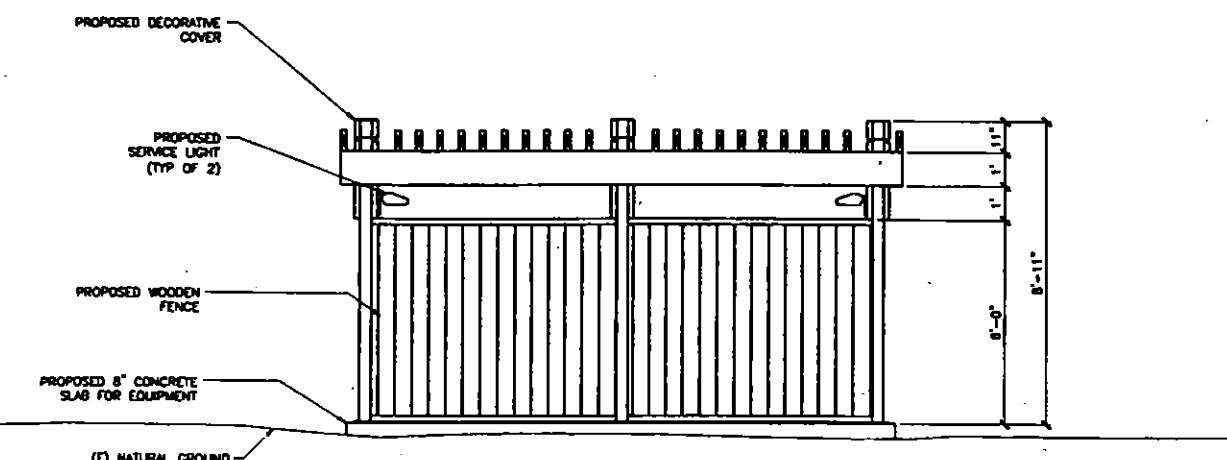
4

PCASPRNC001



NORTH ELEVATION

SCALE: 1/8"=1'-0" 1




SOUTH EQUIPMENT ELEVATION

SCALE: 1/8"=1'-0" 3

EAST EQUIPMENT ELEVATION

SCALE: 1/8"=1'-0" 2

A.P.N. 125-361-02



Sprint
Sprint PCS
4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:
PARTRIDGE KNOLLS
SF33XC626A
806 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

CURRENT ISSUE DATE:
01/05/00

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

ISSUED FOR: 01/05/00 90% CHK. MAP TN

PLANS PREPARED BY:
Evans Surveys Inc.
480 UNION AVENUE
FAIRFIELD, CALIFORNIA 94533
Tel. (707) 428-4709
Fax (707) 428-5346

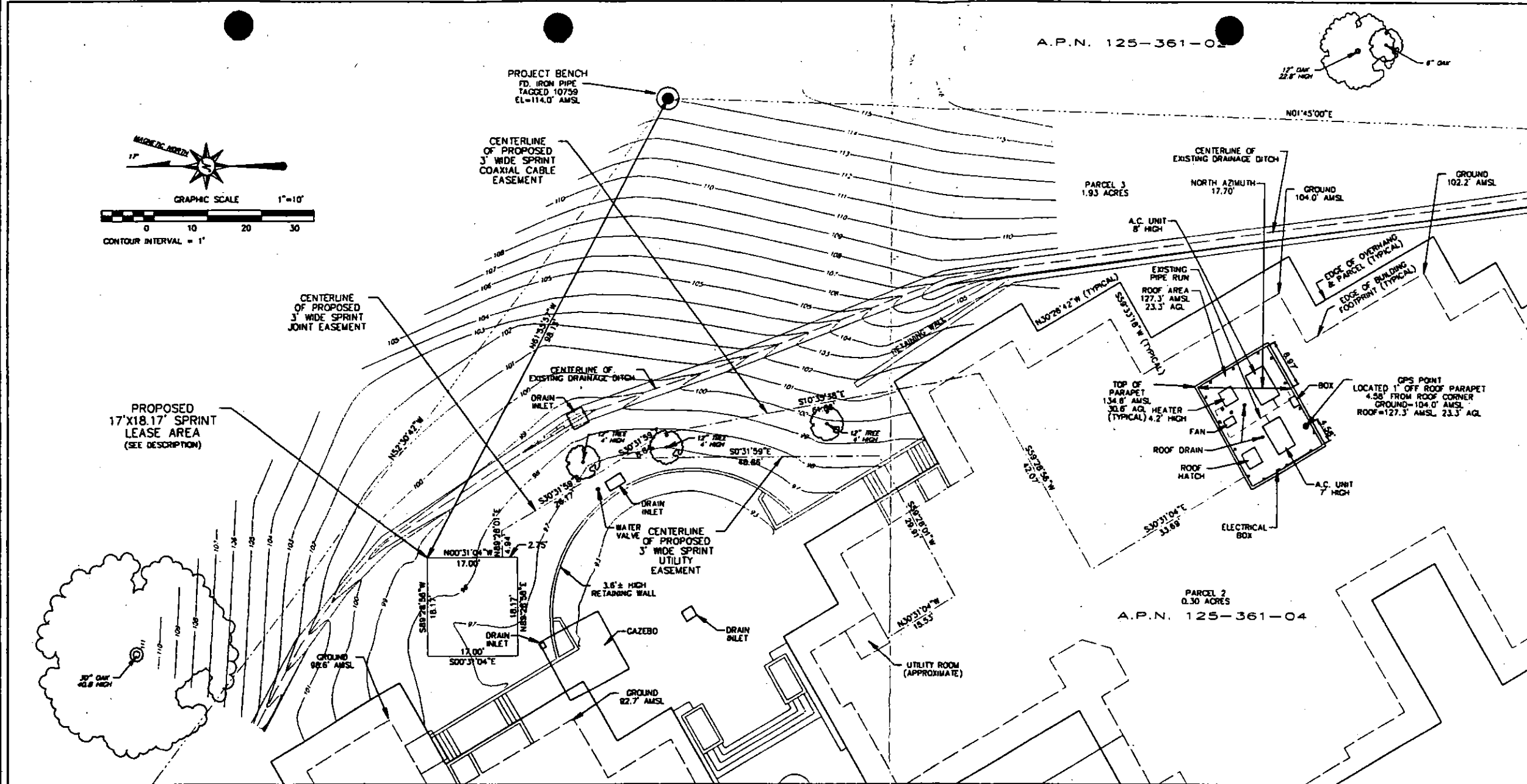
CONSULTANT:

DRAWN BY: _____ CHK.: _____ APV.: _____
T. NIEDERKORN

LICENSURE:

SHEET TITLE:
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER: _____ REVISION: _____
LS1 1
SHEET 1 OF 2



OVERALL SITE PLAN

SCALE: 1
1"=10'

PROPERTY LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA, BEING PARCEL 3, AS SAID PARCEL 3 IS SHOWN AND DELINEATED UPON THAT CERTAIN PARCEL MAP RECORDED JUNE 7, 1985, IN BOOK 22 OF PARCEL MAPS AT PAGE 76, MARIN COUNTY OFFICIAL RECORDS.

DESCRIPTION OF EASEMENT(S)

ALL THAT CERTAIN LEASE AREA SITUATED IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 3, AS SAID PARCEL 3 IS SHOWN AND DELINEATED UPON THAT CERTAIN PARCEL MAP RECORDED JUNE 7, 1985, IN BOOK 22 OF PARCEL MAPS AT PAGE 76, MARIN COUNTY OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING NORTH 81°55'57" WEST, 98.13 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE FROM SAID POINT OF BEGINNING SOUTH 89°28'36" WEST, 18.17 FEET; THENCE SOUTH 00°31'04" EAST, 17.00 FEET; THENCE NORTH 89°28'55" EAST, 18.17 FEET; THENCE NORTH 00°31'04" WEST, 17.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PROPOSED UTILITY AND COAXIAL CABLE EASEMENTS, THE CENTERLINES OF WHICH ARE SHOWN HEREON.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER EXISTING PAVED SURFACES AND DRIVES FROM THE ABOVE DESCRIBED LEASE AREA TO SAN MARIN DRIVE.

NOTE: THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

LATITUDE & LONGITUDE

DATE: 01/05/00
RE: PARTRIDGE KNOLLS
SF33XC626A
806 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

I certify that the latitude of 37°07'00" and the longitude of 122°55'04" are accurate to within 150 feet horizontally, and the GPS elevation of _____ feet AMSL is accurate to within 2.50 feet vertically. The horizontal distance (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed in degrees, minutes, and seconds (to the nearest tenth/ hundredth of a second). The vertical distance (elevation) are in terms of the National Geodetic Vertical Datum of 1929 (NGVD 29) and are indicated to the nearest foot.

CHARLES L. EVANS, PLS 3709, EX.06/31/00

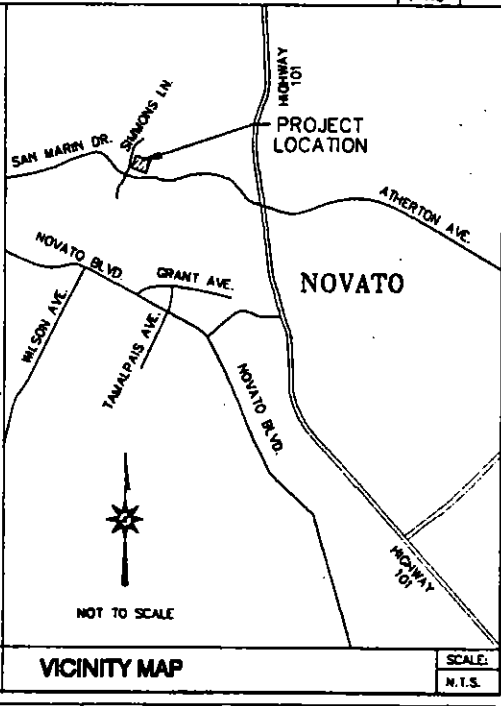
LEGEND

- MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- MONUMENT
- TREE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINE
- FENCE LINE
- PROPERTY LINE
- PP=POWER POLE
- JP=JOINT POLE
- TP=TELEPHONE POLE

SITE DATA

SITE NAME: PARTRIDGE KNOLLS
SITE NUMBER: SF33XC626A
SITE ADDRESS: 806 SAN MARIN DRIVE, NOVATO, CA 94945, MARIN COUNTY
OWNER'S NAME: <NO TITLE REPORT>
OWNER'S ADDRESS: <NO ADDRESS PROVIDED>
<NO CITY, STATE ZIP PROVIDED>
ASSESSOR'S PARCEL NUMBER(S): 125-361-03 (LEASE) 04 (GPS)
NET AREA OF UNDERLYING PARCEL(S): 03 (0.30 ACRES) 04 (1.93 ACRES)
NET AREA OF PROJECT AREA: 308.89 SQ. FT.
GROUND ELEVATION: 104.0' AMSL
BENCHMARK: FD. IRON PIPE AS INDICATED
BASIS OF ELEVATIONS: NOVD 29 DATUM
BASIS OF BEARINGS: BEARINGS BASED UPON THE EAST LINE OF PARCEL 3, PER 22 P.M. 76, MARIN COUNTY OFFICIAL RECORDS.
FLOOD PANEL: 0607180002C
ZONE: I
DATE: MAY, 1986

NOTES:
1. LATITUDE, LONGITUDE AND GROUND ELEVATION TAKEN AT INDICATED GPS POINT.
2. CONTOURS ARE AT ONE (1) FOOT INTERVALS.



SCALE: N.T.S.

PROJECT INFORMATION:
PARTRIDGE KNOLLS
SF33XC826A
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIEN COUNTY

CURRENT ISSUE DATE:
01/05/00

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY

ISSUED FOR 90% CHK. MAP TN
PLANS PREPARED BY:

Evans Surveys Inc.
420 UNION AVENUE
FAIRFIELD, CALIFORNIA 94533
Tel. (707) 428-4709
Fax (707) 428-5348

CONSULTANT:

DRAWN BY: CHK. APV.
T. NIEDERKORN

LICENSURE:

SHEET TITLE:
**SITE SURVEY
GENERAL INFORMATION**

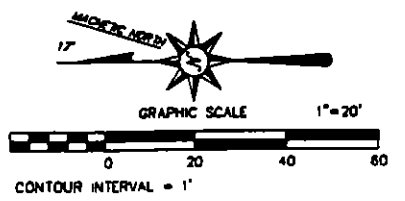
SHEET NUMBER: REVISION:

A.P.N. 125-361-02

FD. IRON PIPE
TAGGED 10759

(BASIS OF BEARINGS)
N01°45'00"E 243.68'

FD. IRON PIPE
TAGGED 4402



PROPOSED
17'X18.17' SPRINT
LEASE AREA
(SEE SHEET 1)

SEE DETAIL
SHEET 1

PARCEL 2
0.30 ACRES
A.P.N. 125-361-04

PARCEL 1
0.30 ACRES
A.P.N. 125-361-03

PARCEL 3
1.93 ACRES

EXISTING NMMO EASEMENT
SERIAL NO. 83-57873
MARIEN COUNTY RECORDS

EXISTING GENERAL TELEPHONE CO.
EASEMENT SERIAL NO. 82-44279
MARIEN COUNTY RECORDS

CENTERLINE OF EXISTING
10' WIDE P.G.& E. EASEMENT
SERIAL NO. 83-13772
MARIEN COUNTY RECORDS

SIMMONS LANE

SAN MARIN DRIVE

R=20.00'
D=90°00'48"
L=31.42'

N52°30'47"W
562.96'

S22°01'41"W
321.29'

S67°36'07"E
217.96'

R=950.00'
D=117°34'
L=187.88'

February 2, 2012



**THE CITY OF
NOVATO
CALIFORNIA**

75 Rowland Way, #200
Novato, CA 94945-3232
415/899-8900
FAX 415/899-8213
www.novato.org

Mayor
Denise Athas
Mayor Pro Tem
Pat Eklund
Councilmembers
Madeline Kellner
Eric Lucan
Jeanne MacLeamy
City Manager
Michael S. Frank

Ms. Heidi J. Thorne
Sprint Spectrum L.P.
6391 Sprint Parkway
Mailstop: KSOPHT0101-Z2650
Overland Park, KS, 66251-2650

RE: Use Permit Renewal, File No. UP 99-041, 505 San Marin Drive, APN 125-361-03 & 04

Dear Ms. Thorne:

The Novato Planning Division has reviewed Sprint Spectrum's request to extend the duration of Use Permit No. UP 99-041, which approved a Sprint wireless facility at 505 San Marin Drive, APN 125-361-03 & 04.

After reviewing the most recent radio frequency report for this facility, the Community Development Director has decided to grant a one year extension of Use Permit No. UP 99-041.

If you have any questions regarding this matter, please feel free to contact me at (415) 493-4711.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Dunn".

Elizabeth Dunn, AICP
Planning Manager

Cc: File UP 99-041

Application for Zoning/Planning/Subdivision Action



Type of Application - Please Check

- | | | |
|---|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Tentative Map (5 or more lots) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Prezoning | <input type="checkbox"/> Land Division Tentative Map (4 or fewer lots) | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Line Adjustment (no new lots) | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Precise Development Plan | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Other _____ |

Applicant Required Information

- Assessor's Parcel No(s): 125-361-03 & 04 Existing Zoning: _____
- Property Address: 505 San Marin Drive
- Property Owner a) Name: 505 San Marin Drive LLC Phone: 415-959-6144
b) Address: P.O. Box 633, Ross CA 94957
- Applicant (If Different than Owner)
a) Name: Sprint Spectrum L.P. Phone: _____
b) Address: 6391 Sprint Parkway, Mallstop: KSOPHT0101-22650, Overland Park, KS 66251-2650
- Name of Project (If Applicable): Partridge Knolls (SF33XC626)
- Property Size: _____
- Type of Use Proposed (Office, Residential, Etc.): Wireless telecommunications antenna facility
- Square Footage of Each Use or Number of Units if Residential: _____
- Purpose of Application (Brief Statement of What You Want to Accomplish):
Renewal of UP 99-041 & DR 99-095

10. Signature Heidi Thorne (Attach Separate Sheets If Needed)
- Owner Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

Important: Please complete Agreement for Payment of Full Cost Recovery Fees for Application Processing.
Note: Information sheets describing the review process and the additional information required for a specific type of application are available at the Novato Department of Community Development, 75 Rowland Way, #200, (415) 899-8989, www.ci.novato.ca.us.

Do Not Write Below This Line

DEPARTMENTAL PROCESS INFORMATION

Application Number(s): P2012-016

Received by: S Marshall Date: 1/30/12 Planning Fee Deposit: \$ 354.-

Deemed Complete by: _____ Date: _____ Plan Storage \$ _____

Application Acted On By: CD Date: 2-2-12 PW/Engineering Fee No Yes: \$ _____

(Attach PW/Engineering and Planning Worksheets)
Receipt # PROR496 Date 2/1/12
C.R.# _____ Initials ML

Action: Approved

Conditions of Approval or Comments: _____



THE CITY OF
NOVATO
CALIFORNIA

March 2, 2011

75 Rowland Way #200
Novato, CA 94945-3232
415/899-8900
FAX 415/899-8213
www.cityofnovato.org

Ms. Heidi J. Thorne
Sprint Spectrum L.P.
6391 Sprint Parkway
Mailstop: KSOPHT0101-Z2650
Overland Park, KS 66251

Mayor
Madeline Kellner
Mayor Pro Tem
Denise Athas
Councilmembers
Carole Dillon-Knutson
Pat Eklund
Jeanne MacLeamy

City Manager
Michael S. Frank

RE: Use Permit Renewal, File No. UP 99-041, 505 San Marin Drive

Dear Ms. Thorne:

The Novato Planning Division has reviewed Sprint Spectrum's request to extend the duration of Use Permit No. 99-041, which approved a Sprint wireless facility at 505 San Marin Drive, APNs 125-361-03 & -04. After reviewing the most recent radio frequency report for this facility the Community Development Director has decided to grant a one year extension of Use Permit No. 99-041.

