

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

DATE: May 1, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 8.280.030 of the San Mateo County Zoning Regulations, to allow the continued operation of a wireless telecommunications facility, located at 1175 Palomar Drive in the unincorporated Palomar Park area of San Mateo County.

County File Number: PLN2001-00801 (T-Mobile)

PROPOSAL

The applicant requests a renewal of their Use Permit to allow the continued operation of an existing wireless telecommunications facility. The facility currently consists of one 20-foot 4-inch monopole, two antennas, two equipment boxes, and one concealment canister. The monopole and associated equipment are located within a 208.25 sq. ft. lease area which is enclosed by an existing 8-foot-high fence.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Renewal, County File No. PLN 2001-00801, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Senior Planner

Applicant: Jacob Hamilton for Virtual Sitewalk LLC on behalf of T-Mobile/Crown Castle

Owner: Tania Muqadarati

Public Notification: Ten-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 a newspaper (San Mateo County Times) of general public circulation.

Location: 1175 Palomar Drive, Palomar Park

APN: 051-416-040

Size: 25,186 sq. ft.

Existing Zoning: R-1/S-101/DR (Single-Family Residential/20,000 sq. ft. minimum parcel size/Design Review)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per acre)

Sphere-of-Influence: City of San Carlos

Existing Land Use: The property is currently developed with a single-family residence.

Water Supply: Water service is not necessary for the project. However, the project parcel is served by an existing connection from California Water Service Company.

Sewage Disposal: Sewer service is not necessary for the project. However, the project is served by an existing connection from City of Redwood City.

Flood Zone: FEMA Flood Zone X (Area of Minimal Flood Hazard); Community Panel No. 06081C0282E, effective October 16, 2012.

Environmental Evaluation: This project is exempt from environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which allows for the continued operation of an existing use.

Setting: The subject parcel is located in a developed residential area at the boundary of Unincorporated San Mateo County and Incorporated City of San Carlos. It is approximately 1.8 miles from the intersection of Scenic Drive and Edgewood Road and 3.8 miles from Interstate 280. The project parcel is improved with a single-family residence and the existing T-Mobile cellular facility.

Chronology:

<u>Date</u>	<u>Action</u>
June 4, 2007	- Use Permit Renewal Application Received
April 1, 2010	- Zoning Hearing Officer Considered the Use Permit Renewal with Amendment and Continued the item to a Date Uncertain
December 19, 2013	- Zoning Hearing Officer Approved Use Permit with Minor Amendment
August 15, 2016	- Minor Modification Approved under BLD2016-00374

- October 1, 2019 - Minor Modification Approved under BLD2018-02089
- September 1, 2020 - Minor Modification Approved under BLD2019-01727
- April 5, 2022 - Building Permit to remove the Sprint Facility on the property submitted/completed under BLD2022-00832
- May 27, 2022 - Minor Modification Approved under BLD2021-00677
- January 31, 2023 - Use Permit Renewal Application Received
- May 4, 2023 - Zoning Hearing Officer Meeting - Staff Requested Continuation of the item to allow additional time to resolve questions related to the letters of opposition received in response to this project and to ensure the applicant is in attendance. The Zoning Hearing Officer continued consideration of the project to a date uncertain.
- May 1, 2025 - Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The project continues to conform with the applicable General Plan policies for Visual Quality and General Land Use as the facility has been constructed to approved plans and has largely been maintained in accordance with its last approval. In addition, no physical changes to the facility are proposed at this time.

2. Conformance with Zoning Regulations

The project site is located within the R-1/S-101/DR (Single-Family Residential/ 20,000 sq. ft. minimum parcel size/Design Review) Zoning District. The existing wireless telecommunication facility is operating under a previously approved Use Permit and no physical changes are proposed. The project remains consistent with the R-1/S-101/DR Zoning District requirements.

3. Compliance with Wireless Telecommunication Ordinance

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 8.376.030.II of the WTF ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities. The cellular facility is located in the rear yard of a residential zoned and developed parcel. The parcel to the rear of the project site is a 7.8-acre vacant parcel which slopes downward from the project parcel to the developed parcels below (fronting Crestview Drive). The location of cellular facilities on residentially zoned parcels is allowed provided the applicant can demonstrate that a review of other options has been conducted. In response, the applicant previously conducted a review of the surrounding area for possible alternate locations (non-residentially zoned parcels) and found that other locations in this area would not provide comparable coverage due to the terrain, coverage objective, and surrounding structures.

Regarding visual impacts, long distance visibility of the facility are minimal due to color and fencing of the equipment, existing vegetation, topography of the site, and surrounding development. However, visual impacts to the immediate neighbors were identified during previous renewal periods. Therefore, the original and subsequent approvals included a requirement that redwood trees be planted and maintained in order to obscure the view of the equipment. Since the last Use Permit renewal these trees have been removed. In conversations with the applicant and PG&E, staff was informed that the trees were removed by PG&E as part of their ongoing efforts to minimize fire risks and to mitigate interference with the overhead utility lines that run through the rear of the property. Given this action, staff has modified the condition to have the applicant consult with PG&E to find suitable replacement vegetation to provide the required screening.

The renewal application does not include any proposal to modify the existing facility. Based on the Radio Frequency emissions analysis stamped by Michael A. McGuire, Registered Professional Engineer, of SiteSafe, LLC., composite exposure levels are at a maximum of 38 percent of the Federal Communications Commission (FCC) public exposure limit at ground level for this facility. There are no other carriers present on the site and there are no pending applications for additional carriers to co-locate at the site.

b. Performance Standards

The project was found to be compliant with Sections 8.376.030.II, 8.376.030.III, and 8.376.030.IV of the WTF Ordinance, as the existing facility has maintained a valid FCC license. The facility is not lighted, the original facility was constructed with a building permit, has been maintained in accordance with the conditions of approval (with the exception of the tree planting) and has routine and emergency road access. The applicant has previously submitted all required materials specified in Section 8.376.030.V.

4. Conformance with Use Permit Findings

In order to approve the subject Use Permit Renewal, the Zoning Hearing Officer must make the following findings:

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

The subject wireless facility has been in operation since 1997 and has not resulted in any adverse impacts to the surrounding area. The radio frequency analysis submitted by the applicant indicates that the facility continues to comply with the FCC's current prevailing standards for limiting human exposure to Radio Frequency (RF) energy. As this is an unmanned communication facility, the operation does not create additional traffic, noise, or intensity of use of the property.

- b. *That the telecommunication facilities are necessary for the public health, safety, convenience, or welfare of the community.*

The continued operation of the existing cellular facility at this location allows for continued cellular communication coverage for private citizens and businesses. The facility has been in existence for many years and users have come to rely on the coverage provided by this site. The site facilitates both routine daily conversation but also communication services in emergency situations.

5. Conformance with Conditions of Last Use Permit Approval

Staff has reviewed the previous Use Permit conditions of approval for this permit, last approved January 7, 2014, and has determined that the project is in compliance with all previous conditions (with the exception of the tree screening), see Attachment E. No physical changes to the facility are proposed as part of the renewal. Previous conditions that remain relevant, are included in Attachment A of this staff report.

6. Responses to Comments

As noted in the chronology section of this report, the renewal of this Use Permit was originally to be considered at the Zoning Hearing Officer's May 4, 2023, meeting. Prior to the meeting a continuance was requested by the project planner and the Zoning Hearing Officer granted that continuance to a date uncertain. However, as the public notification of the meeting had been sent out prior to the continuance request, a number of public comments were submitted in response to the project. In summary, the commenting parties expressed concerns regarding the health risks associated with radio frequency emissions associated with cellular technology, the potential for future co-locations, the presence of the facility within a residential neighborhood, and concerns over the ongoing lease of the site.

While the current WTF regulations require that the applicant confirm compliance with radio frequency emissions, the emission limits are set by and are under the purview of the Federal Communications Commission (FCC). The applicant has provided documentation confirming that the subject site complies with the emissions limits and site requirements (i.e. required signage) set by the FCC.

Both the County's Ordinance and FCC rules require that co-location on sites where existing facilities are located be approved where certain design considerations are met. Therefore, conditioning the application to disallow future co-locations would be inconsistent.

As noted previously, wireless telecommunications facilities are allowed in residentially zoned districts when the applicant can show that there are no other reasonable options. The applicant has previously provided this information confirming that this site addresses their coverage objective and that other nearby sites do not. Previous alternative sites provided by the homeowner's association were also located in residentially zoned districts.

Finally, the lease is between the property owner and the lessee. The County is not party to the lease. Staff has received the owner's concurrence to the subject application.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which allows for the continued operation of existing public or private facilities involving no alterations or expansion of use as no physical changes are proposed.

D. REVIEWING AGENCIES

CAL-Fire

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. May 2023 Zoning Hearing Officer Staff Report
- E. Correspondence Received in Response to May 2023 Hearing

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2001-00801

Hearing Date: May 1, 2025

Prepared By: Angela Chavez,
Senior Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt under provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines, Existing Facilities. The proposed project includes the continued operation of an existing facility.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the site has operated in accordance with the previous approvals. In addition, the site does not result in any additional visual significant impacts and the facility will not exceed FCC exposure limits.
3. That the telecommunications facility is necessary for the public health, safety, convenience or welfare of the community by enhancing and continuing to provide communication services to residents, commuters, and emergency responders.

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 May 1, 2025. Minor revisions or modifications to the project may be approved by the Director of Planning & Building if they are consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for 10 years until May 1, 2035. The applicant shall apply for renewal of the Use Permit and pay applicable renewal fees six months prior to the permit's expiration. Applications for renewal shall be accompanied by the fees applicable at that time.
3. Any change in use or intensity shall require a review for consistency with this Use Permit approval by the Current Planning Section. Changes in use or intensity that are not considered minor will require an amendment to the Use Permit. An Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any construction or modifications to this facility.
4. The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.
5. The applicant shall consult with PG&E to find a suitable vegetation replacement for the four redwood trees that were removed. The replacement vegetation shall be planted to screen views of the cellular facility from 1354 Pebble Drive. Replacement vegetation shall be maintained, watered and allowed to grow for this purpose. Any replacement vegetation that does not survive shall be replaced with one of the same or similar type.
6. This wireless facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked, or the facility is abandoned or no longer needed.
7. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
8. This Use Permit shall be subject to an administrative review in five years (May 1, 2030) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to May 01, 2035.
9. The applicant shall receive and maintain approval from the FCC for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation immediately.
10. The applicant shall apply for and obtain a building permit from the Building Inspection Section prior to commencement of any work on the project site.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



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:	SF137 EAGLE'S NEST
SITE TYPE:	STEALTH POLE
TOWER HEIGHT:	20'-4"

BUSINESS UNIT #:	827704
SITE ADDRESS:	1175 PALOMAR DR REDWOOD CITY, CA 94062
COUNTY:	SAN MATEO
JURISDICTION:	SAN MATEO COUNTY

SITE INFORMATION

CROWN CASTLE USA INC.	SF137 EAGLE'S NEST
SITE NAME:	
SITE ADDRESS:	1175 PALOMAR DR REDWOOD CITY, CA 94062
COUNTY:	SAN MATEO
MAP/PARCEL #:	051-416-040
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	37.478117
LONGITUDE:	-122.279056
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	540'-0"
CURRENT ZONING:	N/A
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:	ANISH KHIAMANI 525 CRESPI DR. PACIFICA, CA 94044
TOWER OWNER/APPLICANT:	CROWN CASTLE 4301 HACIENDA DRIVE, SUITE 410 PLEASANTON, CA 94588
ELECTRIC PROVIDER:	PACIFIC GAS & ELECTRIC 800-743-5000
TELCO PROVIDER:	AT&T 611

DRAWING INDEX

[illegible]

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.

PROJECT DESCRIPTION

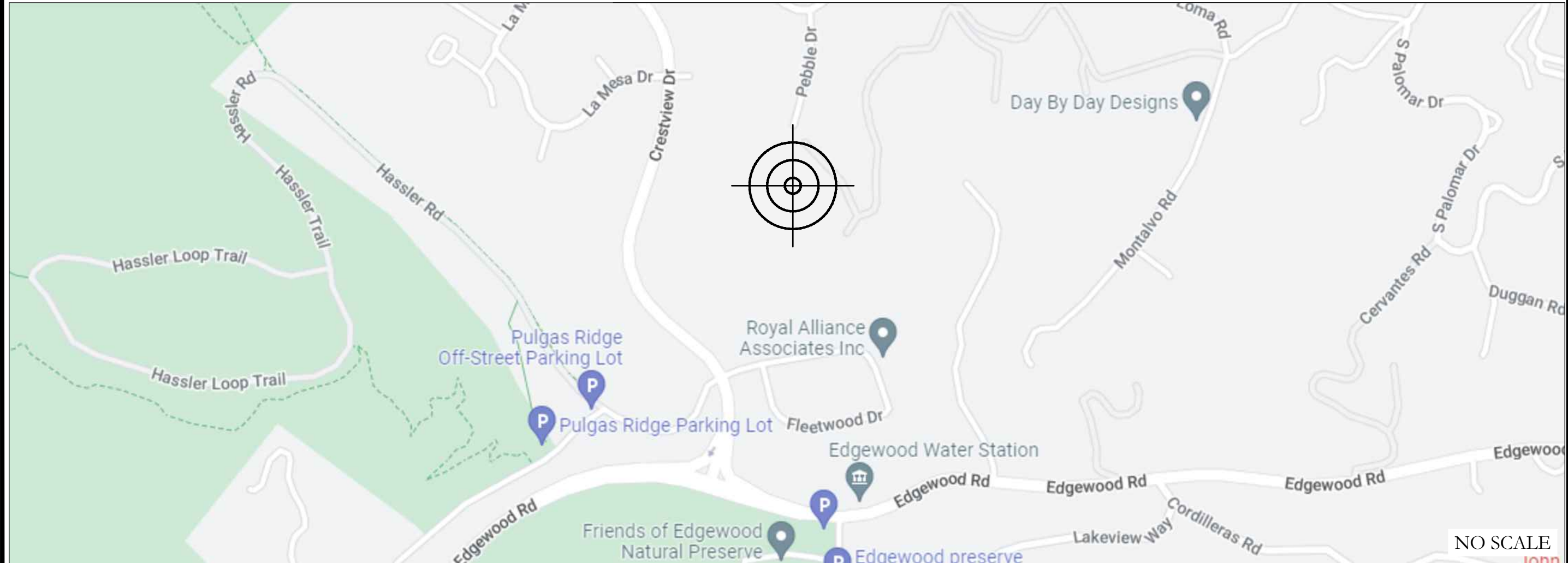
CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- NO CHANGES ARE PROPOSED TO THE PROJECT.

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

LOCATION MAP



FROM SAN FRANCISCO INTERNATIONAL AIRPORT. TAKE US-101 S TO BRITTAN AVE IN SAN CARLOS. TAKE EXIT 411 FROM US-101 S (12.0 MI). HEAD SOUTH 125 FT. KEEP LEFT, FOLLOW SIGNS FOR US-101 S/SAN JOSE AND MERGE ONTO US-101 S 10.9 MI. TAKE EXIT 411 FOR BRITTAN AVE 1.1 MI. CONTINUE ON BRITTAN AVE. TAKE ALAMEDA DE LAS PULGAS TO PALOMAR DRIVE (4.0 MI). CONTINUE ONTO BRITTAN AVE 1.4 MI. TURN LEFT ONTO ALAMEDA DE LAS PULGAS 0.5 MI. TURN RIGHT ONTO HILLTOP DR 0.2 MI. TURN RIGHT ONTO EATON AVE 0.2 MI. TURN LEFT ONTO CLIFFORD AVE 0.3 MI. CONTINUE ONTO PALOMAR DRIVE 348 FT. SLIGHT LEFT TO STAY ON PALOMAR DRIVE 0.7 MI. TURN RIGHT TO STAY ON PALOMAR DRIVE 440 FT. TURN LEFT TO STAY ON PALOMAR DRIVE 0.6 MI. TURN RIGHT TO STAY ON PALOMAR DRIVE. DESTINATION WILL BE ON THE LEFT

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)

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



CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS
BEFORE YOU DIG!



JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



BU #: 827704
SF137 EAGLE'S NEST
1175 PALOMAR DR
REDWOOD CITY, CA 94062
EXISTING 20'-4" STEALTH POLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/10/22	MM	CUP RENEWAL	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:

T-1

REVISION:

D

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

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

BU #: 827704
SF137 EAGLE'S NEST
1175 PALOMAR DR
REDWOOD CITY, CA 94062
EXISTING 20'-4" STEALTH POLE

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SHEET NUMBER:
C-1.1

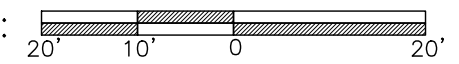
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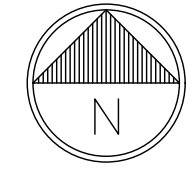
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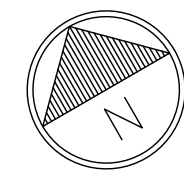
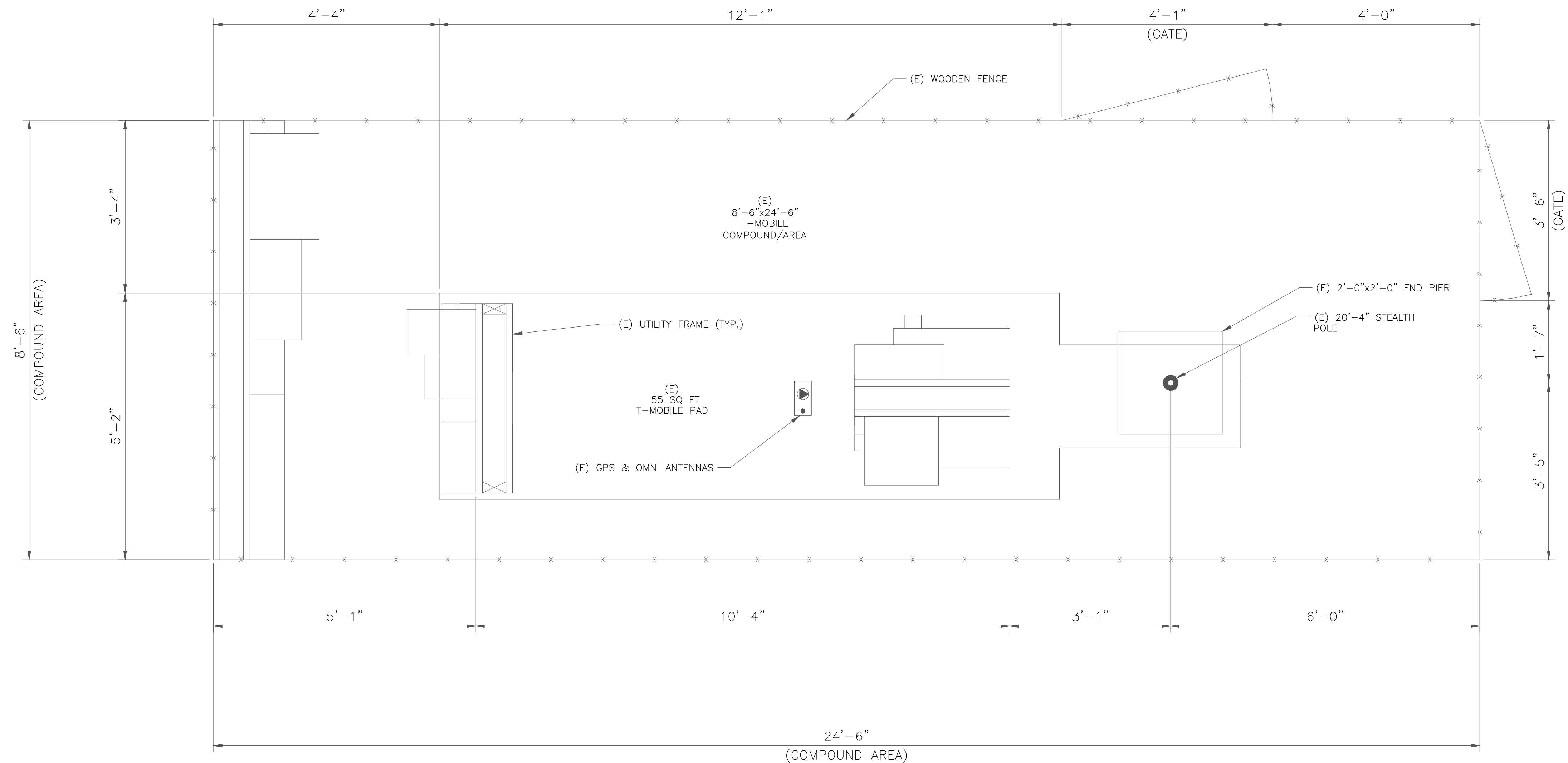
OVERALL SITE PLAN

SCALE:



1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)





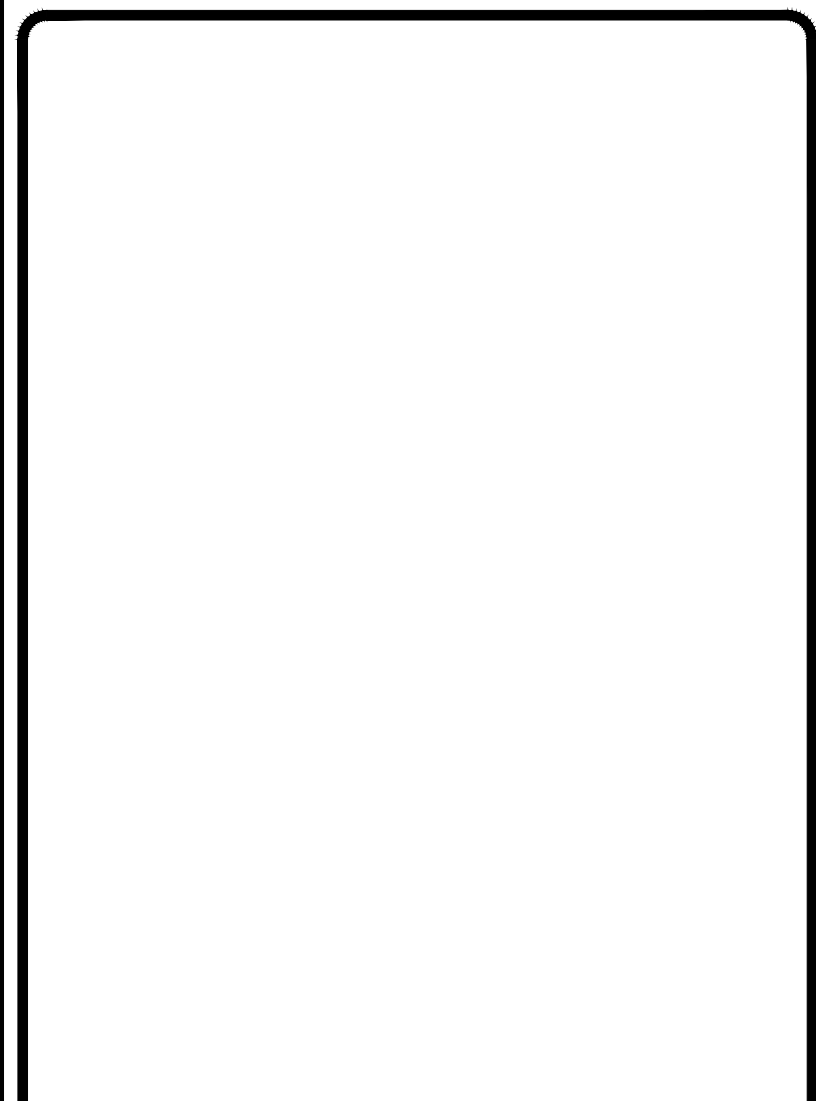
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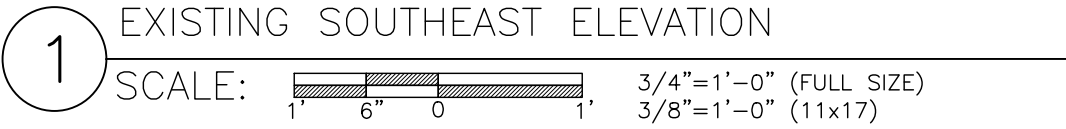
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EXISTING 20'-4" STEALTH POLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/10/22	MM	CUP RENEWAL	JD



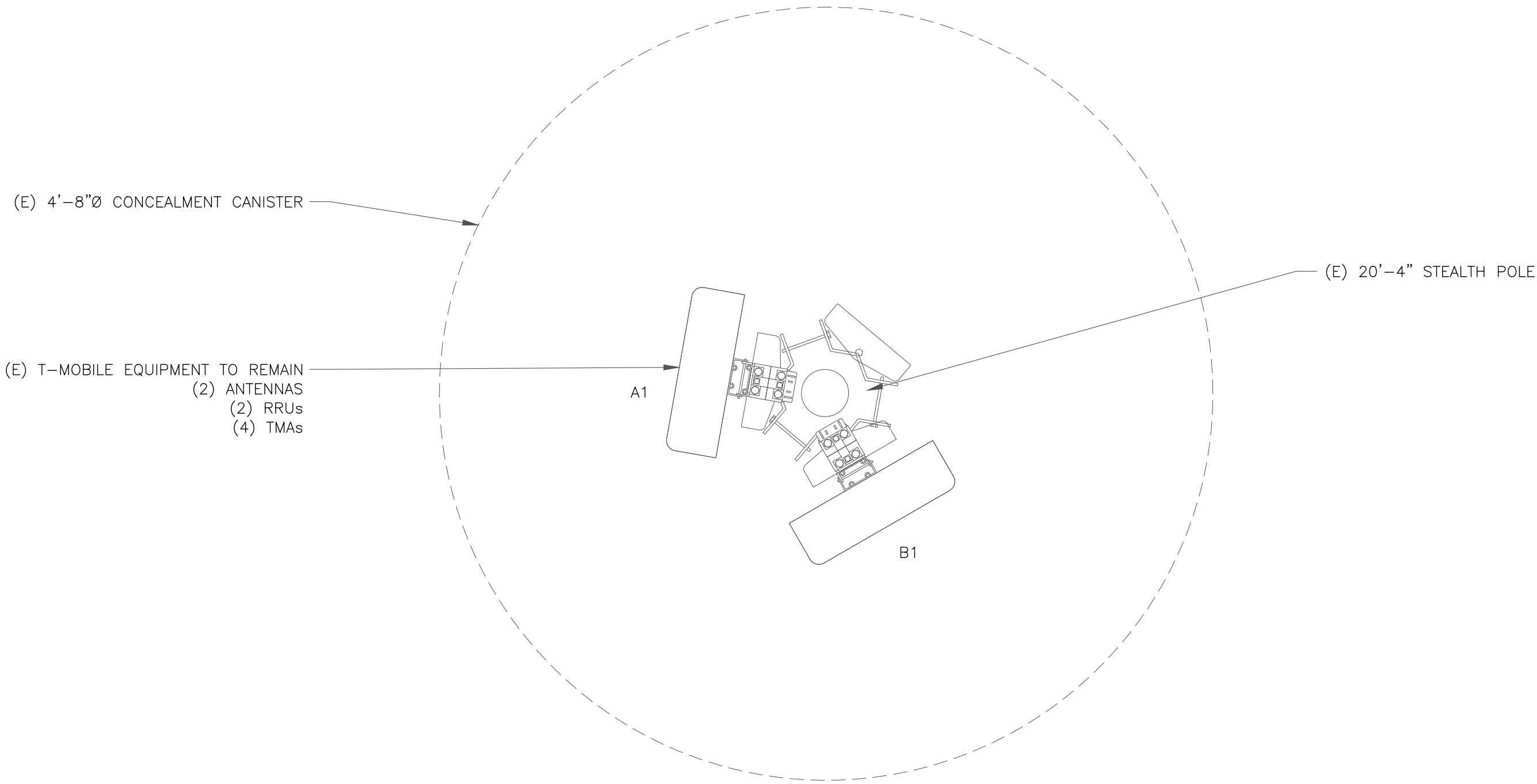
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SHEET NUMBER: C-1.2	REVISION: 0
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O

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.	STATUS/TYPE	SIZE
A1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	280°	15'-0"	1	(E) 4449 B12/B71	GROUND	2	(E) TMA T21-11-43	-	-	4 1	COAX HCS	7/8" 1-3/8"	40'-0"
BETA															
B1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	150°	15'-0"	1	(E) 4449 B12/B71	GROUND	2	(E) TMA T21-11-43	-	-	4	COAX	7/8"	40'-0"



1 EXISTING T-MOBILE ANTENNA PLAN @15'-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

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SHEET NUMBER:

C-3

REVISION:

0



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: May 1, 2023
TO: Zoning Hearing Officer
FROM: Kaila Jones, Project Planner
SUBJECT: Continuance of Consent Agenda Item on the May 4, 2023 Agenda
(PLN2001-00801)

Staff is continuing this item to allow additional time to resolve questions related to the letters of opposition received in response to this project and to ensure the applicant is in attendance. Please direct any questions to Project Planner, Kaila Jones at kjones1@smcgov.org.

_Memorandum (4-3-17).dotx

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

DATE: May 04, 2023

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of a wireless telecommunications facility, located at 1175 Palomar Drive in the unincorporated Palomar Park area of San Mateo County.

