

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 16, 2023

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of Use Permit Renewal, pursuant to Sections 6500 and 6512.6 of the San Mateo County Zoning Regulations, to allow the continued operation of an existing telecommunications facility operated by T-Mobile. The project is located at 3674 Sand Hill Road on Stanford Lands in the unincorporated Woodside area of San Mateo County, adjacent to the Horse Park at Woodside.

County File Number: PLN 2006-00124 (T-Mobile)

PROPOSAL

The project applicant, Sydney Sigmund of Virtual Site Walk LLC, on behalf of Crown Castle, is proposing to renew an existing Use Permit (PLN 2006-00124) to allow the continued operation of a wireless communications facility located at 3674 Sand Hill Road in the unincorporated area of Woodside in San Mateo County. The existing facility consists of six (6) panel antennas and four (4) tower mounted amplifiers (TMAs) mounted on a 20-foot pole, two equipment cabinets, and an enclosure fence measuring approximately 14.5 feet x 21.5 feet x 7 feet. No changes are proposed to the existing approved facility.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Renewal, County File No. PLN 2006-00124, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Tiffany Gee, Project Planner; TGee@smcgov.org

Applicant: Sydney Sigmund, Virtual Site Walk, LLC, agent of CCTM1, LLC ("Crown Castle")

Owner: Stanford University

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo Times on November 4, 2023.

Location: 3674 Sand Hill Road, Woodside

APN: 073-250-180

Size: 12.1 acres

Existing Zoning: R-E/S-11 (Residential Estates/S-11 Combining District)

General Plan Designation: Institutional/Open Study/Future Study

Sphere-of-Influence: Town of Woodside

Existing Land Use: Equestrian Park, Open Space, Telecommunication Facilities

Water Supply: Stanford University

Sewage Disposal: N/A

Flood Zone: FEMA Flood Zone X (Area of Minimal Flood Hazard), Community Panel No. 06081C0311E, dated October 16, 2012.

Environmental Evaluation: The project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines for the continued operation of existing public or private facilities involving little or no physical changes or expansion of use.

Setting: The subject property is approximately 12.1 acres in size and is located on Stanford Lands at 3674 Sand Hill Road, approximately 0.75 mile west of the intersection with Highway 280.

The area to the west is developed with an equestrian training facility known as The Horse Park at Woodside. The area to the east is developed with a reservoir for the City of Menlo Park. The remainder of the Stanford Lands near the site are open space, consisting of rolling hills vegetated with grasses and clusters of mature trees. The closest residential uses are located approximately 0.4 mile to the northwest in the Town of Woodside.

Chronology:

<u>Date</u>	<u>Action</u>
March 18, 1999	- Use Permit approved by the Zoning Hearing Officer for the telecommunications facility (USE98-0043/PLN 1999-00117).
January 19, 2006	- Use Permit Renewal approved by the Zoning Hearing Officer for the telecommunications facility. Renewal under the original file no. PLN1999-00117.
December 20, 2007	- Use Permit Amendment approved by the Zoning Hearing Officer to add one (1) new antenna to the existing pole, relocate two (2) existing antennas on the existing pole, relocate four (4) existing tower mounted amplifiers (TMAs) on the existing pole, and replace an existing equipment cabinet. Original file no. PLN 1999-00117 converted to PLN 2006-00124.
February 16, 2010	- Minor modification to add a ciena fiber box within the equipment enclosure approved under BLD 2010-00203
June 6, 2013	- Use Permit Amendment and Architectural Review Permit approved by the Zoning Hearing Officer to replace three (3) panel antennas with six (6) panel antennas (three [3] sets of two [2] antennas) at the same height.
December 13, 2022	- Subject application for a Use Permit Renewal initiated.
June 29, 2023	- Application deemed complete.
November 16, 2023	- Zoning Hearing Officer public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the San Mateo County General Plan

Staff has determined that the project complies with all applicable General Plan policies, with specific discussion of the following:

Chapter 4 – Visual Quality

The project is consistent with Policy 4.21 (*Utility Structures*) and Policy 4.22 (*Scenic Corridors*) because it minimizes the visual impacts of the existing

facility through screening from I-280/Junipero Serra State Scenic Corridor, Sand Hill Road, and most other public vantage points by intervening topography and vegetation. The facility is located a substantial horizontal distance from both I-280 (2,175 feet) and Sand Hill Road (475 feet). A hill stands between I-280 and the facility, permanently blocking it from view. The facility stands within a small grove of trees that entirely shield it from Sand Hill Road. In addition, the antennas and mounting pole have been painted in muted tones which blend with the surrounding environment. The existing facility has not resulted in significant visual impacts and no changes are proposed under the subject renewal.

The modification approved on June 6, 2013, has not resulted in significant visual impacts as the upgrade did not substantially alter the physical size of the facility. There were no changes to ground-level equipment. The existing pole remained and did not increase in height. The six (6) new antennas were mounted in pairs on horizontal rigs and at the same height as the replaced antennas. The completed mounting assembly measured approximately 7 feet in diameter, up from the previous 4.5 feet. The assembly does not appear as a solid structure because there are visible voids between the antennas and the bars of the frame.