If you have any questions regarding this matter, please feel free to contact me at (415) 899-8942.

Sincerely,

Steve Marshall
Senior Planner

cc: File UP 99-041

Application for Zoning/Planning/Subdivision Action



Type of Application – Please Check

- General Plan Amendment
- Prezoning
- Rezoning
- Master Plan
- Precise Development Plan
- Subdivision Tentative Map (5 or more lots)
- Land Division Tentative Map (4 or fewer lots)
- Lot Line Adjustment (no new lots)
- Design Review
- Use Permit
- Variance
- Accessory Dwelling Unit
- Sign Review
- Certificate of Compliance
- Other _____

Applicant Required Information

1. Assessor's Parcel No(s): 125-361-03 & 04 Existing Zoning: _____
2. Property Address: 505 San Marin Drive
3. Property Owner a) Name: 505 San Marin Drive LLC Phone: 415-959-6144
b) Address: P.O. Box 633, Ross CA 94957
4. Applicant (If Different than Owner)
a) Name: Sprint Spectrum L.P. Phone: _____
b) Address: 6391 Sprint Parkway, Mallstop: KSOPHT0101-Z2650, Overland Park, KS 66251-2650
5. Name of Project (If Applicable): Partridge Knolls (SF33XC626)
6. Property Size: _____
7. Type of Use Proposed (Office, Residential, Etc.): Wireless telecommunications antenna facility
8. Square Footage of Each Use or Number of Units if Residential: _____
9. Purpose of Application (Brief Statement of What You Want to Accomplish):
Renewal of UP 99-041 & DR 99-095

10. Signature Heidi J. Thorne as Authorized Agent 2/11/11 (Attach Separate Sheets If Needed)
 Owner Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

Important: Please complete Agreement for Payment of Full Cost Recovery Fees for Application Processing.
Note: Information sheets describing the review process and the additional information required for a specific type of application are available at the Novato Department of Community Development, 75 Rowland Way, #200, (415) 899-8989, www.ci.novato.ca.us.

Do Not Write Below This Line

DEPARTMENTAL PROCESS INFORMATION

Application Number(s): P2011-014

Received by: JCM Date: 2/16/11 Planning Fee Deposit: \$ 354. -

Deemed Complete by: _____ Date: _____ Plan Storage \$ _____

Application Acted On By: JCM Date: 2/20/11 PW/Engineering Fee No Yes: \$ _____

(Attach PW/Engineering and Planning Worksheets)
Receipt # PROB50 Date 02/16/11
C.R.# _____ Initials MR

Action: Extension Granted.

Conditions of Approval or Comments: _____

July 12, 2000

TO: City Council
City Manager
Community Development Director

FROM: Alan Lazure, Zoning Administrator

SUBJECT: Zoning Administrator's Hearing of June 1, 2000

Zoning Administrator Alan Lazure commenced the hearing at 2:00 p.m. and explained the purpose of the hearing and the procedures to be followed for each item. He also outlined the appeals process and advised that appeals must be filed in writing by 5 p.m. June 12, 2000.

NEW ITEM:

2. **SPRINT PERSONAL COMMUNICATIONS SERVICES (PCS) WIRELESS
TELECOMMUNICATION FACILITY (KR)
UP 99-041; USE PERMIT
DR 99-095; DESIGN REVIEW
APN 125-361-03 AND 04; 505 SAN MARIN DRIVE**

To consider applications for a Use Permit and Design Review to allow a roof-mounted wireless telecommunication facility, consisting of an antenna 19 inches in diameter and 72 inches in height, to be installed on the roof of an existing office building and to allow a radio equipment cabinet to be installed behind the existing building located at 505 San Marin Drive.

**Applicant Representatives Present: Bill Walton
Robert Anderson
Jim Ross
Amy Stanton**

Zoning Administrator Lazure reported that he had not received any written or telephone comments on the application.

The public hearing was opened. The Zoning Administrator went over the recommended Conditions of Approval.

Zoning Administrator Lazure made the following findings:

FINDINGS:

The establishment, maintenance or conducting of the use for which a use permit is sought will not under the circumstances of the particular use, be detrimental to the health safety morals comfort convenience or welfare of persons residing or working in the neighborhood of such use

and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ACTION TAKEN:

The Zoning Administrator granted the Sprint Personal Communications Services (PCS) Wireless Telecommunication Facility (505 San Marin Drive) Use Permit and Design Review, subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL:

2. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Any changes or additions to the approved project shall be submitted to the Community Development Department and shall be subject to review and approval prior to the implementation of any proposed modification.
2. Design Review approval shall expire two years from the date of approval unless a building permit has been issued and remains valid.
3. Any above-grade utility facilities, not located on the building, including splice boxes and transformers shall be painted a standard brown/gray. A color chip of the approved color may be obtained from the City Engineer.
4. All utilities connecting the approved facility visible from ground level shall be placed underground or in cable trays.
5. In accordance with Section 19-14 of the Novato Municipal Code, a sign permit is required prior to installation of any external advertising or signage.
6. The applicant shall cooperate with City standards and criteria to promote co-location or shared-location of similar facilities in the future.
7. The antenna and equipment cabinet will be painted a non-reflective color to blend in with the existing building.
8. The height, a combination of the building and the antenna, shall not exceed 48 feet.
9. Prior to the issuance of a building permit, the applicant shall enter into a standard performance agreement with the city and post a bond, or other suitable security, in order to guarantee the removal of any abandoned facility. The approved facility shall be dismantled and removed, and the site be returned to as near to its original condition as possible, should it become inoperative or abandoned for a period of one (1) year.
10. The approved Use Permit will remain in effect for one year term and will expire on June

1, 2001, unless the applicant submits, in writing, a request for an extension of the permit, and such a request is approved by the Community Development Director. The Community Development Director shall determine whether or not: (1) the project complies with Standards and Criteria for Wireless Telecommunications Antenna Facilities; and (2) new or modified conditions of approval are not required. The approved Use Permit may be extended for up to nine additional years provided the facilities are found to be in complete compliance with the Novato Municipal Code in effect at the time of renewal. If the Community Development Director determines that the request for an extension does not qualify for an administrative extension, a new Use Permit application may be made.

11. All areas within 16 feet of the roof-mounted antennas shall be marked to prevent exposures in excess of the RFR occupational limit. In addition, the level area of the roof to the north and west of the antennas shall be marked by striping or other appropriate means and warning signs shall be posted at the perimeter of this "exclusion area" visible to persons who need to work on the roof near the antennas. The warning signs shall comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.
12. Access to the radio equipment cabinet shall only be by authorized work crews and warning signs to that effect shall be placed at the base of the antenna support structure, that are visible from any approach angle in compliance with FCC-adopted guidelines.
13. No exterior lighting shall be allowed for any part of the proposed facility, except as may be deemed necessary for security and safety, and shall be subject to the review and approval of the Community Development Director. Proposed lighting shall be manually operated, low wattage, hooded and directed downward and shall be kept off except when maintenance or safety personnel are present at night.
14. The approved facility shall comply with the noise standards set forth in Chapter V of the Novato General Plan. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Saturday. Routine testing and maintenance activities that do not generate noise that is perceptible by nearby sensitive receptors may occur at any time. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
15. The Radio Frequency Radiation (RFR) generated by the approved facility, in combination with other sources of RFR, shall not expose the general public to RFR levels that exceed the allowable standards as adopted by Federal Communications Commission (FCC) and the City. Should nationally accepted research result in the establishment of substantially revised standards for human exposure to RFR and such standards are adopted by the City

or otherwise determined to be applicable to the City, the applicant shall demonstrate compliance with such standards by submitting a new RFR report to the Community Development Department within 30 days of the effective date of the adoption of the revised standards. A longer period for submitting the RFR report may be granted at the discretion of the Community Development Director. The RFR report shall determine compliance with the updated standards by calculating the RFR power level of the approved facility in combination with other similar sources of RFR.

16. This Use Permit may be revoked by the City should the approved facility, in combination with other similar facilities, exceed the updated RFR standards unless the location, design, and/or operation of the approved facility is modified to meet the new standards. Modifications of the approved facility shall be submitted to the Community Development Department to determine if amendments to the approved permit are necessary. This condition shall not apply if the City is preempted by Federal and/or State law, rules or regulations from applying updated RFR standards after the approved facility has been constructed.
17. This Use Permit is subject to the revocation procedures contained in Sections 19-20.012a and 19-20.012b of the Novato Municipal Code in the event that any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the City.
18. Within 30 days, 6 months, and 1 year of the initiation of the operation of the approved facility, the applicant shall submit up to three post-construction RFR reports, including the data developed, verifying that the actual levels of RFR emitted by the approved facility, operating alone, and in combination with other approved facilities, are below the FCC, threshold standards. The applicant shall be responsible for the cost of the post-construction reports to be prepared by a qualified consultant selected by the City.
19. The following requirements shall be met to the satisfaction of the Novato Crime Division:
 - a. If an alarm unit is installed, it shall be capable of identifying the type of alarm (burglary, fire, panic) and the zone of activation. The monitoring company shall also have the names of responsible parties to be contacted so the property owners are not contacted when problems arise.
 - b. A plaque or other device listing Sprint PC Wireless and emergency contact numbers shall be visible on the equipment storage area. These plaques shall be visible to responding emergency personnel who are standing near the equipment.
20. The following requirements shall be met to the satisfaction of the City of Novato Engineering Division:
 - a. Sprint PCS Wireless shall maintain common facilities, including antennae,

equipment area, and appurtenances. A proposal for maintenance of common facilities shall be submitted by the applicant and shall be subject to the review and approval of the City Attorney and City Engineer prior to issuing the building permit.

- b. Concrete, both existing and proposed, shall be protected from damage due to tree roots. A root barrier shall be installed around the concrete pad per City standards. A detail shall be submitted with the building permit application. Planning details shall be subject to the review and approval of the City Engineer prior to and as a condition of the building permit.
- c. Existing trees and landscaping within 20 feet of any work shall be protected. An arborist's report shall be submitted. The arborist's report shall address all trees proposed for removal and all trees whose roots may encroach into the areas of trenching and soil disturbance. The report shall be subject to the review and approval of the City Engineer prior to issuance of a building permit.
- d. Trenches cut through existing pavement shall be fully repaired to City Standard Drawing No. 991 of the Uniform Standards of the County of Marin.
- e. An encroachment permit shall be obtained for any work within the city right-of-way. Applicant shall submit a site plan showing the limits and description of all work within the city right-of-way.
- f. A tree removal permit shall be obtained for any trees proposed to be removed. Said permit shall be obtained prior to any tree removal.

21. Indemnity and Time Limitations:

- a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack, set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after

initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.

- c. In the event that a claim, action or proceeding described in Article (a) above, is brought, the City shall promptly notify the applicant of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that if said Counsel is the City Attorney, his fees and costs shall be paid by the applicant.
- d. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- f. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

SF33XC626

Application for Zoning/Planning/Subdivision Action



THE CITY OF
NOVATO
CALIFORNIA

Type of Application - Please Check

- General Plan Amendment
- Prezoning
- Rezoning
- Master Plan
- Precise Development Plan

- Subdivision Tentative Map (5 or more lots)
- Land Division Tentative Map (4 or fewer lots)
- Lot Line Adjustment (no new lots)
- Design Review
- Use Permit

- Variance
- Accessory Dwelling Unit
- Sign Review
- Certificate of Compliance
- Other _____

Applicant Required Information

1. Assessor's Parcel No(s): 185-361-03 + 04 Existing Zoning: _____
2. Property Address: 505 SAN MARIN DR
3. Property Owner a) Name: SD SAN MARIN DR LLC Phone: 415-459-6149
b) Address: PO Box 633, ROSS CA 94957
4. Applicant (If Different than Owner)
a) Name: SPRINT SPECTRUM LP Phone: 800 357-7041
b) Address: 10391 SPRINT PKWY OVERLAND HILLS CA 91764
5. Name of Project (If Applicable): PARTRIDGE KNOLLS (SF33XC626)
6. Property Size: _____
7. Type of Use Proposed (Office, Residential, Etc.): WIRELESS TELECOM ANTENNA FACILITY
8. Square Footage of Each Use or Number of Units if Residential: _____
9. Purpose of Application (Brief Statement of What You Want to Accomplish): RENEW LP-99-041 & DR 99-095

10. Signature: [Signature] (Attach Separate Sheets if Needed)
 Owner: Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

Important: Please complete Agreement for Payment of Full Cost Recovery Fees for Application Processing.

Note: Information sheets describing the review process and the additional information required for a specific type of application are available at the Novato Department of Community Development, 75 Rowland Way, #200, (415) 899-8989, www.ci.novato.ca.us

Do Not Write Below This Line

DEPARTMENTAL PROCESS INFORMATION

Application Number(s): P2010-020

Received by: Steve Marshall Date: 2/22/10 Planning Fee Deposit \$ 322.-

Deemed Complete by: _____ Date: _____ Plan Storage \$ N/A

Application Acted On By: [Signature] Date: 3/16/10 PW/Engineering Fee No Yes \$ _____

(Attach PW/Engineering and Planning Worksheets)

Receipt # PRATR233 Date 2/22/10

C.R.# N/A Initials MM

Action: Renewed

Conditions of Approval or Comments: _____

**ZONING ADMINISTRATOR PUBLIC HEARING
COMMUNITY DEVELOPMENT DIRECTOR ACTION
STAFF REPORT**



**THE CITY OF
NOVATO
CALIFORNIA**

Community Development Dept.
Planning Division
901 Sherman Avenue
Novato, CA 94945
(415) 897-4341
FAX (415) 893-7905
www.ci.novato.ca.us

MEETING

DATE: June 1, 2000

STAFF: Laura Lafler, Contract Planner
(510) 236-6810

**SUBJECT: SPRINT PERSONAL COMMUNICATIONS SERVICES (PCS)
WIRELESS TELECOMMUNICATION FACILITY
DR 99-095, DESIGN REVIEW; UP 99-041, USE PERMIT
APN 125-361-03 AND 04; 505 SAN MARIN DRIVE**

To consider applications for Use Permit and Design Review to allow a roof-mounted wireless telecommunication facility, consisting of an antenna 19 inches in diameter and 72 inches in height, to be installed on the roof of an existing office building and to allow a radio equipment cabinet to be installed behind the existing building located at 505 San Marin Drive (APN 125-361-03 and 04).

ENVIRONMENTAL ASSESSMENT

The proposed personal communications services (PCS) wireless telecommunication facility is Categorically Exempt (does not have a significant effect on the environment) from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, "Class 1 consists of the...minor alteration of existing public or private structures, facilities, [etc.]" of CEQA and the City of Novato Environmental Review Guidelines. The associated radio equipment cabinet would be installed within a proposed enclosure behind the office building. The radio equipment cabinet and enclosure would be Categorically Exempt from the provisions of CEQA pursuant to Section 15303, "Class 3 consists of...installation of small new equipment and facilities in small structures...of CEQA and the City of Novato Environmental Review Guidelines.

STAFF ANALYSIS

On January 14, 1997, the Novato City Council adopted Resolution No. 5-97 addressing wireless telecommunication facilities siting. The Resolution endorsed minimal submittal requirement criteria, including location and screening techniques to guide applicants, Planning staff and the Planning Commission and Design Review Committee to mitigate any undesirable locational or visual effects caused by wireless telecommunications facilities. That document, the Standards and Criteria for Wireless Communication Facilities, is included as an attachment to this staff report.

Planning staff has reviewed the application submittal materials and found them to be in compliance with the Standards and Criteria for Wireless Communication Facilities. Notices were mailed to all neighboring property owners within 600 feet of the proposed project site property boundary. As of the date of this staff report there have been no letters or telephone calls.

The proposed facility is designed to minimize potential visual impacts by location (utilizes minimally visible antennas mounted on the building) and construction of the electronic cabinet behind the building. The location and existing building setting will minimize visual intrusion to the surrounding neighborhood and minimize disruption of the architectural design and features of the building and still allow the applicant to achieve technical goals. The existing visual character of the office oriented uses in the area is consistent with the proposed facility. Existing parking and landscaping would not be impacted.

The proposed project would install an unmanned wireless telecommunication facility by installing an "AcCellerator" antenna mounted on the roof of the building. The antenna is proposed at the minimum height necessary to attain the coverage objectives of the site. The antenna would be 72 inches high and 19 inches in diameter. The antenna would be painted to match the building. The attached photosimulations provide further visual detail.

The associated radio equipment cabinet would be placed on the ground toward the rear of the property, behind the existing office building. The equipment cabinet would be screened from view within a proposed wood fence, that would match the exterior finish of the existing buildings. A proposed trellis would be built on top of the proposed wood fence to maintain the architectural style of the surrounding development.

The facility would be unmanned and would not create additional traffic. Monthly visits to the site may be necessary by Sprint radio technicians for routine maintenance of the facility.

CRITERIA AND STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES

LIGHTING

The Standards and Criteria specify that wireless communication facilities should be unlit, with a few exceptions. The proposed project includes service lighting. The conditions of approval of this application specify that no exterior lighting would be allowed for this facility other than that required for servicing. Staff finds that the proposed facility would conform to the Standards and Criteria.

ROADS AND ACCESS WAYS

The Standards and Criteria specify that wireless communication facilities shall be served by the minimum roads and parking areas necessary. The access to the proposed facility would be by way of San Marin Drive and Simmons Lane and the driveway and parking area adjacent to the existing office building. No additional roads or parking areas would be required to serve the proposed

project. The applicant is not proposing to remove any parking spaces on the subject property. Staff finds that the proposed facility would conform to the Standards and Criteria.