County File Number: PLN 2001-00801 (T-Mobile)

PROPOSAL

The applicant requests a Use Permit renewal to allow the continued operation of a wireless telecommunications facility. The facility currently consists of one 20-foot -4-inch monopole, two antennas, two equipment boxes, and one concealment canister. The associated equipment is enclosed by an existing 8-foot fence within a 208.25 sq. ft. lease area, which includes the monopole. This cellular facility provides wireless communication to carriers of T-Mobile in the vicinity of Palomar Drive.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit renewal, County File No. PLN 2001-00801, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kaila Jones, Project Planner, Telephone 628/258-3285, Email kjones1@smcgov.org

Applicant: Sydney Sigmund of Virtual Sitewalk on behalf of T-Mobile

Owner: Tania Muqadarati

Location: 1175 Palomar Drive, unincorporated Palomar Park area

APN: 051-416-040

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Existing Land Use: Single-family residence and wireless telecommunication facilities (T-Mobile and Sprint)

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Sewage Disposal: N/A for project. However, parcel is served by an onsite wastewater treatment system (septic).

Flood Zone: FEMA Flood Zone X (Area of Minimal Flooding); Community Panel No. 06081C0282E , effective October 16, 2012.

Environmental Evaluation: Exempt under Section 15301, Class 1, of the California Environmental Quality Act, which allows for the continued operation of an existing use.

Setting: The project parcel is level and improved with one single-family residence and existing Sprint and T-Mobile cellular facilities. The existing monopole and equipment cabinets are located in the rear yard within the fenced enclosure. Edgewood Road is located approximately 0.26-mile South and Interstate 280 is approximately 0.97-mile West of the property.

Chronology:

<u>Date</u>	<u>Action</u>
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August 15, 2016	Minor Modification Approved under BLD 2016-00374
October 01, 2019	Minor Modification Approved under BLD 2018-02089
September 01, 2020	Minor Modification Approved under BLD 2019-01727

May 27, 2022	Minor Modification Issued under BLD 2021-00677
January 31, 2023	Use Permit Renewal Application Submitted
May 04, 2023	Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The project continues to conform with the applicable General Plan policies for Visual Quality and General Land Use as the facility has been constructed and maintained in accordance with its last approval. In addition, no physical changes to the existing facility are proposed at this time.

2. Conformance with Zoning Regulations

The project site is located within the R-1/S-101/DR (Single-Family Residential/ 20,000 sq. ft. minimum parcel size/Design Review) Zoning District. The existing wireless telecommunication facility is operating under a previously approved Use Permit and no physical changes are proposed. No complaints regarding the project have been received. The project remains consistent with the R-1/S-101/DR Zoning District requirements.

3. Compliance with Wireless Telecommunication Ordinance

Effective January 9, 2009, the San Mateo County Board of Supervisors adopted a Wireless Telecommunication Facilities (WTF) Ordinance. Use Permit renewals for existing facilities constructed prior to the effective date are subject to the provisions of Section 6512 through Section 6512.5. The applicant submitted answers to address the requirements of the ordinance, and these have been provided as Attachment G. The applicable sections are discussed below:

a. Development and Design Standards

Section 6512.2 of the WTF Ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities. The existing T-Mobile facility is located on a residential parcel adjacent to an existing Sprint cellular facility. The location of cellular facilities on residential land is allowed provided the applicant can demonstrate that a review of other options has been conducted. The applicant previously conducted a review of the surrounding area for other possible locations (on a non-residential parcel) and found

that other locations would not provide adequate coverage in this area due to the terrain, coverage objective, and surrounding structures.

Redwood trees have been planted in the previously approved locations. The equipment cabinet and monopole, located within a wood fence enclosure, have been maintained the approved color, in compliance with the previous approval and renewal. The maximum height of the facility is 20 feet 6 inches which is compliant with the maximum height of 28 feet for the S-101 Zoning District. No further expansion or modifications to the facility are proposed at this time.

b. Performance Standards

The project was found to be compliant with Sections 6512.2, 6512.4, and 6512.5 of the WTF Ordinance, as the existing facility has maintained a valid FCC license. The facility is not lighted, the original facility was constructed with a building permit, has been maintained in accordance with the conditions of approval, has routine and emergency road access, and T-Mobile has maintained a valid FCC license. The applicant has submitted all required materials specified in Section 6512.5.

4. Conformance with Use Permit Findings

In order to approve the Subject Use Permit Renewal, the Zoning Hearing Officer must make the following findings:

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

The subject wireless facility has been in operation since 1997 and has not resulted in any adverse impacts to the surrounding area. The radio frequency analysis submitted by the applicant indicates that the facility continues to comply with the FCC's current prevailing standards for limiting human exposure to Radio Frequency (RF) energy. As this is an unmanned communication facility, the operation does not create additional traffic, noise, or intensity of use of the property.

- b. *That the telecommunication facilities are necessary for the public health, safety, convenience, or welfare of the community.*

Staff found that the continued operation of the existing cellular facility at this location will allow for continued cellular communication

coverage for private citizens and businesses. The existing wireless telecommunication facility has been in existence for many years and the community has come to rely on the coverage provided by this site. The site facilitates both routine daily conversation but also communication services in emergency situations.

5. Conformance with Conditions of Last Use Permit Approvals

Staff has reviewed the previous Use Permit conditions of approval for this permit, last approved January 7, 2014, and has determined that the project is in compliance with all previous conditions, see Attachment E. No physical changes are proposed as part of the renewal. Previous conditions that remain relevant, are included in Attachment A of this staff report.

B. ENVIRONMENTAL REVIEW

The project categorically exempt pursuant per Section 15301, Class 1, of the CEQA Guidelines for the continued operation of existing public or private facilities involving no alterations or expansion of use as no physical changes are proposed.

C. REVIEWING AGENCIES

Cal-Fire

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Site Plan
- C. Project Plans
- D. 2014 Letter of Decision

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2001-00801

Hearing Date: May 04, 2023

Prepared By: Kaila Jones, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt under provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines, Existing Facilities. The proposed project includes the continued operation of an existing facility.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood as no complaints have been received regarding this provider nor were any comments received from the local homeowners association. In addition, the site does not result in any additional visual significant impacts and the facility will not exceed FCC exposure limits.
3. That the telecommunications facility is necessary for the public health, safety, convenience or welfare of the community by enhancing and continuing to provide communication services to residents, commuters, and emergency responders.

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 May 04, 2023. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for ten years until May 04, 2033. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six months prior to the permit's expiration. Applications for renewal shall be accompanied by the fees applicable at that time.
3. Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any construction or modifications to this facility.
4. The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.
5. The four (4) redwood trees planted to screen views of the cell site structure from 1354 Pebble Drive shall be maintained, watered and allowed to grow for this purpose. The applicant shall maintain these trees. Any tree that does not survive shall be replaced with one of the same or similar type, of a size no less than 15 gallons.
6. This wireless facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked, or the facility is abandoned or no longer needed.
7. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
8. This use permit shall be subject to an administrative review in five years (April 1, 2028) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to May 04, 2028.
9. The applicant shall receive and maintain approval from the FCC for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation immediately.
10. The applicant shall apply for and obtain a building permit from the Building Inspection Section prior to commencement of any work on the project site.

Cal-Fire

11. Address numbers shall be a minimum of 6" in height on contrasting background and be visible from the road in the direction of travel. Finished height of bottom of address shall not be greater than 6 feet. Remote addressing may be required at the driveway or road entrance at intersections and road forks and shall be visible from both directions. Numbers shall be reflective and contrasting background. Equivalent to "Hy-Ko 911" signage with minimum 3" numbers. CFC 505.1
12. Additional numbers and directional signs may be required at the entrance of access roads. CFC 505.1
13. Provide fire apparatus access to your structure. Fire apparatus access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all-weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and limited to 150 feet in length. No grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base, or equivalent, compacted to 95 percent. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
14. Existing private access road must be maintained. All pot holes and any damaged roadway to be filled and compacted to 95% able to support fire apparatus weighing 75,000 lbs. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
15. Provide a plan and profile of fire department access to your project. Emergency fire apparatus access shall be provided to within 150 feet of all exterior portions of the building. Surface shall be a minimum of twenty-foot-wide all-weather surface and shall be able to support a fire apparatus weighing a minimum of 75,000 lbs. An engineer's certification may be required for your project. Grades up to 15 % shall be a minimum of class 2 aggregate compacted to 95% or equivalent. All sections of emergency access road greater than 15% shall be paved with asphalt, concrete or equivalent, with a non-skid surface and a sub-base of class 2 aggregate, or equivalent, compacted to 95 percent. The driveway is over 150 feet in length and will need a fire engine turnaround approved by the San Mateo County Fire Department.
16. Provide a plan and profile of fire department access from the highway to your project. Enclosed are our requirements. Emergency access roads up to 15 % grade shall be a minimum of 6-inch class 2 aggregate compacted to 95% or equivalent. All sections of emergency access road greater than 15% shall be

paved with a minimum 2-inch asphalt, concrete or equivalent, with a non-skid surface and a sub-base of 6-inch minimum class 2 aggregate compacted to 95 percent. The access is over 150 feet in length and will need a fire engine turnaround approved by the San Mateo County Fire Department. Examples are enclosed.

17. An approved fire access road with turnaround will be required for your project. This also requires access to all portions of your facilities. A copy of turnaround requirements will be included with this letter. Provide details of access and turnaround on plans.
18. Approved fire apparatus access roads shall provide to within 150 feet of all portions of the exterior walls of the first story as measured by an approved route along the exterior of the building. (CFC 503.1.1)
19. A fuel break of defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
20. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
21. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source.
22. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place at the power source, or its main shut off. Such signage shall state instructions on how to disconnect power feeding other electrical panels including any orderly shutdown requirements. Any other shutoffs shall be identified. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed.
23. All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tons, (live load). A registered civil or structural engineer shall certify rated capacities. All bridges shall have the rated capacity posted on both entries. Turnouts are required at each end of one-lane bridges.

24. A registered civil or structural engineer shall certify the rated capacity posted for the bridge in a signed and stamped letter to the San Mateo County Fire Marshal's Office.
25. Any gates or fences leading to the bridge will require a Knox lock or key switch. Please contact my office for the proper form if needed.
26. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov.
27. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov.

KAJ:cmc – KAJHH0063_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

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



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

BU #: 827704
SF137 EAGLE'S NEST
1175 PALOMAR DR
REDWOOD CITY, CA 94062
EXISTING 20'-4" STEALTH POLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/10/22	MM	CUP RENEWAL	JD

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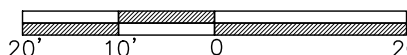
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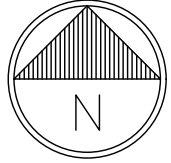


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OVERALL SITE PLAN

SCALE: 

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



SITE NAME:	SF137 EAGLE'S NEST
SITE TYPE:	STEALTH POLE
TOWER HEIGHT:	20'-4"

BUSINESS UNIT #:	827704
SITE ADDRESS:	1175 PALOMAR DR REDWOOD CITY, CA 94062
COUNTY:	SAN MATEO
JURISDICTION:	SAN MATEO COUNTY

SITE INFORMATION

CROWN CASTLE USA INC.	SF137 EAGLE'S NEST
SITE NAME:	
SITE ADDRESS:	1175 PALOMAR DR REDWOOD CITY, CA 94062
COUNTY:	SAN MATEO
MAP/PARCEL #:	051-416-040
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	37.478117
LONGITUDE:	-122.279056
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	540'-0"
CURRENT ZONING:	N/A
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:	ANISH KHIMANI 525 CRESPI DR. PACIFICA, CA 94044
TOWER OWNER/APPLICANT:	CROWN CASTLE 4301 HACIENDA DRIVE, SUITE 410 PLEASANTON, CA 94588
ELECTRIC PROVIDER:	PACIFIC GAS & ELECTRIC 800-743-5000
TELCO PROVIDER:	AT&T 611

DRAWING INDEX

[illegible]

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.

PROJECT DESCRIPTION

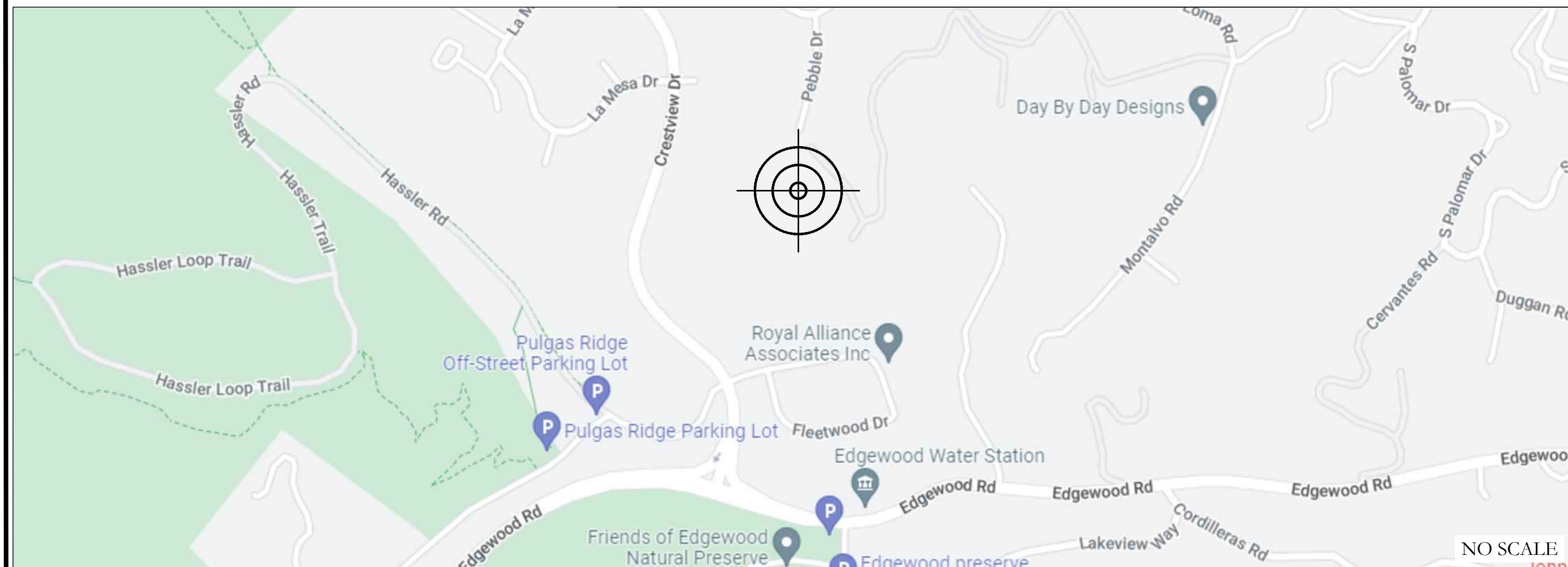
CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- NO CHANGES ARE PROPOSED TO THE PROJECT.

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

LOCATION MAP



FROM SAN FRANCISCO INTERNATIONAL AIRPORT. TAKE US-101 S TO BRITTAN AVE IN SAN CARLOS. TAKE EXIT 411 FROM US-101 S (12.0 MI). HEAD SOUTH 125 FT. KEEP LEFT, FOLLOW SIGNS FOR US-101 S/SAN JOSE AND MERGE ONTO US-101 S 10.9 MI. TAKE EXIT 411 FOR BRITTAN AVE 1.1 MI. CONTINUE ON BRITTAN AVE. TAKE ALAMEDA DE LAS PULGAS TO PALOMAR DRIVE (4.0 MI). CONTINUE ONTO BRITTAN AVE 1.4 MI. TURN LEFT ONTO ALAMEDA DE LAS PULGAS 0.5 MI. TURN RIGHT ONTO HILLTOP DR 0.2 MI. TURN RIGHT ONTO EATON AVE 0.2 MI. TURN LEFT ONTO CLIFFORD AVE 0.3 MI. CONTINUE ONTO PALOMAR DRIVE 348 FT. SLIGHT LEFT TO STAY ON PALOMAR DRIVE 0.7 MI. TURN RIGHT TO STAY ON PALOMAR DRIVE 440 FT. TURN LEFT TO STAY ON PALOMAR DRIVE 0.6 MI. TURN RIGHT TO STAY ON PALOMAR DRIVE. DESTINATION WILL BE ON THE LEFT

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)

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



CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS
BEFORE YOU DIG!



JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109



BU #: 827704
SF137 EAGLE'S NEST
1175 PALOMAR DR
REDWOOD CITY, CA 94062
EXISTING 20'-4" STEALTH POLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/10/22	MM	CUP RENEWAL	JD

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SEATTLE, WA 98109



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

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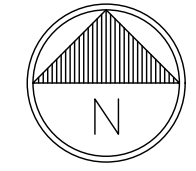


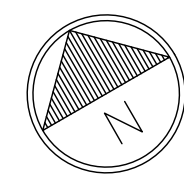
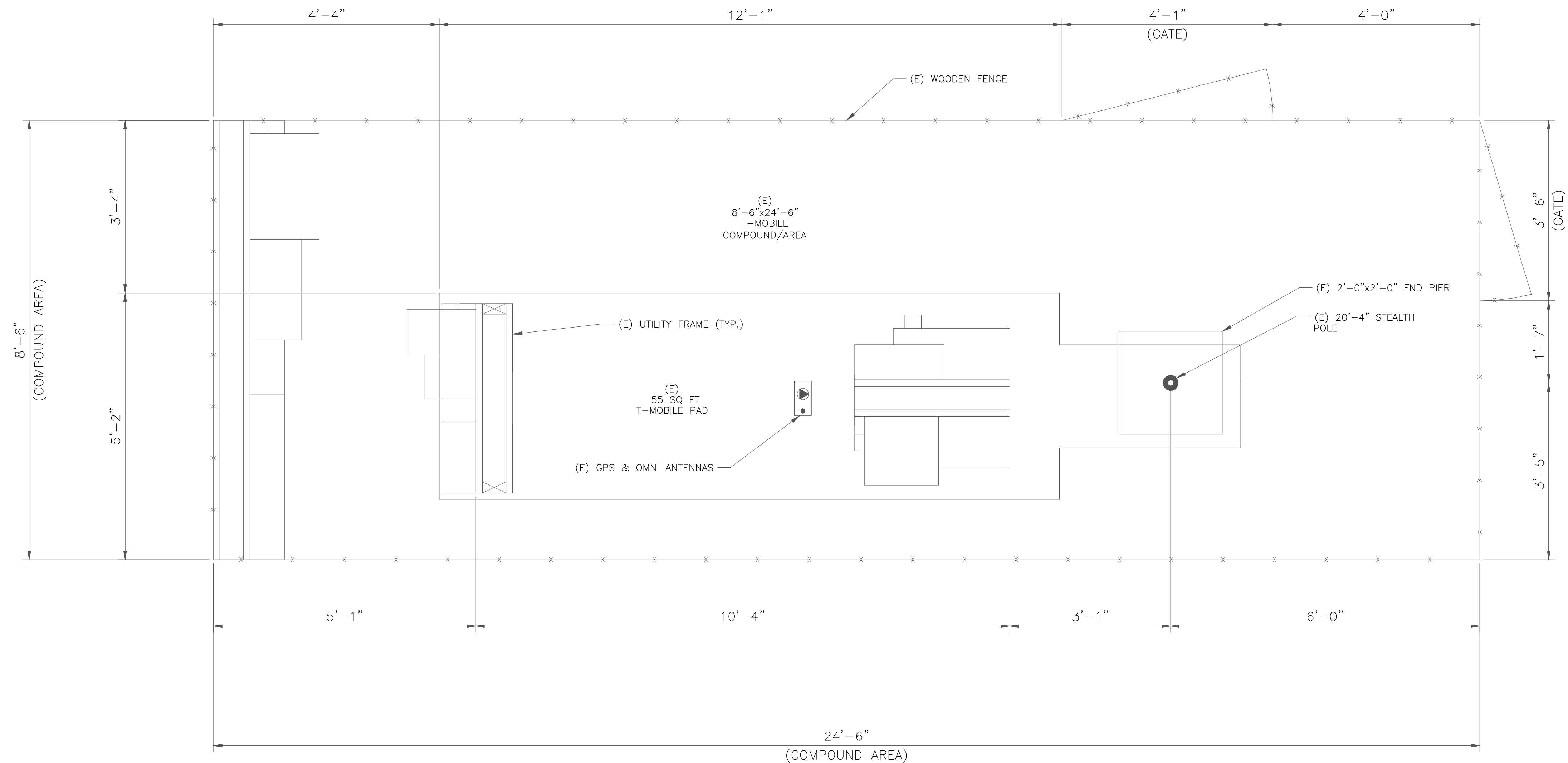
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OVERALL SITE PLAN

SCALE: 20' 10' 0 20'

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)





JURISDICTIONAL APPROVAL:

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

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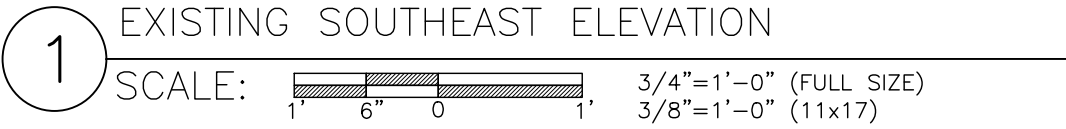
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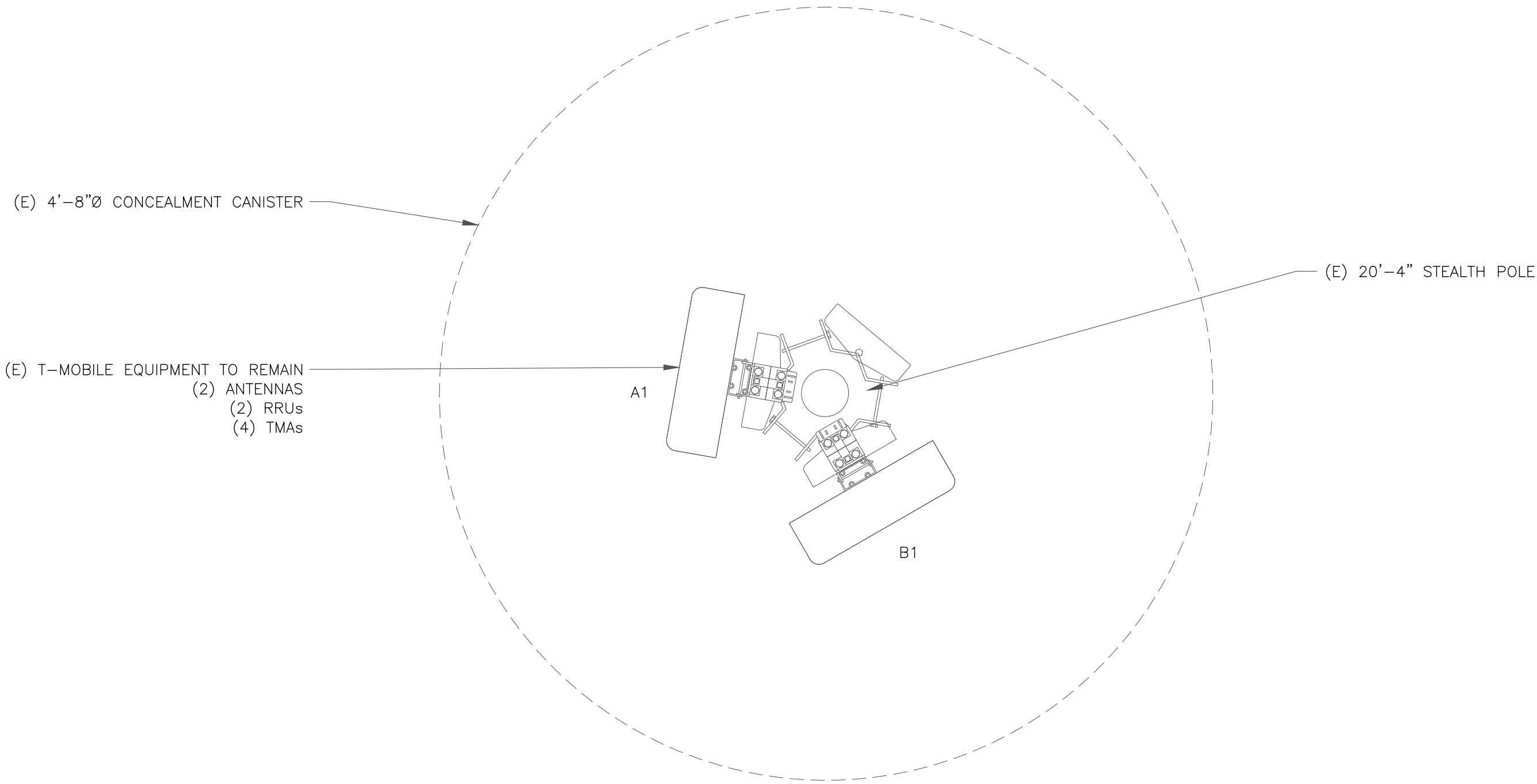
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EQUIPMENT SCHEDULE															
ALPHA															
POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER	MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE
A1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	280°	15'-0"	1	(E) 4449 B12/B71	GROUND	2	(E) TMA T21-11-43	-	-	4 1	COAX HCS	7/8" 1-3/8"	40'-0"
BETA															
B1	T-MOBILE	(E) RFS/CELWAVE APXVAARR24_43-U-NA20	150°	15'-0"	1	(E) 4449 B12/B71	GROUND	2	(E) TMA T21-11-43	-	-	4	COAX	7/8"	40'-0"



1 EXISTING T-MOBILE ANTENNA PLAN @15'-0"

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

JURISDICTIONAL APPROVAL:

CROWN CASTLE
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SEATTLE, WA 98109

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

PROJECT FILE

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 19, 2013

TO: Zoning Hearing Officer

FROM: Angela Chavez, Project Planner; Telephone 650/599-7217

SUBJECT: STAFF REPORT ADDENDUM: Consideration of Use Permit Renewal, pursuant to Section 6500 of the County Zoning Regulations, to allow the continued use of an existing cellular facility, to amend the existing site to increase the size and height of the panel antennas, and to add additional ground-mounted equipment to the site, located at 1175 Palomar Drive in the unincorporated Palomar Park area of San Mateo County.

County File Number: PLN 2001-00801 (T-Mobile/Curtis Brooks)

RECOMMENDATION

Staff recommends that the Zoning Hearing Officer approve the Use Permit Renewal with amendments, County File Number PLN 2001-00801, by making the required findings and adopting the conditions of approval listed in Attachment A.

PROJECT DESCRIPTION

The applicant proposes the continued operation of an existing wireless telecommunications facility by renewing the use permit. In addition, the applicant proposes to alter the existing facility by increasing the height of the panel antennas and radome cover from 15' to 16'-7". While the size of the panel antennas will be increased, the number of antennas and height of the monopole itself will remain the same. The applicant also proposes to add a Telco Box and CIENA Fiber Box both of which will be mounted on an H-frame equipment stand to be located on an existing concrete pad adjacent to the existing equipment cabinets within the existing fenced lease area.

DISCUSSION

Consideration of this item took place at the April 1, 2010 Zoning Hearing Officer hearing, at which the Zoning Hearing Officer (ZHO) continued the item to a date uncertain and provided direction to the applicant to provide a more fully complete application. Specifically, the applicant was asked to provide an alternative site analysis as detailed by Section 6512.5.B.11 of the County Zoning Regulations. In addition, the ZHO continued the project to allow staff additional time to review and evaluate correspondence received just prior to and at the hearing. On August 21, 2013, the

applicant submitted information which provided an alternative site analysis and other details in regard to the project's compliance with the County's Wireless Telecommunication Facilities Ordinance. The specific elements of the revisions are discussed below.

Alternative Site Analysis

The applicant provided a more detailed alternative site analysis, as directed by the Zoning Hearing Officer at the April 2010 hearing, which identified seven existing wireless telecommunications sites within a 2.5-mile radius of the subject site. As discussed in the original report, the newly submitted analysis reiterates that the project site was initially chosen based on its ability to meet T-Mobile's coverage objective. Due to the topography of the area, the site is able to provide coverage to both the surrounding community but also to the nearby roadways. In addition, the applicant indicates that the elevation of the site allows for a better line of sight connection to other wireless facilities, which allows for increased continuity of service. The elevation of the project site also allows for the design of the site to be less intrusive, as the profile of the monopole can remain relatively low and has been painted so that the visual impact from long-range views is minimized. A site lower in elevation would result in higher pole and likely more obtrusive design in order to achieve the same coverage objectives.

Sections 6512.2.B and 6512.5.B.11 of the County's Wireless Telecommunication Facilities Ordinance require that wireless telecommunications facilities located in Residential districts identify existing facilities within a 2.5-mile radius of the location to determine whether co-location is feasible. As previously stated, the applicant identified seven existing sites within 2.5 miles and determined that these sites did not meet their coverage objectives (see Attachment B). In addition, documentation provided to staff by the applicant just prior to the April 2010 hearing addressed other potential locations identified by the public. The revised coverage map includes the PG&E tower located at the intersection of Edgewood Road and Interstate 280. The applicant at that time indicated that the PG&E site is located at too far a distance to fill the gap that the subject site covers. The property across from 602 Glenloch Way, Emerald Lake Hills, was also identified as a possible alternate location. The parcel (APN 057-460-130) is owned by the City of Redwood City, is located approximately a half mile from the project site, and is currently developed with a water tank. The applicant's RF engineers also ruled this site out as a possible alternate location given that the topography of the area would eliminate coverage in the desired area. The applicant does note that the site could serve to improve the overall coverage of the area, but it would not serve to replace the subject site at 1175 Palomar Drive. Staff would also note that this site would also require a more detailed and refined analysis even if it did meet the applicant's coverage objectives as it is also zoned Residential (RH/DR) and is immediately across the street from other residential development.