2. Conformance with the Zoning Regulations

The project site is located within the Residential Estates/S-11 Combining (R-E/S-11) Zoning District. Wireless Telecommunications Facilities are allowed in any zoning district pursuant to a Use Permit per Section 6500(b) of the San Mateo County Zoning Regulations, when found to be necessary for the public health, safety, convenience, or welfare. The Federal Communications Commission (FCC) has established that cellular transmitting facilities serve national interests and directly and indirectly benefit the public. No changes are proposed for this facility. Therefore, this facility's continued use qualifies as a public service and the proposed renewal to continue operating may be granted for this location in the R-E/S-11 Zoning District.

3. Conformance with Wireless Telecommunications Facilities Regulations

Staff has determined that the project complies with the applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below:

a. Development and Design Standards

Section 6512.2.A generally prohibits new facilities in areas with sensitive habitats. The fenced-in project site lease area measuring approximately 312 sq. ft. does not contain any rare or endangered

animal or plant species identified on the California Natural Diversity Database (CNDDDB). Additionally, the project does not include a new facility. The project is for the renewal of an existing facility.

Section 6512.2.B discourages locating telecommunications facilities in residential zones unless no other locations provide feasible service or adequate capacity or coverage. The site is located in an area zoned R-E/S-11 (Residential Estates), a residential designation, however, the property is owned by Stanford University and operated by The Horse Park at Woodside, a private sports facility developed at low intensity. The nearest residence is over 2,800 feet away. This project conforms to this standard because it is not detrimentally affecting residences.

Section 6512.2.C requires that co-locations be investigated as an alternative to a new facility if it can provide equivalent coverage with less environmental impact. **Section 6512.2.D** states that, except in cases where aesthetically inappropriate, new facilities should be constructed to support co-location. The project conforms to these standards because it does not involve any new construction and is not considered a new facility. Removing this facility and locating the antennas onto another facility would be an inferior option because this facility is screened entirely from public view. Any alternative facility would likely be less screened, and the antennas would increase the visual impact of those facilities.

Section 6512.2.E – G seeks to minimize and mitigate visual impacts from public views by designing facilities to blend in with the surrounding environment, maintaining exterior equipment to blend with the surrounding environment and/or buildings and requiring facilities to be constructed of non-reflective materials.

The existing facility blends in with the surrounding environment being painted with muted tones that are non-reflective. The existing facility is not visible from the I-280/Junipero Serra State Scenic Corridor. The monopole is shorter than adjacent trees and the crest of hill on which it is mounted. The 2013 amendment replacing antennas and cabinets did not change the visual impacts. Additionally, no physical changes to the facility are proposed.

Section 6512.2.H – K discusses wireless telecommunication facilities complying with the zoning, allowed height, and accessory buildings related to the facility. The project complies with the zoning district standards for setbacks, height, lot coverage, and no physical changes are proposed currently.

b. Performance Standards

The project meets the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facilities, and visual resource protection. No physical changes to the facility are proposed, the facility operates under licenses issued from both the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC), power for the facilities will continue to be provided by PG&E, visual impacts will continue to be minimal, and conditions of approval will require maintenance and/or removal of the facility when no longer in operation.

The facility is required to obtain and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), California Public Utilities Commission (CPUC), and any other applicable regulatory bodies. T-Mobile is also required to supply the Planning and Building Department with evidence of these licenses and registrations. If any license is ever revoked, T-Mobile is obligated to inform the Planning and Building Department of the revocation within 10 days of receiving such notice.

4. Conformance with Use Permit Findings

In order to approve this Use Permit renewal to allow the continued operation of this facility, the Zoning Hearing Officer must make the following findings:

- a. **That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The project site is not located in the coastal zone and no physical changes are proposed to the existing facility. Staff has reviewed the project file, reviewed previous conditions of approval, and found no letters in the project file concerning non-compliance with Planning Division requirements or issues from neighboring parcels in the vicinity. The cell facility has been in place for a significant period and, therefore, there will be no increase in visual impact or other impacts caused by the continuance of this facility. The radio frequency analysis from August 6, 2015, indicates that the facility will be compliant with the Federal Communications Commission (FCC)'s current prevailing standards for limiting human exposure to RF energy provided that they post RF signs at the base of the monopole, including a yellow caution sign and a 10 Step Guidance sign. The

yellow caution sign was shown as posted on a photo dated July 26, 2023. The 10 Step Guidance sign was shown as posted on a photo dated September 9, 2021. No changes are proposed with this renewal so the RF emissions will not have changed, and this report is still valid for determining emissions.

- b. **That the approval of this Use Permit renewal for this cellular telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community.**

This project will continue to provide the clarity, range, and capacity for the existing cellular network in the area and will continue to provide service for the public in general. A cellular facility in this location is necessary for the convenience of cellular users and will not be detrimental to the public welfare.