VEGETATION

The Standards and Criteria specify that wireless communication facilities shall be installed in such a manner that existing vegetation will be maintained and enhanced and, where appropriate, additional landscaping shall be required to provide visual screening of the proposed facility. The proposed project antenna would be located on the roof of an existing building and the radio equipment cabinet would be sited behind the building, and would not require the removal of any existing vegetation. For these reasons, staff finds that the proposed project is in conformance with the Standards and Criteria.

VISUAL COMPATIBILITY AND FACILITY SITE DESIGN

The Standards and Criteria specify that wireless communications facilities shall be sited, designed, and screened to blend with the surrounding natural or built environment in order to reduce visual impacts to the maximum extent feasible. The proposed project would locate the antenna on the roof of an existing building and the radio equipment cabinet would be located behind the building. The application materials for this proposed facility include visual simulations that show the appearance of the building with the antenna.

The roof-mounted structure would be painted to blend with the surrounding environment.

The proposed facility would be sited to avoid adverse visual impacts from the surrounding office and residential uses. No signs or other logos are proposed for this facility.

The application includes an analysis, by the applicant, that the antenna height is sufficient to meet the operation goals from a technological standpoint. The conditions of approval for this application include a requirement that the antennae be painted a nonreflective color to blend in with the building and background environment. Staff has reviewed the existing site conditions and finds that the proposed facility would not be visually prominent when viewed from publicly accessible areas, including office and residential areas surrounding the proposed facility.

RADIO FREQUENCY RADIATION (RFR)

The application includes an evaluation specific to the proposed PCS base station facilities at 505 San Marin Drive, prepared by Hammett & Edison, Inc., Consulting Engineers, for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields dated November 5, 1999. The following summary highlights features of this technical report.

Federal Communications Commission (FCC) adopted human exposure limits for field strength and power density. Separate limits apply for occupational and public exposure conditions, with public

exposure limits generally five times more restrictive. Personal wireless services are assigned short wavelength frequencies and thus the antennas require line-of-sight paths for the signals to propagate. Antennas for base station use are designed to concentrate energy toward the horizon, with little energy going toward the sky or the ground. "Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the limits without begin physically very near the antennas." (November 5, 1999)

For this specific facility, the proposed project would mount three panel antennas on the existing building to provide service in three compass directions, called sectors. The maximum ambient RF levels anywhere at ground level due to the proposed operation are calculated to be 0.55% of the applicable public exposure limit. On the roof of the building, the maximum ambient RF levels are expected to exceed the occupational limit within 16 feet of the Sprint antennas. Access to the roof is not available to the general public. The report recommends that no access within 16 feet directly in front of the Sprint antennas should be allowed while the antennas are in operation, to prevent exposures in excess of the occupational limit. The report includes a recommendation that has been included in the conditions of approval to mark aby striping or other appropriate means along with warning signs posted at the perimeter to indicate an "exclusion area." In addition, warning signs should be posted to be visible during approaches from the sloped side of the roof, warning individuals needing to work on the roof to keep back 16 feet from the antennas. The report concludes that the proposed base station facility would comply with the prevailing standards for limiting human exposure to radio frequency energy.

Staff finds that the proposed project complies with the visual compatibility and facility design guidelines included in the Standards and Criteria.

RECOMMENDATION

Use Permit findings per Section 19-20 the proposed establishment, maintenance or conducting of the use for which a Use Permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Planning staff recommends that the findings for Design Review approval under Section 19-17 of the Novato Municipal Code (NMC) can be made. In accordance with Section 19-17 of the NMC, the location, size, architectural features, and general appearance of the proposed work will not impair the orderly and harmonious development of the area, the present or future investment therein or the occupancy thereof.

ZONING ADMINISTRATOR USE PERMIT FINDINGS AND ACTION

1. In accordance with Section 19-20 of the Novato Municipal Code (NMC), the Zoning Administrator finds that the proposed establishment, maintenance or conducting of the use for which a Use Permit is sought will not, under the circumstances of the particular case, be

detrimental to the health, safety, morals, comfort, convenience or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

2. Approve the 505 San Marin Drive, Sprint Personal Communications Services (PCS) Wireless Telecommunication Facility described in this staff report, as described in the attached letter dated December 28, 1999, and application materials prepared by Tetra Tech revised January 4, 2000, subject to the conditions listed below.

COMMUNITY DEVELOPMENT DIRECTOR DESIGN REVIEW FINDINGS AND ACTION

1. In accordance with Section 19-17 of the Novato Municipal Code (NMC), the Community Development Director finds that the location, size, architectural features, and general appearance of the proposed work will not impair the orderly and harmonious development of the area, the present or future investment therein or the occupancy thereof. The proposed use would require minimal changes to existing structures and would not require any color or material changes to the main building.
2. Approve the 505 San Marin Drive, Sprint Personal Communications Services (PCS) Wireless Telecommunication Facility Design Review, as shown on the plans titled Sprint PCS Partridge Knolls, revised January 4, 2000, prepared by Tetra Tech subject to the conditions listed below.

CONDITIONS OF APPROVAL

1. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Any changes or additions to the approved project shall be submitted to the Community Development Department and shall be subject to review and approval prior to the implementation of any proposed modification.
2. Design Review approval shall expire two years from the date of approval unless a building permit has been issued and remains valid.
3. Any above-grade utility facilities, not located on the building, including splice boxes and transformers shall be painted a standard brown/gray. A color chip of the approved color may be obtained from the City Engineer.
4. All utilities connecting the approved facility visible from ground level shall be placed underground or in cable trays.

5. In accordance with Section 19-14 of the Novato Municipal Code, a sign permit is required prior to installation of any external advertising or signage.
6. The applicant shall cooperate with City standards and criteria to promote co-location or shared-location of similar facilities in the future.
7. The antenna and equipment cabinet will be painted a non-reflective color to blend in with the existing building.
8. The height, a combination of the building and the antenna, shall not exceed 48 feet.
9. Prior to the issuance of a building permit, the applicant shall enter into a standard performance agreement with the city and post a bond, or other suitable security, in order to guarantee the removal of any abandoned facility. The approved facility shall be dismantled and removed, and the site be returned to as near to its original condition as possible, should it become inoperative or abandoned for a period of one (1) year.
10. The approved Use Permit will remain in effect for one year term and will expire on June 1, 2001, unless the applicant submits, in writing, a request for an extension of the permit, and such a request is approved by the Community Development Director. The Community Development Director shall determine whether or not: (1) the project complies with Standards and Criteria for Wireless Telecommunications Antenna Facilities; and (2) new or modified conditions of approval are not required. The approved Use Permit may be extended for up to nine additional years provided the facilities are found to be in complete compliance with the Novato Municipal Code in effect at the time of renewal. If the Community Development Director determines that the request for an extension does not qualify for an administrative extension, a new Use Permit application may be made.
11. All areas within 16 feet of the roof-mounted antennas shall be marked to prevent exposures in excess of the RFR occupational limit. In addition, the level area of the roof to the north and west of the antennas shall be marked by striping or other appropriate means and warning signs shall be posted at the perimeter of this "exclusion area" visible to persons who need to work on the roof near the antennas. The warning signs shall comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.
12. Access to the radio equipment cabinet shall only be by authorized work crews and warning signs to that effect shall be placed at the base of the antenna support structure, that are visible from any approach angle in compliance with FCC-adopted guidelines.
13. No exterior lighting shall be allowed for any part of the proposed facility, except as may be deemed necessary for security and safety, and shall be subject to the review and approval of the Community Development Director. Proposed lighting shall be manually operated, low

wattage, hooded and directed downward and shall be kept off except when maintenance or safety personnel are present at night.

14. The approved facility shall comply with the noise standards set forth in Chapter V of the Novato General Plan. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Saturday. Routine testing and maintenance activities that do not generate noise that is perceptible by nearby sensitive receptors may occur at any time. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
15. The Radio Frequency Radiation (RFR) generated by the approved facility, in combination with other sources of RFR, shall not expose the general public to RFR levels that exceed the allowable standards as adopted by Federal Communications Commission (FCC) and the City. Should nationally accepted research result in the establishment of substantially revised standards for human exposure to RFR and such standards are adopted by the City or otherwise determined to be applicable to the City, the applicant shall demonstrate compliance with such standards by submitting a new RFR report to the Community Development Department within 30 days of the effective date of the adoption of the revised standards. A longer period for submitting the RFR report may be granted at the discretion of the Community Development Director. The RFR report shall determine compliance with the updated standards by calculating the RFR power level of the approved facility in combination with other similar sources of RFR.
16. This Use Permit may be revoked by the City should the approved facility, in combination with other similar facilities, exceed the updated RFR standards unless the location, design, and/or operation of the approved facility is modified to meet the new standards. Modifications of the approved facility shall be submitted to the Community Development Department to determine if amendments to the approved permit are necessary. This condition shall not apply if the City is preempted by Federal and/or State law, rules or regulations from applying updated RFR standards after the approved facility has been constructed.
17. This Use Permit is subject to the revocation procedures contained in Sections 19-20.012a and 19-20.012b of the Novato Municipal Code in the event that any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the City.
18. Within 30 days, 6 months, and 1 year of the initiation of the operation of the approved facility, the applicant shall submit up to three post-construction RFR reports, including the data developed, verifying that the actual levels of RFR emitted by the approved facility, operating alone, and in combination with other approved facilities, are below the FCC, threshold standards. The applicant shall be responsible for the cost of the post-construction reports to be prepared by a qualified consultant selected by the City.

19. The following requirements shall be met to the satisfaction of the Novato Crime Division:
- a. If an alarm unit is installed, it shall be capable of identifying the type of alarm (burglary, fire, panic) and the zone of activation. The monitoring company shall also have the names of responsible parties to be contacted so the property owners are not contacted when problems arise.
 - b. A plaque or other device listing Sprint PC Wireless and emergency contact numbers shall be visible on the equipment storage area. These plaques shall be visible to responding emergency personnel who are standing near the equipment.
20. The following requirements shall be met to the satisfaction of the City of Novato Engineering Division:
- a. Sprint PCS Wireless shall maintain common facilities, including antennae, equipment area, and appurtenances. A proposal for maintenance of common facilities shall be submitted by the applicant and shall be subject to the review and approval of the City Attorney and City Engineer prior to issuing the building permit.
 - b. Concrete, both existing and proposed, shall be protected from damage due to tree roots. A root barrier shall be installed around the concrete pad per City standards. A detail shall be submitted with the building permit application. Planning details shall be subject to the review and approval of the City Engineer prior to and as a condition of the building permit.
 - c. Existing trees and landscaping within 20 feet of any work shall be protected. An arborist's report shall be submitted. The arborist's report shall address all trees proposed for removal and all trees whose roots may encroach into the areas of trenching and soil disturbance. The report shall be subject to the review and approval of the City Engineer prior to issuance of a building permit.
 - d. Trenches cut through existing pavement shall be fully repaired to City Standard Drawing No. 991 of the Uniform Standards of the County of Marin.
 - e. An encroachment permit shall be obtained for any work within the city right-of-way. Applicant shall submit a site plan showing the limits and description of all work within the city right-of-way.
 - f. A tree removal permit shall be obtained for any trees proposed to be removed. Said permit shall be obtained prior to any tree removal.

21. Indemnity and Time Limitations:


- a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack, set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- c. In the event that a claim, action or proceeding described in Article (a) above, is brought, the City shall promptly notify the applicant of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that if said Counsel is the City Attorney, his fees and costs shall be paid by the applicant.
- d. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.

- f. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

FURTHER ACTION

No further action on the Design Review or Use Permit applications will be taken unless an appeal to the Planning Commission is filed in writing within ten calendar days along with the required filing fee.

Design and construction of this project shall be in accordance with all City ordinances, including the Development Standards Chapter of the Municipal Code. Unless exceptions have been granted heretofore in writing, then none will be allowed by reason of Design Review approval.



Alan Lazure, Zoning Administrator
and as designee for the Community
Development Director.

6-1-00

Date

APPLICATION FOR ZONING/PLANNING/SUBDIVISION ACTION


TYPE OF APPLICATION

check one

- Use Permit
- Variance
- Rezoning
- Design Review
- General Plan Amendment
- Master Plan
- Precise Development Plan
- Sign Review
- Tree Removal
- Prezoning
- Subdivision Tentative Map (5 or more lots)*
- Land Division Tentative Map (4 or fewer lots)*
- Lot Line Adjustment (no new lots)
- Certificate of Compliance

APPLICANT REQUIRED INFORMATION

1. Assessor's Parcel No(s) 125-361-03/04 Existing Zoning A-P
2. Property's Address 505 San Marin Drive
3. Property Owner: a) Name Donald O. Collins Trust & Knud Phone 415.492.1081
b) Address 56 Skyview Terr., San Rafael, CA 94903
Hostrup
Suzanne Smith on behalf of
4. Applicant (if different than owner) a) Name Sprint PCS Phone 925.980.8940
b) Address 3875 Hopyard Rd., Suite 245, Pleasanton, CA 94588
5. Name of Project (if applicable) N/A
6. Property size: N/A
7. Type of use proposed (office, residential, etc.) unmanned wireless telecommunications facility
8. Square footage of each use or number of units if residential: N/A
9. Purpose of application (brief statement of what you want to accomplish) Sprint PCS proposes to install an unmanned wireless telecommunications facility on the roof of the subject building. Please see plans, photo simulations and antenna specifications sheet for further detail.
(attach separate sheets if needed)

10. Signature 
Owner X Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

* IMPORTANT - PLEASE COMPLETE THE BACK SIDE OF THIS FORM PERTAINING TO COST BASED FEE SYSTEM AGREEMENT.

NOTE: Additional information may be needed with this application. Information sheets, describing the review process and what additional information is required for a specific type of application, are available in the Novato Department of Community Development - 415/897-4341.

99036-10000-00041 DO NOT WRITE BELOW THIS LINE
99034-10000-00041 DEPARTMENTAL PROCESS INFORMATION \$935.00
Application No. DR 99-095 Fee Deposit 500 + 46.00 = 546.00
Date Received 12/28/99 By Paul Choisser
Date Accepted _____ By _____
Application acted on by ZA
Action APPROVED Date 6-1-00

Conditions of approval or comments:

NETWORK VISION MMBTS LAUNCH

PARTRIDGE KNOLLS

SF33XC626-A

ROOFTOP W/ STEALTHING

505 SAN MARIN DRIVE
NOVATO, CA 94945

MARIN COUNTY

LATITUDE: 38° 7' 18.321" N (38.121675)
LONGITUDE: 122° 35' 0.438" W (-122.583444)

SF BAY MARKET



SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	EXISTING EQUIPMENT/LEASE AREA PLAN & ANTENNA PLAN
A-3	PROPOSED EQUIPMENT/LEASE AREA PLAN & ANTENNA PLAN
A-4	EXISTING & PROPOSED NORTHEAST ELEVATION



115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104



PACIFIC TELECOM SERVICES, LLC
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

PARTRIDGE KNOLLS

SF33XC626-A

505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/30/11	ISSUED FOR 90% ZONING	CM
1	02/16/12	ISSUED FOR 100% ZONING	JA
2	03/12/12	ISSUED FOR REVISED 100% ZONING	WJR
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

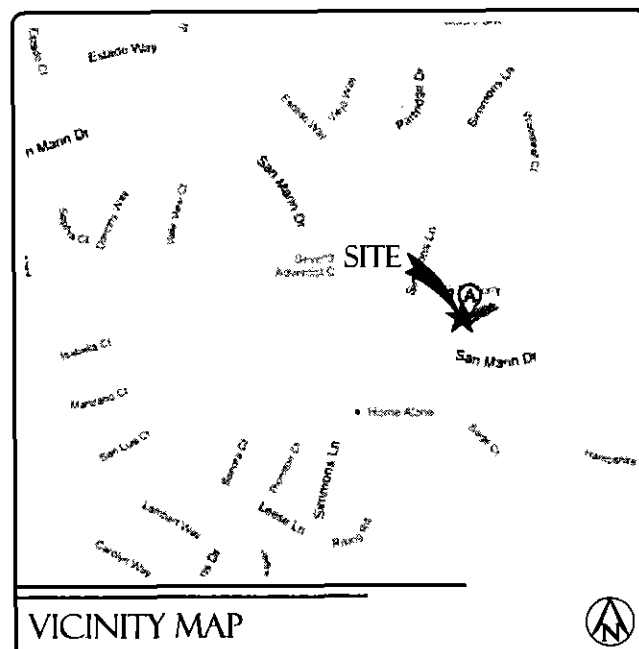
CALIFORNIA STATE CODE COMPLIANCE:

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

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2010 MECHANICAL CALIFORNIA CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 LOCAL BUILDING CODE

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.