Renewal and Proposed Amendment

The original consideration of the renewal included a proposed amendment to the use permit to allow for the removal and replacement of the existing panel antennas with new

panel antennas. The alteration resulted in an increase in the height of the monopole by 1'-7" for a total height of 16'-7". Per Section 6513 of the Wireless Telecommunication Facilities Ordinance, a Mitigated Negative Declaration was prepared to address the proposed site modification. There were concerns raised by members of the public that certification of the Mitigated Negative Declaration would have allowed for administrative approval of future co-location facilities. After discussions with County Counsel, it was determined that this was not the case. The original staff report clearly identified that T-Mobile's renewal and proposed modifications were the sole subject of the permit and that future projects would be subject to separate use permit, and environmental review. CEQA requires that potential cumulative impacts be considered and therefore the RF emissions for both existing and potential sites were included in the discussion. This inclusion did not and would not have provided a de facto approval for future potential sites, as the information discussed was not sufficient to address the application requirements for co-location facilities.

In 2012 Congress passed the Middle Class Tax Relief and Job Creation Act of 2012 (Tax Act) which included provisions regarding state or local government review of modifications to existing wireless towers or base stations. Specifically, Section 6409(a) of the Tax Act states that "a state or local government 'may not deny, and shall approve' any request for co-location, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station" (Federal Communications Commission Public Notice DA 12-2047, January 25, 2013). The Federal Communications Commission (FCC) provided guidance on interpreting the provisions of Section 6409(a) and defines a "substantial change" if the following occurs:

1. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or
2. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or
3. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or

4. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

Finally, the FCC indicated that an application could be required by the relevant government entity for an administrative approval (i.e., ministerial approval). Given this the proposed increase of 1'-7" would comply with the above criteria, is required to be approved as it does not result in a substantial change, and therefore only requires that a building permit be obtained for the modifications. As the modification qualifies for ministerial review and is a minor modification of an existing use, the Mitigated Negative Declaration that was prepared for the original use permit amendment was deemed unwarranted and is no longer included for consideration under this permit. Approval of the project as currently proposed will not have the effect of creating an entitlement for treatment as a co-location site.

Based on the foregoing, staff continues to recommend approval of the use permit renewal and finds that the applicant has complied with the applicable sections of the County's Wireless Telecommunication Facilities Ordinance and that the proposed modifications are entitled to non-discretionary approval under the Federal statutes.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Revised Application Materials
- C. Comment Letters
- D. Original Staff Report

ACC:fc – ACCX0806_WFU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2001-00801 Hearing Date: December 19, 2013

Prepared By: Angela Chavez For Adoption By: Zoning Hearing Officer
Project Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt pursuant to Section 15303 (Class 1: Minor Alteration of Existing Structures) of the California Environmental Quality Act (CEQA).
2. Aspects of the project involving solely renewal of the use permit for existing facilities is not a discretionary project under CEQA.

Regarding the Use Permit, Find:

3. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, as no complaints have been received regarding this provider nor were any comments received from the local homeowners association. In addition, the site does not result in any additional visual significant impacts, and the facility will not exceed FCC exposure limits.
4. That the telecommunications facility is necessary for the public health, safety, convenience or welfare of the community by enhancing and continuing to provide communication services to residents, commuters, and emergency responders.

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 April 1, 2010 and on December 19, 2013. Minor revisions or modifications to the project

may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. This use permit shall be valid for ten years until April 1, 2023, with an option for renewal at the discretion of the applicant. Renewal of this use permit shall be applied for six months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time.
3. Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any construction or modifications to this facility.
4. The use permit is valid only for antennas sector "A" directed at 150 degrees and antennas sector "B" directed at 280 degrees. Any revision to the direction of the sectors shall require an amendment to the use permit with a public hearing.
5. The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.
6. The four (4) redwood trees planted to screen views of the cell site structure from 1354 Pebble Drive shall be maintained, watered and allowed to grow for this purpose. The applicant shall maintain these trees. Any tree that does not survive shall be replaced with one of the same or similar type, of a size no less than 15 gallons.
7. This wireless facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed.
8. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of the tower structure or the site for telecommunications facilities.
9. This use permit shall be subject to an administrative review in five years (April 1, 2018) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to April 1, 2018.
10. The applicant shall receive and maintain approval from the FCC for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation immediately.

11. All construction activities associated with the proposed project shall be limited from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
12. The applicant shall apply for and obtain a building permit from the Building Inspection Section prior to commencement of any work on the project site.

Cal-Fire

13. The applicant shall maintain a fuelbreak/firebreak around and adjacent to such buildings or structures by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure. Trees that are required for screening purposes are exempt from this requirement except where, based on their proximity to structures, Cal-Fire determines that the trees be "limbed up" from the ground to reduce the fire potential.
14. This project is located in a wildland urban interface area and shall meet CBC Chapter 7A requirements. More information is available at the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition shall be met at the building permit phase.
15. Because of limited access into the property, the San Mateo County Fire Department requires the installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency. Prior to the issuance of the building permit, the applicant shall contact the San Mateo County Fire Marshal's Office at 650/573-3846 for an application and/or for further information.

ACC:fc – ACCX0806_WFU.DOCX

Attachment B



Core Development Services
10 Reilly Road #202
Millbrae, CA 94030
Main: (510) 900-1184
Fax: (714) 333-4441
Web: www.cds.us.com

August 21, 2013

Angela C. Chavez
County of San Mateo
Planning & Building Department
Current Planning Section
455 County Center, 2nd Floor
Redwood City, CA 94063

PLN2001-00801
RECEIVED

AUG 21 2013

**San Mateo County
Planning Division**

Re: PLN2001-00801 (1175 Palomar Drive, Redwood City, CA)
Use Permit Renewal

Dear Ms. Chavez:

Per the items you have requested for the renewal of Use Permit PLN2001-00801, please find the responses below. The existing wireless telecommunication facility is located at 1175 Palomar Drive in Redwood City, CA. Crown Castle ("Crown") owns and operates the telecommunications tower.

1. Alternative Site Analysis

The existing site was initially selected based on its ability to meet the coverage objective (determined by radio frequency engineers), providing the needed service to businesses and residential communities as well as major roadways and highways in the geographic area.

Due to the topography of the area, the height of the site (at the top of the hill) is a vital factor in reaching an adequate coverage area. This higher elevation allows for the most optimal height, thus allowing for a better line of site; whereas, being at a lower elevation would necessitate a taller tower in order to reach the same line of site. The current location of the site also allows for the least intrusive design: a considerably shorter height, and where all associated equipment are painted to match the surrounding area in order to mitigate the visual impact to surrounding neighbors.

Per the County's Telecommunications Ordinance, Section 6512.2., the existing site can "accommodate a co-location" and is made available for co-location unless technologically infeasible. Because this is an existing facility, the applicant makes a good faith effort to facilitate a co-location, at the satisfaction of the County, as relocating this existing site is not feasible. Relocation of a site will create a gap in coverage and potentially interfere with surrounding sites.

Each site is "locationally dependent", meaning that there is a necessary and logistical interrelationship between each cell site. Eliminating or relocating a cell site can lead to gaps in the system and prohibit carriers from providing uninterrupted service to customers in the immediate area. Furthermore, eliminating a site will certainly affect existing community benefits from this wireless facility, such as emergency response communications for police, paramedics, fire and other emergency services, as well as telephone and data transmission.

Additionally, within the search ring issued by the radio frequency engineers, several property owners were presented the opportunity to host this wireless site. Thus, property owner cooperation and interest was also a determining factor in selecting this site.

Per the Federal Communications Commission, "Exhibit A" (attached) identifies the existing wireless facilities within a 2.5 mile radius of the subject site at 1175 Palomar Drive in Redwood City. The chart also explains why each of the listed sites are not feasible locations, thus ultimately eliminating them from being alternative sites.

Furthermore, the existing site is in compliance with the siting and zoning requirements of this zone (R-1/S-101, Single Family Residential), where:

R-1/S-101 REQUIREMENT	EXISTING CONDITION
Height standard: 28'	15'
Maximum building site coverage: 25%	Existing building site coverage: 21%
Minimum front setback: 20'	Existing front setback: >20'
Minimum side setback: 10'	Existing side setback: 20'
Minimum rear setback: 20'	Existing rear setback: 84'

2. Ten-Year Build Out Plan

Because Crown is solely the tower owner and is not a licensed wireless communications provider, Crown does not have a ten-year plan, as licensed wireless providers may have. Crown simply provides the infrastructure for the carriers to co-locate on their towers.

3. Radio Frequency (RF) Report



Because no additional work has been carried out on this tower, the previous RF report submitted with the initial renewal application remains the most current RF report. The existing wireless telecommunication facility will continue to comply with all applicable local, state and federal regulations.

4. Photo Simulations and Plans are accurate as no additional work has been carried out at this site since the initial renewal filing.
5. Please see attached letter of authorization.

Please feel free to contact me by phone at (510) 999-1737 or by email at gketema@core.us.com, if I can provide you with additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "gketema", with a long, sweeping horizontal line extending to the right.

Ginbar Ketema
on behalf of Crown Castle GT Company LLC

"EXHIBIT A"

Existing Wireless Towers

Radius: 2.5 miles

1175 Palomar Drive, Redwood City, CA 94026

August 21, 2013

	Existing Tower Address	Latitude/Longitude	Structure Type	Overall Height Above Ground Level (AGL) - Meters	Why Site is Not Feasible
1	Shelford Avenue, San Carlos, CA	37° 30' 36.1" N 122° 16' 35.8" W	Mast	10.7	Does not meet coverage.
2	1030 Washington Street, San Carlos, CA	37° 39' 51.8" N 122° 14' 46.9" W	Pole	20.1	Does not meet coverage.
3	260 Shelford Avenue, San Carlos, CA	37° 30' 37.0" N 122° 16' 36.0" W	Pole	14.3	Does not meet coverage.
4	920 Buckland Belmont, CA	37° 30' 37.0" N 122° 16' 36.0" W	Tower	19.5	Does not meet coverage.
5	1680 Bayport Avenue San Carlos, CA	37° 29' 48.8" N 122° 14' 41.6" W	Monopole	16.8	Does not meet coverage.
6	Highlands Park (Melendy Drive & Aberdeen Drive) San Carlos, CA	37° 29' 44.2" N 122° 16' 30.9" W	Pole	21.3	The topography of this site prohibits this location from covering the area needing coverage.
7	San Carlos Airport San Carlos, CA	37° 30' 40.0" N 122° 14' 54.0" W	Tower	9.1	The topography of this site prohibits this location from covering the area needing coverage.



Crown Castle
Jonathan Dohm, AICP
510 Castillo Street, Suite 302
Santa Barbara, CA 93101

Tel: 805-957-1629
Fax: 724-416-4739
www.crowncastle.com

Crown Castle Letter of Authorization

To: County of San Mateo

Re: Application for Permit Renewal

Crown Castle ("Crown") hereby authorizes **Core Development Services**, agent for Crown Castle, to submit all zoning permits and approvals through the County of San Mateo in order to renew PLN2001-00801, pertaining to the existing wireless communications site described below:

Site Name:	Eagle's Nest
Crown BUN:	827704
Site Address:	1175 Palomar Drive Redwood City, CA

Crown agrees to indemnify, defend and hold the County of San Mateo and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

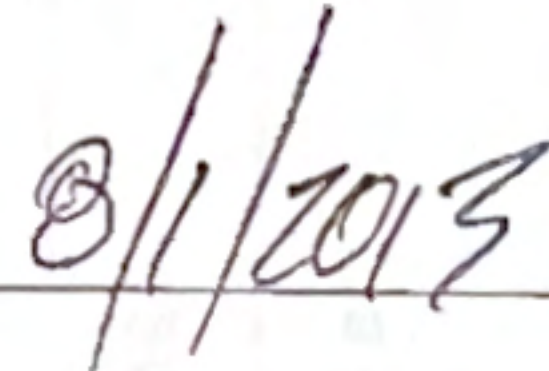
Crown requests that the County of San Mateo forward copies of all correspondence relative to this application to the Crown Castle representative identified below.

Crown Castle

By:


Jonathan Dohm, AICP
Zoning Manager, West Area
Crown Castle
510 Castillo Street, Suite 302
Santa Barbara, CA 93101
Jon.dohm@crowncastle.com

Date:



• • T • • Mobile •



RF Evaluation for SF03137A in Redwood City

ROCKSOLID
COVERAGE

...T...Mobile.



- SF03137A is a very important site located at in Redwood City. It has 2 sectors for 3G & 2G coverage.
- SF03137A covers the residential area along Crestview drive, the access route that leads to very highly commuted Interstate 280/Junipero Serra Freeway and US Hwy 101.
- The total traffic / day carried by all the sectors of SF03137A is 30+ erlangs.
- There are no sites in the 3 year plan to replace the loss of coverage if SF03137A is lost.
- None of the sites in the nearby area can be modified to provide the loss of coverage which will occur if this site is lost.

ROCKSOLID
COVERAGE

...T-Mobile-

Birds Eye View of the site location & the coverage area



ROCKSOLID
COVERAGE

Angela Chavez - FW: SF03137 Palmar

From: "Jacob Reeves" <jacob@jacorconsulting.com>
To: <achavez@co.sanmateo.ca.us>
Date: 3/31/2010 4:17 PM
Subject: FW: SF03137 Palmar
Attachments: SF03137A_Justification.ppt; SF03137A_Coverage.jpg

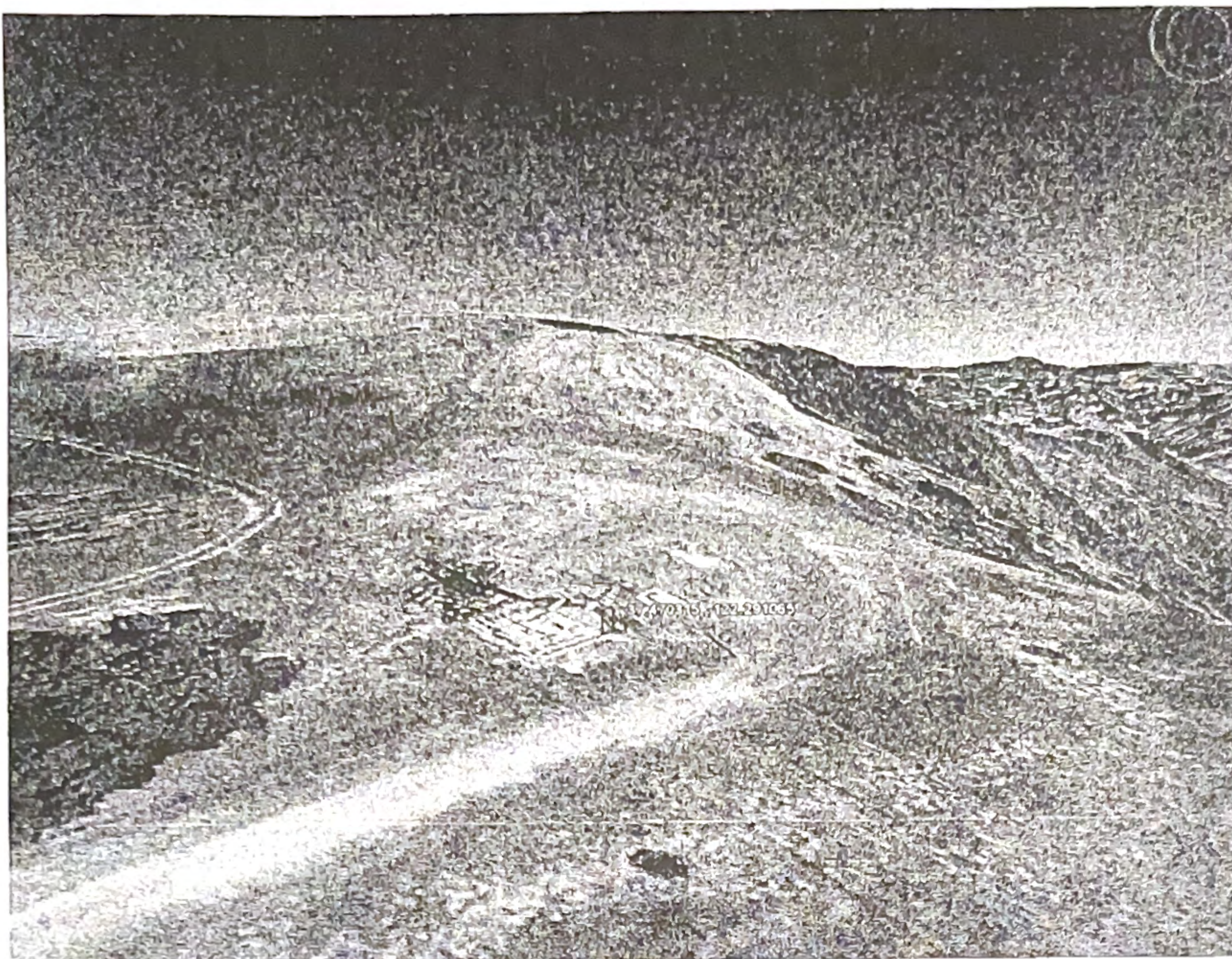
Angela,

Here is some justification from my RF engineer and the new coverage map showing that SF03536A site we discussed is plotted on the new plot map attached. The site is too far away to close the gap this site fills.

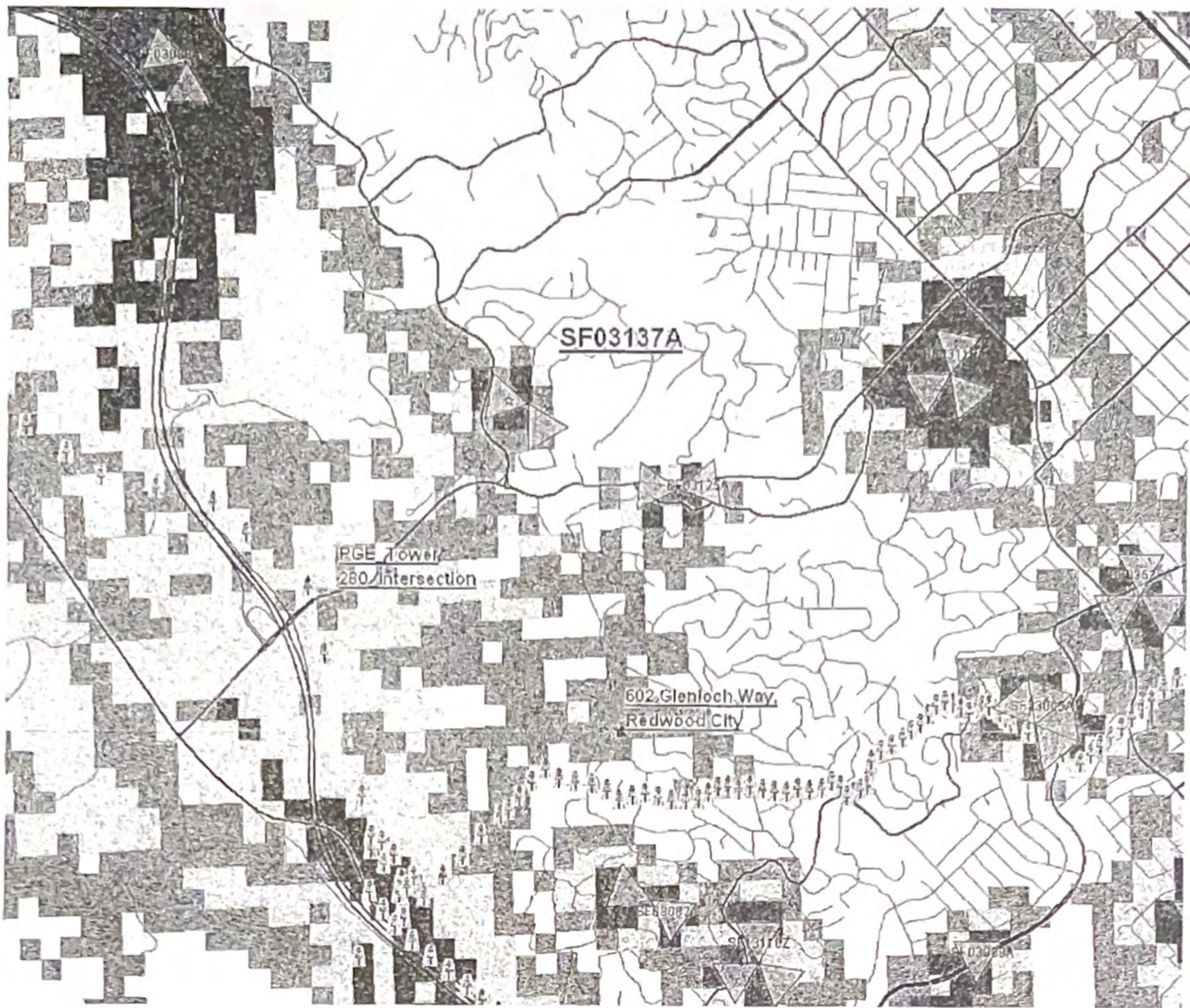
Please call me when you have a minute to discuss this.

The two maps below show 1175 Palomar (SF03137) with respect to the PG&E tower in the intersection.





As for the 602 Glenloch Way:



It is obviously another candidate that could improve coverage in Redwood City, but not as a replacement to fill the gap made by removing this site.

The above map also serves as the coverage plot for your discussions, which shows that the two proposed sites mentioned by Palmer Property Owners dated March 30, 2010 are farther away than T-Mobile's adjacent sites. As you can see, the terrain between SF-3125A and the discussed site blocks all coverage between the two locations.

Finally, please find the map of the 3 locations relative to each other.



Due to existing site locations and terrains, the alternative sites will not be able to replace coverage that will be lost in Redwood City.

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.437 / Virus Database: 271.1.1/2781 - Release Date: 03/31/10 00:32:00

Attachment C

Angela Chavez - PLN2001-0086, Curtis Brooks/T-mobile application

From: "Alicia Torre" <alicia@torrenimer.org>
To: <achavez@co.sanmateo.ca.us>
Date: 3/29/2010 10:27 PM
Subject: PLN2001-00801 Curtis Brooks/T-mobile application

PROJECT FILE

Dear Angela,

Could you please e-mail me the staff report for the above referenced case which is supposed to be heard Thursday?

In addition, I would like to know who the lawyer is who is assigned to this case and I would like to speak with him/her. Can you please forward the name and phone number?

My concern with the application is whether, under the recent state law with regard to collocation sites, it will open the doors wide to additional wireless carriers. If this "minor" renewal is approved, it will constitute the first CUP issued since the new law passed, and therefore has implications for the future. As state law defines what is a collocation site (not the county) the county needs to have made a careful legal analysis of these implications before acting precipitously. Last year the county enacted new requirements for a CUP to protect its citizens; I note that T-mobile's application does not provide the evidence required under the new CUP. The CUP requirements apply to renewals as well as "greenfield" applications.

I would appreciate a quick response.

Thank you.

Alicia Torre
650-474-0644

Angela Chavez - Palomar Park input for T-Mobile Zoning hearing

From: "Kurt Oppenheimer" <kurto@mabija.com>
To: "Angela Chavez" <achavez@co.sanmateo.ca.us>
Date: 3/31/2010 10:30 AM
Subject: Palomar Park input for T-Mobile Zoning hearing
CC: "Kurt Oppenheimer" <Kurto@Mabija.com>
Attachments: T-mobile zoning 4-1-10 PPO letter.pdf

Angela,

On behalf of the residents of Palomar Park, the Palomar Park Owners association is requesting the T-Mobile permit be denied. The attached letter details our concerns and reasons for the our request to deny the permit.

I will be dropping off 10 color copies of this letter before noon today.

Kurt

PALOMAR
PARK

March 30, 2010

Angela Chavez
455 County Center, 2nd Floor
Redwood City, CA 94063

PROJECT FILE

RE:T-Mobile Zoning Hearing – PLN 200-00801

Dear Ms. Chavez,

The residents of Palomar Park do not believe that wireless communication facilities belong in residential neighborhoods. We worked with the County and the wireless industry to help develop the current code for residential neighborhoods in unincorporated San Mateo County.

We request that T-Mobile NOT be granted a permit as T-Mobile has not provided documentation that demonstrates that there is no other possible site and that this site is necessary to eliminate a significant gap in coverage.

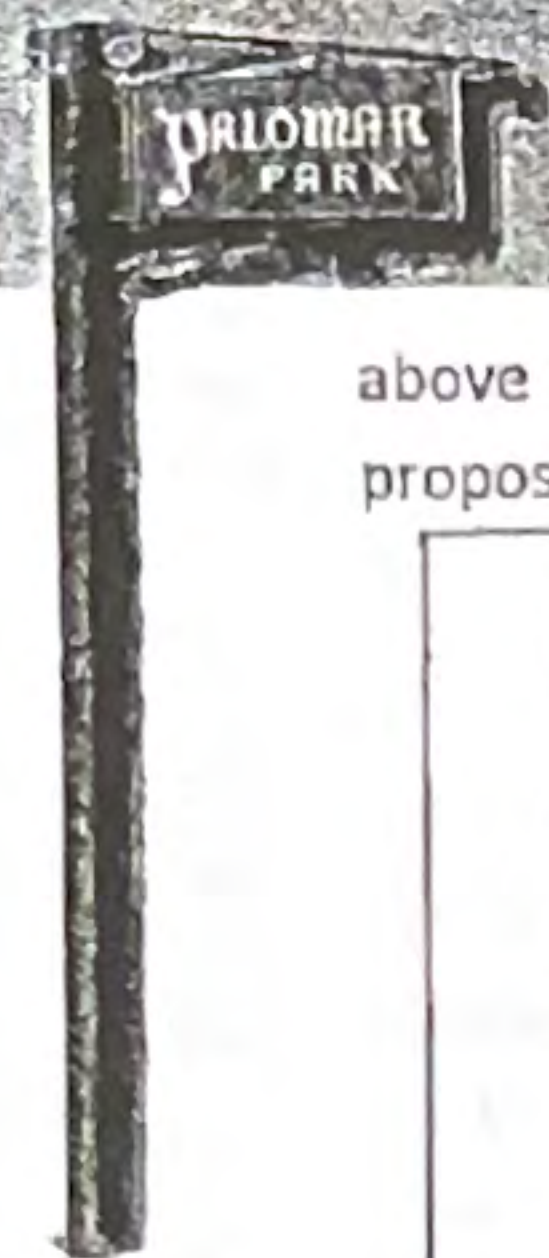
We base this request on the following:

- 1) Based on the current code, T-Mobile has failed to demonstrate that the coverage this site provides could not be provided by developing a single or combination of sites in a non-residential neighborhood – section 6512.2.B. This section was written to specifically draw out from the applicants other possible alternative sites or combination of sites and what impact these alternatives have. The real question that T-Mobile must answer in response to 6512.2.B is: "How would T-Mobile provide coverage if the proposed site was not available?" Answers formulated in this manner would allow the approving bodies to review the trade-off and approve the least impactful site.