5. Conformance with Conditions of Last Use Permit Approvals

Staff has reviewed the previous Use Permit conditions of approval for T-Mobile (PLN 2006-00124), last approved June 6, 2013, and has determined that the commercial carrier is in compliance with all previous conditions (see Attachment F). No physical changes are proposed as part of the renewal. Previous conditions that remain relevant, along with new conditions, are included in Attachment A of this staff report.

B. ENVIRONMENTAL REVIEW

The proposed telecommunications facility is categorically exempt from the California Environmental Quality Act (CEQA) under the provision of Section 15301, Class 1, for the continued operation of existing public or private facilities involving no physical changes or expansion in use.

C. REVIEWING AGENCIES

Building Department
Department of Public Works
Woodside Fire Protection District
Town of Woodside

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Site Photos
- E. PLN2006-00124 Conditions from the 2013 Use Permit Approval

2023_11_01_PLN_2006-00124_ZHOSR_WPC_FINAL

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2006-00124 Hearing Date: November 16, 2023

Prepared By: Tiffany Gee, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under the provisions of Section 15301, Class 1, for the continued operation of existing public or private facilities involving no additional physical changes and no expansion of use.

For the Use Permit Renewal, Find:

2. That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as a search of County records has shown that the site has operated in full compliance with the previous conditions of approval, is in compliance with the Federal Communications Commission (FCC)'s current prevailing standards for limiting human exposure to RF energy, and is compliant with the County's Wireless Telecommunication Facilities Ordinance due to the design, location, and available opportunities for future co-locations.
3. That the approval of this use permit renewal for an existing cellular telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community as the site provides telecommunications coverage to the surrounding community, which serves as a benefit to both private and public users.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report, and submitted to and approved by the Zoning Hearing Officer on November 16, 2023. Modifications beyond those approved by the Zoning Hearing Officer will be subject to review and approval by the Community Development Director and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Community Development Director.
2. This permit shall be valid for ten (10) years from the date of this approval and shall expire on June 6, 2033. If continuation of this use is desired, the applicant shall file a use permit renewal application six (6) months prior to its expiration with the Planning and Building Department, by submitting the applicable application forms and paying the application fees.
3. Any modification to this facility or changes in use or intensity will require a use permit amendment. If an amendment is requested, the applicant shall submit necessary documents and fees for consideration at a public hearing.
4. The antennas, mounting pole, mounting frame, equipment cabinets, and all other structures and components of the facility shall have a non-reflective gray finish. The facility's non-reflective gray finish shall be maintained to the satisfaction of the Community Development Director.
5. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
6. This installation shall be removed in its entirety at that time when this technology becomes obsolete, when the facility is no longer needed to achieve coverage objectives, or if the facility remains inactive for six consecutive months. If any of these circumstances occur, the entire facility, including all antennas and associated equipment, etc., shall be removed and the site shall be returned to its pre-construction state to the extent practicable.
7. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.

8. The existing 7-foot-high fence enclosure shall be maintained in good condition, and any damage to the fence shall be promptly repaired. Any repaired sections of the fence shall match the appearance of the existing fence.
9. The facility shall maintain compliance with the performance standards contained with the County's Wireless Telecommunication Facilities Ordinance.

2023_11_01_PLN_2006-00124_ZHOSR_WPC_FINAL



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



SITE NAME: SF131 CTETA HORSE RANCH
SITE TYPE: MONOPOLE
TOWER HEIGHT: 20'-0"

BUSINESS UNIT #: 827702
SITE ADDRESS: 3674 SAND HILL RD
WOODSIDE, CA 94062
COUNTY: SAN MATEO
JURISDICTION: SAN MATEO COUNTY

JURISDICTIONAL APPROVAL:

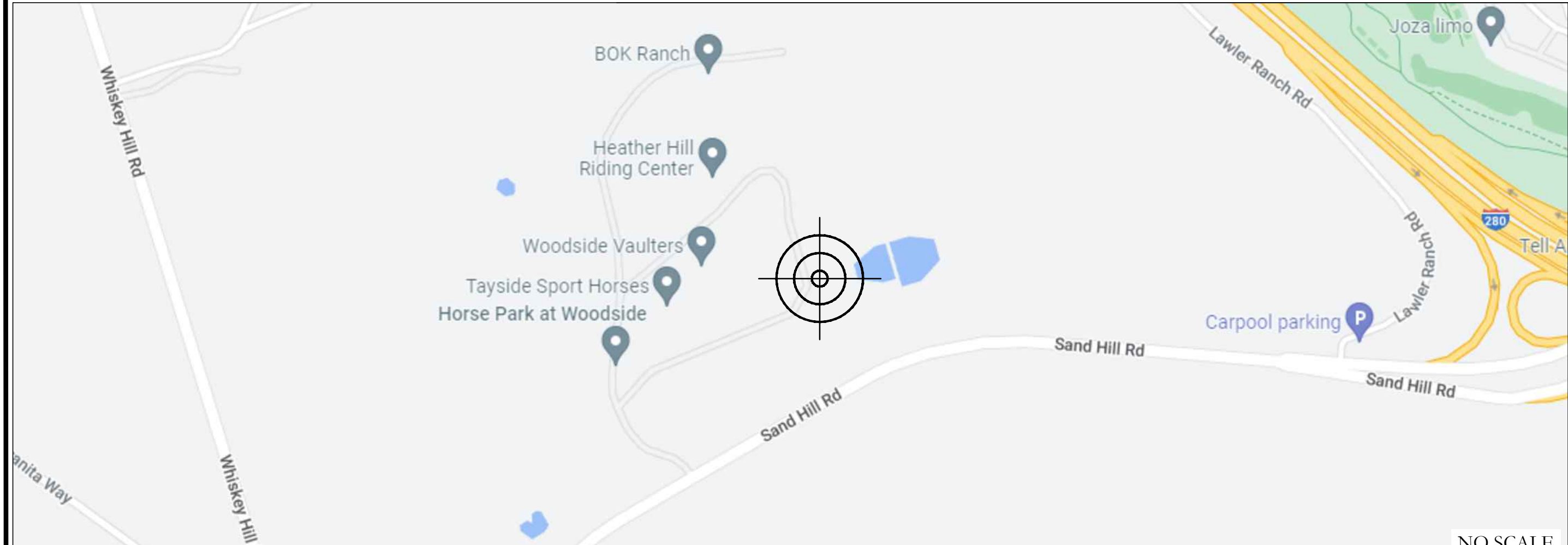
SITE INFORMATION

CROWN CASTLE USA INC. SF131 CTETA HORSE RANCH
SITE NAME:
SITE ADDRESS: 3674 SAND HILL RD
WOODSIDE, CA 94062
COUNTY: SAN MATEO
MAP/PARCEL #: 073-250-180
AREA OF CONSTRUCTION: EXISTING
LATITUDE: 37° 25' 9.5988" N (37.4193326700)
LONGITUDE: 122° 14' 0.3984" W (-122.2334440000)
LAT/LONG TYPE: NAD83
GROUND ELEVATION: 466'-6"
CURRENT ZONING: R-E/S-11
JURISDICTION: SAN MATEO COUNTY
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: IIB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR
HUMAN HABITATION
PROPERTY OWNER: STANDFORD UNIVERSITY
415 BROADWAY, 3RD FLOOR, MC 8873
REDWOOD CITY, CA 94063
TOWER OWNER/APPLICANT: CROWN CASTLE
4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CA 94588
ELECTRIC PROVIDER: PACIFIC GAS AND ELECTRIC
(800) 468-4743
TELCO PROVIDER: AT&T
(844) 723-0252

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE

LOCATION MAP



ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FROM SAN FRANCISCO INTERNATIONAL AIRPORT. FOLLOW US-101 S, CA-92 W AND I-280 S TO SAND HILL RD. TAKE EXIT 24 FROM I-280 S 22.0 MI. HEAD SOUTH 125 FT. KEEP LEFT, FOLLOW SIGNS FOR US-101 S/SAN JOSE AND MERGE ONTO US-101 S 7.2 MI. TAKE EXIT 414B TO MERGE ONTO CA-92 W TOWARD HALF MOON BAY 4.8 MI. TAKE EXIT 8 TOWARD SAN JOSE 0.7 MI. MERGE ONTO I-280 S 8.9 MI. TAKE EXIT 24 FOR SAND HILL RD TOWARD MENLO PARK 0.2 MI. KEEP RIGHT, FOLLOW SIGNS FOR SAND HILL ROAD W AND MERGE ONTO SAND HILL RD 0.2 MI. CONTINUE ON SAND HILL RD TO YOUR DESTINATION 1.1 MI. MERGE ONTO SAND HILL RD 0.6 MI. TURN RIGHT 0.2 MI. TURN RIGHT. DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- NO CHANGES ARE PROPOSED TO THE PROJECT.

APPLICABLE CODES/REFERENCE DOCUMENTS

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

CODE TYPE	CODE
BUILDING	2019 CBC (2018 IBC W/AMMENDMENTS)
MECHANICAL	2019 CMC (2018 IMC W/AMMENDMENTS)
ELECTRICAL	2019 CEC (2017 NEC W/AMMENDMENTS)
FIRE	2019 CFC (2018 IFC W/AMMENDMENTS)

PROJECT TEAM

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD, SUITE 102
MESA, AZ 85215
CWOLFE@TELCYTE.COM
CROWN CASTLE USA INC. DISTRICT CONTACTS: 4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CA 94588
CAMPBELL A&Z, LLC - ENTITLEMENT CONSULTANT
MICHAEL J CAMPBELL
602-616-8396
CAMPBELLAZ1@EARTHLINK.NET