VICINITY MAP

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY

- (3) EXISTING PANEL ANTENNAS TO BE HOT-SWAPPED FOR (3) NEW PANEL ANTENNAS TO BE MOUNTED AT NEW RADOME (1 ANTENNA PER SECTOR). (2) RRU'S PER SECTOR MOUNTED ON SLEEPERS ON EXISTING ROOF DECK (6 RRU'S TOTAL)
- (3) PANEL ANTENNAS TO BE HOT-SWAPPED AND (3) EXISTING PANEL ANTENNAS TO BE REMOVED
- (3) EXISTING EQUIPMENT CABINETS TO BE REMOVED & (2) NEW EQUIPMENT CABINETS TO BE INSTALLED AT EXISTING COMPOUND
- ANTENNA TRANSMISSION LINES FROM EQUIPMENT CABINETS TO ANTENNAS - PAINTED TO MATCH AS APPLICABLE PER PLANS.
- EXISTING 200AMP POWER SERVICE TO REMAIN

PROJECT DESCRIPTION

APPLICANT:

SPRINT
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

PROPERTY INFORMATION:

PROPERTY OWNER: DONALD O. COLLINS TRUST & KNUD HOSTRUP

ADDRESS: 56 SKYVIEW TERRACE
SAN RAFAEL, CA 94903

CONTACT: TBD
PH: TBD

ZONING CLASSIFICATION: BPO (BUSINESS OFFICE PROFESSIONAL)

BUILDING CODE: 2010 CBC

CONSTRUCTION TYPE: V-B

OCCUPANCY: B

JURISDICTION: NOVATO

CURRENT USE: COMMERCIAL OFFICE

PROPOSED USE: COMMERCIAL OFFICE

HEIGHT: 35'-0"

PARCEL NUMBER(S):

125-361-03/04

PROJECT SUMMARY

ARCHITECT:

THOMAS HOLLAND
PACIFIC TELECOM SERVICES, LLC
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

ZONING MANAGER:

MODUS, INC.
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104
CONTACT: MARIA MILLER
PH: (415) 450-5533

LEASING MANAGER

MODUS, INC.
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104
CONTACT: SHIVANI PATEL
PH: (510) 304-1026

CONSTRUCTION MANAGER

OVERLAND CONTRACTING
2999 OAK ROAD, SUITE 490
WALNUT CREEK, CA 94597
CONTACT: ART CUNNINGHAM
PH: (925) 852-8896

POWER COMPANY:

PACIFIC GAS AND ELECTRIC
PH: (800) 743-5000

TELCO COMPANY:

AT&T
PH: T.B.D.

EQUIPMENT PROVIDER:

SAMSUNG TELECOMMUNICATIONS AMERICA (STA)
1301 EAST LOOKOUT DRIVE
RICHARDSON, TX 75082
PH: (972) 761-7000

PROJECT TEAM

All all new services & grounding trenches, provide "WARNING" tape at 12" below grade.



DIG ALERT

"CALL BEFORE YOU DIG"

1-800-227-2600

UTILITY NOTIFICATION CENTER OF NORTHERN CALIFORNIA

CODE BLOCK

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
SPRINT REPRESENTATIVE		

SIGNATURE BLOCK

DEPART FROM SAN FRANCISCO INTERNATIONAL AIRPORT

- START OUT GOING EAST ON T-1 TURNAROUND
- GO STRAIGHT TOWARD DOMESTIC HOURLY PARKING.
- MERGE ONTO US-101 N TOWARD SAN FRANCISCO.
- MERGE ONTO I-380 W TOWARD I-280/SAN BRUNO.
- MERGE ONTO I-280 N TOWARD SAN FRANCISCO.
- KEEP LEFT TO TAKE CA-1 N VIA EXIT 49B TOWARD 19TH AVENUE/GOLDEN GATE BRIDGE.
- TURN SLIGHT LEFT ONTO 19TH AVE/CA-1 N. CONTINUE TO FOLLOW CA-1 N.
- MERGE ONTO US-101 N TOWARD GOLDEN GATE BR.
- TAKE THE ATHERTON AVE EXIT TOWARD SAN MARIN DR.
- TURN LEFT ONTO ATHERTON AVE.
- ATHERTON AVE BECOMES SAN MARIN DR.

DRIVING DIRECTIONS

LICENSURE

SHEET TITLE

TITLE SHEET

SHEET NUMBER:

REVISION:

T-1

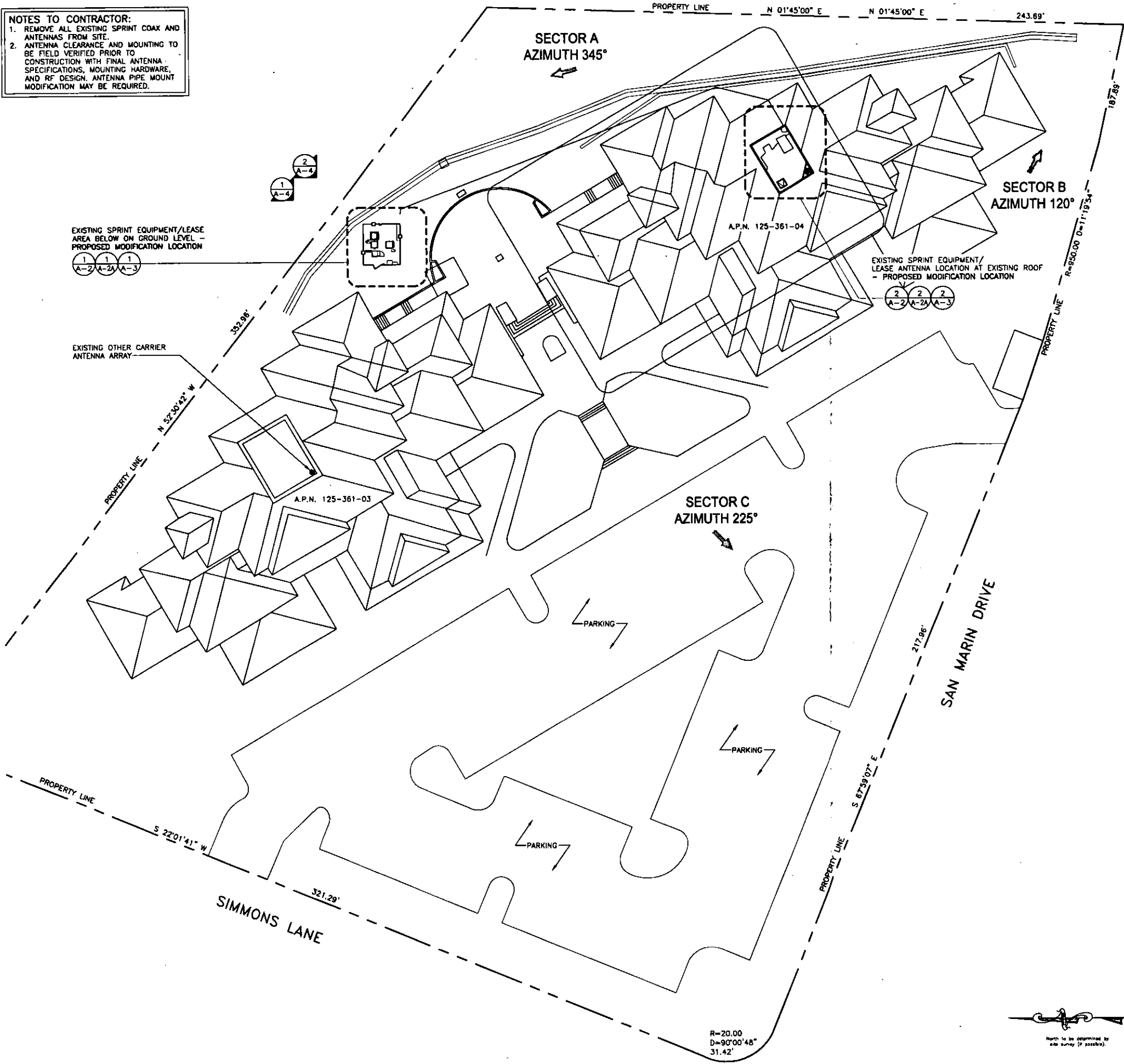
2

P2012-023

NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING SPRINT COAX AND ANTENNAS FROM SITE.
 2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.

EXISTING SPRINT EQUIPMENT/LEASE AREA BELOW ON GROUND LEVEL - PROPOSED MODIFICATION LOCATION

EXISTING OTHER CARRIER ANTENNA ARRAY



LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	SECTIONAL BREAKDOWN LINE
---	COAXIAL CABLE LINE
---	FIBER OPTIC CABLE LINE
---	OVERHEAD POWER LINE
---	BURIED POWER LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	DITCH LINE/FLOW LINE
---	ROCK RETAINING WALL
---	VEGETATION LINE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	BARBED WIRE/WIRE FENCE

⊠	TRANSFORMER	⊙	FIRE HYDRANT
⊗	LIGHT STANDARD	⊗	GATE VALVE
⊠	POWER VAULT	⊠	WATER METER
⊠	UTILITY BOX	⊠	FIRE STAND PIPE
⊠	UTILITY POLE	⊠	CATCH BASIN, TYPE I
⊠	POLE GUY WIRE	⊠	CATCH BASIN, TYPE II
⊠	GAS VALVE	⊠	SIGN
⊠	GAS METER	⊠	BOLLARD
⊠	TELEPHONE VAULT	⊠	MAIL BOX
⊠	TELEPHONE-RISER	⊠	SPOT ELEVATION

ABBREVIATIONS

A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE FINISH GRADE	MAX	MAXIMUM
APPROX	APPROXIMATELY	MECH	MECHANICAL
BLDG	BUILDING	MFL	METAL
BLK	BLOCKING	MFR	MANUFACTURE
CLG	CEILING	MGR	MANAGER
CLR	CLEAR	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIAG	DIAGONAL	PLYWD	PLYWOOD
DN	DOWN	PRJ	PROJECT
DET	DETAIL	PROP	PROPERTY
DWG	DRAWING	PT	PRESSURE TREATED
EA	EACH	REQ	REQUIRED
ELEV	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	RRH	RADIO REMOTE HEAD
EQUIP	EQUIPMENT	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FIN	FINISH	SPEC	SPECIFICATION
FLUOR	FLUORESCENT	SF	SQUARE FOOT
FLR	FLOOR	SS	STAINLESS STEEL
FT	FOOT	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND	THRU	THROUGH
GYP BD	GYPSPUM WALL BOARD	IMA	TOWER MOUNT AMPLIFIER
		TNG	TINNED
		TYP	TYPICAL
HORZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HR	HOUR	VERT	VERTICAL
HT	HEIGHT	VIF	VERIFY IN FIELD
HVAC	HEATING VENTILATION AIR CONDITIONING	W/	WITH
		W/O	WITHOUT
		WP	WATER PROOF
ID	INSIDE DIAMETER		
IN	INCH		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
IBC	INTERNATIONAL BUILDING CODE		

Sprint

SAMSUNG

m
MOBI

115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

PTS
PACIFIC TELECOM SERVICES, LLC
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

PARTRIDGE KNOLLS

SF33XC626-A

505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/30/11	ISSUED FOR 90% ZONING	CM
1	02/16/12	ISSUED FOR 100% ZONING	JA
2	03/12/12	ISSUED FOR REVISED 100% ZONING	WJR

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

REVISION:
2



115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104



PACIFIC TELECOM SERVICES, LLC
115 SANSOME STREET, SUITE 1400B,
SAN FRANCISCO, CA 94104

PROJECT INFORMATION:

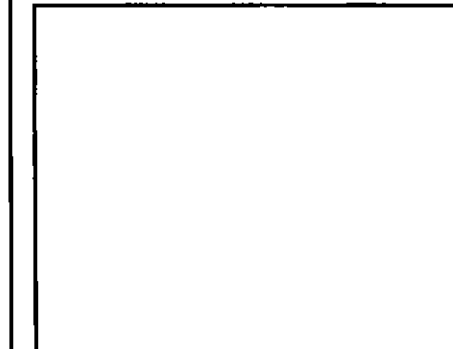
NETWORK VISION MMBTS LAUNCH
PARTRIDGE KNOLLS
SF33XC626-A
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/30/11	ISSUED FOR 90% ZONING	CM
1	02/18/12	ISSUED FOR 100% ZONING	JA
2	03/12/12	ISSUED FOR REVISED 100% ZONING	WJR

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

LICENSURE:

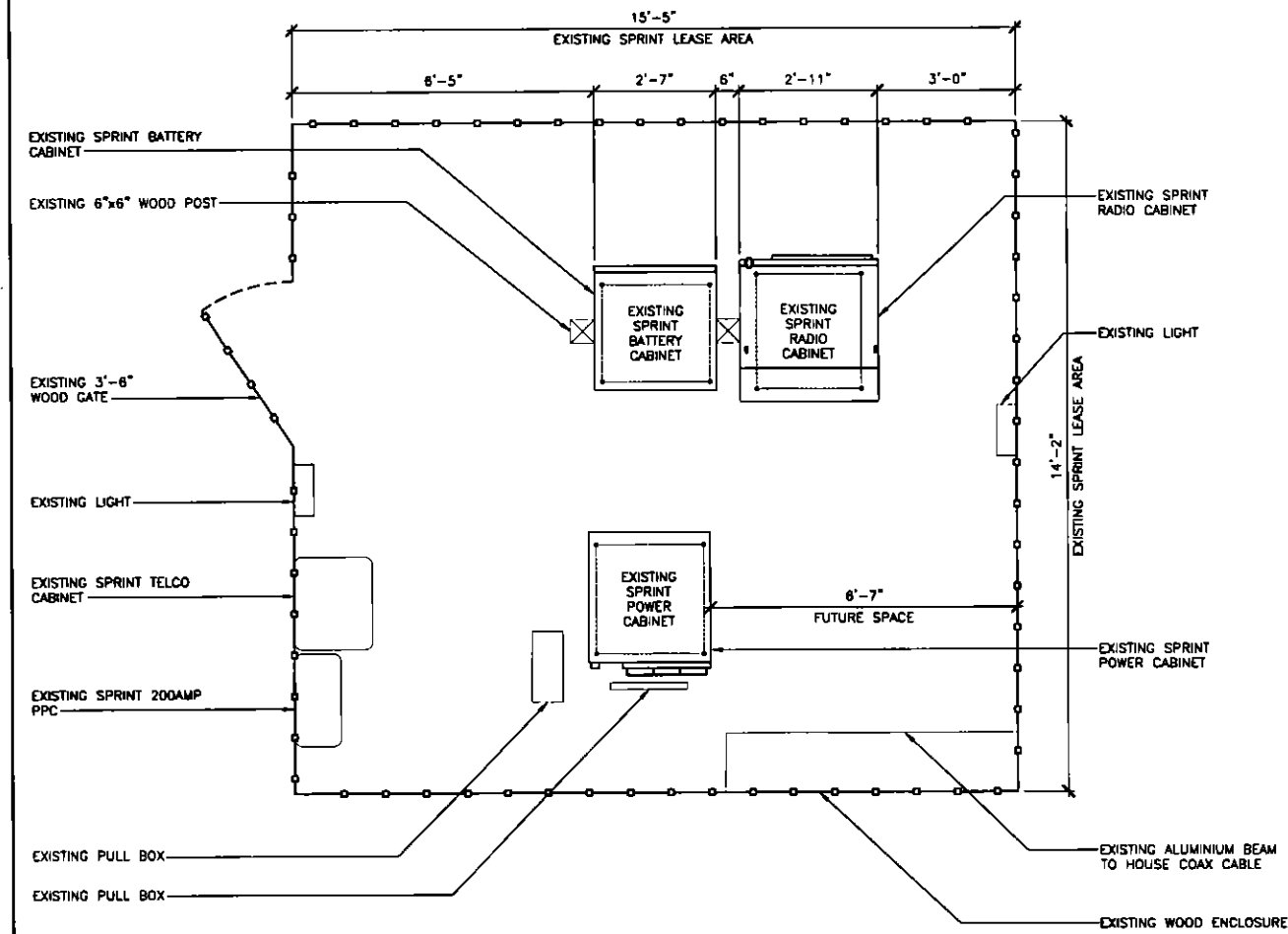
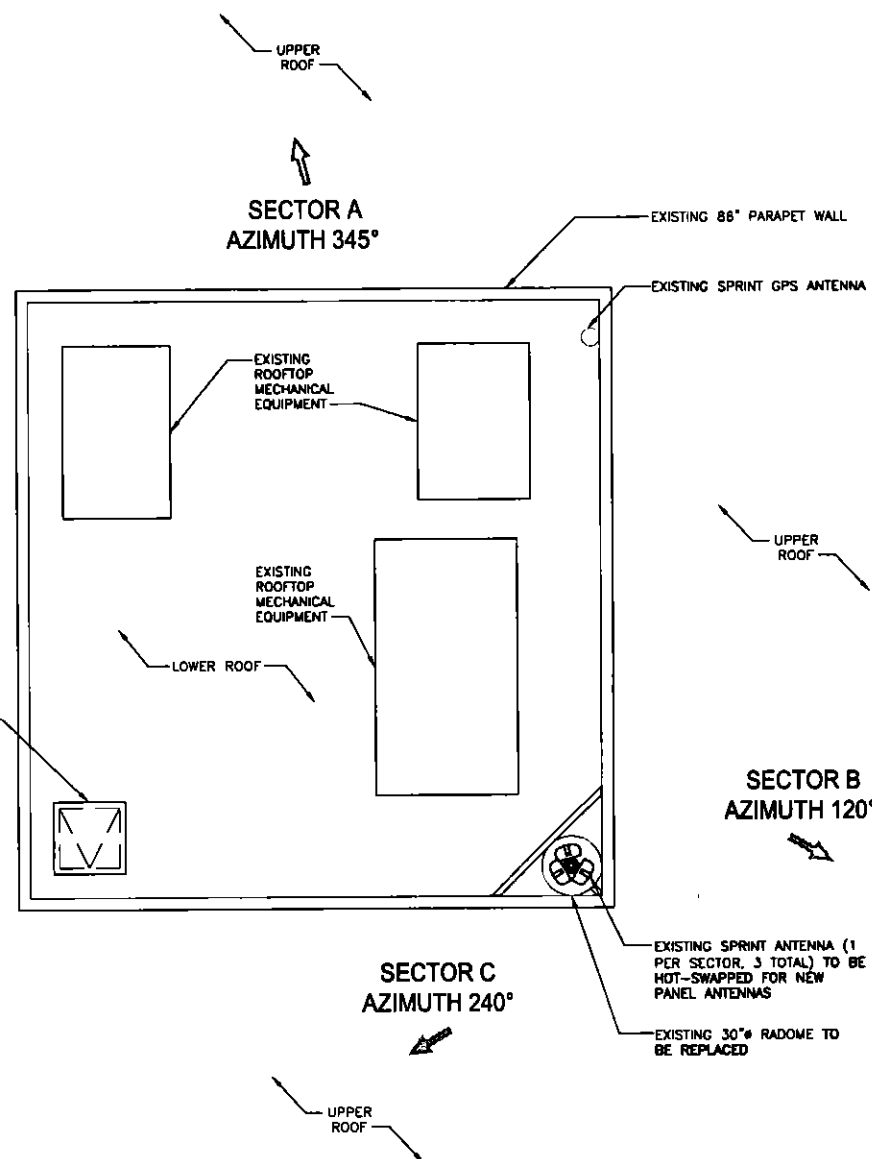