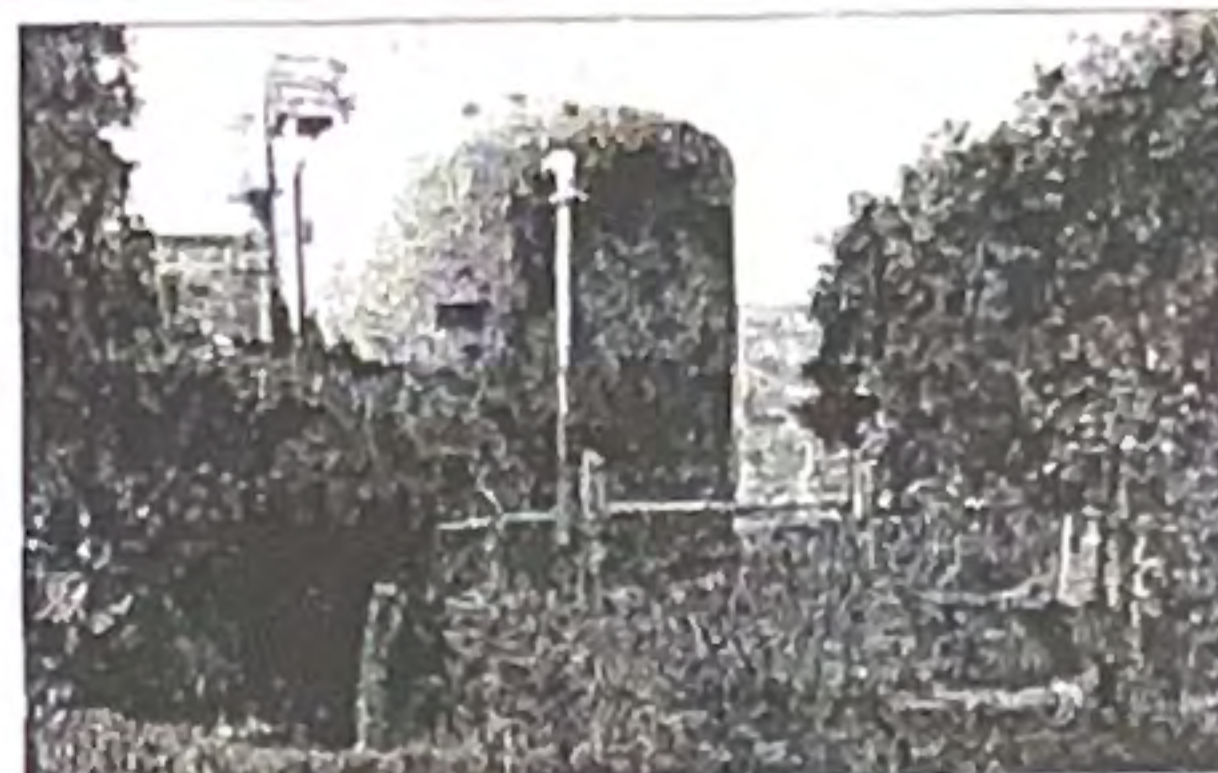
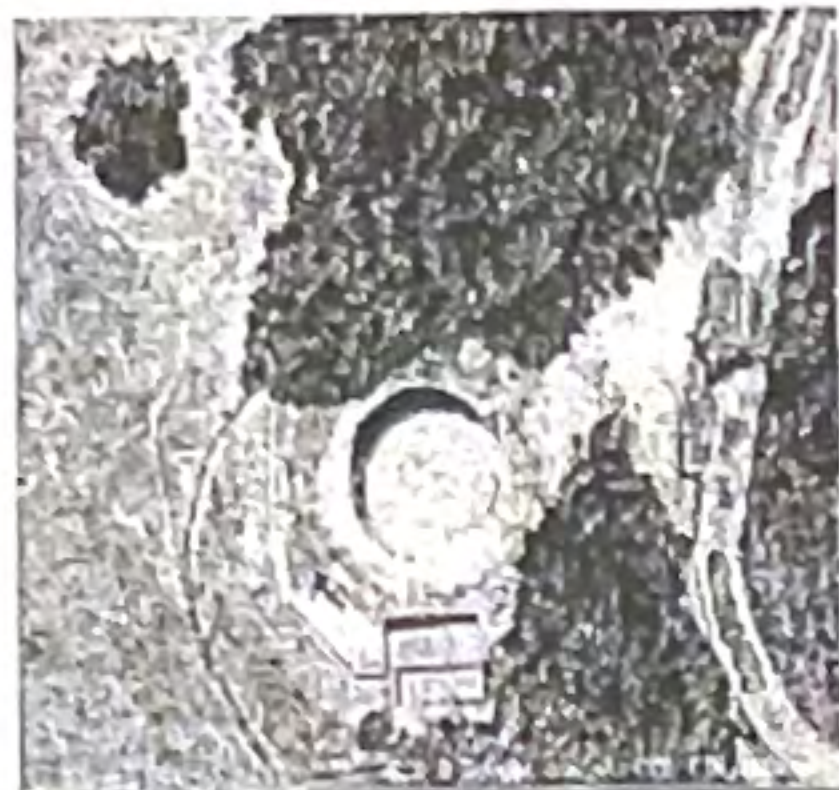
T-Mobile's response in their letter dated July 31, 2007 (attachment G of the Staff report) to 6512.2.B states – "Due to the terrain, coverage objective, and surrounding structures, the only option for T-Mobile and Sprint, is to locate on this residential Parcel." The coverage map at the end of T-Mobile's letter only show what this site provides, but provides no findings to support T-Mobile's assertion that this is the only possible site. We also find it also interesting that T-Mobile in their response would state that the site also represents Sprint's only option for coverage. In a Board of Supervisors hearing only 6 months ago, it was determined that Sprint did have other options for coverage, and Sprint's request was denied. It is very likely that T-Mobile also has other coverage options – they have simply not elected to do the analysis the law requires.

Additionally the plot maps that T-Mobile provided are incomplete as they do not show the major cell tower T-Mobile has on the PG&E tower at 280 and Edgewood Road and its effect on the coverage map.

By its nature wireless communication is a line-of-sight technology and the canyon area of Edgewood road makes selecting an alternate site challenging but not impossible. A quick survey of the area using Google earth shows a water tower at 602 Glenlock Way in Emerald Hills – photos below. This tank is at 675 feet



above sea level and a short monopole would have a clear line of sight covering areas that both of the proposed antennas are to service.



Water tower at 602 Glenlock way.



Proposed coverage of the 1175 Palomar Site with antennas at 280° and 150°



Possible coverage from the Water Tank at 602 Glenlock

PALOMAR
PARK

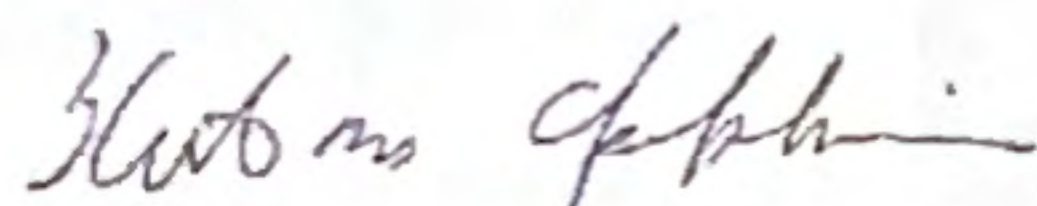
This simple study shows that there are other possible sites and without studies like the above, T-Mobile has failed to meet the requirement of 6512.2.B.

- 2) The California courts have ruled that approval of a wireless site needs to answer the following question: "Does the new site provide coverage to areas where a "significant gap" in coverage occurs?" In the hearing on the Sprint permit, the Board of Supervisors interpreted "significant gap" to mean there are gaps in making emergency calls. It was not to "increase clarity, range, and capacity", as is stated in section 4.b (Page 5) of the staff report. T-Mobile has not shown what significant gap this site will cover given their other sites in the area.
- 3) The submitted RF study by Hammett & Edison is troubling as it does not take into account the topology of Palomar Park. The report states the ground level radiation is less because the antennas are mounted 16 feet above ground and point to the horizon. This would be true on a flat area, but Palomar Park is not. Specifically the homes uphill of the antennas are at antenna height. We strongly request that RF emissions must be examined by T-Mobile taking into account topology.
- 4) T-Mobile asserts that the existing site is a co-location site and that section 6512 does not apply. The current site has never been reviewed as a co-location site under the WTF Ordinance. We ask that the Board of Supervisors and County counsel make it clear that the current site is not a co-location site, as it has not gone through the required planning and review process necessary to be deemed a co-location site. It is important that the Board do this, or we will continue to have more hearings with other carriers attempting to add to this site based on this false assumption. Or worse, applications will be processed only via a building permit with no public review and without any environmental impact study showing the impact of all carriers who choose to use the site. Absolute clarity on what defines co-location and the impact of that definition on this site is essential before any decision can be made on T-Mobile's permit.

We ask that you deny this permit request.

Thank you for considering our input and our desire to maintain our peaceful residential neighborhood.

Sincerely,



Kurt Oppenheimer
President
Palomar Park Owners
650-430-2556
Kurto@Mabija.com

Angela Chavez - PLN2001-00801 Curtis Brooks/T-mobile application

From: "Sally Einspahr" <saleinspahr@sbcglobal.net>
To: <achavez@co.sanmateo.ca.us>
Date: 3/30/2010 7:54 PM
Subject: PLN2001-00801 Curtis Brooks/T-mobile application

PROJECT FILE

It is my concern with the T Mobile application is - under the recent new state law regarding co-location sites, it will open the doors wide for additional wireless carriers. If this "minor" renewal is approved, it will have far reaching implications for the future of this site and for Palomar Park residences.

By T Mobile's own admission, "the site has room for many carriers".

The county code explicitly states - renewals are subject to all the provisions of 6512 through 6512.5, but T-mobile says that these sections do not apply. Why do they think they are exempt from these provisions?

The county code requires that T-mobile review other possible sites and show why they cannot use a non-residential site. T-mobile simple states- "this site is the only option for T-mobile and Sprint" with no back up data proving this statement. Have they submitted their 10 yr plan or have we just missed it in the documents?

If the county accepts the above statement from T-Mobile, then Sprint will use their suit to overturn the ruling against them. Approval of these changes will pave the way for Verizon and Metro PCS to make 1175 Palomar a large co-location site. I feel this is a set up between T-Mobile and Sprint to get the site opened up for larger use of more carriers without Sprint facing the BOS again. In 10 years there could be as many towers as 10 or more units at this Palomar site---with no provisions on numbers.

Sprint is using their law suite to continue the use of the site without a permit or paying fees to the county. If the county is without funds, why let a large corporation get away with something like this? They will continue to put the law suite on hold for years and enjoy the benefits of the site until this technology is no longer needed. Sprint will continue to involve other wireless carriers hoping to get a foot in the door then they can move forward under the co-location ruling thus canceling their law suite. Sprint has been turned down twice for their permit - enough is enough ---is this going to be drug on and on every few months or years as other carriers try to inhabit the site?

Bottom line is --- residences is Palomar Park don't want cell towers on private land with a residence. We didn't want Sprint and we don't want T-Mobile or any other carrier on residential properties. Turn down the upgrades for T-Mobile and don't open the back door for other carriers.

Residences in our unique area of Palomar Park have a right to say what we want in our neighborhood. I'd of thought the county had that conveyed to them over the Sprint permit process.

Hear the people of Palomar Park and turn down the upgrades for T-Mobile. These operations don't belong in a residential neighborhood.

Thank you for your time and attention to my email.

Sally Einspahr

1165 Palomar Dr.

Redwood City, CA

March 31, 2010

Angela Chavez
455 County Center
Redwood City, CA 94063

RE: PLN 2001-00801, T-Mobile Conditional Use Permit Renewal

Dear Ms. Chavez,

My husband and I reside at 1354 Pebble Drive, San Carlos, and are neighbors to the north of 1175 Palomar Drive. We oppose the development of Mr. Brooks' residential property as a commercial telecommunications antenna farm, which is inappropriate in a low density single-family residential zone. In 2006 there were four wireless facility applications for the subject property proposing a total of 4 fenced enclosures, 7 antennas, and 16 transmitters—essentially a money-generating industrial antenna farm in the backyard of a residence. Because of the principled objections of the Palomar Property Owners association and individual neighbors to this inappropriate land use, in 2009 the county adopted a revised Wireless Telecommunications Facilities (WTF) Ordinance (section 6512 ff) with protections for residential property owners. Those protections were designed to ensure that no renewal or new CUP would be issued on a residential parcel unless there were no other non-residential sites or combinations of sites that could reduce the gap in coverage. Residential parcel location was intended as a last resort.

We oppose the renewal permit now before you both because the applicant, T-Mobile, has failed to meet the tests required in the new county code sections to justify a CUP on residential property, and because it is unclear what exactly the county is approving through this proposed renewal and what are the implications of the approval for other carriers. It would be completely inappropriate for the county to approve this application without the required evidence and without clarity on what is being approved and what that implies for future telecommunications facilities at the site.

The WTF ordinance requires that any renewal or new permit provide substantial evidence of the necessity of locating on a residential parcel, which has not been provided in this case. Section 6512.6 of the code specifies that renewals for permits for facilities built before 1/9/09 are subject to sections 6512 through 6512.5. However, T-Mobile has failed to satisfy the following requirements:

- (1) Section 6512.2.B does not allow a WTF in a residential zone unless the applicant demonstrates that "no other sites or combination of sites allows feasible service or adequate capacity and coverage". The applicant has merely asserted that this parcel is "the only option" and provided no comparison data for other locations at all.

- (2) Section 6512.5.B.10 requires a description of the planned maximum ten-year buildout of the site with significant documentation requirements. This plan and documentation are either missing or woefully inadequate as the site plans do not indicate any arrangement of equipment within enclosures by other carriers or the number of transmitters. In addition no written evidence of consultations with other carriers is in the record provided to the public. The staff report states that no other carriers wish to propose collocation on T-Mobile's monopole or lease area, but does not address the site as a whole as required by code.
- (3) Section 6512.5.B.11 requires identification of existing WTF facilities within 2.5 miles and an explanation of why co-location is not feasible. T-Mobile has not provided this information. Instead it claims that it "strategically picked this location so it could comply with the County Code to co-locate" which is ridiculous since the facility was originally permitted and built many years before the 2009 WTF ordinance.
- (4) Section 6512.5.B.12 and 13 require of the applicant a willingness to allow collocation for future projects, and T-Mobile's answers (particularly its incorporation by reference of a radio frequency study for four carriers) further muddy what exactly is being permitted.
- (5) Section 6512.5.B.16 requires a "detailed alternatives analysis that demonstrates that there are no feasible alternative non-residential sites or combination of non-residential sites available to eliminate or substantially reduce significant gaps in the applicant carrier's coverage or network capacity." T-Mobile simply asserts there are no non-residential alternative locations but provides no analysis. The Palomar Property Owners Association has provided evidence by letter of at least one other non-residential site worthy of investigation, and the code requires examination of more. The burden here is on the applicant, not the staff or the public, to do a thorough analysis of alternatives.
- (6) T-Mobile's application for renewal should be rejected due to these glaring omissions in the application. The fact that the application is for renewal does

not permit assertion rather than evidence. Evidence requires analysis of coverage from alternative sites, not merely coverage maps of the current situation. The revised county code intends to make location on a residential parcel a last resort and so the bar for what the carrier must prove is high. The study needs to be extensive and may be expensive. T-Mobile's application doesn't even attempt to meet the standard and must be rejected.

A second, very major problem with the CUP renewal is that what is being approved, for T-Mobile and for the 1175 Palomar site as a whole, is simply unclear. Further, the implications of that approval for other carriers and additional equipment are unclear. Absolute clarity on these two points is essential before any county decision is made.

There are inconsistencies between the radio frequency study, the site plan, and the staff report that need clarification. The staff report states that T-Mobile's proposal is for a simple renewal with minor amendments to increase the size of the panel antennas and radome cover and add two equipment boxes (page 1). But other parts of the application appear to be approving far more. The radio frequency (RF) study by Hammett and Edison states that "presently mounted on several poles nearby are similar antennas for use by Verizon Wireless, MetroPCS and Sprint Nextel" analyses exposure levels from operation of all 4. Only T-Mobile and Sprint ever received permits for operation and Sprint has been ordered to remove its equipment; presumably the study has incorporated pending proposals by other carriers. The site drawings show a "lease area by others" and a "monopole by others" as well as T-Mobile equipment (Attachment C). Does this mean that in approving this CUP the county is approving the usage of that square footage and that monopole in future by others as yet unknown? Since Sprint has been ordered to remove all its equipment from this site, it is not appropriate that its equipment be approved within this supposedly minor action. What exactly is the county approving besides T-Mobile's equipment either in general or specifically? If only T-Mobile, then the analyses should reflect that.

The implications of a renewal are also murky. In 2006 the telecommunications industry promoted a bill to weaken local county review of collocated telecommunications facilities, which added sections 65850.6 and 65964 to the State Government Code. Under this new code, a CUP issued after 1/1/2007 may render the site legally a "collocation facility" where subsequent facilities are permitted uses no longer subject to a county discretionary permit. I say "may" because the substantial amendments made to the original bill have introduced circular definitions and confusion, and there hasn't yet been much case law to clarify the meaning of the code. However, before the county acts on what appears like an innocuous renewal with minor equipment changes, it has the obligation to understand the legal implications of this renewal, the first for the 1175 Palomar site since the new code was adopted. Per your e-mail communication of 3/30/10, there is currently no attorney assigned to T-Mobile's case

Attachment D

and I don't think the legal ramifications of the renewal are clear. Does a positive decision on this first CUP since the passage of the state law mean that other carriers would be able to claim that their equipment is a permitted use on this site? This is a legal question, not a planning department question.

In reviewing the staff report and attachments, it appears that the proofs required by the new WTF ordinance are being given scant attention because the case is perceived as such a modest amendment to existing equipment. However, the county clearly stated that even a renewal had to provide these proofs because the county understood that a CUP renewal might trigger additional proposals by other carriers. The community foresaw that a minor renewal might be used by other carriers to argue that additional telecommunications facilities were no longer discretionary. County staff must enforce all of the WTF Ordinance requirements including those that ensure that residential sites are only a last resort.

In sum, we oppose the renewal of this CUP because:

- (1) The applicant has failed to provide the evidence required in the ordinance
- (2) What is being approved is unclear and there are inconsistencies between the drawings, the description, the Radio Frequency analysis, and the staff report.
- (3) The legal implications of the renewal of the CUP for other carriers are not addressed.
- (4) A commercial antenna farm is an inappropriate use of residential property.

Please uphold the WTF Ordinance and protect the neighborhood! Thank you.

Sincerely yours,

Alicia Torre and Jonathan Nimer

Provided at the Zoning hearing for 1175 Palomar Drive T-Mobile application 4/1/10 by Allcia Torre:

I think a brief review of the history of this site since 2006 is important. In 2006 there were four existing and proposed wireless telecommunications facilities for this site: a total of 4 fenced enclosures, 7 antennas and 16 transmitters. Only two had been built, Sprint and T-Mobile, with Sprint having built on the incorrect property. Sprint's renewal was the first action before the county. The Palomar Property Owners association and neighbors opposed what was essentially a money-making industrial antenna farm in the backyard of a residential property. They also brought to the attention of the Planning Commission and the Board of Supervisors the need to provide protection for residents and direction to staff, carriers, and the public with regard to the siting of these facilities. After many hearings and appeals that were both expensive and time-consuming, the Board denied Sprint's application and in 2009 confirmed a new Wireless Telecommunications Facilities Ordinance to provide direction for siting these facilities.

With concerns both to protect the quality of residential zones and to protect public convenience and safety, the Board adopted a balanced provision that did not rule out WTFs in residential areas, but which demanded that a carrier seeking to site on residential parcels provide detailed evidence that no non-residential site or combination of sites could significantly reduce the coverage gaps met by the proposed residential site. This is a high standard which requires considerable work from the carrier. Combinations of sites as well as single sites must be considered; and the coverage provided does not need to be equal, just a significant reduction of gaps. The message is clear: siting on residential parcels is not forbidden but strongly discouraged. The Board also required even renewals of CUPs for existing sites to provide these same proofs.

T-Mobile's application does not make the slightest effort to examine the coverage from alternative sites. T-Mobile merely states that no other non-residential sites can provide coverage. No alternative sites are identified much less analyzed for coverage either singly or in combination as the code requires. The provision of coverage maps for existing equipment in no way meets the standard required in the county code. T-Mobile's application and the record clearly do not provide support for the findings required by the code and so the application must be denied.

There may well be more applications for this site as it has existing equipment and a willing landowner. The carriers do not really have an incentive to provide an alternatives analysis of other sites because they have deals in place that make this site inexpensive to develop. I propose therefore that for future applications a knowledgeable telecommunications consulting firm be hired to identify alternative sites and analyze their coverage. Such consulting firm must not have conflicts of interest with the applicant and needs to be paid by the applicant but directed by the county, with input solicited from county residents on potential sites. The applicants might object that such a serious study would be expensive, and possibly it would be, but that is what the code requires — a serious investigation of alternative sites. If the applicant does not want to undertake such work, then the applicant should propose sites on non-residential parcels. Given the time and effort that the Board put into crafting an Ordinance to discourage siting on residential land, it is essential that county staff hold applicants to the high standard set in 2009—even for renewals of CUPs for existing facilities.

Attachment D

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: April 1, 2010

TO: Zoning Hearing Officer

PROJECT FILE

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit renewal with amendments, pursuant to Section 6500 of the County Zoning Regulations, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow the continued use of an existing cellular facility and amendments to increase the size and height of the panel antennas and to add additional ground-mounted equipment, located at 1175 Palomar Drive in the unincorporated Palomar Park area of San Mateo County.

County File Number: PLN 2001-00801 (T-Mobile)

PROPOSAL

The applicant requests a use permit renewal to allow the continued operation of a wireless telecommunications facility, as well as an amendment to the use permit to increase the size of the panel antennas and radome¹ cover thereby resulting in an increase in the total height of the facility from 15 feet to 16'-7". The amendment also requests authorization to erect two equipment boxes on a dual-footed ground-mounted frame to be located within the existing fenced lease area.

RECOMMENDATION

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve the Use Permit renewal with amendments, County File No. PLN 2001-00801, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: T-Mobile

Owner: Curtis Brooks

¹ A radome is a cylindrical enclosure that is placed over the panel antennas to conceal them from public view.

Location: 1175 Palomar Drive, unincorporated Palomar Park area

APN: 051-416-040

Parcel Size: 25,186 sq. ft.

Existing Zoning: R-1/S-101/DR (Single-Family Residence/20,000 sq. ft. minimum lot size/Design Review)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per acre)

Existing Land Use: Single-family residence and cellular facilities (T-Mobile and Sprint)

Water Supply: N/A for project; however, parcel is served by the California Water Service Company

Sewage Disposal: N/A for project; however, parcel is served by the City of Redwood City

Flood Zone: FEMA Flood Zone C (Area of Minimal Flooding); Community Panel No. 060311 0250B; effective July 5, 1984.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration was prepared and circulated, with the review and comment period running from March 8, 2010 to March 28, 2010. As of the publication of this report, no comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

Setting: This parcel is level and improved with one single-family residence and existing Sprint and T-Mobile cellular facilities. The existing monopole and equipment cabinets are located in the rear yard within the fenced enclosure. Edgewood Road is approximately 0.26 mile south and Interstate 280 is approximately 0.97 mile west of the property.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

Staff has reviewed the project for conformance with the visual quality policies contained in the General Plan and has determined that the project is in conformance. The policies applicable to this project include the following:

a. Chapter 4 - Visual Quality

Policy 4.20 (*Utility Structures*) requires minimization of visual impacts generated by utility structures. The project, as conditioned, will have a negligible visual impact. The addition of the two equipment boxes and stand

will be located within the fenced lease area and will not exceed 6 feet. This is lower than the height of the existing fence and thereby is not visible. The increase to the size of the panels and radome cover adds only 1'-7" to the total height of the monopole/antenna structure and due to its location at the rear of the subject property and surrounding vegetation, should not be noticeable from surrounding residential properties. To ensure that the antennas cause as minimal impact as possible, staff has included a condition of approval that requires that the green color of the monopole, antennas, and radome be maintained and that the trees between the subject property and the neighboring property be preserved.

b. Chapter 7 - General Land Use

Policy 7.16 (*Land Use Objectives for Urban Areas*) seeks to maximize the efficiency of public facilities, services, and utilities. In completing the proposed upgrades, the site will be able to continue to provide current levels of service to the surrounding community without requiring that new or additional sites be erected.

2. Conformance with Zoning Regulations

a. R-1/S-101 (Single-Family Residential/Palomar Park)

As shown in the table below, the proposed project complies all with of the R-1/S-101 zoning regulations:

	A	B	C
	S-101 Standards	Existing	Proposed
Minimum Lot Size	20,000 sq. ft.	25,155 sq. ft.	No Change
Maximum Building Site Coverage	25%	21%	No Change
Minimum Front Setback	20 feet	>20 feet	No Change
Minimum Side Setback	10 feet	20 feet (right) 84 feet (left)	No Change
Minimum Rear Setback	20 feet	20 feet	No Change
Maximum Building Height	28 feet	15 feet	16'-7"

b. Design Review

The construction of the original site was reviewed against the Design Review (DR) guidelines and was found to be in compliance. While the guidelines for the Palomar Park area only provide guidance for residential development, the

small nature of the amendments being proposed and the conditions set forth ensure that the project remains consistent with the original approval.

3. Compliance with Wireless Telecommunication Ordinance

Effective January 9, 2009, the San Mateo County Board of Supervisors adopted a Wireless Telecommunication Facilities (WTF) Ordinance. Use permit renewals for existing facilities constructed prior to the effective date are subject to the provisions of Sections 6512 through 6512.5. The applicant submitted answers to address the requirements of the ordinance and these have been provided as Attachment G. The applicable sections are discussed below.

a. Development and Design Standards

Section 6512.2 of the WTF Ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities. The existing T-Mobile facility is located on a residential parcel adjacent to an existing Sprint cellular facility. The location of cellular facilities on residential parcels is allowed provided the applicant can demonstrate that a review of other options has been conducted. In response, the applicant conducted a review of the surrounding area for possible location on a non-residential parcel and found that other locations would not provide coverage to this area due to the terrain, coverage objective, and surrounding structures.

Redwood trees have been planted in the previously approved locations and the equipment cabinets and monopole, located within a wood fence enclosure, have been maintained the approved color in compliance with the previous approval and the ordinance. The maximum height of the facility is 16'-7", which is in compliance with the maximum height of 28 feet for the S-101 District. The applicant has stated that due to the height of the existing monopole, co-location on the monopole is not technologically feasible without an increase in monopole height, which is not currently proposed.

b. Performance Standards

In compliance with Sections 6512.2 and 6512.5 of the WTF Ordinance, the existing facility has maintained a valid Federal Communications Commission (FCC) license, provided maintenance plan details, and T-Mobile's ten-year buildout plan. The applicant has also contacted other cellular carriers and determined that there are no proposals, at this time, to co-locate on the existing T-Mobile monopole or within the existing T-Mobile lease area. Therefore, should a use permit application for a new cellular facility on this site be submitted to the Planning and Building Department, that facility will be subject to the provisions of the WTF Ordinance that apply to new rather than co-located facilities.

4. Conformance with Use Permit Findings

In order to allow the continued operation of this facility with or without the proposed amendments, the following use permit findings are necessary:

- a. **Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The project site, due to its location and screening, limits the potential human exposure to radio frequency energy generated by the cellular antennas. The technology proposed for installation will not interfere with any other forms of private or public communications systems that operate under FCC regulations. The site will be unmanned and served once a month and thus will not create additional traffic nor significantly increase the intensity of the use on the property. The electromagnetic energy levels emitted by these types of installations, as permitted by the Federal Communications Commission, are deemed not significant. The applicant submitted an updated radio frequency report, dated September 29, 2009, that included both T-Mobile and Sprint cellular facilities as well as two other proposed but not to date approved cellular facilities. The maximum calculated cumulative level at the ground for all four carriers (two existing and two proposed) is 49% of the public limit. The report goes on to say that maximum calculated cumulative level at the second floor of any nearby residence (at 85 feet away) is 10% of the public limit. Therefore, staff concludes that the impacts resulting from this project will be minimal not resulting in detrimental impacts to public welfare or injurious to property or improvements in the neighborhood. However, in order to further ensure continued compliance, staff recommends an additional condition that requires the applicant to provide proof of and maintain a Federal Communications Commission license to operate at this site and in the event of revocation of said license to inform the Current Planning Section immediately (Condition No. 10).

- b. **Find that the use is necessary for the public health, safety, convenience, or welfare.**

The continued use of this project will allow increased clarity, range, and capacity of the existing cellular network and will enhance services for the public. Contiguous cellular coverage is important not only in the conduction of day-to-day business and conversations, but also provides important assistance in emergency situations. By utilizing this site, missed or "dropped" calls will be minimized and seamless coverage will be possible for residents, commuters, and emergency response.

5. Compliance with Conditions of the Last Approval

Current Planning Section

- a. **The applicant shall apply to the Planning and Building Division for a use permit amendment and building permit prior to any construction for any proposed modifications to the existing site.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any construction or modifications to this facility.

- b. **This approval applies only to the proposal as described in this report and materials dated May 20, 2002, subsequent staff report addendums, and as described and discussed at the October 17, 2002 Zoning Hearing Officer meeting. Minor adjustments to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: 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 April 1, 2010. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

- c. **The use permit is valid only for antennas sector "A" directed at 150 degrees and antennas sector "B" directed at 280 degrees. Any revision to the direction of the sectors shall require an amendment to the use permit with a public hearing.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- d. **The monopole, antennas and fencing shall remain painted the approved "enviro-green" to blend in with the surrounding area.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but slightly modified to read: The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.

- e. **In addition to the three recently planted redwood trees near the cell site, one (1) additional redwood tree shall be planted in the area shown on the attached map (between the northern property line and adjacent small knoll). This fourth tree is intended to improve screening of views from 1354 Pebble Drive.**

Compliance with Condition? Yes.

Recommend to Retain Condition? No.

- f. **The four (4) redwood trees planted to screen views of the cell site structure from 1354 Pebble Drive shall be maintained, watered and allowed to grow for this purpose.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: The four (4) redwood trees planted to screen views of the cell site structure from 1354 Pebble Drive shall be maintained, watered and allowed to grow for this purpose. The applicant shall maintain these trees. Any tree that does not survive shall be replaced with one of the same or similar type, of a size no less than 15 gallons.

- g. **The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified. In order to be consistent with the County Wireless Ordinance amend the condition to read: This wireless facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed.

- h. **The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- i. **This use permit shall be valid for a 5-year period and shall expire on October 17, 2007. The applicant shall file for a renewal of this permit six months prior to the expiration with the County Planning and Building Division, if continuation of this use is desired.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but renumbered to Condition No. 2, thereby renumbering all of the conditions accordingly and further modified to read: This permit shall be valid for ten years until April 1, 2020, with an option for renewal at the discretion of the applicant. Renewal of this permit shall be applied for six months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time.

- j. **This use permit shall be subject to an administrative review in three years (October 17, 2005) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to October 17, 2005.**

Compliance with Condition? Yes. An administrative review took place on February 2, 2006 and the project was found to be in compliance with the conditions of approval. However, it has been communicated to staff that the trees initially planted died and subsequently new trees were planted and a drip irrigation system was installed.

Recommend to Retain Condition? Yes, but modified to: This use permit shall be subject to an administrative review in five years (April 1, 2015) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to April 1, 2015.