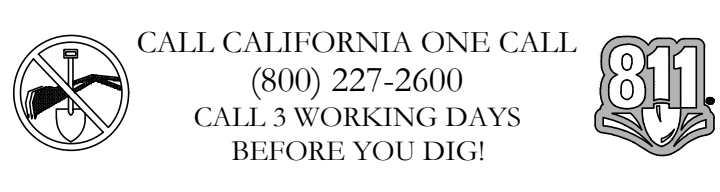
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/18/22	MM	CUP RENEWAL	JD
0	04/05/23	CW	CLIENT REVISIONS	JD

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

SHEET NUMBER:	REVISION:
T-1	0

NOTE:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER



SITE PLAN DISCLAIMER:
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TEL CYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 827702
SF131 CTETA HORSE RANCH
 3674 SAND HILL RD
 WOODSIDE, CA 94062
 EXISTING 20'-0" MONOPOLE

ISSUED FOR:

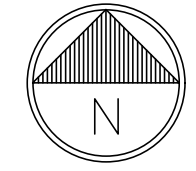
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0	04/05/23	CW	CLIENT REVISIONS	JD

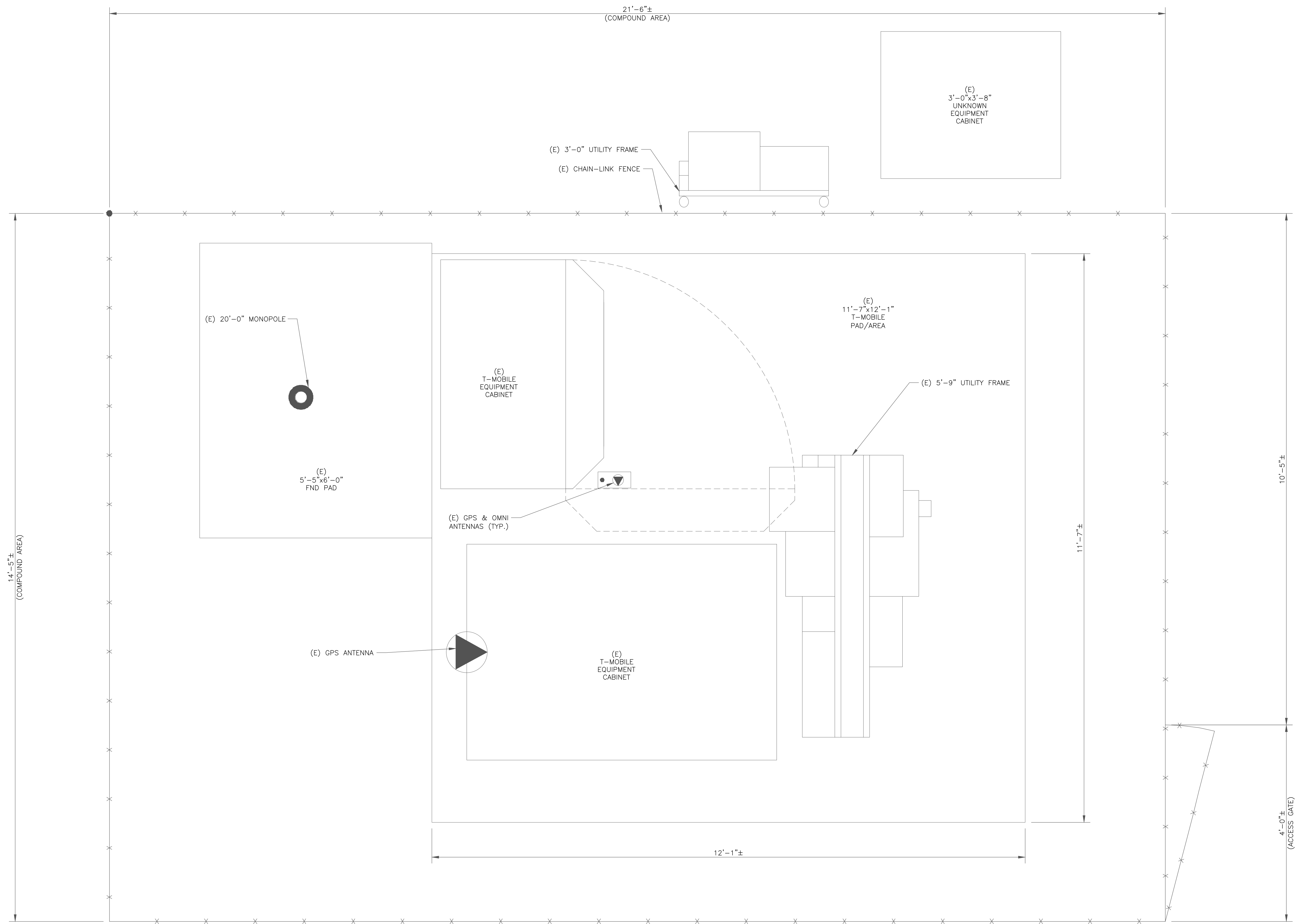
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SHEET NUMBER: **C-1.1** REVISION: **0**