SHEET TITLE:

EXISTING EQUIPMENT/LEASE
AREA PLAN & ANTENNA PLAN

SHEET NUMBER: REVISION:

A-2 2



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

EXISTING ANTENNA PLAN 2

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

EXISTING EQUIPMENT/LEASE AREA PLAN 1



115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104



PACIFIC TELECOM SERVICES, L.L.O.
115 SANSOME STREET, SUITE 1400B,
SAN FRANCISCO, CA 94104

PROJECT INFORMATION:

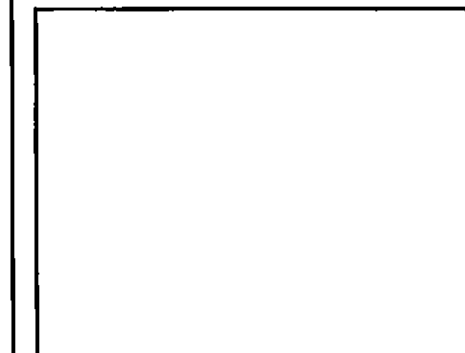
NETWORK VISION MMBTS LAUNCH
PARTRIDGE KNOLLS
SF33XC626-A
505 SAN MARIN DRIVE
NOVATO, CA 94945
MARIN COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	12/30/11	ISSUED FOR 90% ZONING	CM
1	02/18/12	ISSUED FOR 100% ZONING	JA
2	03/12/12	ISSUED FOR REVISED 100% ZONING	WJR

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

LICENSURE:



SHEET TITLE:

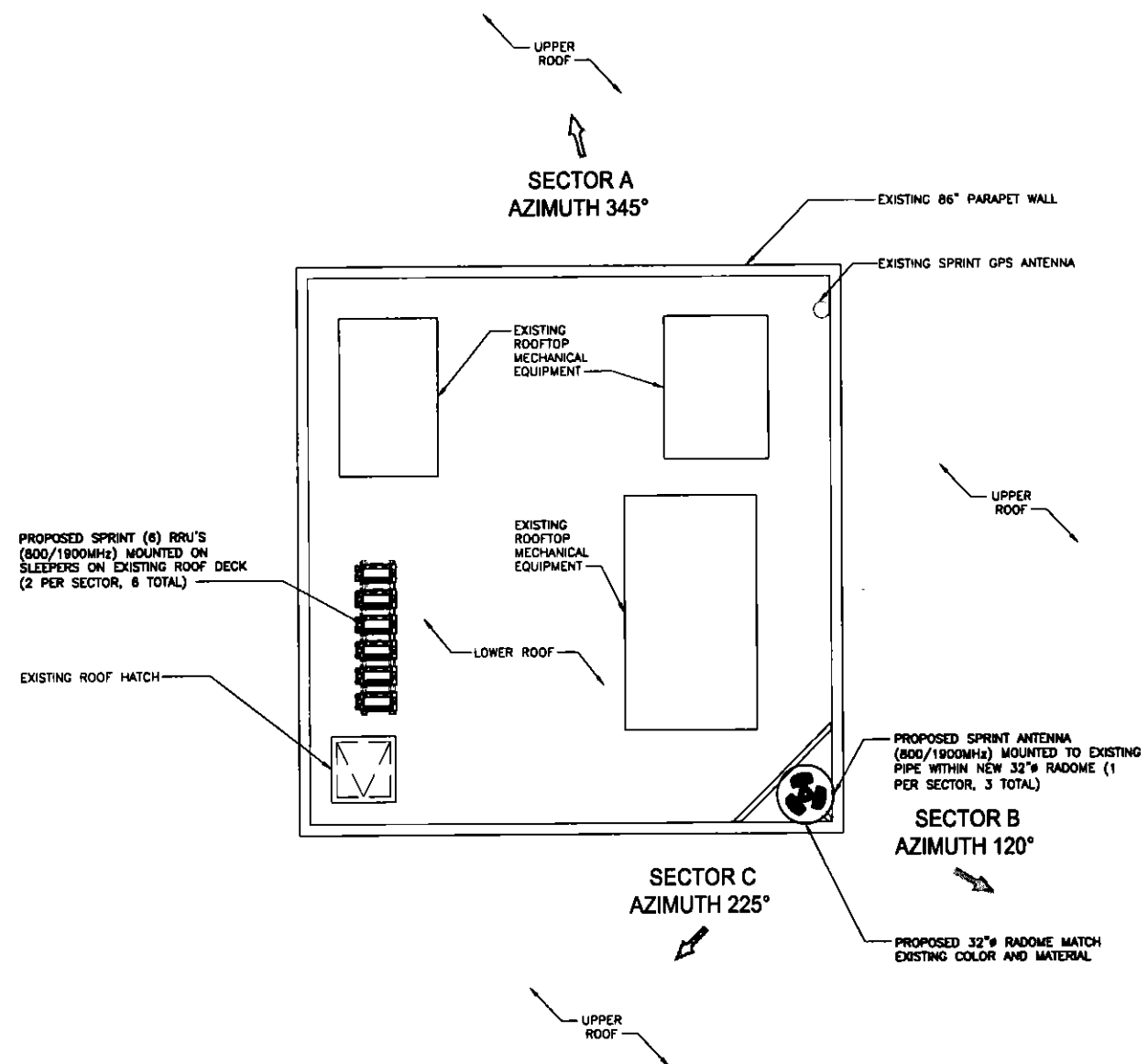
PROPOSED EQUIPMENT/LEASE
AREA PLAN & ANTENNA PLAN

SHEET NUMBER:

A-3

REVISION:

2

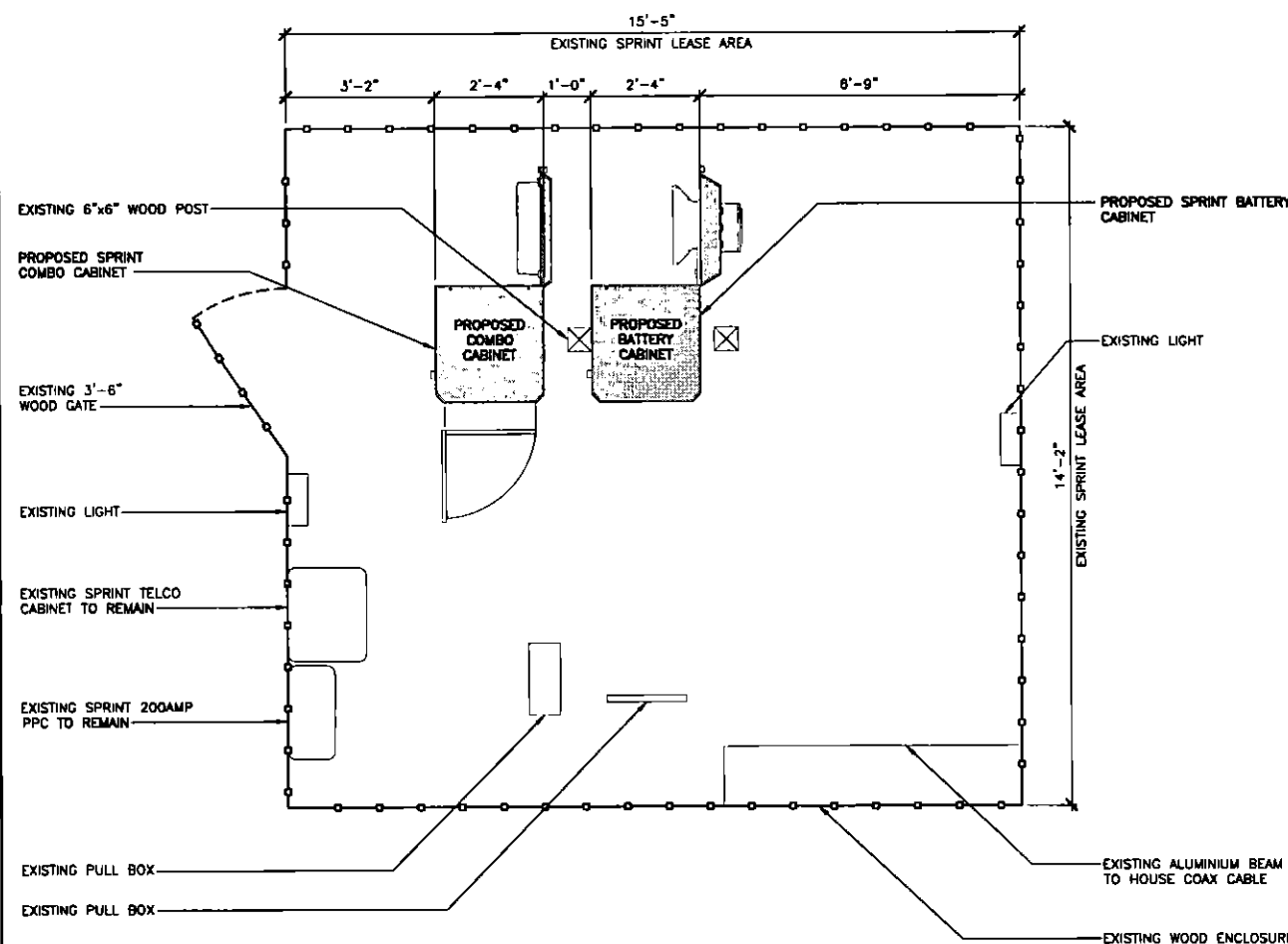


24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

PROPOSED ANTENNA PLAN 2

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

PROPOSED EQUIPMENT/LEASE AREA PLAN 1

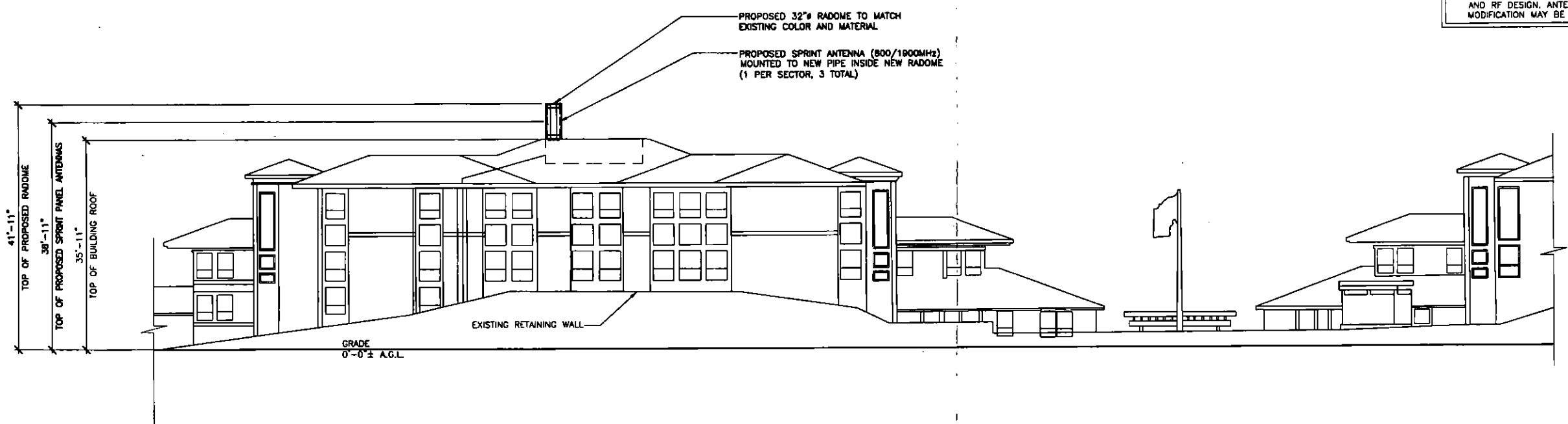


North to be determined by site survey (if possible).



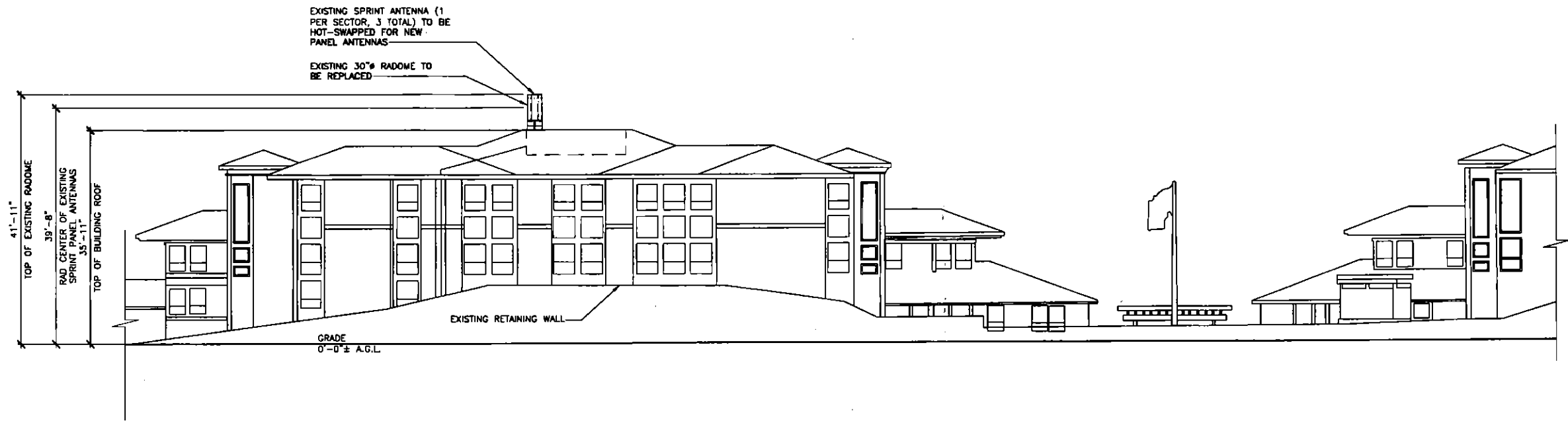
North to be determined by site survey (if possible).

NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING SPRINT COAX AND ANTENNAS FROM SITE.
 2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.



24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"

PROPOSED NORTHEAST ELEVATION 2



24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"

EXISTING NORTHEAST ELEVATION 1



115 SANSOME STREET, SUITE 1400B
 SAN FRANCISCO, CA 94104



PACIFIC TELECOM SERVICES, LLC
 115 SANSOME STREET, SUITE 1400B,
 SAN FRANCISCO, CA 94104

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
PARTRIDGE KNOLLS
 SF33XC626-A
 505 SAN MARIN DRIVE
 NOVATO, CA 94945
 MARIN COUNTY

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	12/30/11	ISSUED FOR 90% ZONING	CM
1	02/16/12	ISSUED FOR 100% ZONING	JA
2	03/12/12	ISSUED FOR REVISED 100% ZONING	WJR

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:
 EXISTING & PROPOSED
 NORTHEAST ELEVATION

SHEET NUMBER: A-4
 REVISION: 2

**3. MODIFICATION OF AN EXISTING TELECOMMUNICATION FACILITY (ED)
P2012-023; USE PERMIT
APN 125-361-03 AND 04; 505 SAN MARIN DRIVE**

Consider the modification of an existing telecommunication facility consisting of removing three (3) antennas and installing three (3) new panel antennas, as well as new brackets and boosters for this equipment. Three (3) existing equipment cabinets are to be removed and replaced with two (2) new cabinets for the new antennas will be installed at APN 125-361-03/04.

PRESENT:

Maria Miller, Representative of Modus for Sprint

Zoning Administrator Lazure reported that he had received no written correspondence in response to the application.

The public hearing was opened.

The Zoning Administrator went over the recommended Conditions of Approval.

The public hearing was closed.

ACTION:

Zoning Administrator Lazure rendered a decision of approval on April 12, 2012, in accordance with the findings and action as recommended in the staff report, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The Use Permit approval shall be valid for one (1) year from the date of approval. The Use Permit may be extended at the request of the applicant for additional one year increments at the discretion of the Community Development Director, in compliance with the procedures set forth in Section 19.38.180 of the Novato Municipal Code. The applicant shall be responsible for the costs, on an hourly basis, for the city to process an extension.
2. No deviation from approved plans, including color changes or substitution of materials, shall be made without Community Development Director Approval. Any changes or additions to the approved project shall be submitted to the Community Development Director and shall be subject to review and approval prior to implementation of any proposed modification.
3. No exterior lighting shall be allowed for any part of the proposed facility, except as may be deemed necessary for security and shall be subject to the review and approval of the Community Development Director.