6. Additional Recommended Conditions

Staff recommends the following additional conditions of approval to assure compliance with the Mitigated Negative Declaration and Wireless Telecommunication Facilities Ordinance. Please see Section A.3, above, for expanded ordinance discussion.

- a. **The applicant shall receive and maintain approval from the FCC for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation immediately.**

- b. All construction activities or repair/service associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
- c. The applicant shall apply for and obtain a building permit from the Building Inspection Section prior to commencement of any work on the project site.

Cal-Fire is recommending the addition of the following conditions:

- a. The applicant shall maintain a fuelbreak/firebreak around and adjacent to such buildings or structures by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure. Trees that are required for screening purposes are exempt from this requirement except where based on their proximity to structures Cal-Fire determines that the trees be "limbed up" from the ground to reduce the fire potential.
- b. This project is located in a wildland urban interface area and shall meet CBC Chapter 7A requirements. More information is available at the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition shall be met at the building permit phase.
- c. Because of limited access into the property, the San Mateo County Fire Department requires the installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency. Prior to the issuance of the building permit, the applicant shall contact the San Mateo County Fire Marshal's Office at 650/573-3846 for an application and/or for further information.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated, with the review and comment period running from March 8, 2010 to March 28, 2010. As of the publication of this report, no comments were received. Any comments received after publication will be discussed at the public hearing. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

	APPROVE	CONDITIONS	DENY
Building Inspection Section	X		
Cal-Fire	X	X	
Department of Public Works	X		
Palomar Park HOA*			
*A referral to the Palomar Park HOA yielded no written response.			

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Area Map
- C. Site Plan
- D. Elevations
- E. Mitigated Negative Declaration
- F. RF Report
- G. T-Mobile Responses to Wireless Telecommunication Facility Ordinance

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2001-00801

Hearing Date: April 1, 2010

Prepared By: Angela Chavez, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Zoning Hearing Officer does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Use Permit, Find:

5. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood as no complaints have been received regarding this provider nor were any comments received from the local homeowners association. In addition, the site does not result in any additional visual significant impacts and the facility will not exceed FCC exposure limits.
6. That the telecommunications facility is necessary for the public health, safety, convenience or welfare of the community by enhancing and continuing to provide communication services to residents, commuters, and emergency responders.

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 April 1, 2010. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for ten years until April 1, 2020, with an option for renewal at the discretion of the applicant. Renewal of this permit shall be applied for six months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time.
3. Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any construction or modifications to this facility.
4. The use permit is valid only for antennas sector "A" directed at 150 degrees and antennas sector "B" directed at 280 degrees. Any revision to the direction of the sectors shall require an amendment to the use permit with a public hearing.
5. The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.
6. The four (4) redwood trees planted to screen views of the cell site structure from 1354 Pebble Drive shall be maintained, watered and allowed to grow for this purpose. The applicant shall maintain these trees. Any tree that does not survive shall be replaced with one of the same or similar type, of a size no less than 15 gallons.
7. This wireless facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed.
8. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
9. This use permit shall be subject to an administrative review in five years (April 1, 2015) to ensure ongoing conformance with the conditions of approval, notably tree maintenance. The applicant shall file for use permit review six months prior to April 1, 2015.
10. The applicant shall receive and maintain approval from the FCC for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current

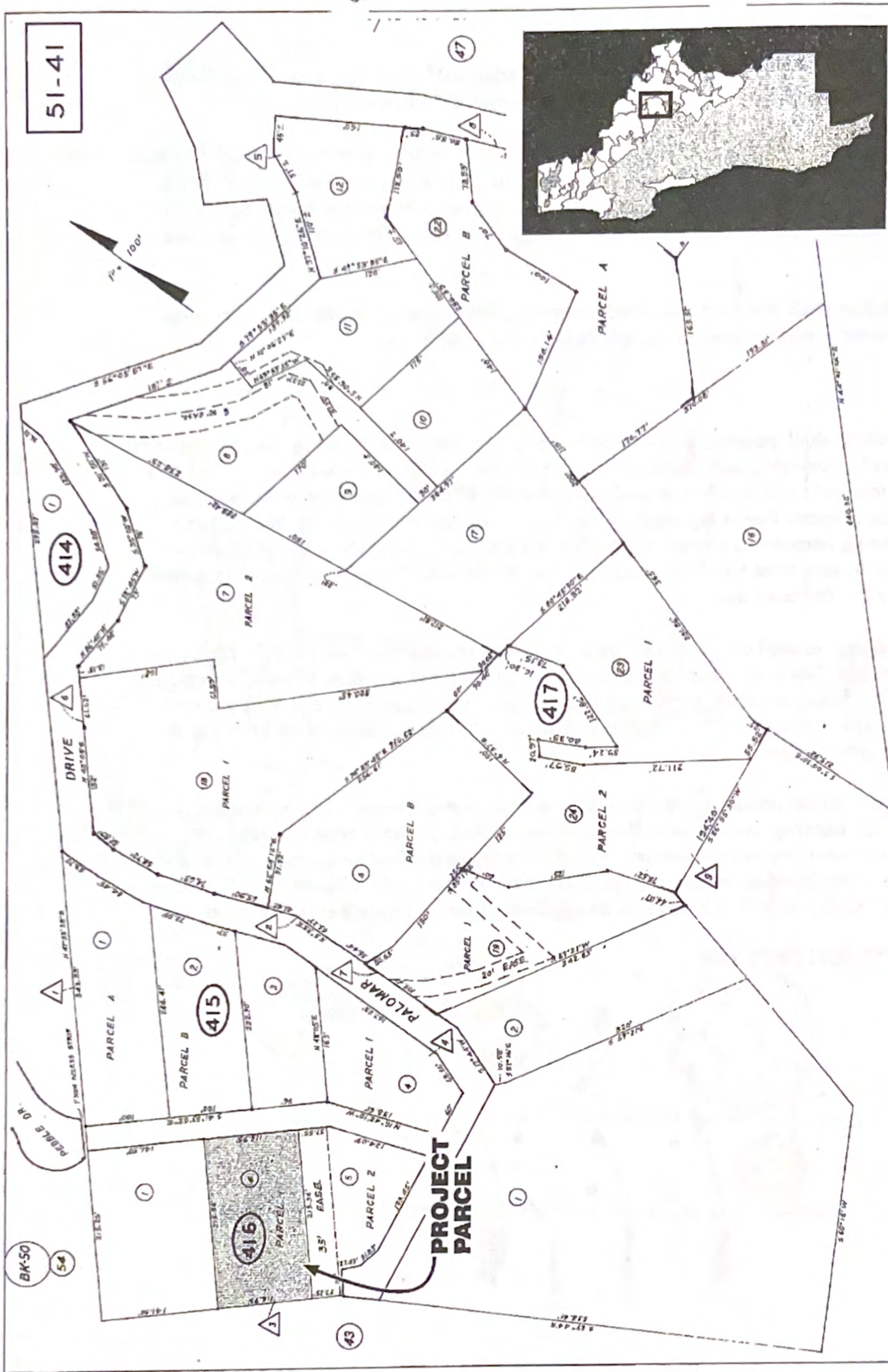
Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation immediately.

11. All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
12. The applicant shall apply for and obtain a building permit from the Building Inspection Section prior to commencement of any work on the project site.

Cal-Fire

13. The applicant shall maintain a fuelbreak/firebreak around and adjacent to such buildings or structures by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure. Trees that are required for screening purposes are exempt from this requirement except where based on their proximity to structures Cal-Fire determines that the trees be "limbed up" from the ground to reduce the fire potential.
14. This project is located in a wildland urban interface area and shall meet CBC Chapter 7A requirements. More information is available at the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition shall be met at the building permit phase.
15. Because of limited access into the property, the San Mateo County Fire Department requires the installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency. Prior to the issuance of the building permit, the applicant shall contact the San Mateo County Fire Marshal's Office at 650/573-3846 for an application and/or for further information.

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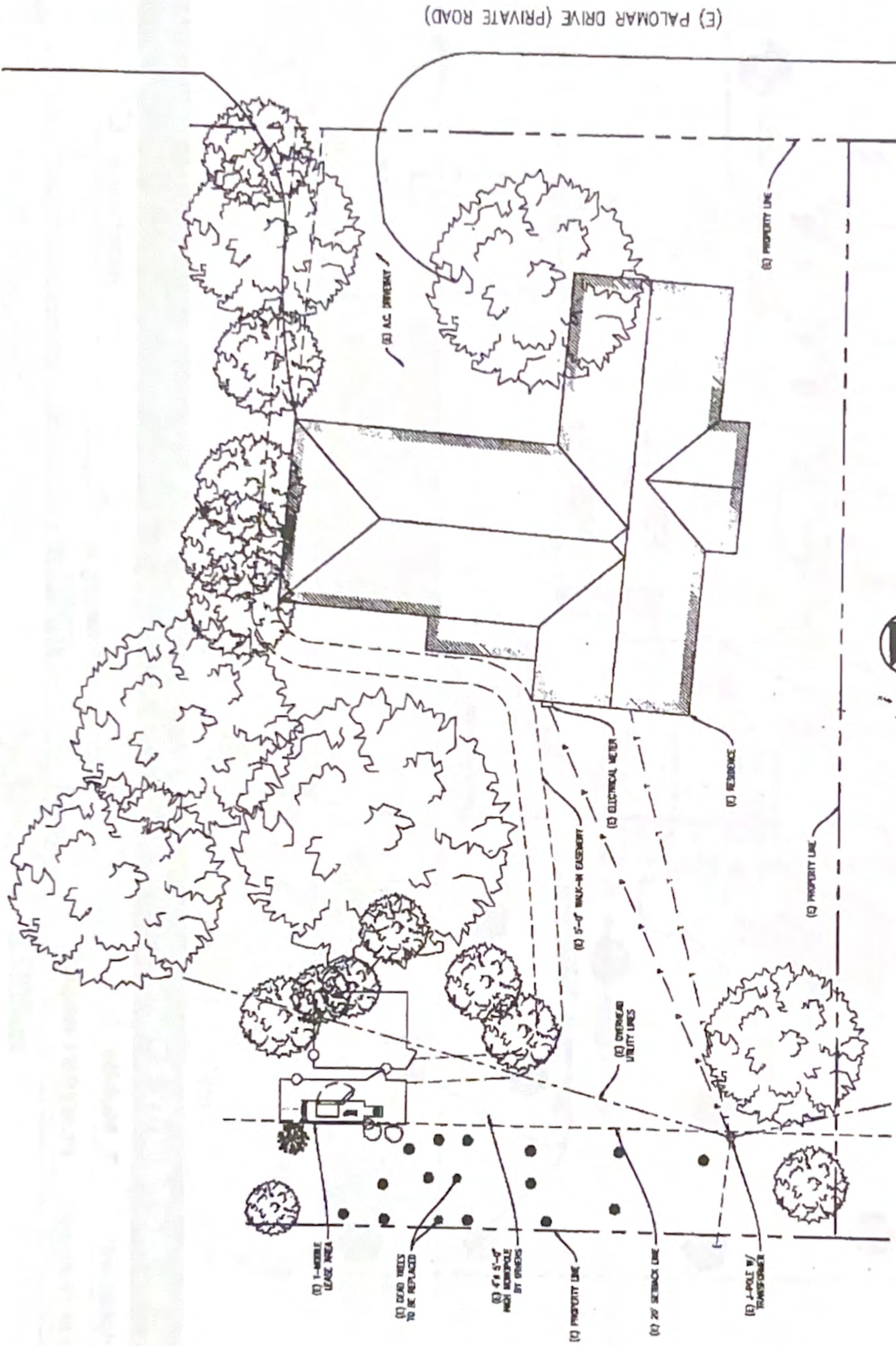


San Mateo County Zoning Hearing Officer Meeting

Applicant: **T. Mobile**

Attachment: **B**

File Numbers: **PLN2001-00801**



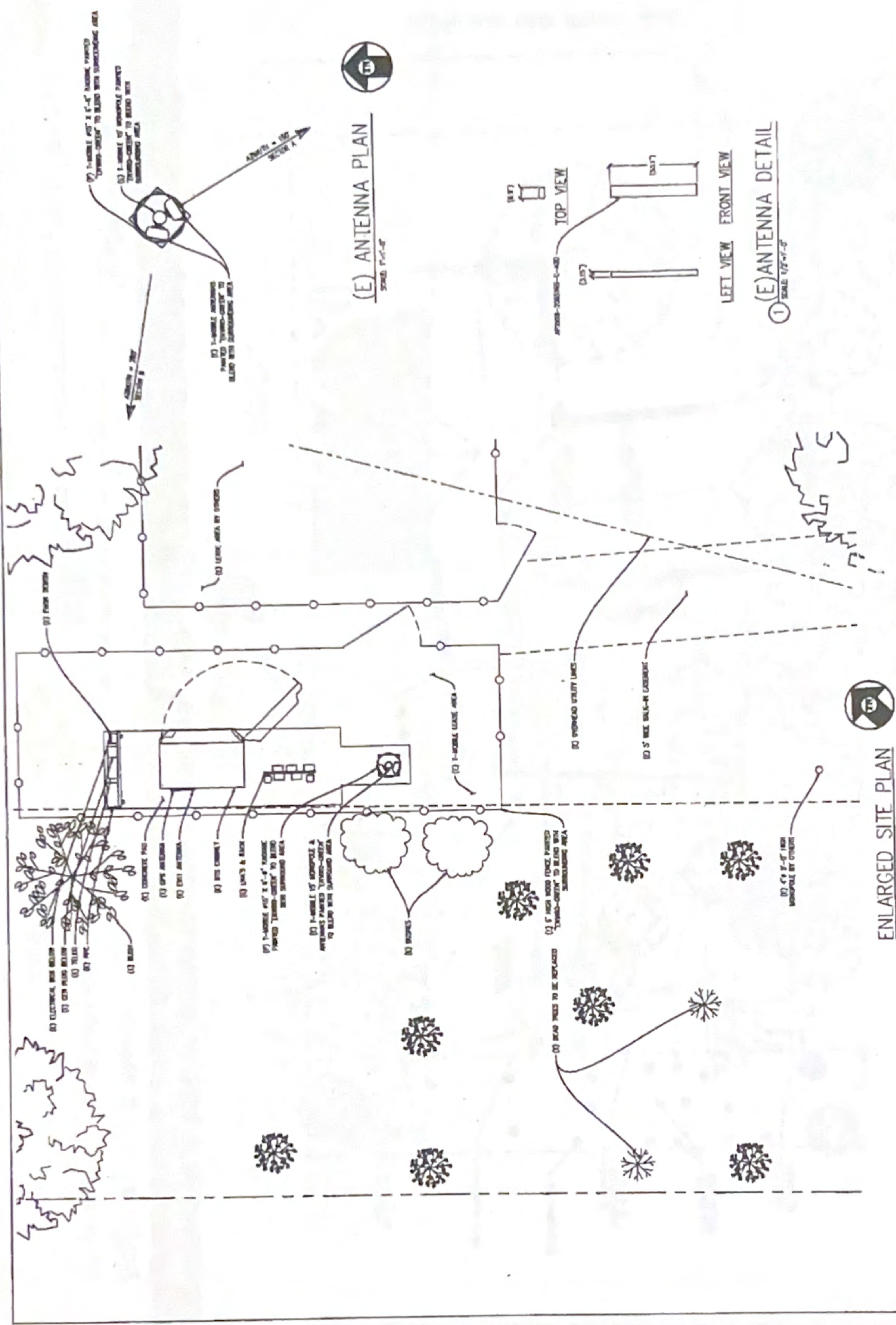
SITE PLAN
SCALE: 1"=10'-0"

San Mateo County Zoning Hearing Officer Meeting

Applicant: **T. Mobile**

Attachment: **C**

File Numbers: **PLN2001-00801**

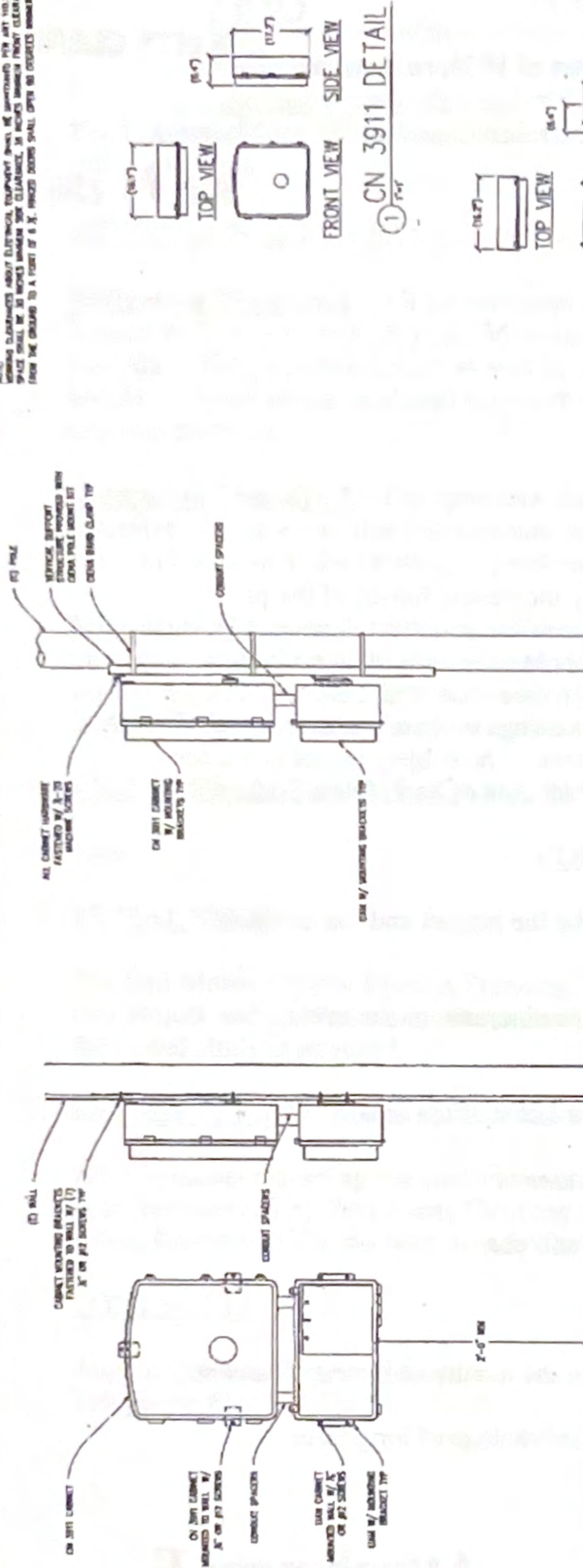


San Mateo County Zoning Hearing Officer Meeting

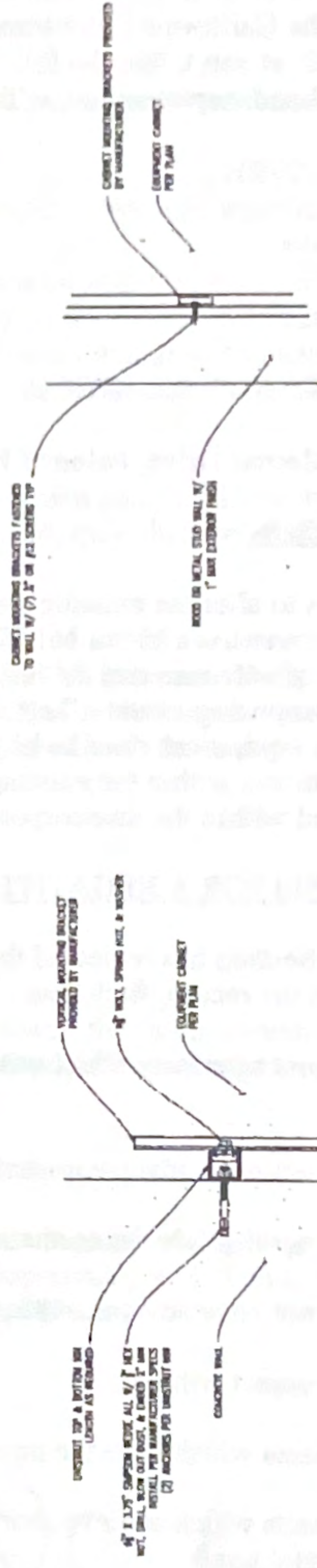
Applicant: **T. Mobile** Attachment: **C**

File Numbers: **PLN2001-00801**

NOTE: CLEARANCES ABOUT ELECTRICAL EQUIPMENT SHALL BE MAINTAINED PER ART 100.10(A) DEMONSTRATED SPACE SHALL BE 30 INCHES MINIMUM TOP CLEARANCE, 18 INCHES MINIMUM FRONT CLEARANCE, MEASURED FROM THE GROUND TO A POINT OF 6 X 6 INCHES DEEP SHALL BE 60 INCHES MINIMUM



2 CN3911 & UAM WALL MOUNTING DETAIL
 SIDE VIEW
 FRONT VIEW
 1 CN 3911 DETAIL
 4 UAM DETAIL



5 CONCRETE WALL CABINET MOUNTING DETAIL
 SIDE VIEW
 FRONT VIEW
 6 WALL MOUNTING DETAIL

San Mateo County Zoning Hearing Officer Meeting

Applicant: **T. Mobile** Attachment: **D**

File Numbers: **PLN2001-00801**

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

POSTING
ONLY
COUNTY CLERK

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Wireless Telecommunications Facility, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2001-00801

MAR 08 2010

OWNER: Curtis Brooks

APPLICANT: T-Mobile

ASSESSOR'S PARCEL NO.: 051-416-040

LOCATION: 1175 Palomar Drive, Palomar Park

PROJECT DESCRIPTION

The applicant proposes to alter the existing cellular facility by increasing height of the panel antennas and radome cover from 15' to 16'-7". While the size of the panel antennas will be increased, the number of antennas and the height of the monopole itself will remain the same. The applicant is also proposing to add a Telco Box and CIENA fiber box both of which will be mounted on a H-frame equipment stand to be located on an existing concrete pad adjacent to the existing equipment cabinets within the existing fenced lease area. The subject parcel is residentially zoned and located within the unincorporated Palomar Park area of San Mateo County.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

Attachment E

- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 2: The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.

Mitigation Measure 3: The four (4) redwood trees planted to screen views of the cell site structures shall be maintained, watered, and allowed to grow for this purpose. The applicant shall maintain these trees, and in order to verify their status staff will conduct an administrative review in April 2010. Any tree that does not survive shall be replaced with the same.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: March 8, 2010 to March 29, 2010

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., March 29, 2010.**

CONTACT PERSON

Angela Chavez, Project Planner
Telephone 650/599-7217



Angela Chavez, Project Planner

ACC:fc - ACCU0154_WCH.DOC

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Current Planning Section)

I. BACKGROUND

Project Title: T-Mobile Use Permit Renewal and Amendment

File No.: PLN 2001-00801

Project Location: 1175 Palomar Drive, Palomar Park

Assessor's Parcel No.: 051-416-040

Applicant/Owner: T-Mobile/Curtis Brooks

Date Environmental Information Form Submitted: June 11, 2007

PROJECT DESCRIPTION

The applicant proposes to alter the existing cellular facility by increasing height of the panel antennas and radome cover from 15' to 16'-7". While the size of the panel antennas will be increased, the number of antennas and the height of the monopole itself will remain the same. The applicant is also proposing to add a Telco Box and CIENA fiber box, both of which will be mounted on an H-frame equipment stand to be located on an existing concrete pad adjacent to the existing equipment cabinets. The subject parcel is residentially zoned and located within the unincorporated Palomar Park area of San Mateo County.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?	X					E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X					Bc,D
d. Be located on, or adjacent to a known earthquake fault?	X					Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X					M
f. Cause erosion or siltation?	X					M,I
g. Result in damage to soil capability or loss of agricultural land?	X					A,M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					E

		IMPACT					SOURCE
		NO	YES			Cumulative	
			Not Significant	Significant Unless Mitigated	Significant		
2. <u>VEGETATION AND WILDLIFE</u>							
Will (or could) this project							
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X						F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X						I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X						F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X						I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X						E,F,O
f. Infringe on any sensitive habitats?	X						F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?	X						I,F,Bb
3. <u>PHYSICAL RESOURCES</u>							
Will (or could) this project							
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X						I

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve grading in excess of 150 cubic yards?	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?	X					A, K, M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u> Will (or could) this project						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X				I, N, R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba, I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?		X				I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A, Ba, Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
g. Generate polluted or increased surface water runoff or affect groundwater resources?	X					I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S
5. TRANSPORTATION						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X					A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	X					I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?	X					S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X					S

		IMPACT					SOURCE
		NO	Not Significant	YES		Cumulative	
				Significant Unless Mitigated	Significant		
6. <u>LAND USE AND GENERAL PLANS</u>							
	Will (or could) this project:						
a.	Result in the congregating of more than 50 people on a regular basis?	X					I
b.	Result in the introduction of activities not currently found within the community?	X					I
c.	Employ equipment which could interfere with existing communication and/or defense systems?	X					I
d.	Result in any changes in land use, either on or off the project site?	X					I
e.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?	X					I,Q,S
f.	Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X					I,S
g.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X					I,S
h.	Be adjacent to or within 500 feet of an existing or planned public facility?	X					A

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X					B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?		X				S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u> Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X					A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?			X			A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X					H
e. Visually intrude into an area having natural scenic qualities?			X			A,I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

IV. MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	<u>X</u>	<u> </u>
Other mitigation measures are needed.	<u> </u>	<u>X</u>

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 2: The applicant shall maintain the green color of the monopole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.

Mitigation Measure 3: The four (4) redwood trees planted to screen views of the cell site structures shall be maintained, watered, and allowed to grow for this purpose. The applicant shall maintain these trees, and in order to verify their status staff will conduct an administrative review in April 2010. Any tree that does not survive shall be replaced with the same.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Current Planning Section.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

March 8, 2010

Date


Angela Chavez

Project Planner
(Title)

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
- | | | |
|---------|---|---|
| Federal | <ul style="list-style-type: none"> - Review Procedures for CDBG Programs - NEPA 24 CFR 1500-1508 - Protection of Historic and Cultural Properties - National Register of Historic Places - Floodplain Management - Protection of Wetlands - Endangered and Threatened Species - Noise Abatement and Control - Explosive and Flammable Operations - Toxic Chemicals/Radioactive Materials - Airport Clear Zones and APZ | <ul style="list-style-type: none"> 24 CFR Part 58 36 CFR Part 800 Executive Order 11988 Executive Order 11990 24 CFR Part 51B 24 CFR 51C HUD 79-33 24 CFR 51D |
| State | <ul style="list-style-type: none"> - Ambient Air Quality Standards - Noise Insulation Standards | Article 4, Section 1092 |
- S. Consultation with Departments and Agencies:
- | | |
|--|--|
| <ul style="list-style-type: none"> a. County Health Department b. City Fire Department c. California Department of Forestry d. Department of Public Works e. Disaster Preparedness Office f. Other | |
|--|--|

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number PLN 2000-00801
T-Mobile/ Use Permit Renewal and Amendment

EXISTING DEVELOPMENT AND PERMIT PROCESSING

Existing Development. The subject parcel is located within a single-family residentially zoned district and is improved with one single-family residence and existing Sprint and T-Mobile cellular facilities. The cellular facilities are located in the rear yard and adjacent to each other but operate in separate lease areas which include monopoles and equipment cabinets. Edgewood Road is approximately 0.26 of a mile south of the parcel and Interstate 280 is approximately 0.97 of a mile west of the property. The surrounding parcels to the north, east, and west are all developed with single-family residential uses. The parcel to the south is undeveloped open space and is located within the jurisdictional boundaries of the Incorporated City of San Carlos.

Required Planning Permits and Processing. The proposal requires a Use Permit Renewal with an amendment. The amendment to the original Use Permit triggers the requirement for an Initial Study as outlined by the California Environmental Quality Act (CEQA) as the amendment was not covered in the original Initial Study prepared for the installation of this cellular facility.

PROJECT DESCRIPTION

The applicant proposes to alter the existing cellular facility by increasing height of the panel antennas and radome cover from 15' to 16'-7". While the size of the panel antennas will be increased, the number of antennas and the height of the monopole itself will remain the same. The applicant is also proposing to add a Telco Box and CIENA fiber box, both of which will be mounted on an H-frame equipment stand to be located on an existing concrete pad adjacent to the existing equipment cabinets. The subject parcel is residentially zoned and located within the unincorporated Palomar Park area of San Mateo County.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

- a. **Will (or could) this project involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?**

No Impact. The project location does not involve any unique landforms or biological areas.

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 2

- b. **Will (or could) this project involve construction on slopes of 15% or greater?**

No Impact. The area for which the proposed project is to be located is flat and will not involve construction on slopes of 15% or greater.

- c. **Will (or could) this project be located in an area of soil instability (subsidence, landslide or severe erosion)?**

No Impact. There are no known soil instability issues in this area. Furthermore, the alterations proposed to the existing cellular facility will not result in any new ground disturbance.

- d. **Will (or could) this project be located on, or adjacent to, a known earthquake fault?**

Yes, Not Significant. The entire San Francisco Bay Area is located within the San Andreas Fault Zone which is made up by a complex number of active faults. An earthquake on this fault could affect the proposed project. However, as this is an unmanned site and currently in compliance with current building codes and standards, there is no significant impact expected in the event of an earthquake.

- e. **Will (or could) this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?**

No Impact. The project site is located on previously developed land that has been identified as not having Class I, II, or III soils.