1 OVERALL SITE PLAN
 SCALE: 1" = 100'-0" (FULL SIZE)
 1" = 200'-0" (11x17)





JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 827702
SF131 CTETA HORSE RANCH
 3674 SAND HILL RD
 WOODSIDE, CA 94062
 EXISTING 20'-0" MONOPOLE

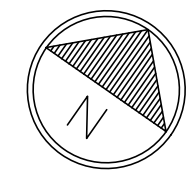
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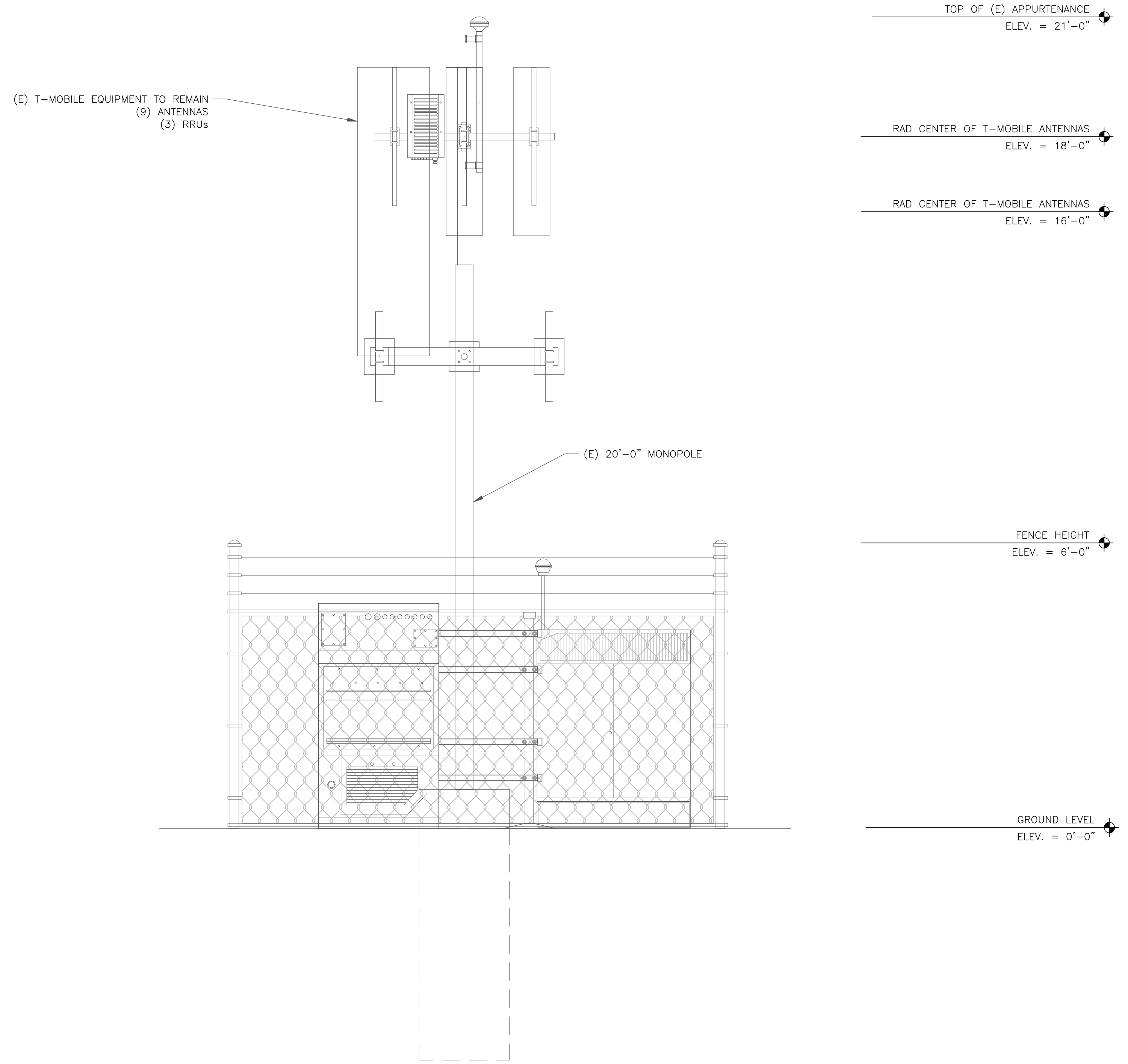
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0	04/05/23	CW	CLIENT REVISIONS	JD

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SHEET NUMBER: **C-1.2** REVISION: **0**

1 SITE PLAN
 SCALE: 1" = 1'-0" (FULL SIZE)
 1/2" = 1'-0" (11x17)





1 EXISTING SOUTHWEST ELEVATION
 SCALE: 1/2"=1'-0" (FULL SIZE)
 1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

TELCYTE
 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

BU #: 827702
SF131 CTETA HORSE RANCH
 3674 SAND HILL RD
 WOODSIDE, CA 94062
 EXISTING 20'-0" MONOPOLE

ISSUED FOR:

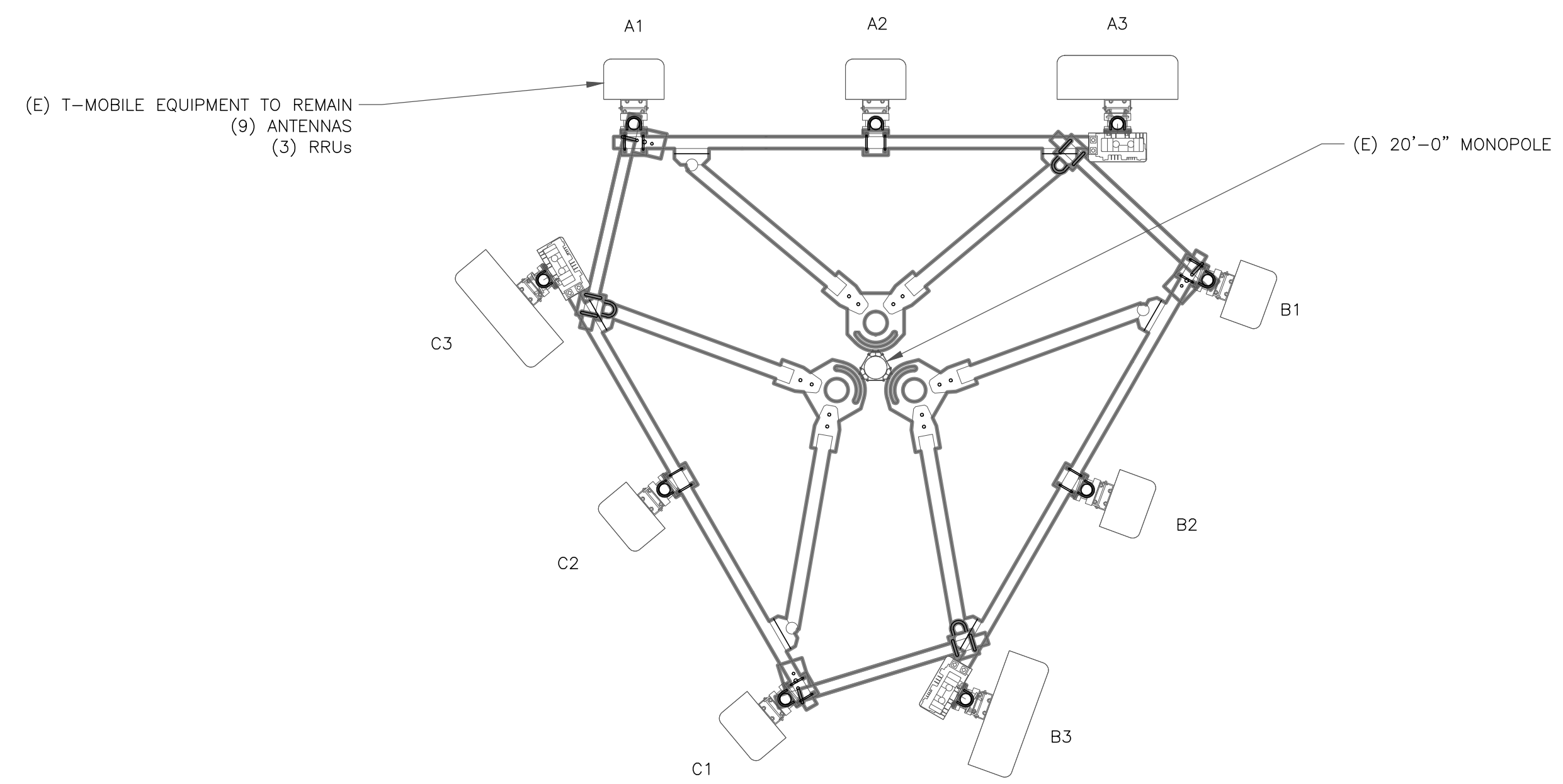
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/18/22	MM	CUP RENEWAL	JD
0	04/05/23	CW	CLIENT REVISIONS	JD

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SHEET NUMBER: **C-2** REVISION: **0**

EQUIPMENT SCHEDULE

ALPHA															
POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	TYPE	SIZE	LENGTH
A1	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2A_B4P	0°	18'-0"	1	(E) RADIO 4449 B12/B71	TOWER	-	-	-	-	4	COAX	7/8"	35'-0"
A2	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2P_B4A	0°	18'-0"	-	-	-	-	-	-	-	1	HCS	1-5/8"	35'-0"
A3	T-MOBILE	(E) RFS APXVAARR24_43-U-NA20	0°	16'-0"	-	-	-	-	-	-	-	1	HCS	1-1/2"	35'-0"
BETA															
B1	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2A_B4P	110°	18'-0"	1	(E) RADIO 4449 B12/B71	TOWER	-	-	-	-	5	COAX	7/8"	35'-0"
B2	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2P_B4A	110°	18'-0"	-	-	-	-	-	-	-	-	-	-	-
B3	T-MOBILE	(E) RFS APXVAARR24_43-U-NA20	110°	16'-0"	-	-	-	-	-	-	-	-	-	-	-
GAMMA															
C1	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2A_B4P	230°	18'-0"	1	(E) RADIO 4449 B12/B71	TOWER	-	-	-	-	5	COAX	7/8"	35'-0"
C2	T-MOBILE	(E) ERICSSON AIR21 KRC118023-1_B2P_B4A	230°	18'-0"	-	-	-	-	-	-	-	-	-	-	-
C3	T-MOBILE	(E) RFS APXVAARR24_43-U-NA20	230°	16'-0"	-	-	-	-	-	-	-	-	-	-	-