DATE: April 12, 2012
CITY OF NOVATO ZONING ADMINISTRATOR MEETING
MINUTES EXCERPT

4. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
5. The Radio Frequency Radiation (RFR) generated by the approved facility, in combination with other sources of RFR, shall not expose the general public to RFR levels that exceed the allowable standards as adopted by Federal Communications Commission (FCC) and the City. Should nationally accepted research result in the establishment of substantially revised standards for human exposure to RFR and such standards are adopted by the City or otherwise determined to be applicable to the City, the applicant shall demonstrate compliance with such standards by submitting a new RFR report to the Community Development Department within 30 days of the effective date of the adoption of the revised standards. A longer period for submitting the RFR report may be granted at the discretion of the Community Development Director. The RFR report shall determine compliance with the updated standards by calculating the RFR power level of the approved facility in combination with other similar sources of RFR.
6. Within 90-days of the initiation of the operation of the approved facility, the applicant shall submit a post construction RFR report, including the data developed, verifying that the actual levels of RFR emitted by the approved facility, operating alone, and in combination with other approved facilities are below FCC thresholds for human exposure. The applicant shall be responsible for the cost of the post construction reports to be prepared by a qualified consultant selected by the City.
7. This Use Permit is subject to the revocation procedures contained in Section 19.42.050.G of the Novato Municipal Code in the event that any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the City.
8. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, and recordation of final maps or other entitlements.
9. Indemnity and Time Limitations
 - a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include

damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.

- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- c. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- d. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- e. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.



THE CITY OF
NOVATO
CALIFORNIA

Community Development Dept.
75 Rowland Way, #200
Novato, CA 94945-5054
(415) 899-8989
FAX (415) 899-8216
www.ci.novato.ca.us

ZONING ADMINISTRATOR STAFF REPORT
(Use Permit)

DATE: April 12, 2012
STAFF: Elizabeth Dunn, AICP Planning Manager
SUBJECT: **SPRINT WIRELESS: UPGRADE TO A ROOFTOP
MOUNTED WIRELESS TELECOMMUNICATION FACILITY
P 2012-023; USE PERMIT
APN 125-361-03/04; 505 SAN MARIN DRIVE**

PROJECT DESCRIPTION

Sprint Wireless has submitted an application for a use permit to upgrade an existing unmanned wireless telecommunications facility located at 505 San Marin Drive

The proposed modifications would involve:

- 1.) Removal of three (3) existing panel antennas, and three (3) new replacement antennas
- 2.) Removal of three (3) equipment cabinets, with the installation of two (2) new equipment cabinets, all at existing location

NEED FOR ZONING ADMINISTRATOR ACTION

Novato Municipal Code Section 19.38.030A.2 grants the Zoning Administrator authority to hold a public hearing on a Use Permit application for a wireless telecommunications facility upgrade and or modification.

BACKGROUND

Applicant: Sprint Wireless
Property Owner: Donald O. Collins Trust
Property Size: 13,536 Sq Ft per

General Plan Designation:	Business, Planned Development
Zoning:	Business Professional Offices (BPO)
Existing Use:	Office Space
Adjacent Zoning and Uses:	North – Residential Units (R1)
	South – Residential Units (R1)
	East – Open Space
	West – Church/ Residences (R1.75)

ENVIRONMENTAL ASSESSMENT

The proposed wireless telecommunication facility is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Sections 15301 and 15303, which exempt minor alterations to existing facilities and the installation of small scale equipment and facilities.

STAFF ANALYSIS/ FINDINGS

Sprint's current use permit request involves replacing three (3) existing panel antennas at 505 San Marin Drive with new antennas. Also proposed was the request to add two (2) new equipment cabinets, and the removal of three (3) existing equipment cabinets.

The proposed upgrades to the existing Sprint telecommunications facilities at 505 San Marin are subject to meeting the standards of Novato's wireless telecommunications ordinance codified as Novato Municipal Code Division 19.38. Key standards for building mounted wireless antennas are those addressing antenna location, height, visibility, and level of radio frequency radiation (RFR). The proposed modifications to the existing Sprint telecommunication facility comply with applicable standards of the Municipal Division 19.38, based on the following observations:

- **Location:** Municipal Code Division 19.38 states the preferred location for wireless communications facilities are publicly-used structures, co-location and shared-location sites (e.g., occupied by other wireless carriers), and industrial and commercial sites. Wireless telecommunications facilities should avoid residential, agricultural, and open space areas. Further, Municipal Code Division 19.38 requires wireless antenna towers to maintain a minimum setback of 200-feet from single- or multi-family residential units.

Sprint's existing telecommunication facility is located on the rooftop of an office building located at 505 San Marin Drive. The area is zoned as Business Professional Offices (BPO). Single family residential units are located to the North, South and West of 505

San Marin Drive. None of the nearby residential units are located within 200-feet of Sprint's existing antenna tower.

- **Height:** According to Municipal Code Division 19.38 cellular antennas must comply with the height limitations of the zoning district in which they are located.

Sprint's new antennas would replace three (3) existing panel antennas. This would not alter the height of the existing facility.

- **Visibility:** Division 19.38 stipulates that wireless communications facilities shall be sited, designed, and screened to blend with natural surroundings or the built environment to reduce visual impacts.

The existing wireless facilities are located on the rooftop at 505 San Marin Drive. The proposed upgrades do not involve modifying the height of the existing wireless facility. The proposed upgrades will be painted to minimize the appearance of the antennas, and so not to disturb the character of the building.

- **Radio Frequency Radiation (RFR):** Division 19.38 stipulates that wireless communications facilities operating alone and in conjunction with other telecommunications facilities shall not produce RFR in excess of the standards for permissible human exposure to RFR as adopted by the Federal Communications Commission (FCC).

An RFR report was submitted with the use permit application to upgrade the Sprint wireless facility at 505 San Marin Drive. This report details the cumulative RFR level anticipated to exist with operation of Sprint's existing and upgraded antennas at 505 San Marin Drive. According to the RFR report, the wireless telecommunication facility on the rooftop of 505 San Marin Drive meets both the requirements of the FCC for Occupational and General Public exposure limits.

In order to grant a use permit, the following findings must be made pursuant to Novato Municipal Code Section 19.42.050.E:

1. The proposed use is consistent with the General Plan and any applicable specific plan; The Economic Development and Fiscal Vitality Chapter ("ED") of the 1996 Novato General Plan addresses telecommunications facilities. Specifically, ED Program 13.1 states, "Work with telecommunications companies and the PUC to encourage state-of-the-art telecommunications capabilities, including fiber optic, satellite, wireless, cable lines and other new emerging technologies capable of transferring data digitally."

Discussion: Allowing an upgrade of the existing Sprint wireless telecommunications facility at 505 San Marin Drive would be consistent with ED Program 13.1 since the proposed wireless antennas are intended to improve the wireless telecommunications network coverage in Novato. Expanded wireless network coverage in Novato would

benefit local businesses and residents by providing improved cellular phone service and the ability to access greater amounts of digital data.

2. The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan;

Discussion: Section 19.38.030 of the Novato Municipal Code states that wireless communications facilities shall not be constructed, installed, or maintained without first obtaining a use permit in compliance with Novato Municipal Code Section 19.42.050, *Use Permits*. 505 San Marin Drive is zoned Business Offices (BPO). Business Professional Offices Zoning District permits telecommunications facilities subject to securing a use permit and demonstrating compliance with the standards of Municipal Code Division 19.38. As discussed above, the proposed Sprint telecommunication facility upgrade at 505 San Marin Drive complies with all applicable standards of Municipal Code Division 19.38, including those addressing location, height, visibility, and radio frequency radiation (RFR).

3. The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood of the proposed use;

Discussion: As noted above, Sprint supplied the Planning Division with a radio frequency radiation (RFR) report, which provides the calculated cumulative level of RFR that could be expected at 505 San Marin Drive. According to this report, Sprint's upgraded and existing antennas would not expose persons working at or visiting 505 San Marin Drive or in the surrounding area to RFR levels exceeding the human exposure thresholds established by the Federal Communications Commission (FCC).

4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Discussion: The new Sprint antennas are proposed in a developed, Business offices zoned area, not located near a Public Park, playground, airport, or scenic resource. The surrounding neighborhoods to the North, West and South would not be affected by the proposed upgrades. The upgraded wireless antennas and support equipment would not be detrimental to the commercial properties and improvements in the immediate area since they will be located at roof level of an existing office building, where currently antennas and equipment are located.

5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Discussion: The building at 505 San Marin Drive is bordered by residential and open space uses. The upgraded Sprint wireless antennas would be located at roof level of the

building at 505 San Marin Drive to minimize views from off-site public locations. Additionally, the proposed upgrades to the antennas would be painted to minimize its appearance on the building. Sprint's existing wireless facility is unmanned and requires periodic visits for routine maintenance and repairs. The proposed upgrades would not change the periodic maintenance and repairs needed to the facility. Therefore, the proposed antenna upgrades are judged to be compatible with existing and future land uses in the vicinity of 505 San Marin Drive.

RECOMMENDATION

The request to install a total of three (3) new panel antennas, removal of three (3) existing panel antennas, and the installation of two (2) new equipment cabinets, with the removal of three (3) existing equipment panels all at the roof level complies with City standards and regulations, specified in Division 19.38 of the Novato Municipal Code, including: location compatibility and site design, co-location requirements, and levels of radio frequency radiation. Staff recommends approval based on the findings discussed in the staff analysis section of this staff report, for the upgrades to the Telecommunication Facilities at 505 San Marin Drive.

FINDINGS AND ACTION

1. In accordance with Division 19.38 and Section 19.42.050E of the Novato Municipal Code, and as discussed in the staff analysis section above, the Zoning Administrator hereby makes the findings required to approve a use permit.
2. Approve the Sprint Wireless Upgrade Use Permit at 505 San Marin Drive subject to the conditions listed below.

CONDITIONS OF APPROVAL

1. The Use Permit approval shall be valid for one (1) year from the date of approval. The Use Permit may be extended at the request of the applicant for additional one year increments at the discretion of the Community Development Director, in compliance with the procedures set forth in Section 19.38.180 of the Novato Municipal Code. The applicant shall be responsible for the costs, on an hourly basis, for the city to process an extension.
2. No deviation from approved plans, including color changes or substitution of materials, shall be made without Community Development Director Approval. Any changes or additions to the approved project shall be submitted to the Community Development Director and shall be subject to review and approval prior to implementation of any proposed modification.
3. No exterior lighting shall be allowed for any part of the proposed facility, except as may be deemed necessary for security and shall be subject to the review and approval of the Community Development Director.

4. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
5. The Radio Frequency Radiation (RFR) generated by the approved facility, in combination with other sources of RFR, shall not expose the general public to RFR levels that exceed the allowable standards as adopted by Federal Communications Commission (FCC) and the City. Should nationally accepted research result in the establishment of substantially revised standards for human exposure to RFR and such standards are adopted by the City or otherwise determined to be applicable to the City, the applicant shall demonstrate compliance with such standards by submitting a new RFR report to the Community Development Department within 30 days of the effective date of the adoption of the revised standards. A longer period for submitting the RFR report may be granted at the discretion of the Community Development Director. The RFR report shall determine compliance with the updated standards by calculating the RFR power level of the approved facility in combination with other similar sources of RFR.
6. Within 90-days of the initiation of the operation of the approved facility, the applicant shall submit a post construction RFR report, including the data developed, verifying that the actual levels of RFR emitted by the approved facility, operating alone, and in combination with other approved facilities are below FCC thresholds for human exposure. The applicant shall be responsible for the cost of the post construction reports to be prepared by a qualified consultant selected by the City.
7. This Use Permit is subject to the revocation procedures contained in Section 19.42.050.G of the Novato Municipal Code in the event that any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the City.
8. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, and recordation of final maps or other entitlements.
9. Indemnity and Time Limitations
 - a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and

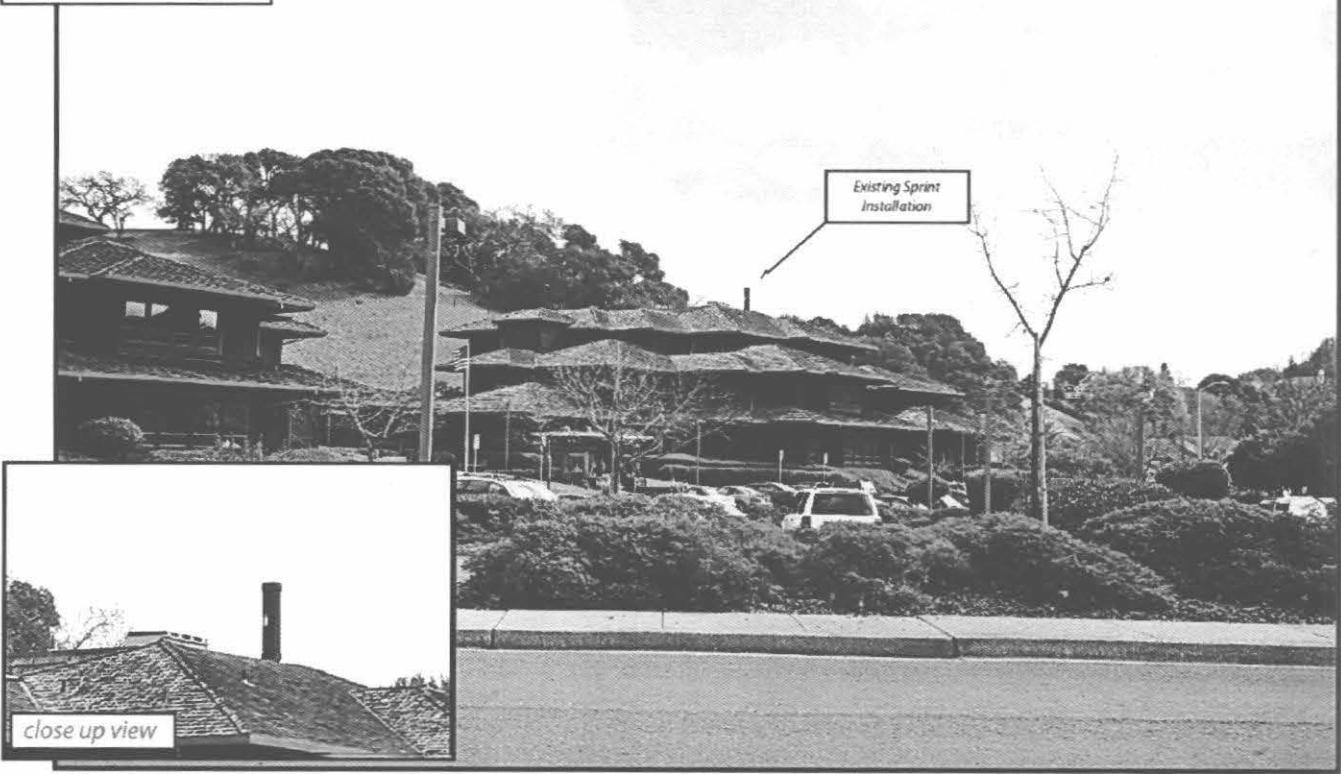
expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.

- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- c. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- d. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- e. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

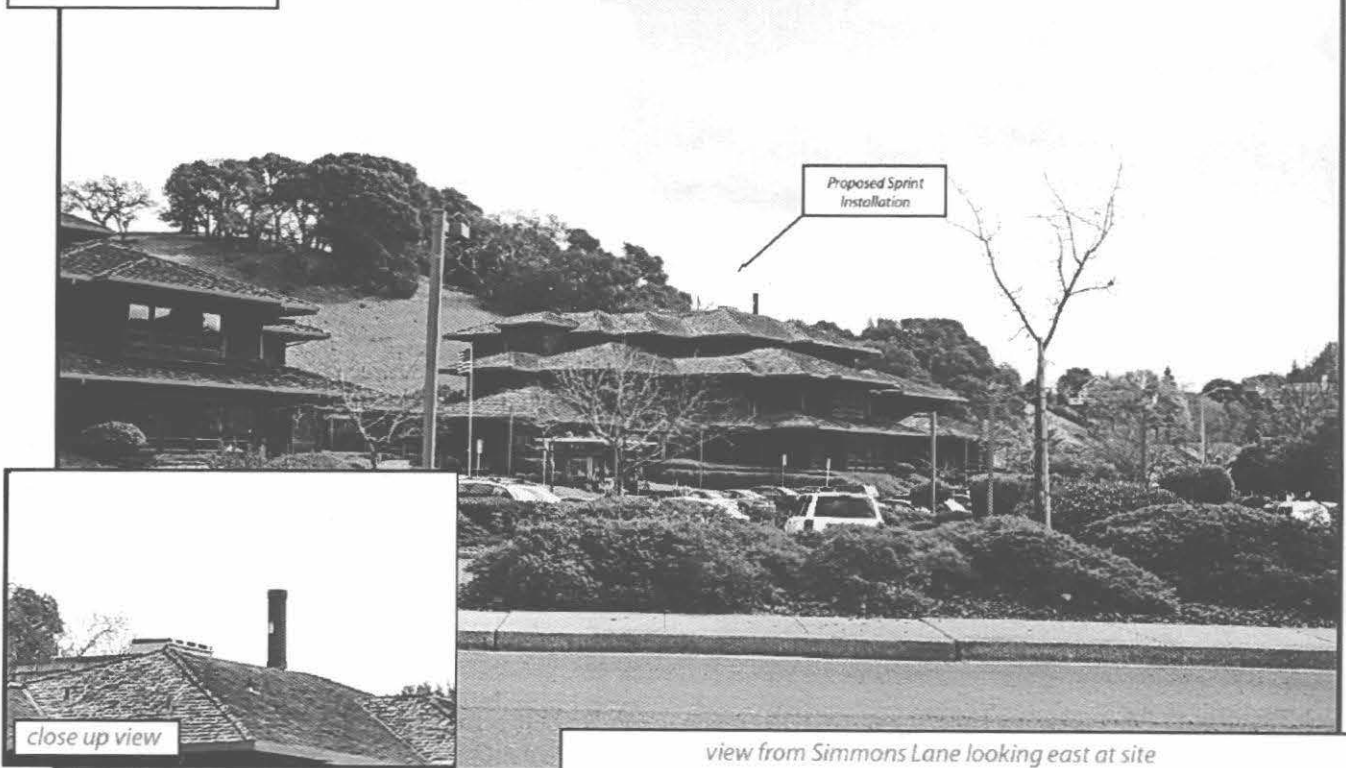
FURTHER ACTION

No further action on the application will be taken unless an appeal is filed in writing within ten calendar days along with the required filing fee.