- f. **Will (or could) this project cause erosion or siltation?**

No Impact. There is no ground disturbance proposed in association with the increase of the size and height of the panel antennas. While the Telco box, CIENA fiber box, and H-frame mount will be ground mounted, the supports for the H-frame mount will be drilled into the existing concrete pad which would not result in the type of ground disturbance that would cause erosion or siltation.

- g. **Will (or could) this project result in damage to soil capability or loss of agricultural land?**

No Impact. The project site is located on previously developed land and has been identified to contain no prime agricultural soils.

- h. **Will (or could) this project be located within a flood hazard area?**

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 3

No Impact. The project site is located in Flood Zone C as defined by FEMA, which is an area of minimal potential flooding. No mitigation is required.

- i. **Will (or could) this project be located in an area where a high water table may adversely affect land use?**

No Impact. There is no indication of the presence of a high water table in this area, thus there would be no impact due to high water table.

- j. **Will (or could) this project affect a natural drainage channel or streambed, or watercourse?**

No Impact. The project site is located on previously developed land. The site is not located near any natural drainage channels, streambeds, or watercourses.

2. VEGETATION AND WILDLIFE

- a. **Affect federal or state listed rare or endangered species of plant life in the project area?**

No Impact. A search of the California Natural Diversity Database was conducted and no special status species were found to occur within two miles of the project area.

- b. **Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

No Impact. No tree removal or tree topping is proposed as part of this project, and no tree cutting is allowed without a permit.

- c. **Will (or could) this project be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?**

No Impact. A search of the California Natural Diversity Database was conducted and no special status species were found to occur within two miles of the project area.

- d. **Significantly affect fish, wildlife, reptiles, or plant life?**

No Impact. As mentioned previously, a search of the California Natural Diversity Database was conducted and no special status species of plant or animal was found to occur in the area.

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 4

- e. **Be located inside or within 200 feet of a marine or wildlife reserve?**

No Impact. The proposed project is not located within 200 feet of a marine or wildlife reserve.

- f. **Infringe on any sensitive habitats?**

No Impact. The proposed project is located on previously disturbed land and is not located within an area identified to have any sensitive habitats.

- g. **Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?**

No Impact. The proposed project does not involve any land clearing, is located on slopes less than 20%, and is not located in a sensitive habitat or buffer zone, nor is it within or near a County Scenic Corridor.

3. PHYSICAL RESOURCES

- a. **Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?**

No Impact. The project site is not used for nor identified as a source of natural resources.

- b. **Involve grading in excess of 150 cubic yards?**

No Impact. The proposed project does not involve any grading activities.

- c. **Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?**

No Impact. The project site is not protected under the Williamson Act or any Open Space Easements.

- d. **Affect any existing or potential agricultural uses?**

No Impact. The project site is located within a residentially zoned district. There are no existing or the potential for agricultural uses on this parcel.

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 5

4. AIR QUALITY, WATER QUALITY, SONIC

- a. **Will (or could) this project generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?**

Yes, Not Significant. The project would be expected to generate a small amount of dust during the installation of the Telco box, CIENA fiber box, and associated frame, however, as the two footings for the frame are only 18" in width, the impact would be minimal and not result in any significant impacts.

- b. **Involve the burning of any material, including brush, trees and construction materials?**

No Impact. No burning of any materials is expected to occur during or after project construction.

- c. **Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?**

No Impact. The continued operation of the cellular site with amendments should not generate any increase in noise levels that would exceed those that currently exist in the area. The site is unmanned and there is no back up generator associated with this site that would result in any significant amount of noise after construction.

- d. **Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?**

Yes, Not Significant. Small amounts of hazardous materials would be used in the construction and during normal operation of the cellular facility. These hazardous materials would be contained to the site and used following the manufacturer's specifications, and therefore, no impact would be expected.

- e. **Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

No Impact. Noise levels in the area would have no impact on the proposed project or the continued operation of the cellular facility.

- f. **Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 6

Yes, Significant Unless Mitigated. During project construction, excessive noise could be generated, particularly during installation activities. Mitigation Measure 1 is proposed to reduce the construction noise impact to a less than significant level.

Once construction is complete, the project would generate little to no noise.

Mitigation Measure 1: All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

- g. **Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

No Impact. The project will not result in any net increase in impermeable surface, as the proposed project will be constructed on a previously developed area. No new impermeable surfaces will be created in the construction phase of this project.

- h. **Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system, which is at or over capacity?**

No Impact. The proposed project will not require the installation of a septic tank/leachfield sewage disposal system nor will it require the hookup to an existing collection system, as this is an unmanned facility.

5. **TRANSPORTATION**

- a. **Affect access to commercial establishments, schools, parks, etc.?**

No Impact. The proposal would not affect access to commercial establishments, schools, parks, or other amenities or services. The project site is located within a residential district; there are no commercial establishments or public facilities in the vicinity whose access would be affected by this project. In addition, the facility is located at the rear of a privately owned parcel and access is readily available without encroaching onto neighboring parcels.

- b. **Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

No Impact. The construction of the proposed residence would not generate any or very minimal pedestrian traffic along rural roadways.

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 7

- c. **Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

No Impact. After construction, the proposed project would require only one or two service visits per month and would, therefore, not result in any noticeable change in vehicular traffic patterns or volumes.

- d. **Involve the use of off-road vehicles of any kind (such as trail bikes)?**

No Impact. The project would not involve the use of off-road vehicles.

- e. **Result in or increase traffic hazards?**

No Impact. The proposed project is located on a developed parcel and is minimally, if at all, visible from all public roadways. There is no indication that the modification and continued operation of this facility will result in or increase traffic hazards.

- f. **Provide for alternative transportation amenities such as bike racks?**

No Impact. No bike racks or other alternative transportation amenities are being provided on-site. Staff believes that alternative transportation amenities are not necessary for the proposed project.

- g. **Generate traffic that will adversely affect the traffic carrying capacity of any roadway?**

No Impact. After construction, the proposed project would require only one to two service visits per month and would, therefore, not result in any noticeable change in vehicular traffic patterns or volumes.

6. LAND USE AND GENERAL PLANS

- a. **Result in the congregating of more than 50 people on a regular basis?**

No Impact. The proposed project would not result in the congregation of more than 50 people on a regular basis.

- b. **Result in the introduction of activities not currently found within the community?**

No Impact. This use is currently being conducted on the subject parcel.

- c. **Employ equipment that could interfere with existing communication and/or defense systems?**

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 8

No Impact. The proposed project would benefit existing communication and defense systems, as it would bolster the existing cellular network strength in the area.

d. Result in any changes in land use, either on or off the project site?

No Impact. Currently the site has both residential development and cellular telecommunications facilities located on the property. The continued operation with the small modifications proposed do not constitute a change in land use either on or off the project site.

e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

No Impact. The proposed project is for the continued operation and upgrade of the existing cellular facility which would strengthen the existing cellular network in the area but does not encourage additional development.

f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?

No Impact. The proposed project would serve to strengthen the existing cellular network in the area but would not negatively affect the capacity of any public facilities that serve the site.

g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?

No Impact. The proposed project would serve to strengthen the existing cellular network. Power and telephone service are provided from an existing pole. No other utilities are required. The proposed project will not cause a significant increase the demand for any utility or public facility to reach or exceed its capacity.

h. Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?

No Impact. The project site is not located adjacent to or within 500 feet of an existing or planned public facility.

i. Create significant amounts of solid waste or litter?

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 9

No Impact. The project would not generate significant amounts of solid waste or litter.

- j. **Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?**

No Impact. The continued operation of this site with the proposed amendments would not substantially increase fossil fuel consumption.

- k. **Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

No Impact. The proposed project would not include or require a change in County or community plans, policies or goals.

- l. **Involve a change of zoning?**

No Impact. The proposed project would not include or require a change in zoning.

- m. **Require the relocation of people or businesses?**

No Impact. The proposal would not require the relocation of people or businesses.

- n. **Reduce the supply of low-income housing?**

No Impact. The proposed project does not include or replace any low-income housing.

- o. **Result in possible interference with an emergency response plan or emergency evacuation plan?**

No Impact. The proposed project would not interfere with any emergency response or evacuation plans, but would instead provide better communication facilities for the surrounding area through an improved cellular network.

- p. **Will (or could) this project result in creation of or exposure to a potential health hazard?**

Yes, Not Significant. New cellular communications facilities, such as the proposed project, require the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the Federal Communications Commission's (FCC's) public exposure limits. When there are multiple existing and proposed facilities at a site, the report must

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 10

include a cumulative emissions analysis of the proposed and existing facilities, as well as any other pending cellular communications facilities proposed for the site.

The RF report submitted for the proposed project analyzes the emissions resulting from the two existing facilities (T-Mobile and Sprint) as well as for an additional two carriers (Metro PCS and Verizon) that have submitted separate applications to co-locate on the subject parcel. The maximum RF level for this site alone would be 0.31% of the applicable public exposure limit at ground level. The cumulative level at ground level for the simultaneous operation of all carriers is 49% of the public exposure limit at ground level. The maximum calculated cumulative level at the second floor elevation of any nearby residence is 10% of the public limit. Therefore, the cellular facility with amendments would meet emissions criteria as required by the California Public Utilities Commission and the FCC and results in no significant cumulative impacts.

Furthermore, the installation would not interfere with household appliances or disturb existing communications equipment. Because the system would be unmanned and require approximately one to two service visits per month, it would not generate additional traffic, noise, or intensity of use of the property.

7. AESTHETIC, CULTURAL AND HISTORIC

- a. **Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**

No Impact. The proposed project site is not located adjacent to a Scenic Highway or within a State or County Scenic Corridor.

- b. **Obstruct scenic views from existing residential areas, public lands, public water body, or roads?**

Yes, Significant Unless Mitigated. The project site is located atop a hill that does have scenic qualities as the subject and neighboring properties do have afar views overlooking the Pulgas Ridge Regional Open Space area. While, the proposed amendments do not result in a cumulative impact as they are minor in nature, however, they could encourage the other existing carrier or proposed carriers to institute similar features. Any revisions or new proposals would each be evaluated through the environmental review process to verify that they do not result in a cumulative effect. In addition, in order to ensure the scenic views and shield the cellular facility from the view of the neighboring properties, four trees have been planted and the existing equipment has been painted green to help it blend with the existing vegetation. To be sure that these measures are maintained, the following mitigation measures are required.

ANSWERS TO QUESTIONS

File No. PLN 2000-00801

Page 11

Mitigation Measure 2: The applicant shall maintain the green color of the mono-pole and antennas. In the event that the antennas need to be repainted, they shall be repainted a dark green color to blend with the existing vegetation.

Mitigation Measure 3: The four (4) redwood trees planted to screen views of the cell site structures shall be maintained, watered, and allowed to grow for this purpose. The applicant shall maintain these trees, and in order to verify their status staff will conduct an administrative review in April 2010. Any tree that does not survive shall be replaced with the same.

- c. **Will (or could) this project involve the construction of buildings or structures in excess of three stories or 36 feet in height?**

No Impact. The increase in height of the proposed panel antennas would result in a finished height of 16'-7" and the added equipment will not exceed 6 feet in height, both of which are well below 36 feet in height.

- d. **Directly or indirectly affect historical or archaeological resources on or near the site?**

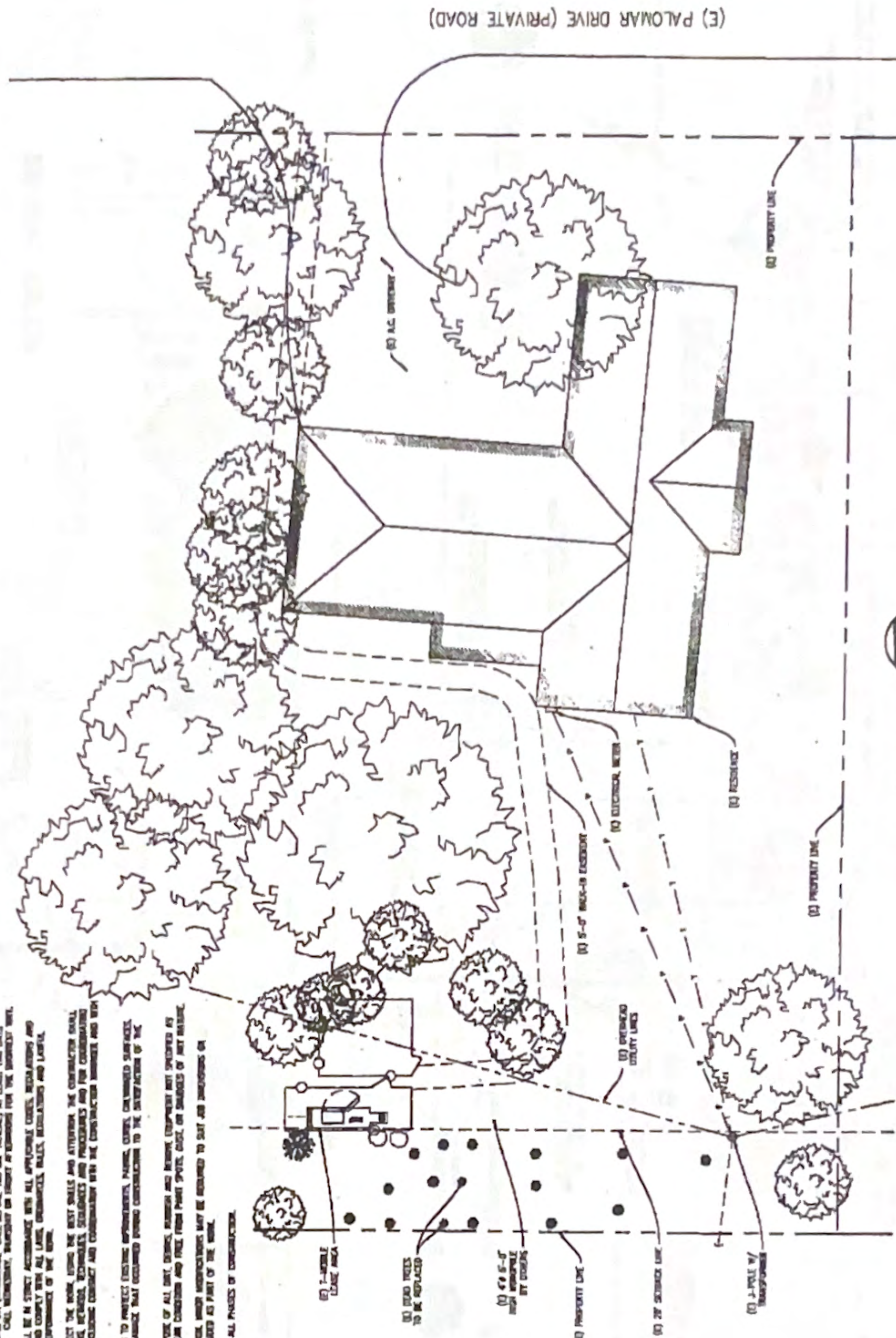
No Impact. There are no known historical or archaeological resources on or near the site. As the site has been previously disturbed and no new excavation is proposed, there is no direct or indirect affect to historical or archaeological resources on or near the site.

- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

Yes, Significant Unless Mitigated. See discussion and mitigation measures under 7.b.

GENERAL CONSTRUCTION NOTES

1. THE FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A REPRESENTATIVE OF THE WORK. THE WORK SHALL BE ACCORDING TO THE SPECIFICATIONS, CONDITIONS, APPROPRIATE AND LAWS NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE PLANS.
3. PRIOR TO THE BEGINNING OF WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND INTERFERENCES, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY INTERFERENCES ARE TO BE REPORTED TO THE ATTENTION OF THE CONTRACTOR IMMEDIATELY AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES AND TO OBTAIN SUD PERMITS AND TO COORDINATE INSPECTIONS.
5. THE CONTRACTOR SHALL REMOVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STOPPING WORK ON ANY ITEM NOT CLEARLY DEFINED OR INDICATED BY THE CONTRACT DOCUMENTS.
6. CALL BEFORE THE CONSTRUCTION IS BEGUN TO ALL UTILITIES (ELECTRIC, GAS, WATER, SLOPE, ETC.) AT LEAST TWO WEEKS BEFORE EXCAVATION. CALL 800-4-A-UTILITY, 800-4-A-UTILITY, 800-4-A-UTILITY OR VISIT WEBSITE FOR THE UTILITY MAP.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWS.
8. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE.
9. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE.
10. AFTER CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES, PAVEMENT, CURBS, EXISTING SURFACES, TREES AND LANDSCAPE.
11. DETAILS ARE INTENDED TO SHOW THE METHOD OF INSTALLATION, WHICH INTERFERENCES MAY BE OCCURRED TO SOIL AND SUBSOILS ON CONSTRUCTION, AND SUCH INTERFERENCES SHALL BE INCLUDED AS PART OF THE WORK.
12. CONTRACTOR SHALL MAINTAIN FACILITY DURING ALL PHASES OF CONSTRUCTION.
13. CONTRACTOR TO VISIT LATEST/RECENT OF DESIGN.



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

PALOMAR DRIVE

SF03137

1111 PALOMAR DRIVE
REDWOOD CITY, CA 94062

ISSUE STATUS

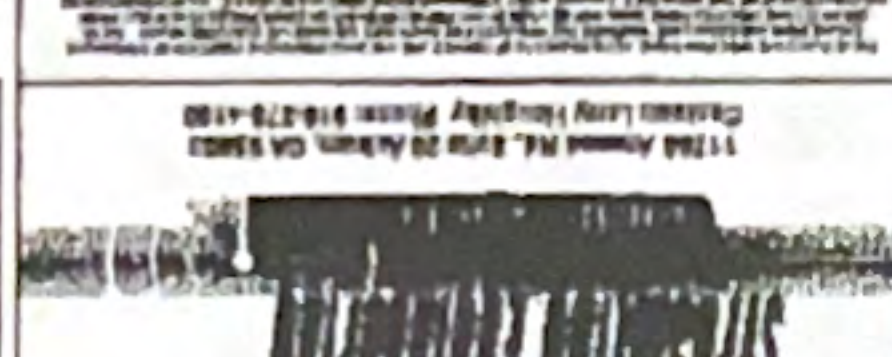
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DRAWN BY: K. SANDOZ

CHECKED BY: L. HENNING

CHECKED BY: -

DATE: 04/29/11



F-Mobile
1000 GATEWAY BLVD. 5TH FLOOR
REDWOOD CITY, CA 94062

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

PALOMAR DRIVE

SF03137
1101 PALOMAR DRIVE
REDWOOD CITY, CA 94062

ISSUE STATUS

DATE	DESCRIPTION	BY
01-19-00	ISSUE	00
02-19-00	ISSUE	00
03-19-00	ISSUE	00
04-19-00	ISSUE	00
05-19-00	ISSUE	00
06-19-00	ISSUE	00
07-19-00	ISSUE	00
08-19-00	ISSUE	00
09-19-00	ISSUE	00
10-19-00	ISSUE	00
11-19-00	ISSUE	00
12-19-00	ISSUE	00

DESIGN BY: K. SAKO

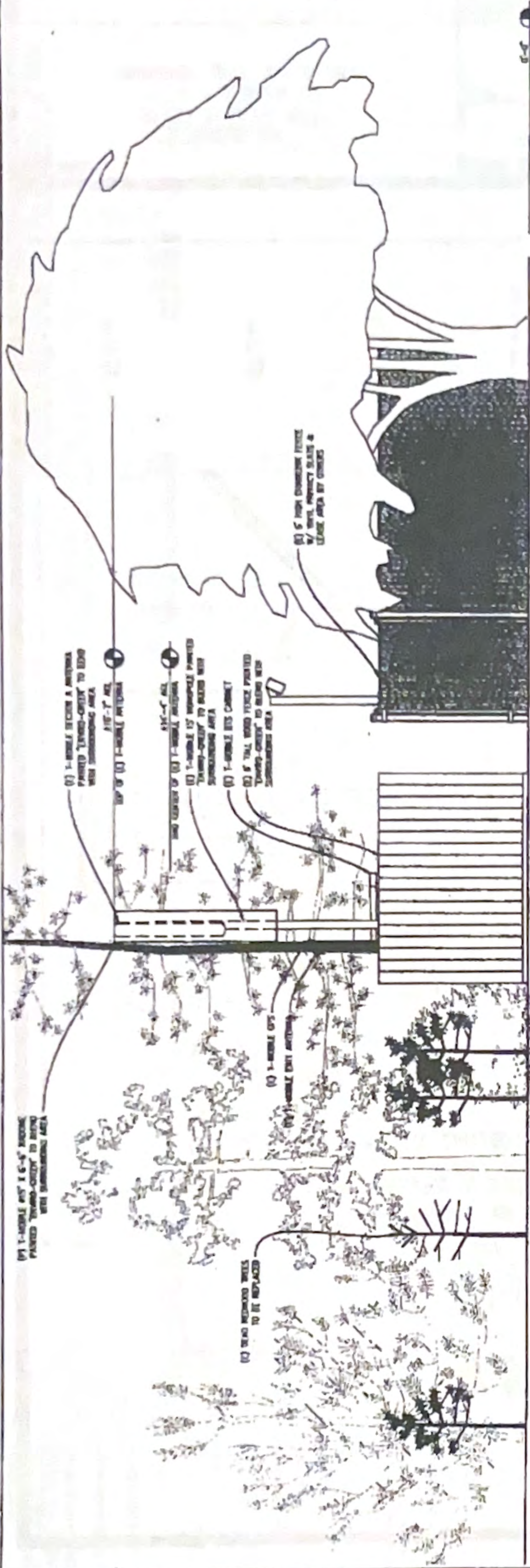
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DATE: 01/28/00



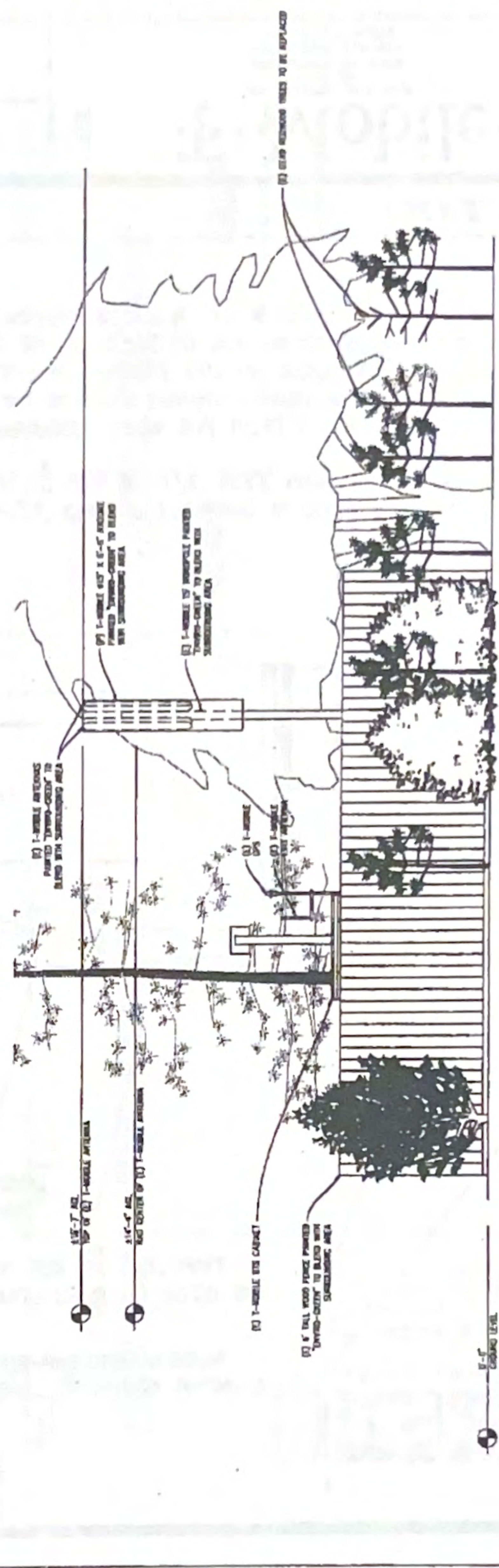
1101 PALOMAR DRIVE
REDWOOD CITY, CA 94062
1101 PALOMAR DRIVE
REDWOOD CITY, CA 94062
1101 PALOMAR DRIVE
REDWOOD CITY, CA 94062

SHEET TITLE
ELEVATIONS
A-3



WEST ELEVATION

SCALE: 1/8\"/>

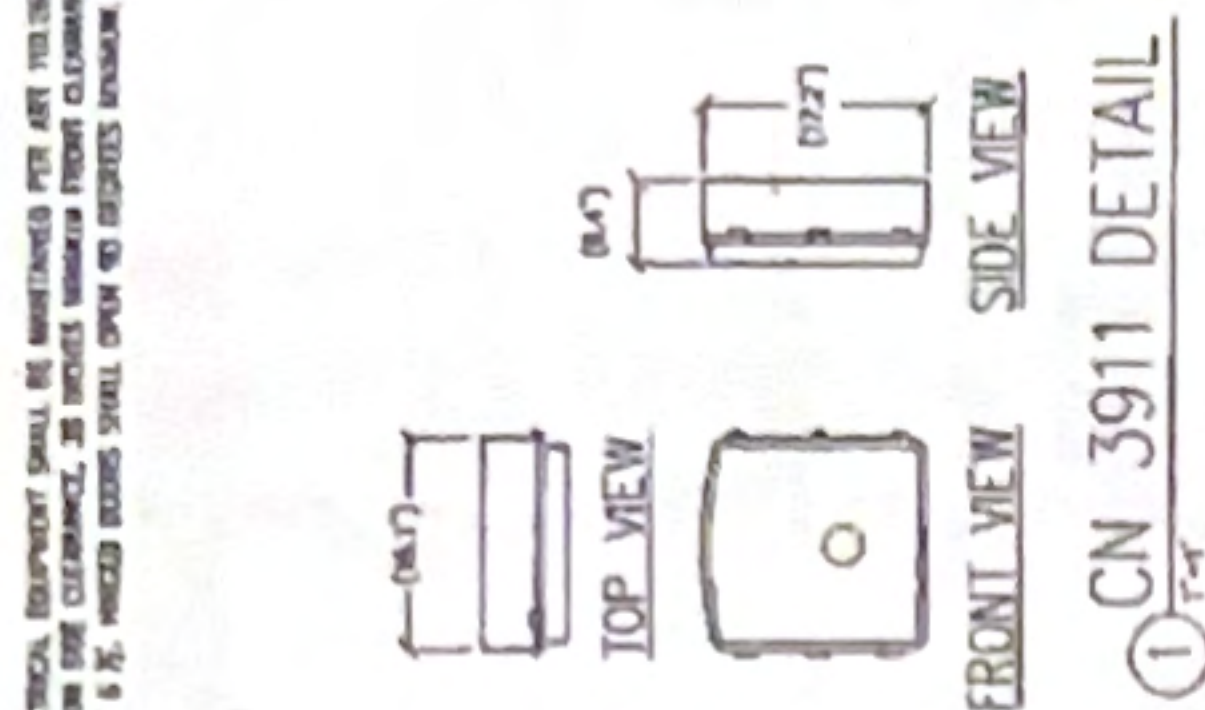


SOUTH ELEVATION

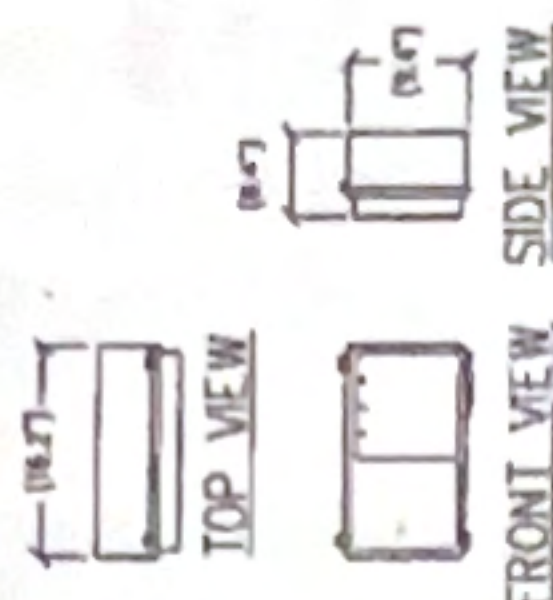
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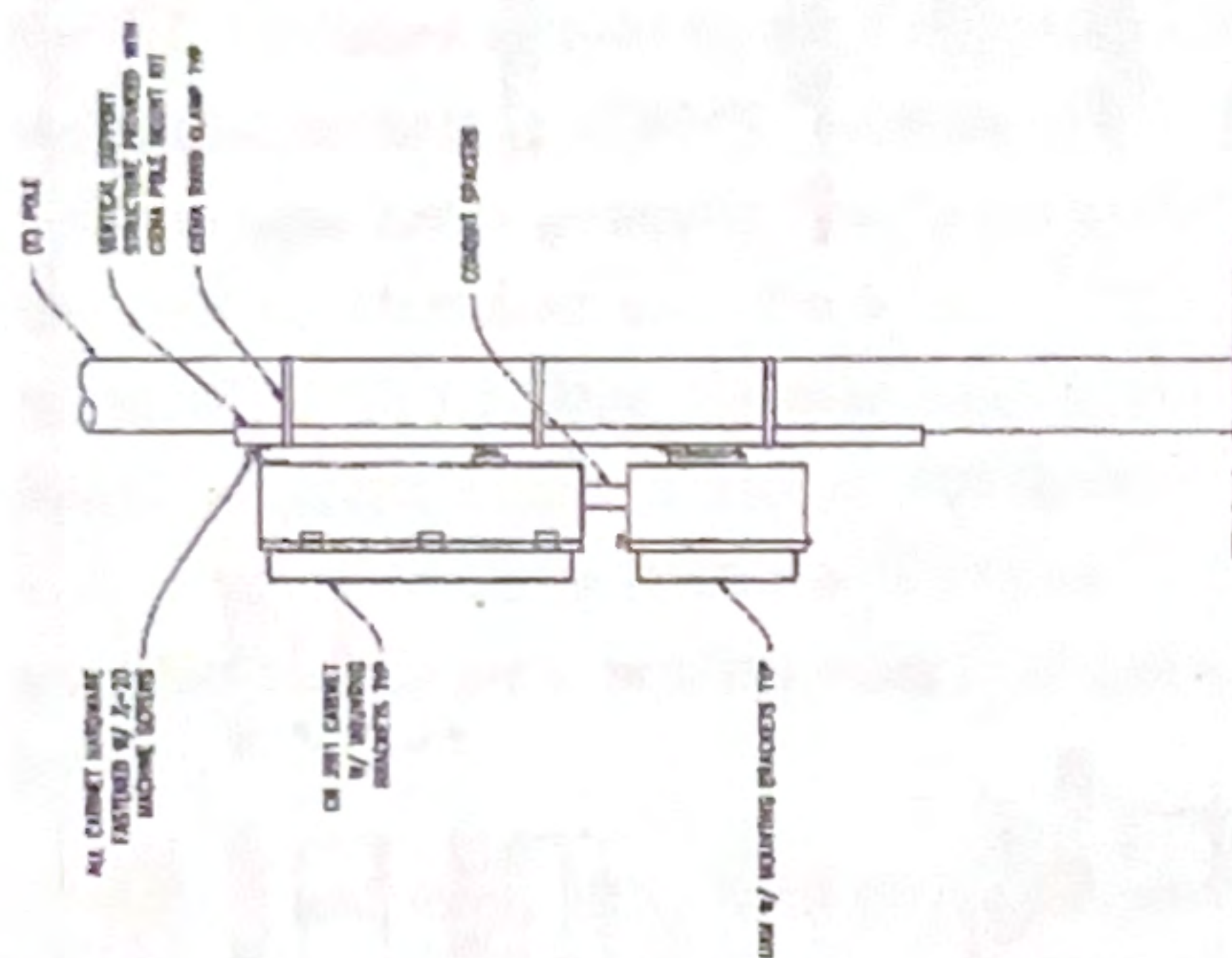
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① CN 3911 DETAIL