1 EXISTING T-MOBILE ANTENNA PLAN @18'-0"
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: 827702
SF131 CTETA HORSE RANCH
3674 SAND HILL RD
WOODSIDE, CA 94062
EXISTING 20'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	10/18/22	MM	CUP RENEWAL	JD
0	04/05/23	CW	CLIENT REVISIONS	JD

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

SHEET NUMBER: C-3	REVISION: 0
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Wireless Telecommunications Facility Photo Key
827702 SF131 CTETA Horse Ranch
3674 Sand Hill Rd., Woodside, CA 94062



Photo 1
Access Road

Wireless Telecommunications Facility



Photo 2



Photo 3



Photo 4



Photo 5





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

Letter of Decision

June 6, 2013

PROJECT FILE

Modus Corp.
Attn: Katie Ginsberg
115 Sansome Street, 14th Floor
San Francisco, CA 94104

Dear Ms. Ginsberg

Location: 3674 Sand Hill Road, Stanford Lands
Assessor's Parcel No.: Northern portion of 073-250-180
File Number: PLN 2006-00124

On June 6, 2013, the Zoning Hearing Officer considered your request for a Use Permit Amendment and Architectural Review Permit (I-280 St. Scenic Corridor), pursuant to Section 6510 of the County Zoning Regulations, to replace three panel antennas with six panel antennas at the same height; pole height will remain the same. The expansion will mount three sets of two antennas where the three existing antennas are mounted. The project is located at 3674 Sand Hill Road in the unincorporated Stanford Lands area of San Mateo County, adjacent to the Horse Park at Woodside.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **June 20, 2013, at 5:00 p.m.**

If you have questions regarding this item please contact PROJECT PLANNER Steven Rosen at 650-363-1814 or by e-mail at srosen@smcgov.org.

Also, please take a few minutes and complete the online version of our Customer Survey which will help us to enhance our customer service. Thank you in advance for your time in providing valuable feedback. The survey is available at: <http://www.co.sanmateo.ca.us/planning/survey>.

Very truly yours,

Matthew Seubert
Zoning Hearing Officer
zhd0606x_3_dr

cc: Assessor's Office
Public Works Department

Building Inspection Section
Woodside Fire Protection District

Leland Stanford Jr. University
Woodside Planning Department

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2006-00124

Hearing Date: June 6, 2013

Prepared By: Steven Rosen Project Planner

Adopted By: Zoning Hearing Officer

FINDINGS

Regarding the Environmental Review, Found:

1. That the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), minor alteration to an existing structure.

Regarding the Use Permit Amendment, Found:

2. That the establishment, maintenance and/or conducting of the proposed use will not, as conditioned, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood since the visual impact of the project will be insignificant, and the project will not generate significant traffic, noise, or radio frequency (RF) emissions.
3. That the approval of this wireless telecommunication facility is necessary for the public health, safety, convenience or welfare since it will enhance the clarity, range and capacity of the wireless network, which will benefit both public and private users.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Zoning Hearing Officer on June 6, 2013. Minor revisions or modifications to the project may be made if they are consistent with the intent of and in substantial conformance with this approval, subject to the review and approval of the Community Development Director.
2. This permit shall be valid for ten years until June 6, 2023. The applicant shall file for a renewal of this permit six months prior to expiration with the County Current Planning Section, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired.
3. Any modifications to this facility or changes in use or intensity will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees for consideration at a public hearing.
4. The applicant shall obtain a building permit and install the antennas in accordance with the approved plans and conditions of approval.

5. Construction hours shall be Monday through Friday, 8:00 a.m. to 6:00 p.m., Saturday, 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.
6. The antennas, mounting pole, mounting frame, equipment cabinets, and all other structures and components of the facility shall have a non-reflective gray finish. Color verification by a Building Inspector shall occur in the field after the applicant has painted the facility the approved color, but before the applicant schedules a final inspection. The facility's non-reflective gray finish shall be maintained to the satisfaction of the Community Development Director.
7. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
8. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 180 consecutive days.
9. The applicant shall receive and maintain approval from the Federal Communications Commission (FCC) concerning the operation of the project at this site. If these approvals are ever revoked, the applicant shall inform the Current Planning Section of the revocation.