Existing

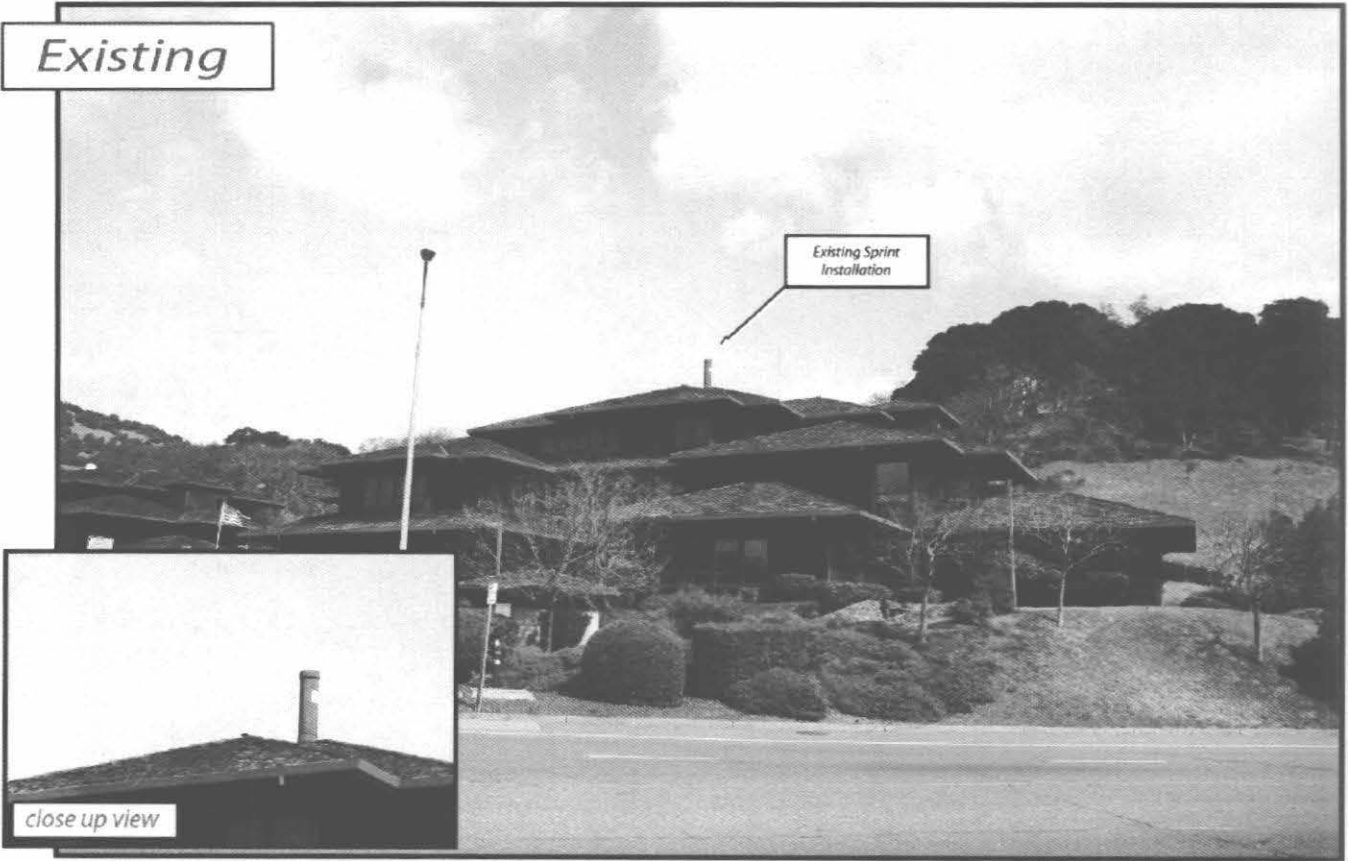


Proposed

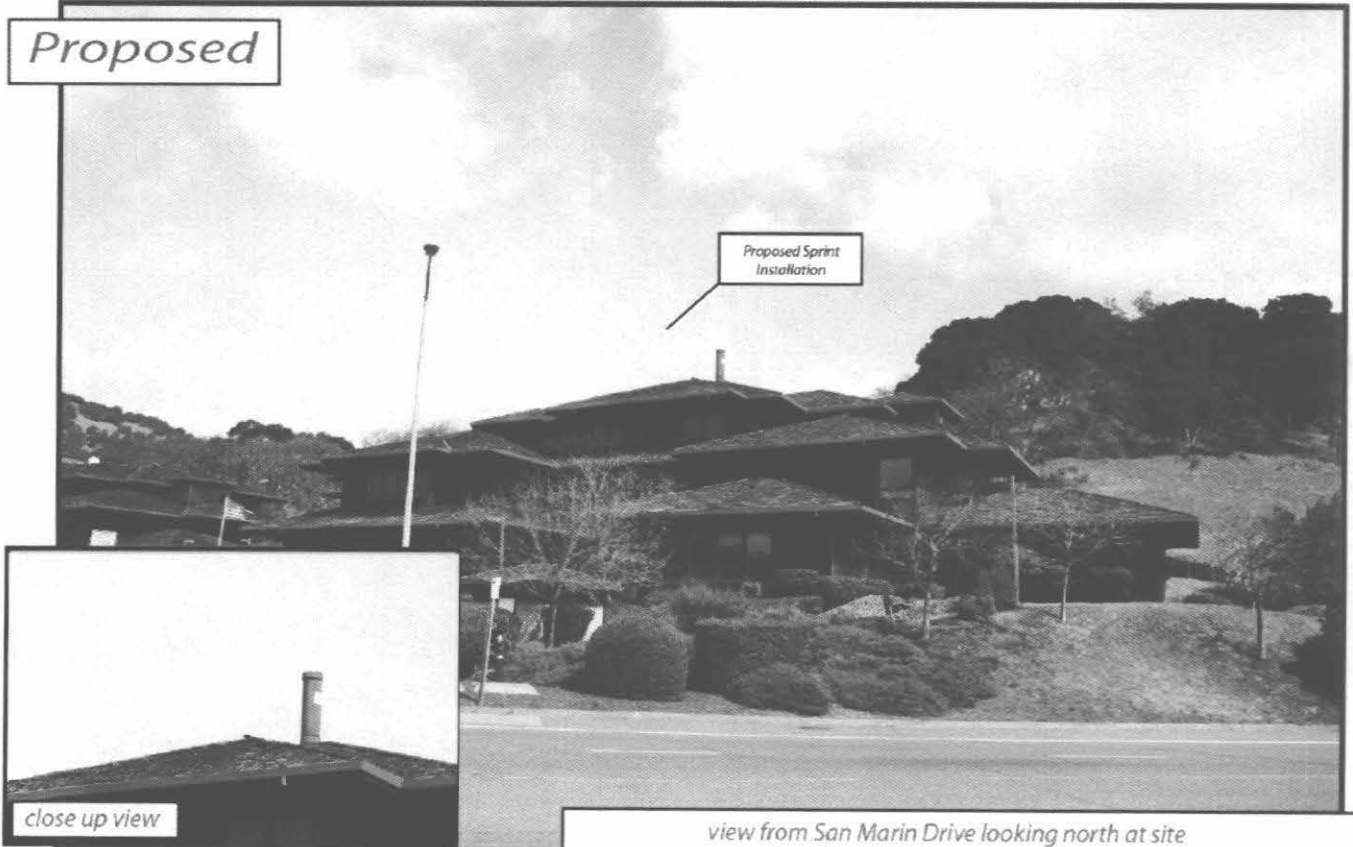


view from Simmons Lane looking east at site

Existing



Proposed



view from San Marin Drive looking north at site



MODUS INC. ♦ 115 SANSOME STREET, 14TH FLOOR ♦ SAN FRANCISCO, CA 91904

March 29, 2012

Alan Lazure
Principal Planner/Zoning Administrator
City of Novato, 75 Rowland Way #110
Novato, CA 94945

**Subject: APN 125-361-03, 505 San Marin Dr.
P2012-023, Use Permit
Correction to the project photo sims submitted on March 15, 2012**

Dear Mr. Lazure,

Enclosed are revised photo sims that match the zoning drawings that were submitted for this project on March 15, 2012.

Please contact me at (415) 450-5533 or mmiller@modus-corp.com if you have any questions.

Sincerely,

Maria Miller, Land User Manager
Modus Inc. on behalf of Sprint
(415) 450-5533
mmiller@modus-corp.com

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



Prepared for:
Sprint Nextel
6391 Sprint Parkway
Mailstop: KSOPHT0101-
Z2650
Overland Park, Ks 66251-2650

Site No. SF33XC626A
Partridge Knolls
505 San Marin Drive
Novato, California 94945
Marin County
38.121675; -122.583444 NAD83
SiteType: rooftop

EBI Project No. 62160465
March 13, 2012



EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) monitoring and modeling for Sprint Site SF33XC626A located at 505 San Marin Drive in Novato, California to determine RF-EME exposure levels from existing and proposed Sprint wireless communications equipment at this site. As described in greater detail in Section 11.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME monitoring and modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

EBI field personnel visited this site on March 1, 2012. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of Sprint's proposed transmitting facilities.

1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS

This project involves the removal of three (3) existing antennas to be replaced with three (3) proposed Sprint wireless telecommunication antennas on a rooftop located at 505 San Marin Drive in Novato, California. There are three Sectors (A, B, and C) proposed to be replaced at the site, with one (1) antenna that may be re-installed per sector.

EBI conducted a site visit on March 1, 2012 at the time of the site visit no other carriers were collocated with the Sprint antennas on the three story rooftop located at 505 San Marin Drive in Novato, California. Measurements were taken at the rooftop and ground to record existing RF-EME levels resulting from these antennas in addition to the existing Sprint antennas prior to the installation of Sprint's proposed equipment.

During the survey, no spatially averaged power density readings above 0.0282% of the FCC's occupational MPE (0.1410% of the general public MPE) were encountered on any rooftop surface. In addition, no spatially averaged power density readings greater than 0.1660% of the FCC's uncontrolled or general public MPE were encountered at ground level.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 NUMBER AND TYPES OF WTS WITHIN 100 FEET OF THE PROPOSED SITE AND ESTIMATES OF CUMULATIVE EMR EMISSIONS AT THE PROPOSED SITE

With the exception of the antennas mentioned in Section 1.0, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE SPRINT ANTENNAS AND BACK-UP FACILITIES PER BUILDING AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Sprint proposes the removal of three (3) existing antennas to be replaced with three (3) proposed Sprint wireless telecommunication antennas on a rooftop located at 505 San Marin Drive in Novato, California. There are three Sectors (A, B, and C) proposed to be replaced at the site, with one (1) antenna that may be re-installed per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and the 1900 MHz frequency ranges. The Sector A antennas will be oriented 345° from true north. The Sector B antennas will be oriented 120° from true north. The Sector C antennas will be oriented 225° from true north. The bottoms of the Sector A and C antennas will be 6 feet above a lower rooftop.

At the time of the site visit no other carriers were collocated with the Sprint antennas on the three story rooftop located at 505 San Marin Drive in Novato, California.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power for modeling purposes was assumed to be 20 Watts per transmitter for the 800 MHz antenna and there will be one (1) transmitter operating at this frequency. Additionally, for modeling purposes it was assumed to be 20 Watts per transmitter and six (6) transmitters operating at the 1900 MHz.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE BUILDING

The effective radiated power (ERP) for the 800 MHz transmitter combined on site is 474 Watts. The ERP for the 1900 MHz transmitters combined on site is 5,688 Watts.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the information indicates that the proposed antennas are to be pipe mounted inside a stealth radome, operating in the directions, frequencies, and heights mentioned in section 4.0 above. The building is a commercial office building in an area zoned as business office professional. A residential development is located approximately 100 feet north of the building, and another is across San Marin Drive.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are predicted areas on an accessible rooftop-level walking/working surface related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 438.60 percent of the FCC's general public limit (87.72 percent of the FCC's occupational limit). The composite exposure level from all antennas is 438.60 percent of the FCC's general public limit (87.72 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the Sprint antennas is 4.30 percent of the FCC's general public limit (0.86 percent of the FCC's occupational limit). On the sloped roof (inaccessible) adjacent to the antennas, the maximum power density is 1064.6 percent of the FCC's general public limit (212.9 percent of the FCC's occupational limit). The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS (DISCUSS SIGNAGE FOR THOSE WHO SPEAK LANGUAGES OTHER THAN ENGLISH)

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. Signage is already installed for the existing antennas on the flat roof; however, it is recommended that additional signage be installed at the access to the sloped roof. Additionally, there are areas where workers elevated above the rooftop may be exposed to power densities greater than the general population and occupational limits. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the time of the site survey, it was noted that there was a blue "Notice" sign located on the antenna mount and a blue "Notice to Workers" sign posted on the roof access hatch.

Additionally, access to this site is accomplished via a roof access hatch located on the flat lower roof. A ladder is required to enter through a ceiling panel, and as such, the general public is not able to access the rooftop.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix A below.

11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

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

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

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

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

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

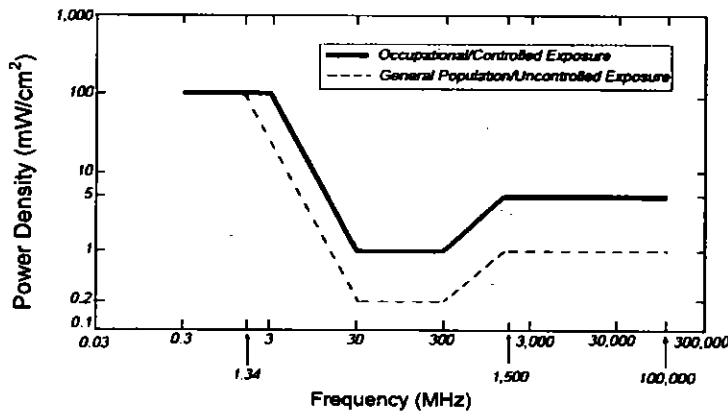
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Sprint equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². 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
300-1,500	--	--	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
300-1,500	--	--	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)
 Plane-wave Equivalent Power Density



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
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
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. 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 Sprint in this area operate within a frequency range of 800-1900 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.

Statement of Compliance

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

12.0 LIMITATIONS

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

13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 505 San Marin Drive in Novato, California.

EBI has conducted theoretical modeling combined with on site monitoring to estimate the worst-case power density from Sprint antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 6 feet of Sprint proposed antennas at the lower roof level. Modeling also indicates that the worst-case emitted power density will not exceed the FCC's occupational limit in front of Sprint proposed antennas at the lower roof level. In addition, the worst-case emitted power density may exceed the FCC's general public limit within approximately 13 feet of Sprint proposed antennas on the sloped roof. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 4 feet in front of

Spring proposed antennas on the sloped roof. This sloped roof area appears to be too dangerous to walk upon; therefore, barriers are not recommended on these areas. However, it is recommended that signage be put in place near where access to the sloped rooftop would be and it is recommended that all workers accessing this sloped rooftop be made aware of the potential fields associated with the proposed antennas.

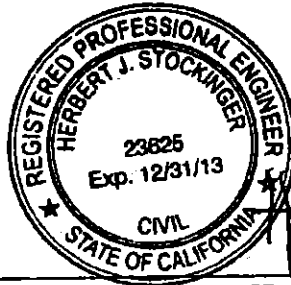
Additionally, based on the FCC criteria, there are no measured areas on any accessible rooftop and ground-level walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

Signage has been installed at the site as presented in Section 9.0. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations.

Appendix A

Certifications

Reviewed and Approved by:



Herbert J. Stockinger, PE
Senior Engineer

A handwritten signature in black ink that reads "H. Stockinger".

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.

Field Personnel Certification

I, David Oliver, state that:

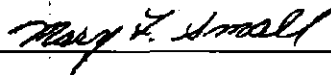
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in the proper use of the RF-EME measurement equipment, and have successfully completed EBI training in the policies and procedures for site survey protocols.
- All information collected during the site survey and contained in this report is true and accurate to the best of my knowledge and based on the data gathered.

David Oliver

Preparer Certification

I, Mary Small, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data collected during the site survey and 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.