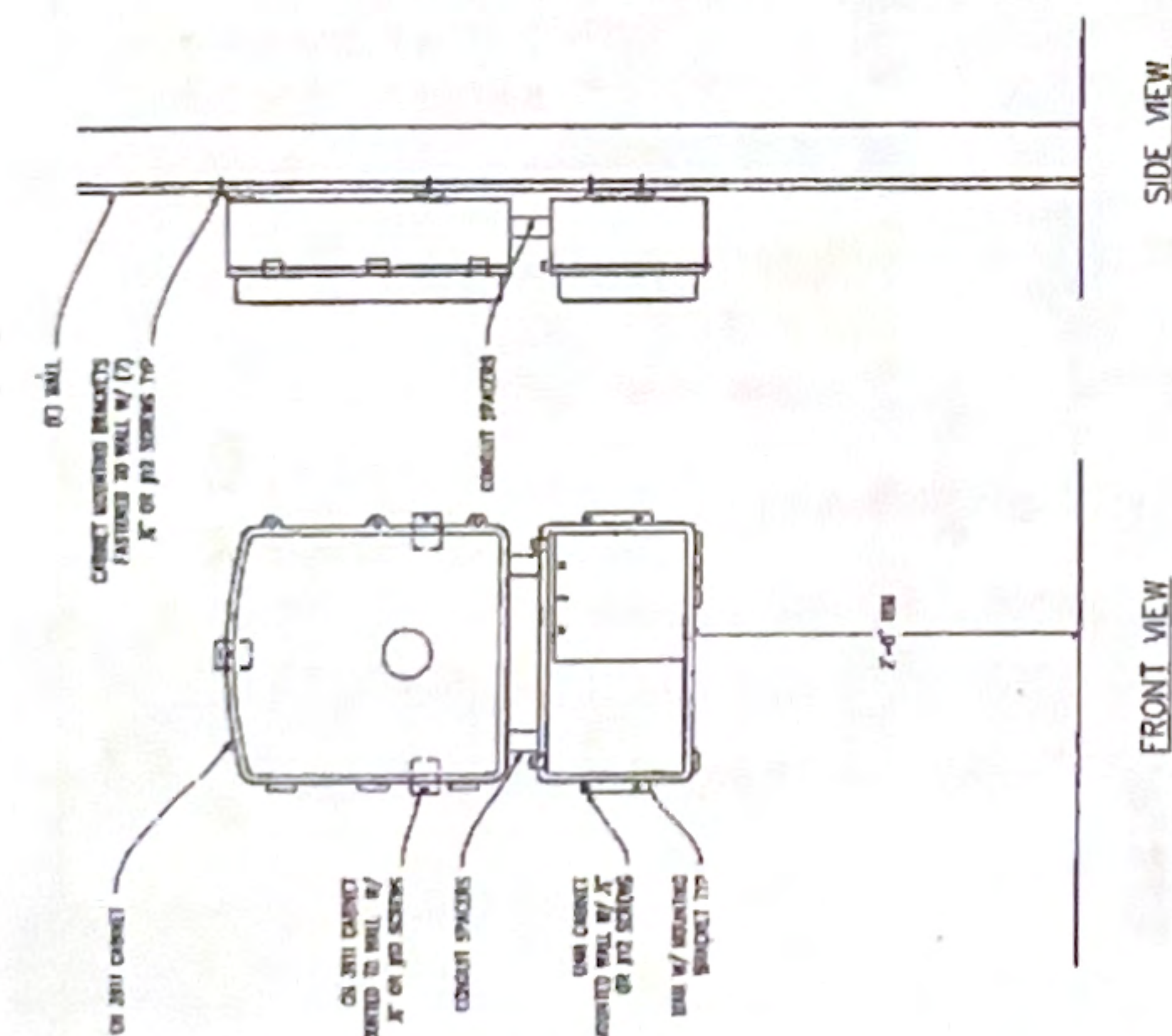


QUAM DETAIL



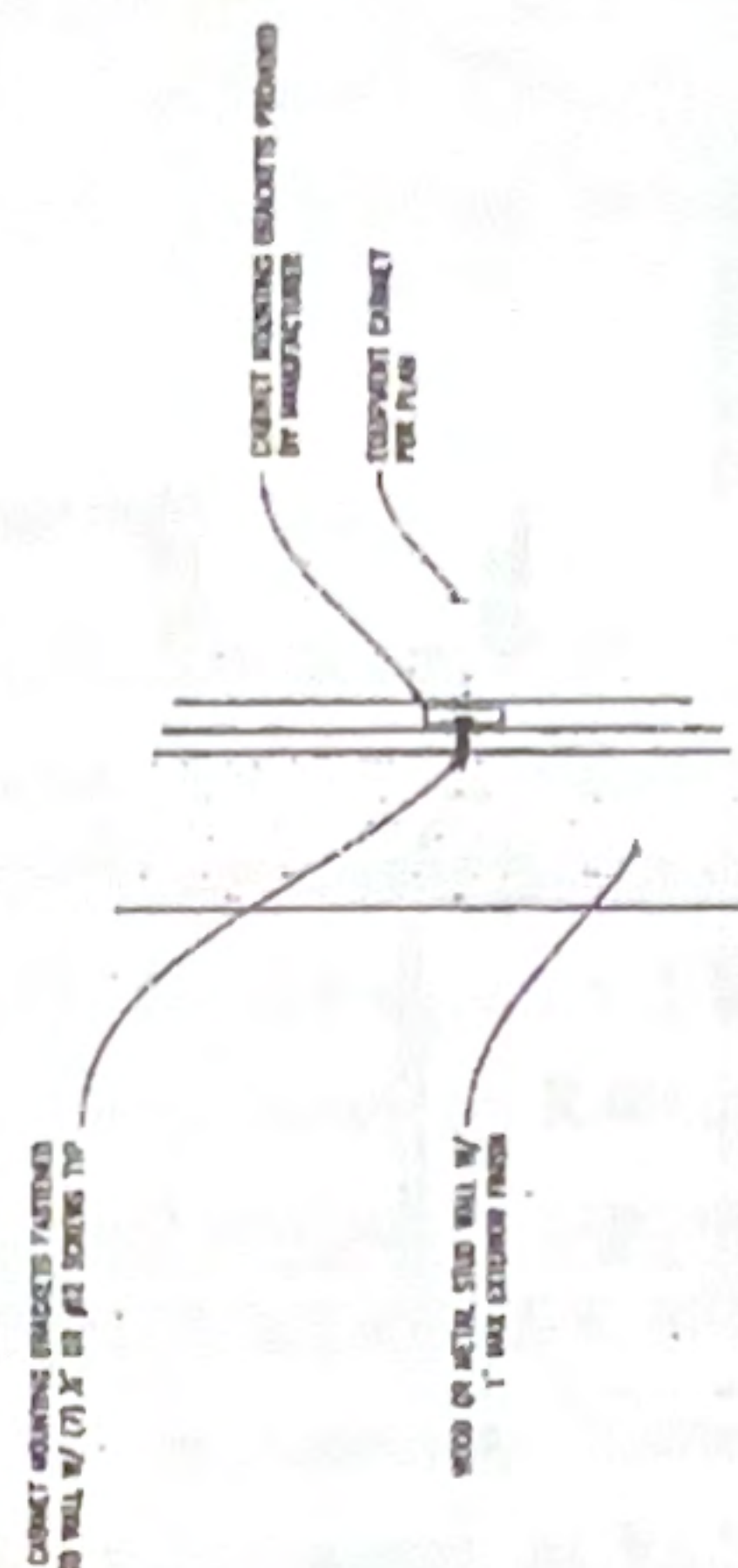
MAIN VIEW

CN3911 & UAM POLE MOUNTING DETAIL

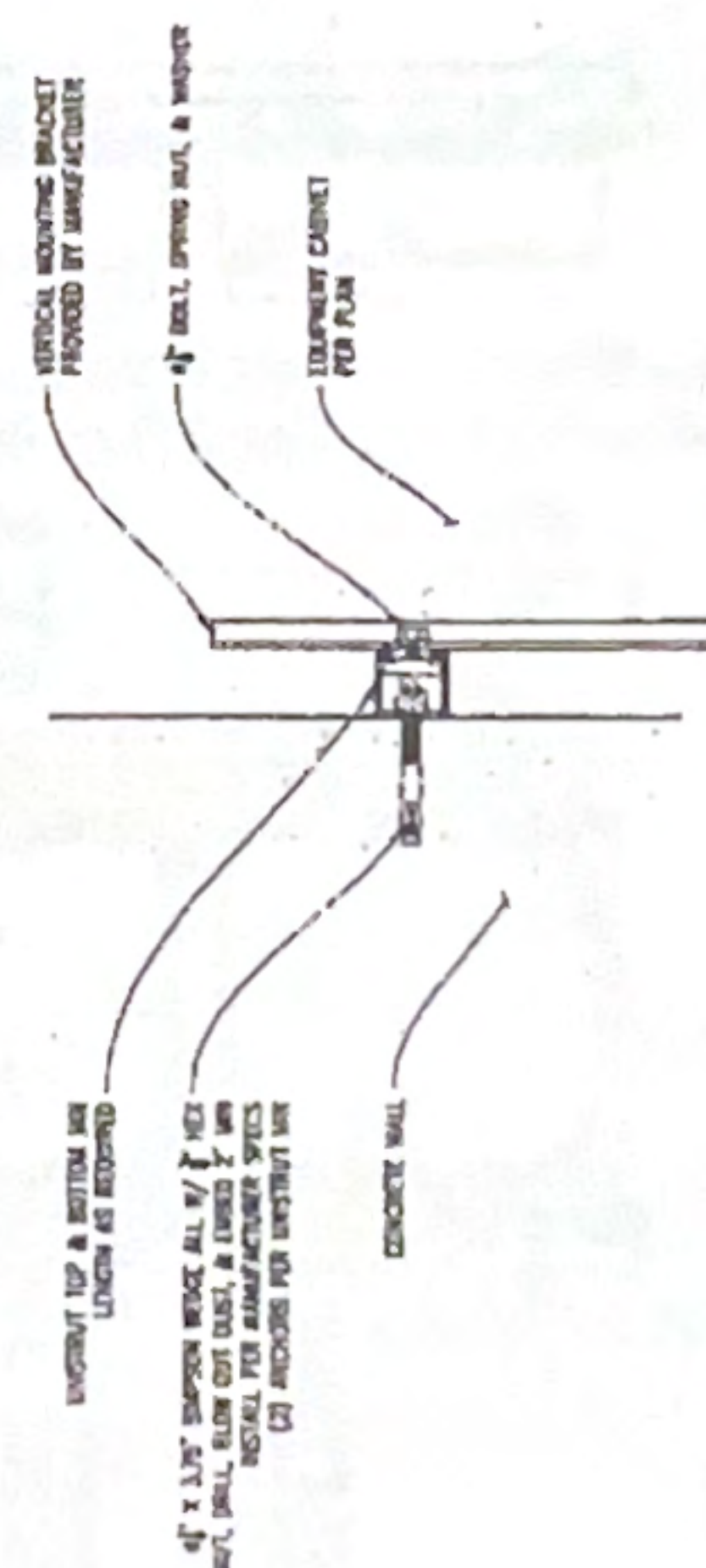


FRONT VIEW

② CN3911 & UAM WALL MOUNTING DETAIL



6 WALL MOUNTING DETAIL



5 CONCRETE WALL CABINET MOUNTING DETAIL

RECEIVED
OCT 9 7 2005
San Mateo County
Planning Division

T-Mobile West Corp. • Base Station Site No. SF03137
1175 Palomar Drive • Redwood City, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of T-Mobile West Corp., a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF03137) located at 1175 Palomar Drive in Redwood City, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

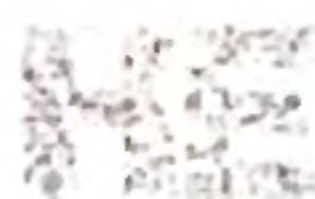
The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
Long Term Evolution ("LTE")	700	2.33	0.47
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The



**T-Mobile West Corp. • Base Station Site No. SF03137
1175 Palomar Drive • Redwood City, California**

transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by T-Mobile, including drawings by StreamLine Engineering and Design, Inc. dated April 29, 2009, that carrier presently has two RFS Model APXV18-206516 directional panel antennas installed on a 15-foot pole sited behind the residence located at 1175 Palomar Drive in Redwood City. No change is proposed to the antennas, mounted at an effective height of about 14¹/₂ feet above ground and oriented toward 150°T and 280°T. The maximum effective radiated power in any direction is reported to be 255 watts. It is proposed to enclose the antennas within a 6¹/₂-foot cylinder to shield them from view.

Presently mounted on several poles nearby are similar antennas for use by Verizon Wireless, MetroPCS, and Sprint Nextel, other wireless telecommunications carriers. For the limited purposes of this study, the transmitting facilities of those carriers are assumed to be as follows:

<u>Carrier</u>	<u>Service</u>	<u>Maximum ERP</u>	<u>Antenna Model</u>	<u>Height</u>
Verizon Wireless	PCS	240 watts	Antel BXD-63406380	14 ft
	Cellular	1,200		
MetroPCS	PCS	1,890	Powerwave 7721	12
Sprint Nextel	PCS	1,500	Andrew RR90-17-02	9

**T-Mobile West Corp. • Base Station Site No. SF03137
1175 Palomar Drive • Redwood City, California**

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.0031 mW/cm², which is 0.31% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all four carriers, is 49% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence* is 10% of the public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the four carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

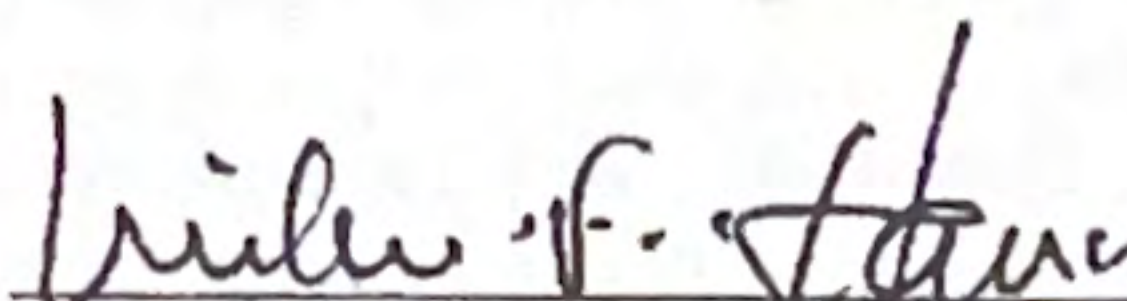
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by T-Mobile West Corp. at 1175 Palomar Drive in Redwood City, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

September 29, 2009


William F. Hammett, P.E.



* Located at least 85 feet away, based on aerial photographs from Google Maps.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

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

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

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

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

Far Field.

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

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

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

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

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of T-Mobile West Corp., a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF03137) located at 1175 Palomar Drive in Redwood City, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
Long Term Evolution ("LTE")	700	2.33	0.47
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The

**T-Mobile West Corp. • Base Station Site No. SF03137
1175 Palomar Drive • Redwood City, California**

transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by T-Mobile, including drawings by StreamLine Engineering and Design, Inc. dated April 29, 2009, that carrier presently has two RFS Model APXV18-206516 directional panel antennas installed on a 15-foot pole sited behind the residence located at 1175 Palomar Drive in Redwood City. No change is proposed to the antennas, mounted at an effective height of about 14¹/₂ feet above ground and oriented toward 150°T and 280°T. The maximum effective radiated power in any direction is reported to be 255 watts. It is proposed to enclose the antennas within a 6¹/₂-foot cylinder to shield them from view.

Presently mounted on several poles nearby are similar antennas for use by Verizon Wireless, MetroPCS, and Sprint Nextel, other wireless telecommunications carriers. For the limited purposes of this study, the transmitting facilities of those carriers are assumed to be as follows:

<u>Carrier</u>	<u>Service</u>	<u>Maximum ERP</u>	<u>Antenna Model</u>	<u>Height</u>
Verizon Wireless	PCS	240 watts	Antel BXD-63406380	14 ft
	Cellular	1,200		
MetroPCS	PCS	1,890	Powerwave 7721	12
Sprint Nextel	PCS	1,500	Andrew RR90-17-02	9

**T-Mobile West Corp. • Base Station Site No. SF03137
1175 Palomar Drive • Redwood City, California**

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.0031 mW/cm², which is 0.31% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all four carriers, is 49% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence* is 10% of the public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting locations, the T-Mobile antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the four carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

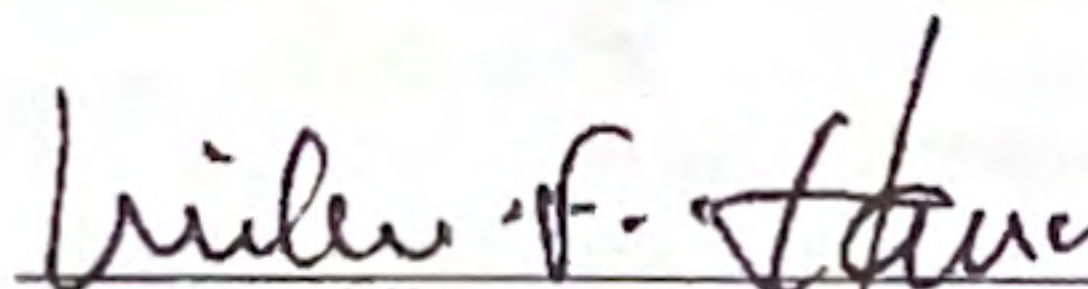
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by T-Mobile West Corp. at 1175 Palomar Drive in Redwood City, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

September 29, 2009


William F. Hammett, P.E.



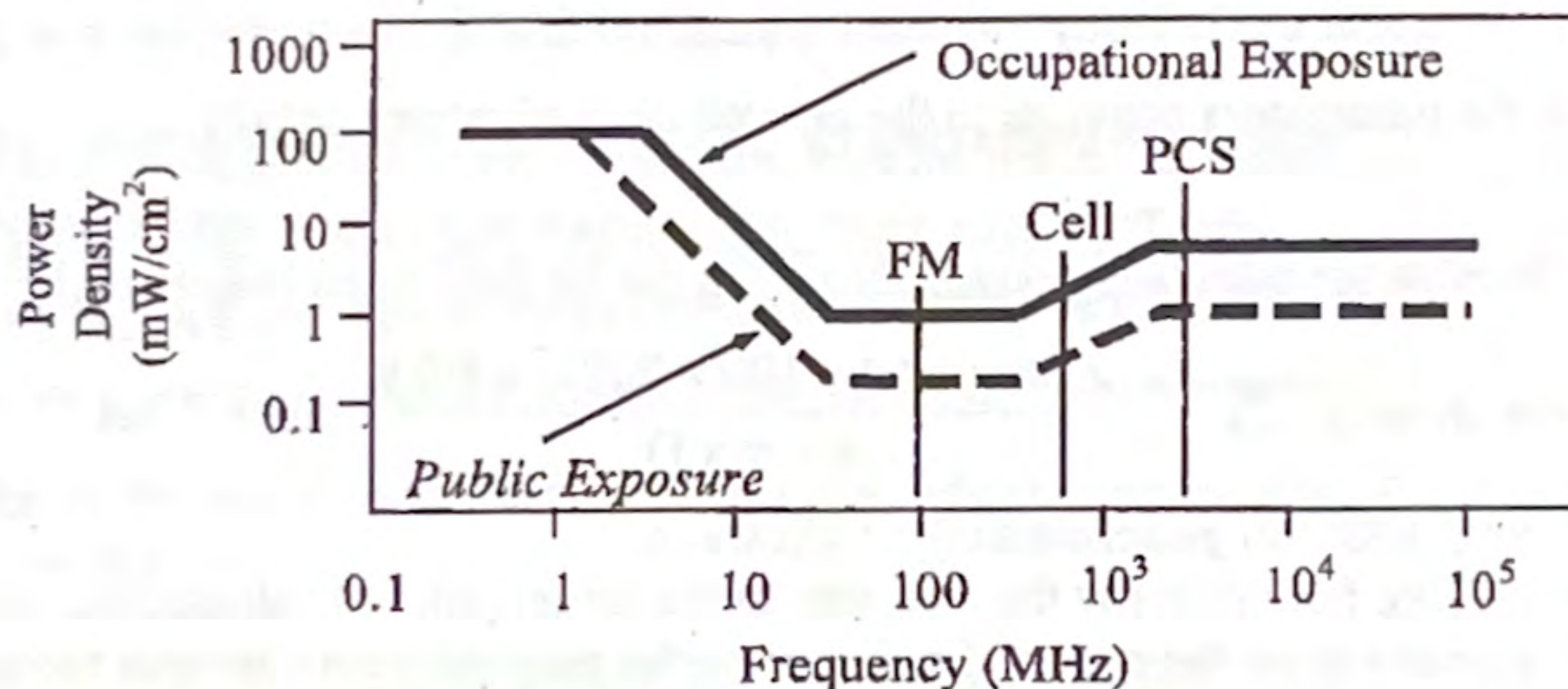
* Located at least 85 feet away, based on aerial photographs from Google Maps.

FCC Radio Frequency Protection Guide

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

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

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



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

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RECEIVED

APR 02 2009

San Mateo County
Planning Division

..T..Mobile..

July 31, 2007

County of San Mateo
Attn: Melissa Ross
455 County Center, Second Floor
Redwood City, CA 94063

RE: Renewal Application for Administrative Review for Case No. PLN2001-00801, Co-located with Sprint PLN2000-00497

Dear Planning Division:

T-Mobile is proposing to renew the zoning approval for Case No. PLN2001-00801, which is located at 1175 Palomar Drive, Redwood City, CA.

The following is a response to the Zoning Ordinance:

SECTION 6512. PERMIT REQUIREMENTS AND STANDARDS FOR NEW WIRELESS TELECOMMUNICATION FACILITIES THAT ARE NOT CO-LOCATION FACILITIES. All new wireless telecommunication facilities that are not co-location facilities must meet the following standards and requirements:

The application is for the renewal of an existing site, which is co-located with Sprint, therefore, this section does not apply.

SECTION 6512.1. PERMIT REQUIREMENTS FOR NEW WIRELESS TELECOMMUNICATION FACILITIES THAT ARE NOT CO-LOCATION FACILITIES.

A use permit will be required for the initial construction and installation of all new wireless telecommunication facilities, in accordance with requirements, procedures, appeal process, and revocation process outlined in Sections 6500 through 6505 of Chapter 24 of the Zoning Regulations, except as modified by this chapter.

Acknowledged.

Attachment G

SECTION 6512.2. DEVELOPMENT AND DESIGN STANDARDS FOR NEW WIRELESS TELECOMMUNICATION FACILITIES THAT ARE NOT CO-LOCATION FACILITIES.

All new wireless telecommunication facilities must meet the following minimum standards. Where appropriate, more restrictive requirements may be imposed as a condition of use permit approval.

- A. New wireless telecommunication facilities shall be allowed in a Sensitive Habitat, as defined by Policy 1.8 of the General Plan (Definition of Sensitive Habitats) for facilities proposed outside of the Coastal Zone, and by Policy 7.1 of the Local Coastal Program (Definition of Sensitive Habitats) for facilities proposed in the Coastal Zone, when the Federal Telecommunications Act preempts State and local law. Location in sensitive habitat shall only be allowed when it can be demonstrated that other sites are not feasible, and where adverse impacts are minimized to the greatest extent possible. Unavoidable impacts shall be mitigated so that there is no loss in habitat quantity or biological productivity.

The existing site is not located within the Coastal Zone or Sensitive Habitats.

- B. New wireless telecommunication facilities shall not be located in areas zoned Residential (R), unless the applicant demonstrates, by a preponderance of the evidence, that a review has been conducted of other options with less environmental impact, and no other sites or combination of sites allows feasible service or adequate capacity and coverage. This review shall include, but is not limited to, identification of alternative site(s) within 2.5 miles of the proposed facility. See Section 6512.5.B.11 for additional application requirements.

Due to the terrain, coverage objective, and surrounding structures, the only option for T-Mobile and Sprint, is to locate on this residential Parcel. There are no parcels outside of residential that will provide coverage to this area.

- C. New wireless telecommunication facilities shall not be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.

The existing site is co-located with Sprint, therefore, the site complies.

- D. Except where aesthetically inappropriate, new wireless telecommunication facilities must be constructed so as to accommodate co-location, and must be made available for co-location unless technologically infeasible.

The existing site is co-located with Sprint, and if there are other carriers that need to locate on the site, there are options to modify the site, so they can co-locate with T-Mobile and Sprint.

- E. The adverse visual impact of utility structures shall be avoided by: (1) siting new wireless telecommunication facilities outside of public viewshed whenever feasible; (2) maximizing the use of existing vegetation and natural features to cloak wireless telecommunication facilities; and (3) constructing towers no taller than necessary to provide adequate coverage. When visual impacts cannot be avoided, they shall be minimized and mitigated by: (a) screening wireless telecommunication facilities with landscaping consisting of non-invasive and/or native plant material; (b) painting all equipment to blend with existing landscape colors; and (c) designing wireless telecommunication facilities to blend in with the surrounding environment. Attempts to replicate trees or other natural objects shall be used as a last resort. Landscaping shall be maintained by the property or facility owner and/or operator. The landscape screening requirement may be modified or waived by the Community Development Director or his/her designee in instances where it would not be appropriate or necessary, such as in a commercial or industrial area.

(1) The existing site equipment has been placed behind a wood fence, to help mitigate the visual impact; (2) The existing site is recessed into existing trees and bushes, and additional trees have been planted to help mitigate the visual impact and help blend the site into its surroundings; (3) The existing pole, which holds the antennas, is at the very minimal height possible to allow the site to work correctly and provide coverage to the area; (a) Redwood trees have been planted around the existing site and irrigation has been installed to insure the life of the new trees; (b) The redwood trees match the color of the existing wood fence around the radio equipment; (c) The existing site was strategically placed, so it would be recessed in the existing vegetation/trees. ✓

- F. Paint colors for the wireless telecommunication facility shall minimize its visual impact by blending with the surrounding environment and/or buildings. Prior to the issuance of a building permit, the applicant shall submit color samples for the wireless telecommunication facility. Paint colors shall be subject to the review and approval of the Planning and Building Department. Color verification shall occur in the field after the applicant has painted the equipment the approved color, but before the applicant schedules a final inspection.

The existing site has a wood fence, which blends in with the surrounding trees and vegetation, and the antenna is painted a light green to match the surrounding trees and vegetation.

- G. The exteriors of wireless telecommunication facilities shall be constructed of non-reflective materials.

The fence surrounding the radio equipment is constructed out of wood, and painted to match its surroundings.

- H. The wireless telecommunication facility shall comply with all the requirements of the underlying zoning district(s), including, but not limited to, setbacks, Design Review in the DR district(s), Architectural Review in designated Scenic Corridors, and Coastal Development Permit regulations in the CZ or CD zones.