RF-EME Compliance Report
EBI Project No. 62160465

Site No. SF33XC626A
505 San Marin Drive, Novato, California

Appendix B
Roofview® Export File

Station

Roof Max Y Roof Max X Map Max Y Map Max X Y Offset X Offset mber of Ant envelope
 120 100 150 120 20 20 1 ES81:\$DZ5Z\$81:\$DZ5200

Station

Standard Method Uptime Scale Factor Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult p Ht Method
 4 2 1 1 100 1 500 4 5000 2 3 1.5 1

Station

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq	Power	Count	Len	Type	Loss	Input Power	Calc Power	Mfg	Model	X (ft)	Y (ft)	Z (ft)	Type	Aper (ft)	dBd	BWdth	Uptime	ON
SPR A1	Sprint	800	20	1	11	1/2 LDF	0.5	16.77374	KMW	ET-X-TS-90-14-90-17-IR-SP	17	36	4.3	6	11.9	90;345	90;345	90;345	ON+	
SPR A1	Sprint	1900	20	2	11	1/2 LDF	0.5	33.54749	KMW	ET-X-TS-90-14-90-17-IR-SP	17	36	4.3	6	14.9	90;345	90;345	90;345	ON+	
SPR A1	Sprint	1900	20	4	11	1/2 LDF	0.5	67.09497	KMW	ET-X-TS-90-14-90-17-IR-SP	17	36	4.3	6	14.9	90;345	90;345	90;345	ON+	
SPR B1	Sprint	800	20	1	11	1/2 LDF	0.5	16.77374	KMW	ET-X-TS-90-14-90-17-IR-SP	18	36	4.3	6	11.9	90;120	90;120	90;120	ON+	
SPR B1	Sprint	1900	20	2	11	1/2 LDF	0.5	33.54749	KMW	ET-X-TS-90-14-90-17-IR-SP	18	36	4.3	6	14.9	90;120	90;120	90;120	ON+	
SPR B1	Sprint	1900	20	4	11	1/2 LDF	0.5	67.09497	KMW	ET-X-TS-90-14-90-17-IR-SP	18	36	4.3	6	14.9	90;120	90;120	90;120	ON+	
SPR C1	Sprint	800	20	1	11	1/2 LDF	0.5	16.77374	KMW	ET-X-TS-90-14-90-17-IR-SP	17	35	4.3	6	11.9	90;225	90;225	90;225	ON+	
SPR C1	Sprint	1900	20	2	11	1/2 LDF	0.5	33.54749	KMW	ET-X-TS-90-14-90-17-IR-SP	17	35	4.3	6	14.9	90;225	90;225	90;225	ON+	
SPR C1	Sprint	1900	20	4	11	1/2 LDF	0.5	67.09497	KMW	ET-X-TS-90-14-90-17-IR-SP	17	35	4.3	6	14.9	90;225	90;225	90;225	ON+	

Station

Sym	Map Marke	Roof X	Roof Y	Map Label	notes for this table only)
Sym		5	35	AC Unit	mple symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix C

Site Plan and Barrier Recommendations

 Sprint Antennas

Roof Access
(Approximate)

Sloped
Roof

Sloped
Roof

Lower
Roof

Sloped
Roof

Sector A

← 5' →

↑
9'
↓

Sector C

Sloped
Roof

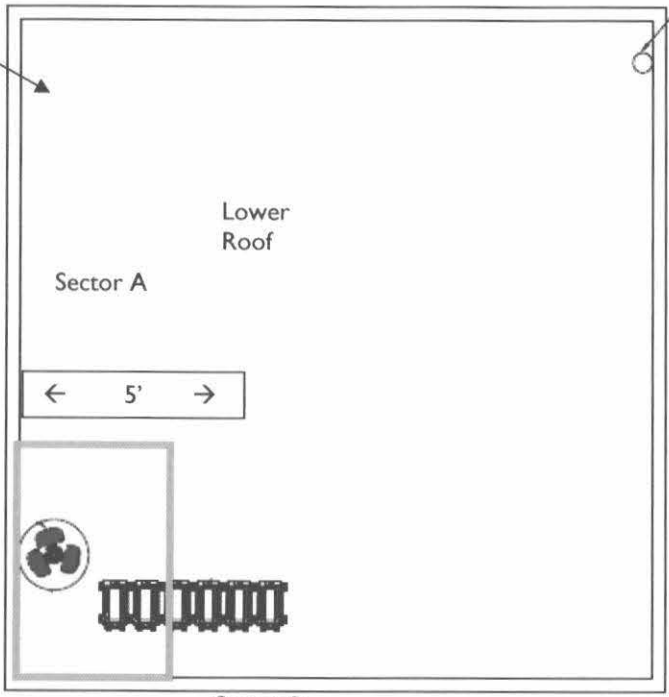
Sector B

0 4' 8' 12'



 Recommended
Soft Barrier

 Recommended
Hard Barrier



Compliance Plan

Facility Operator: Sprint

Site Name: Partridge Knolls Partridge Knolls

Sprint Site Number: Site No. SF33XC626A

Report Date: March 13, 2012



Request for Mailing Labels

From:
Elizabeth Dunn

Date
Submitted:
3-27-2012

Assessor's Parcel No. 125-361-03/04

Application No. P2012-023

Property Address: 505 San Marin Drive Novato CA, 94945

Applicant: Sprint c/o Modus, 115 Sansome St # 1400, San Francisco, CA, 94104

Owner: Donald O. Collins Trust, 55 Skyview Ter., San Rafael CA, 94903

Assessor's Parcel Nos.	No. of Labels

Total Number of Labels: 103

600' Radius Adjacent

Homeowners Associations, Public Agencies, and Others:

Total Paperstock
Cost:

Total Postage Cost:

Ad Cost:

TOTAL REIMBURSABLE COST:

Meeting Date:
April 12, 2012

Notice Mailing Date:
April 1, 2012

Publish Legal Ad: Yes No

Publish No Later Than:

Cost Recovery

C:\DOCUMENTS AND SETTINGS\MRUFOLOCAL SETTINGS\TEMPORARY INTERNET FILES\CONTENT.OUTLOOK40BOFWFLMAILING LABELS REQUEST 505 SAN MARIN DRIVE UPDATED 3-27.DOCX;3/27/12

pr 12012

CITY OF NOVATO
NOTICE OF USE PERMIT FOR MODIFICATION OF AN
EXISTING TELECOMMUNICATION FACILITY
505 San Marin Drive, APN 125-361-03/04

Notice is hereby given that the Zoning Administrator will hold a public hearing on April 12, 2012 at 2:00pm in the Novato Community Development Department, 75 Rowland Way, #110, Novato, California to consider the modification of an existing telecommunication facility consisting of removing three (3) antennas and installing three (3) new panel antennas, as well as new brackets and boosters for this equipment. Three (3) existing equipment cabinets are to be removed and replaced with two (2) new cabinets for the new antennas will be installed at APN 125-361-03/04.

The Environmental Coordinator has determined that this project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section §15303 (New Construction) Class 3; installation of small, new equipment and facilities in small structures.

Comments received on or before the hearing date will be considered by the Zoning Administrator.

To appeal a final action on an application, a letter outlining the basis of the appeal shall be submitted within ten calendar days following the action, accompanied by the required filing fee.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised, described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

For information regarding the above noted application, please contact Elizabeth Dunn, AICP, Planning Manager, at (415) 493-4711, fax (415)899-8217 or edunn@novato.org. It is recommended that an appointment be made with the project staff member prior to visiting the City offices. The City of Novato Community Development Department is located at 75 Rowland Way, #110, Novato, CA 94945. The Department is open Monday through Thursday 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. (closed every Friday).

Community Development Director
pn12026

File Reference: P2011-082

Elizabeth Dunn
Planning Manager

Project No. P2011-082

PROOF OF SERVICE BY MAIL

I am a citizen of the United States and a resident of the County of Marin. I am over the age of eighteen years and not a party to the within matter; my business address is: City of Novato, 75 Rowland Way, Novato, California. On 3/29/12 mailed the attached Notice to the owners of property as shown on the latest equalized Marin County Assessor's roll for each parcel number appearing on Exhibit "A" attached which list was compiled and prepared in accordance with the Zoning Ordinance requirements for such noticing.

I certify that the foregoing is true and correct.

Maggie Rufo
Maggie Rufo

3/29/12
Date



July 11, 2011

Quintus Properties, LLC (Landlord)
William E. Wecker
505 San Marin Drive, Building B
Novato, CA 94945

RE: PCS Site Agreement between Donald O. Collins, Trustee of the Donald O. Collins Revocable Trust Dated December 15, 1994 and Sprint Spectrum L.P., a Delaware limited partnership (Tenant or SSLP) dated December 29, 1999 (Site Agreement), with respect to the real property located at 505 San Marin Drive, CA (Site), Cascade No. SF33XC626.

Dear Landlord:

This letter is to advise you that it will be necessary within the near future for Sprint Nextel to make certain physical modifications to equipment within Tenant's premises at the Site. These improvements are being undertaken in order to ensure the continued technical and economic feasibility of Tenant's facility, and are needed for Tenant to make optimal use of the Site for the purposes intended by the Site Agreement. As described below, these modifications should have no significant impact on Landlord's property or operations. However, in accordance with the Site Agreement, Tenant requests that Landlord acknowledge notice of, and consent to, the following modifications:

Swap out of obsolete electronics cabinets, antennas and other equipment at the site. This may include replacement of cabling and mounting apparatus and the temporary redundancy of equipment within the leased area necessary for testing of the new equipment for up to 12 months.

Landlord's acknowledgement of notice and consent will not increase the size or amount of space being used by Tenant under the Site Agreement unless specifically stated above.

Please indicate your acknowledgement and consent by signing below and returning one copy of this letter to me at the address set forth above.

Thank you in advance for your prompt attention to this matter.

Regards,

By: Shivani Patel
Shivani Patel, Modus, an authorized representative of Sprint Nextel

*P/s Send drawings of work intended for the Roof area.
WEW*

ACKNOWLEDGED AND AGREED TO
This 17th day of July, 2011.

Quintus Properties, LLC
By: Wm Wecker
Title: Manager

LETTER OF AUTHORIZATION

TO: THE CITY OF NOVATO

RE: APPLICATION FOR ZONING/USE/BUILDING PERMIT AND APPROVALS

Quintus Properties, LLC, as owner(s) of the below described property, does/do hereby appoint Sprint-Nextel as agent for the purpose of consummating any application necessary to ensure their ability to use and/or construct improvements to the property leased or to be leased, or licensed or to be licensed to them for the purpose of constructing a communications site. I understand that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We hereby authorize the employees of the City of Novato to enter upon the subject property during normal business hours as necessary to inspect the property for the purpose of processing such application.

Address: 505 San Marin Drive, Novato, CA

Assessor's Parcel Number/Property Description: 125-361-03/04

Signature of Property Owner:

By: Wm Weeks

Name:

Date: 3/19/2012

Application for Zoning/Planning/Subdivision Action



Type of Application – Please Check

- | | | |
|---|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Tentative Map (5 or more lots) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Prezoning | <input type="checkbox"/> Land Division Tentative Map (4 or fewer lots) | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Line Adjustment (no new lots) | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Precise Development Plan | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Other _____ |

Applicant Required Information

- Assessor's Parcel No(s): 125-361-03/04 Existing Zoning: BPO
- Property Address: 505 San Marin Dr.
- Property Owner a) Name: Donald O. Collins Trust & Knud Hostrup Phone: _____
b) Address: 56 Skyview Ter., San Rafael, CA 94903
- Applicant (If Different than Owner)
a) Name: Sprint Phone: 415-450-5533
b) Address: Attn: Maria Miller, c/o Modus, 115 Sansome St # 1400, San Francisco, CA 94104
- Name of Project (If Applicable): SF33XC626 Partridge Knolls
- Property Size: N/A
- Type of Use Proposed (Office, Residential, Etc.): Office (no change), upgrade of an existing wireless facility
- Square Footage of Each Use or Number of Units if Residential: N/A
- Purpose of Application (Brief Statement of What You Want to Accomplish): Upgrade an existing wireless facility at roof top; remove (3) panel antennas and install (3) new panel antennas inside a radome. Replace radio and power equipment cabinets inside existing lease space.

10. Signature Maria Miller (Attach Separate Sheets If Needed)
 Owner Applicant (Note: If applicant signs, an authorization signed by the owner must be attached.)

Important: Please complete Agreement for Payment of Full Cost Recovery Fees for Application Processing.

Note: Information sheets describing the review process and the additional information required for a specific type of application are available at the Novato Department of Community Development, 75 Rowland Way, #200, (415) 899-8989, www.ci.novato.ca.us.

Do Not Write Below This Line

DEPARTMENTAL PROCESS INFORMATION

Application Number(s): P2012-023 (112023)

Received by: scm Date: 3/15/12 Planning Fee Deposit: \$ 2615.00

Deemed Complete by: _____ Date: _____ Plan Storage \$ 46.00

Application Acted On By: ZA Date: 4-12-12 PW/Engineering Fee No Yes: \$ _____

(Attach PW/Engineering and Planning Worksheets)

Receipt # PROJR 510 Date 3-15-12

C.R.# 3357 Initials K.M.

Action: APPROVED

Conditions of Approval or Comments: _____

**CITY OF NOVATO
DEPARTMENT OF COMMUNITY DEVELOPMENT
COST BASED FEE SYSTEM**



Agreement for Payment of Full Cost Recovery Fees for Application Processing and Inspection Services
(Not required for flat fee applications; contact Community
Development Department if you have any questions.)

Sprint (Applicant), Modus Inc. (Agent) (“Applicant”) agree(s) to
[Print names of Property Owner (or Authorized Agent) and Applicant (if different from Owner)]
pay to the City of Novato all reimbursable costs, both direct and indirect, including State-mandated costs, associated
with review and processing of the accompanying application for land use and/or encroachment or grading permit
for land use approval(s) and inspection(s) with respect to the subject property or project located at

505 San Marin Dr, Novato / APN 125-361-03/04

[Location, Address or Assessor’s Parcel Number(s)]

even if the application is withdrawn or not approved. Reimbursable costs include but are not limited to all items
within the scope of the City’s adopted Cost Recovery Program, as well as the cost of retaining professional and
technical consultant services and any services necessary to perform functions related to review and processing of
the applications and inspection of the work. Owner and Applicant understand that one or more deposits will be
required to be paid by Owner and/or Applicant to cover the costs noted above at such time(s) and of such amounts
as requested by the Community Development Director or designee. City agrees to review and process the
application in accordance with this Agreement and all applicable laws, regulations, ordinances, standards and
policies. This agreement applies to all subsequent applications related to the project.

Owner and Applicant understand and agree that nonpayment of processing and inspection fees pursuant to the City’s
Cost Recovery Program may, at the sole and exclusive discretion of the Community Development Director, result
in temporary or permanent cessation of processing of the application or inspection of the work and, after notice, may
result in the denial of the application and/or order to cease work. Prior to completion of processing of any phase
of the project, any and all outstanding amounts due pursuant to this agreement shall be paid. The Community
Development Department will withhold issuance of further plan checks, entitlements, permits, certificates of
occupancy, etc. until all required processing and inspection fees have been paid in full.

The applicant agrees to adhere to the following guidelines with respect to the billing of processing and inspection
fees:

1. Non-receipt of invoices must be brought to our attention within 30 days of the date they are routinely
received by your office.
2. Invoices presented without sufficient “backup” documentation shall be brought to our attention within
30 days of the receipt of invoice from the City.
3. Questions regarding specific charges that you believe may be questionable and/or incorrect must be brought
to our attention no later than 30 days following receipt of your invoice and corresponding documentation.

Failure to comply with the aforementioned procedures within the specific times may, if research of billing information is requested, result in additional charges for clerical time spent and will be billed at our cost recovery rate. Please note that with the exception of documented disputed amounts, finance charges will be assessed at the rate of 12% per annum or 1% per month on all past due amounts.

In any legal action arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including costs and attorneys' fees.

As part of this application, the Applicant agrees to defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities ("indemnitees"), the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Applicant, third parties and/or the indemnitees, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnitees.

Nothing in this agreement shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that the Applicant is required to defend the indemnitees in connection with any said claim, action or proceeding, the City shall retain the right to (i) approve the counsel to so defend the indemnitees, (ii) approve all significant decisions concerning the matter in which the defense is conducted, and (iii) approve any and all settlements, which approvals shall not be unreasonably withheld by the City.

The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own defend any claim, action or proceeding where the Applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City.

The Applicant also agrees to so indemnify the indemnitees for all costs incurred in additional investigation or study, or for supplementing, redrafting, revising or amending any document (e.g., the EIR, Specific Plan Amendment, Specific Plan, General Plan Amendment, Rezone, etc.) if such is made necessary by the claim, action or proceeding and if the Applicant desires approvals from the City which are conditioned on the approval of said documents.

The undersigned Owner/Authorized Agent hereby represents that he/she either personally owns the subject property or is an entity authorized to install and maintain facilities for provision of utility, telecommunications, video, voice or data transmission service in the public street right of way or is a duly authorized agent of the Owner with full authority to execute this Agreement on behalf of Owner. Applicant agrees to be jointly and severally liable with Owner for payment of all fees referenced above. Applicant agrees to notify City in writing prior to any change in ownership and to submit a written assumption of the obligations under this Agreement signed by the new owner or his/her authorized agent.

Project Description:

Remove (3) existing Sprint panel antennas and install (3) new antennas, replace equipment cabinets.

Invoices are due and payable within ten (10) days. A penalty will be charged on delinquent accounts at the rate of 1% per month or 12% per annum. Owner agrees that delinquent amounts shall constitute a lien on the subject property and expressly consents to recordation of a notice of lien and/or copy of this Agreement against the subject property with respect to any amounts which are delinquent.

Name of Property Owner: Donals O Collins Trust & Knud Hostrup
[please print]

Title: _____ Telephone: _____

Address: 56 Skyview Terrace
San Rafael, CA 94903

Signature of Property Owner/Applicant Date: _____

or
Maria Miller, Modus Inc. Date: 03/15/12
Signature of Authorized Agent/Written Verification
Signed by Property Owner Must Be Submitted
Designating the Authorized Agent

and

Signature of Applicant (if different from Owner) Date: _____

Signature of Staff Member Verifying Agreement Complete Date: _____

FOR CITY USE ONLY:

Name of Applicant: Sprint - Maria Miller

Name of Property Owner: Donald O. Collins Trust + Knud Hostrup

Address of Project: 505 San Marin Dr. File No. P2012-023 (112023)

Type of Application: Use Permit

Fee Deposit: \$ 2615.00 Receipt # and Date: PLR 510 3-15-12

Plan Storage Fee: \$ 46.00 C.R.# 3357

Staff Member Receiving: Steve Marshall (Kulei)

Date Received: 3-15-12