The site meets the setbacks from the property lines, and has received Design Review and Architectural Review prior to its installation, and it is not located within the Coastal Zone.

- I. Except as otherwise provided below, ground-mounted towers, spires and similar structures may be built and used to a greater height than the limit established for the zoning district in which the structure is located; provided that no such exception shall cover, at any level, more than 15% in area of the lot nor have an area at the base greater than 1,600 sq. ft.; provided, further that no tower, spire or similar structure in any district shall ever exceed a maximum height of 150 feet.

1. In the PAD, RM, RM-CZ, TPZ, and TPZ-CZ districts, in forested areas, no structure or appurtenance shall exceed the height of the forest

The existing site/pole does not exceed the height limit of the zone where it is located (Residential), and it does not exceed the height of the existing trees or vegetation. The pole height is 15'.

2. In any Residential (R) district, no monopole or antenna shall exceed the maximum height for structures allowed in that district, except as allowed under Chapter 4 of the Zoning Regulations, and except that new or co-located equipment on an existing structure in the public right-of-way shall be allowed to exceed the maximum height for structures allowed in that district, or, if the public right-of-way is not in a district, in the closest adjacent district, by 10% of the height of the existing structure, or by five feet, whichever is less.

The existing site/pole does not exceed the height limit of the zone where it is located (Residential), and it does not exceed the height of the existing trees or vegetation. The pole height is 15'.

3. A building-mounted wireless telecommunication facility shall not exceed the maximum height allowed in the applicable zoning district, or 16 feet above the building roofline, whichever is higher, except that in any Residential (R) district, no monopole or antenna shall exceed the maximum height for structures allowed in that district, and except as allowed under Chapter 4 of the Zoning Regulations.

The existing site/pole does not exceed the height limit of the zone where it is located (Residential), and it does not exceed the height of the existing trees or vegetation. The pole height is 15'.

- J. In any Residential (R) district, accessory buildings in support of the operation of the wireless telecommunication facility may be constructed, provided that they comply with the provisions of Sections 6410 through 6411 regarding accessory buildings, except that the building coverage and floor area maximums shall apply to buildings in aggregate, rather than individually. If an accessory building not used in support of a wireless telecommunication facility already exists on a parcel, no accessory building in support of the operation of the wireless telecommunication facility may be constructed absent removal of the existing accessory building. If an accessory building(s) in support of the operation of the wireless telecommunication facility is constructed on a parcel, no other accessory buildings not used in support of a wireless telecommunication facility shall be constructed until the accessory building(s) in support of the operation of that wireless telecommunication facility is(are) removed.

There are no existing buildings on the parcel that can house the radio equipment, therefore, T-Mobile and Sprint, had to house their equipment in this particular area, and enclose the equipment with a wood fence, and a chain link fence with slats for Sprint.

- K. In any Residential (R) district, ground-mounted towers, spires and similar structures may be built and used provided that the overall footprint of the facility shall be as small as possible, and further provided that they shall not cover, in combination with any accessory building(s), shelter(s), or cabinet(s) or other above-ground equipment used in support of the operation of the wireless telecommunication facility, more than 15% in area of the lot nor an area greater than 1,600 sq. ft. Buildings, shelters, and cabinets shall be grouped. Towers, spires, and poles shall also be grouped, to the extent feasible for the technology.

The existing equipment enclosure (wood fence), was constructed as small as possible to allow the Technitions to access the BTS Cabinets inside the wood fence, and the T-Mobile equipment has been grouped next to Sprint's equipment location, so the visual impact is limited.

- L. Diesel generators shall not be installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources is not feasible. If a diesel generator is proposed, the applicant shall provide written documentation as to why the installation of options such as electricity, natural gas, solar, wind or other renewable energy sources is not feasible.

There is no generator located at this facility/location.

SECTION 6512.3. PERFORMANCE STANDARDS FOR NEW WIRELESS TELECOMMUNICATION FACILITIES THAT ARE NOT CO-LOCATION FACILITIES.

No use may be conducted in a manner that, in the determination of the Community Development Director, does not meet the performance standards below. Measurement, observation, or other means of determination must be made at the limits of the property, unless otherwise specified.

- A. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

The existing site does not have lighting on the pole/antennas, and it is not required by the FCC or FAA for this particular site.

- B. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other applicable regulatory bodies prior to initiating the operation of the wireless telecommunication facility. The applicant shall supply the Planning and Building Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.

The existing site is in compliance with all FCC and CPUC requirements.

- C. Once a use permit is obtained, the applicant shall obtain a building permit and build in accordance with the approved plans.

The building permit was obtained, and the site was constructed in accordance to the building permit.

- D. The project's final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.

The site is already connected to an applicable energy provider, and have permanent power to operate the equipment.

- E. The wireless telecommunication facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the County Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two months of the removal of the facility.

The existing site will be removed in its entirety by the applicant within 90 days if the FCC or CPUC licenses are revoked, or the facility is abandoned or no longer needed, and the site shall be restored and revegetated.

- F. Wireless telecommunication facilities shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Section 6512.2.E, and F above (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.

T-Mobile maintains the facility, and shall continue to maintain the landscaping and painting as needed, and is set forth in the permit conditions.

- G. Road access shall be designed, constructed, and maintained over the life of the project to avoid erosion, as well as to minimize sedimentation in nearby streams.

The access to the site is 98% walking from the driveway to access the site. It is rare that a vehicle has to access the site, or park next to the site. It is walking access unless equipment is being replaced due to faulty equipment.

- H. A grading permit may be required, per Sections 8600-8609 of the County Ordinance Code. All grading, construction and generator maintenance activities associated with the proposed project shall be limited from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday or as further restricted by the terms of the use permit. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA at any time.

There is no construction needed for this renewal.

- I. The use of diesel generators or any other emergency backup energy source shall comply with the San Mateo County Noise Ordinance.

There will be no diesel generator at this site.

- J. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use, subject to reasonable terms and conditions.

Acknowledged.

SECTION 6512.4. ADDITIONAL REQUIREMENTS AND STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES IN THE COASTAL ZONE.

- A. New wireless telecommunication facilities shall not be located between the first public road and the sea, or on the seaward side of Highway 1 in rural areas, unless no feasible alternative exists, the facility is not visible from a public location, or will be attached to an existing structure in a manner that does not significantly alter the appearance of the existing structure.

This site is not located within the Coastal Zone, therefore, this section does not apply.

- B. New wireless telecommunication facilities shall comply with all applicable policies, standards, and regulations of the Local Coastal Program (LCP) and the CZ or CD Zoning Districts.

The proposed site does comply with the CZ and CD Zoning Districts.

SECTION 6512.5. APPLICATION REQUIREMENTS FOR NEW WIRELESS TELECOMMUNICATION FACILITIES THAT ARE NOT CO-LOCATION FACILITIES.

- A. A Major Development Pre-Application will be required for all new wireless telecommunication facilities in accordance with the procedures outlined in Sections 6415.0 through 6415.4 of the San Mateo County Zoning Regulations, unless there is an existing wireless telecommunication facility within a 1-mile radius of the proposed facility. This requirement may be waived at the discretion of the Community Development Director or his/her designee.

T-Mobile is asking that this be waived due to the fact that the application is for a renewal.

- B. In addition to the requirements set forth in Chapter 24, Use Permits, applicants for new wireless telecommunication facilities shall submit the following materials regarding the proposed wireless telecommunication facility:

1. A completed Planning Permit application form.

The Planning Permit was submitted with the new contact information.

2. A completed Use Permit for a Cellular or Other Personal Wireless Telecommunication Facility Form.

A Use Permit was submitted with the new contact information.

3. A completed Environmental Information Disclosure Form.

Please see attached Disclosure Form.

4. Proof of ownership or statement of consent from the owner of the property.

See the attached Letter of Authorization from the landlord

5. A site plan, including a landscape plan (if appropriate under the provision of Section 6512.2.E), and provisions for access.

Site plan of existing equipment has been submitted with photos.

6. Elevation drawing(s).

The Site Plans that were submitted show the elevations.

7. Photo simulation(s) of the wireless telecommunication facility from reasonable line-of-sight locations from public roads or viewing locations.

Photos of the existing site have been submitted for review.

8. A preliminary erosion control plan shall be submitted with the use permit application. A complete construction and erosion control plan shall be submitted with the building permit application.

The site is existing, and the erosion control plan was submitted prior to its construction, therefore, it is not applicable.

9. A maintenance plan detailing the type and frequency of required maintenance activities, including maintenance of the access road.

The site will be accessed once to two times a month by a technician, who cleans the radios. The technician will park on the driveway, and walk to the site across the grass. There is no road maintenance needed, and the facility is non-manned.

10. For projects that are technically capable of accommodating additional facilities, a description of the planned maximum ten-year buildout of the site for the applicant's wireless telecommunication facilities, including, to the extent possible, the full extent of wireless telecommunication facility expansion associated with future co-location facilities by other wireless telecommunication facility operators. The applicant shall use best efforts to contact all other wireless telecommunication service providers in the County known to be operating in the County upon the date of application, to determine the demand for future co-locations at the proposed site, and, to the extent feasible, shall provide written evidence that these consultations have taken place, and a summary of the results, at the time of application. The County shall, within 30 days of its receipt of an application, identify any known wireless telecommunication providers that the applicant has failed to contact and with whom the applicant must undertake their best efforts to fulfill the above consultation and documentation requirements. The location, footprint, maximum tower height, and general arrangement of future co-locations shall be identified by the ten-year buildout plan. If future co-locations are not technically feasible, an explanation shall be provided of why this is so. In addition, the applicant may propose a smaller facility to be considered by the decision maker.

Please see the attached 10 year build plan.

11. Identification of existing wireless telecommunication facilities within a 2.5-mile radius of the proposed location of the new wireless telecommunication facility, and an explanation of why co-location on these existing facilities, if any, is not feasible. This explanation shall include such technical information and other justifications as are necessary to document the reasons why co-location is not a viable option. The applicant shall provide a list of all existing structures considered as alternatives to the proposed location. The applicant shall also provide a written explanation why the alternatives considered were either unacceptable or infeasible. If an existing tower was listed among the alternatives, the applicant must specifically address why the modification of such tower is not a viable option. The written explanation shall also state the radio frequency coverage and/or capacity needs and objective(s) of the applicant.

T-Mobile located on an existing site, which is owned by Sprint. T-Mobile strategically picked this location, so it could comply with the County Code to co-locate, and to provide the needed coverage. There are no alternative sites that will be able to replace this location/coverage.

12. A statement that the wireless telecommunication facility is available for future co-location projects, or an explanation of why future co-location is not technologically feasible.

The site can be modified to accommodate additional facilities/carriers, and T-Mobile is willing to allow co-locators.

13. A Radio Frequency (RF) report describing the emissions of the proposed wireless telecommunication facility and, to the extent reasonably ascertainable, the anticipated increase in emissions associated with future co-location facilities.

Please see the attached RF Report.

14. The mandated use permit application fee, and other fees as applicable.

Acknowledged.

15. Depending on the nature and scope of the project, other application materials, including but not limited to a boundary and/or topographical survey, may be required.

Acknowledged.

16. Applications for the establishment of new wireless telecommunication facilities inside Residential (R) zoning districts and General Plan land use designations shall be accompanied by a detailed alternatives analysis that demonstrates that there are no feasible alternative non-residential sites or combination of non-residential sites available to eliminate or substantially reduce significant gaps in the applicant carrier's coverage or network capacity.

There are no alternative locations that are not on residential zones that will cover the needed area this particular site is covering.

SECTION 6512.6. USE PERMIT TERM, RENEWAL AND EXPIRATION. Use permits for wireless telecommunication facilities, including approval of the ten-year buildout plan as specified by Section 6512.5.B.10, shall be valid for ten years following the date of final approval. The applicant shall file for a renewal of the use permit and pay the applicable renewal application fees six months prior to expiration with the County Planning and Building Department, if continuation of the use is desired. In addition to providing the standard information and application fees required for a use permit renewal, wireless telecommunication facility use permit renewal applications shall provide an updated buildout description prepared in accordance with the procedures established by Section 6512.5.B.10.

Where required, renewals for use permits for existing wireless telecommunication facilities constructed prior to the effective date of this chapter [January 9, 2009] are subject to the provisions of Sections 6512 through 6512.5. Renewals of use permits approved after the effective date of this chapter shall only be

approved if all conditions of the original use permit have been satisfied, and the ten-year buildout plan has been provided. If the use permit for an existing wireless telecommunication facility has expired, applications for co-location at that site, as well as after-the-fact renewals of use permits for the existing wireless telecommunication facilities, will be subject to the standards and procedures for new wireless telecommunication facilities outlined in Sections 6512 through 6512.5.

Thank you for your assistance in reviewing our proposal. Please call me at (619) 212-1686 if you have any questions.

Sincerely,

Jacob Reeves
151 Lembi Drive
Folsom, CA 95630
619-212-1686
jacobreeves@forzatelecom.com

In Building Coverage

In-Vehicle Coverage

Site ID	Submittal	Category	Latitude	Longitude	Leads	Address	City	County	Active	Owner	SCIP	Notes	Zone	Area's List
13134	Primary	0	-122.20447500	37.38008111	Westridge & Cervantes	Portola Valley	San Mateo	Active	Auto	San Mateo	SCIP	School just approved design, ordered CDA, no lease yet, will file for DSA next month	Forza ZON	San Mateo
28001	Primary	0	-122.27549000	37.48219400	SF 23001 SA	San Carlos	San Mateo	Active	Auto	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13054	Final Build	0	-122.20470000	37.52418000	Oak Knoll Dr	Belmont	San Mateo	Active	Permit Me	San Mateo	SCIP	lease done, in DSA for approval, need to file for	Forza ZON	San Mateo
13006	Final Build	0	-122.48353700	37.68277500	Westmoor Ave and Beechwa	Daly City	San Mateo	Active	Permit Me	San Mateo	SCIP	BP with the city	Forza ZON	San Mateo
13087	Final Build	0	-122.44137500	37.43338800	SF 057 South Half Moon Bay	Half Moon Bay	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13084	Primary	0	-122.15197800	37.47842500	Carlton Ave and Newbridge	Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13138	Hold	0	-122.34600000	37.53970000	Parrott / Sugar Hill	Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
14964	Primary	0	-122.19880000	37.42345000	Sharon Park	Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
42978	Primary	1	-122.37648500	37.60431333	Charm Hotel	Millbrae	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
23007	Primary	0	-122.46621000	37.62945000	Skyline College	San Bruno	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
43860	Alternate 1	1	-122.30688800	37.63832300	GFO Long Term Parking	San Bruno	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13072	Primary	0	-122.24360200	37.48139300	Skyline	San Carlos	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13235	Primary	0	-122.27026000	37.49265000	Bauer	San Carlos	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13248	Primary	0	-122.17257000	37.48120000	SF 248 201 RAVENS	Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
43978	Primary	0	-122.39967000	37.61257000	PG&E @ SFO	Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
43978	Primary	1	-122.40418700	37.62413300	PG&E SFO 2	Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13125	Primary	0	-122.40783000	37.59795000	Vista Grande	South San Francisco	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
23281	Dead	0	-122.44600400	37.70609526	Gaudalupe	South San Francisco	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13073	Primary	0	-122.31110000	37.42554000	Summit Spring	Woodside	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13360	Alternate 2	0	-122.20918500	37.44128100	BA360 Albano Road	Atherton	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13378	Search Area	0	-122.22875700	37.42453000		Atherton	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53033	Primary	0	-122.22033000	37.46072000		Atherton	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53935	Primary	0	-122.19970000	37.44204800		Atherton	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53946	Primary	0	-122.18309000	37.48604000		Atherton	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53942	Primary	0	-122.30464000	37.51205000		Belmont	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
43560	Primary	0	-122.40750000	37.70444444		Brisbane	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
43578	Primary	0	-122.40752000	37.67937000		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13050	Dead	0	-122.35879300	37.57879100		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53957	Primary	0	-122.36705000	37.57924000		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53613	Primary	0	-122.34074500	37.58318800		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53917	Primary	0	-122.37898000	37.58438000		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53918	Primary	0	-122.39407000	37.57255000		Burlingame	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53913	Primary	0	-122.45713000	37.67315000		Colma	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
23280	Dead	0	-122.43500000	37.70760000		Daly City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53576	Primary	0	-122.45118000	37.65497000		Daly City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53910	Primary	0	-122.45894000	37.68659000		Daly City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
44915	Primary	0	-122.13413000	37.45023000		East Palo Alto	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
50949	Primary	0	-122.27754000	37.55173000		Foster City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13350	Primary	0	-122.46340500	37.50130600		Half Moon Bay	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53829	Primary	0	-122.33216000	37.61310000		Highlands-Baywood Pa	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53610	Primary	0	-122.38534000	37.57180000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53611	Primary	0	-122.36367000	37.57205000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53630	Primary	0	-122.34702000	37.55665000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53632	Primary	0	-122.36920000	37.56142000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53919	Primary	0	-122.33218000	37.56590000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53920	Primary	0	-122.36947000	37.54812000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53921	Primary	0	-122.35672000	37.55935000		Hillsborough	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13361	Dead	0	-122.15584200	37.46656553		Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53938	Primary	0	-122.16485000	37.46985000		Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53937	Primary	0	-122.16585000	37.45710000		Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53944	Primary	0	-122.17799000	37.44705000		Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53945	Primary	0	-122.18853000	37.43710000		Menlo Park	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53946	Primary	0	-122.40475000	37.58055000		Millbrae	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53916	Primary	0	-122.41744000	37.60559000		Millbrae	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
13131	Primary	0	-122.48187000	37.58402600		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53984	Primary	0	-122.46120000	37.59874000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53637	Primary	0	-122.46763000	37.58757000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53914	Primary	0	-122.48200000	37.66460000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53924	Primary	0	-122.48344000	37.59255000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53925	Primary	0	-122.49547000	37.69358000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53924	Primary	0	-122.21600000	37.39560000		Pacific	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53913	Search Area	0	-122.20627200	37.53235620		Portola Valley	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53905	Dead	0	-122.23950000	37.48460174		Redwood City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53905	Primary	0	-122.23725500	37.47911500		Redwood City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53924	Dead	0	-122.23048700	37.46046000		Redwood City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo
53932	Search Area	0	-122.23746000	37.46982000		Redwood City	San Mateo	Active	Permit Me	San Mateo	SCIP	lease next week, listed	Forza ZON	San Mateo

F53034	Primary	0	-122.21528000	37.46711000		Redwood City	San Mateo	Active	Forza	San Mateo
F53041	Primary	0	-122.24463000	37.48039000		Redwood City	San Mateo	Active	Forza	San Mateo
F53121	Dead	0	-122.41680000	37.61665000	BP121	San Bruno	San Mateo	Active	Forza	San Mateo
F43543	Primary	0	-122.44500000	37.63611111		San Bruno	San Mateo	Active	Forza	San Mateo
F53590	Primary	0	-122.41698000	37.61185000		San Bruno	San Mateo	Active	Forza	San Mateo
F53593	Primary	0	-122.40636000	37.61910000		San Bruno	San Mateo	Active	Forza	San Mateo
F53915	Primary	0	-122.41481000	37.61850000		San Bruno	San Mateo	Active	Forza	San Mateo
F13018	Primary	0	-122.27082000	37.50250400		San Carlos	San Mateo	Active	Forza	San Mateo
F13066	Primary	0	-122.27266000	37.50546000	Hillcrest Rd	San Carlos	San Mateo	Active	Forza	San Mateo
F15932	Primary	0	-122.28700000	37.48770000		San Carlos	San Mateo	Active	Forza	San Mateo
F53931	Primary	0	-122.24887000	37.48094000		San Carlos	San Mateo	Active	Forza	San Mateo
F13005	Primary	1	-122.332868	37.581336	Chateau Dr	San Mateo	San Mateo	Active	Forza	San Mateo
F13065	Primary	0	-122.26902000	37.49869300		San Mateo	San Mateo	Active	Forza	San Mateo
F13137	Primary	0	-122.37085000	37.50381400		San Mateo	San Mateo	Active	Forza	San Mateo
F53366	Primary	0	-122.27125700	37.46393817	SF13208 TM Local	San Mateo	San Mateo	Active	Forza	San Mateo
F23057	N/A	1	-122.41178200	37.44394216	SF23057 SA	San Mateo	San Mateo	Active	Forza	San Mateo
F43569	Search Area	0	-122.33000000	37.51990000		San Mateo	San Mateo	Active	Forza	San Mateo
F53633	Primary	0	-122.34436000	37.56994000		San Mateo	San Mateo	Active	Forza	San Mateo
F53922	Primary	0	-122.31554000	37.55344000		San Mateo	San Mateo	Active	Forza	San Mateo
F53923	Primary	0	-122.32523000	37.57533000		San Mateo	San Mateo	Active	Forza	San Mateo
F53927	Primary	0	-122.31016000	37.53418000		San Mateo	San Mateo	Active	Forza	San Mateo
F53928	Primary	0	-122.30847000	37.56154000		San Mateo	San Mateo	Active	Forza	San Mateo
F53930	Primary	0	-122.28004000	37.53053000		San Mateo	San Mateo	Active	Forza	San Mateo
F53938	Primary	0	-122.18367000	37.41467000		San Mateo	San Mateo	Active	Forza	San Mateo
F53939	Primary	0	-122.30520000	37.57117000		San Mateo	San Mateo	Active	Forza	San Mateo
F53940	Primary	0	-122.32930000	37.54820000		San Mateo	San Mateo	Active	Forza	San Mateo
F53943	Primary	0	-122.27243000	37.45719600		San Mateo	San Mateo	Active	Forza	San Mateo
F53947	Primary	0	-122.28572000	37.53769000		San Mateo	San Mateo	Active	Forza	San Mateo
F53948	Primary	0	-122.32748500	37.52600000		San Mateo	San Mateo	Active	Forza	San Mateo
F53950	Primary	0	-122.41680000	37.39970000		San Mateo	San Mateo	Active	Forza	San Mateo
F13042	Dead	1	-122.448763	37.640137	Westford Ave and Delvin Wa	San Mateo	San Mateo	Active	Forza	San Mateo
F53838	Primary	0	-122.36388000	37.66374000	Westford Ave and Delvin Wa	South San Francisco	San Mateo	Active	Forza	San Mateo
F53926	Primary	0	-122.42012000	37.64123000	South San Francisco	South San Francisco	San Mateo	Active	Forza	San Mateo



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

From: [Bob Guenley](#)
To: [Maria Gonzalez](#)
Subject: RE: File No.: PLN2001-00801
Date: Friday, April 28, 2023 2:29:52 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

In addition to below I would like to add:

- prior owner of property signed original cell tower lease
- said lease attached to the property when it was sold
- the current owners don't want cell towers on their property, but may be sued if they don't agree to extend the cell tower lease
- the equitable solution should be to let the current owner decide whether or not the cell tower lease should be extended, & they should not be forced to renew a lease entered into by the prior owner

From: Bob Guenley
Sent: Friday, April 28, 2023 2:13 PM
To: mgonzalez1@smcgov.org
Subject: File No.: PLN2001-00801

File No.: PLN2001-00801
Owner: T-Mobile/Tania Muqadarati
Applicant: CCTM1, LLC
Location: 1175 Palomar Drive, Palomar Park
APN: 051-416-040

Attn: Tet Maria Gonzalez

I have lived at 1150 Palomar Drive since 1978 & my home is located directly across the street from 1175 Palomar Drive. I strongly object to the operation of a wireless telecommunications facility at 1175 Palomar Drive. I do not believe that a business should be conducted in a residential area, particularly when it doesn't benefit the local residents. Furthermore, I am concerned about the possible health problems a wireless telecommunications facility can cause. I know the science is not clear on the possible health concerns, but the American Cancer Society has stated that "... this does not mean that the RF waves from cell phone towers have been proven to be absolutely safe."

Thank you,
Bob Guenley

From: [Carol Mondino](#)
To: [Maria Gonzalez](#)
Subject: 5/4/2023 Hearing for T-Mobile Permit Application Regarding the Cell Tower Lease Renewal
Date: Sunday, April 30, 2023 4:12:18 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Maria Gonzalez,

Re: File No. PLN2001-00801
Applicant: CCTMI, LLC
Tania Muqadarati
Address: 1175 Palomar Dr., Redwood City, CA 94062
APN: 051-416-040

We are the neighbors that live across the street from 1175 Palomar Drive, Redwood City, CA

Based on the following information we are opposed to San Mateo County renewing the cell tower lease with T-mobile.

1. There are potential health risks to people and animals, caused by exposure to harmful radio frequency emissions.
2. Some studies have examined the possibility of a link between RF exposure and cancer. Results to date have been inconclusive. Although, it is possible that tumor formation in animals may occur when there is RF exposure under certain specific conditions.
3. Cell tower safety should be considered on a case-by-case basis, to demonstrate compliance when concerns of potential non-compliance of the transmitter or facility is brought to San Mateo County's attention.
4. San Mateo County, however, can regulate certain aspects of the design, location, and placement of those cell tower facilities.
5. Palomar Park is a residential neighborhood.
6. We request that San Mateo County consider withdrawing the option to renew T-mobile's permit for the continuation of the cell tower use, and terminate the lease at 1175 Palomar Drive, Redwood City, CA.

Sincerely,

Carol and John Mondino
1130 Palomar Drive
Redwood City, CA 94062

From: [Kaila Jones](#)
To: [Maria Gonzalez](#)
Cc: [Joe LaClair](#)
Subject: FW: Permit hearing of May 4th for T-Mobile renewal permit
Date: Tuesday, May 2, 2023 1:26:33 PM

Hello,

Please find another opposition letter included below.

Thank you,

Kaila Jones
455 County Center, 2nd Floor
Redwood City, CA 94063
628-258-3285

From: Sally Einspahr <saleinspahr@aol.com>
Sent: Tuesday, May 2, 2023 12:46 PM
To: Kaila Jones <kjones1@smcgov.org>
Subject: Permit hearing of May 4th for T-Mobile renewal permit

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Kaila--

I'm Sally Einspahr, and I live on the southwest side of the address of 1175 Palomar.

I would like very much to talk to you regarding a few questions about T-Mobile permit renewal.

I have tried to call you this AM but only could leave a message and not sure if you would even

get the message to call me back. My cell phone # is 360-220-5555. email of saleinspahr@aol.com

#1. How does one get a copy of the 2014 court decision that is missing from your projected

site plan for the renewal of a use permit for T-Mobile at the 1175 Palomar site? We in PP HOA

were never given a copy of the decision. That decision should have been sent out.

#2. Your proposal is lacking the explanation/or any follow thru as to the fact that Sprint towers

were removed several months ago.

#3. We in Palomar Park are very concerned that without Sprint locating on the property several new companies will want to co-locate in their space. This site must not be turned in to an **Antenna Farm in any shape or form**. County needs to stipulate no co-location!!!!

#4. What if anything can the County do to help the homeowner who doesn't want the antenna on their property? The homeowner was threatened by the cell company if they didn't sign the agreement they would be sued. This is not right and something should be done to squash this kind of behavior by big cell companies.

#5. Would like for you to visit the site with owner and the 2 neighbors on either side of the property. Perhaps that would be informative for you to see why all the neighbors get so concerned about Cell Towers.

Regards

Sally Einspahr
1165 Palomar DR
RWC, CA 94062
360-220-5555
saleinspahr@aol.com

From: [Wes Chao](#)
To: [Maria Gonzalez](#)
Subject: May 4th consent agenda item
Date: Monday, May 1, 2023 8:18:56 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr. LaClair,

We write regarding the wireless telecommunications facility at 1175 Palomar Drive. This facility is in a residential neighborhood, yet is industrial in both look and operation. It is an aesthetic eyesore and a potential health and safety hazard, decreasing the value of both the property and that of the surrounding neighborhood, which in turn reduces tax revenue to San Mateo County, while providing no benefit to the neighborhood that it harms, as we're told that the antennae point away from the neighborhood, and so do not improve the wireless coverage or speed.

As the facility is on private property, we might assume that the owner wants it to remain there and derives some benefit from its operation. But this is not the case: Tania Muqadarati, the current owner, was threatened with a lawsuit and coerced into resigning the lease. In addition, while T-Mobile nominally pays rent, they only recently installed a separate electric meter, and the cost to operate the facility is several times greater than the rent. In essence, Ms. Muqadarati has been subsidizing T-Mobile to operate a facility that she doesn't even want on her property!

Perhaps T-Mobile will argue that this is the only possible location for this particular facility. But again this is not the case: the Palomar Park Owner's association, at its own cost, has identified two locations where the facility could be relocated, and Ms. Muqadarati has even offered to bear the entire cost of moving the facility, an incredibly generous offer that T-Mobile has rejected.

Given that alternatives exist and that the facility has no benefit and only harms the owner, neighborhood, and County of San Mateo, we see no reason to prioritize the interests of the corporation – which booked 80 billion dollars in revenue last year and pays its CEO 22.6 million dollars annually – over that of Ms. Muqadarati's family and the citizens of San Mateo County, and we respectfully request that the application to renew the use permit be denied.

Thank you for your time and consideration,
Wes & Gillian Chao

From: mlandi1979@aol.com
To: [Maria Gonzalez](#)
Subject: 1175 Palomar Drive
Date: Tuesday, May 2, 2023 3:33:35 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I have been told my a neighbor that the May 4 Zoning Hearing regarding this matter has been cancelled to a date to be determined.

Joann Landi
650-365-4184



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F