

# CA\_SF\_NORTH\_FAIR\_OAKS\_007M1

San Mateo County

February 2026

# Crown Castle Site Selection Process

1. Crown Castle customer (Verizon Wireless for this application) provides a location for a new targeted site based on customer objective – the reasoning for a new site can vary, including wanting to introduce new service to the area, capacity relief due to network congestion, improve wireless coverage, etc.
2. Crown Castle evaluates the location or locations internally – process includes the CC Permitting Department, Utility Department, RF Department, and Fiber Department reviewing the location, taking into consideration jurisdictional permitting requirements (municipal code, ordinances, and guidelines), PG&E and GO95 requirements, RF requirements, and possible fiber paths for providing service to site location.
3. Crown Castle will approve the proposed site location or suggest a new location – if the customer location will not work based on issues with the mentioned criteria in step 2, Crown Castle will suggest a new location (When providing a new location, we are restricted with how far we can move from the original proposal due to the wireless carrier’s objective)
4. If a new location is needed, Crown Castle will send the information back to the customer for approval after finding a new location.

# County of San Mateo WTF Zoning Regulations

**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.

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, 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.

# San Mateo County Zoning

Blue Highlighted Area - One Family Residential District Zoning

COUNTY OF SAN MATEO Planning and Building Map Viewer

HOME QUERY & IDENTIFY MEASURE & DRAW WORKFLOWS

Draw Zoom Box Find parcels by APN Find parcels by ADDRESS Print

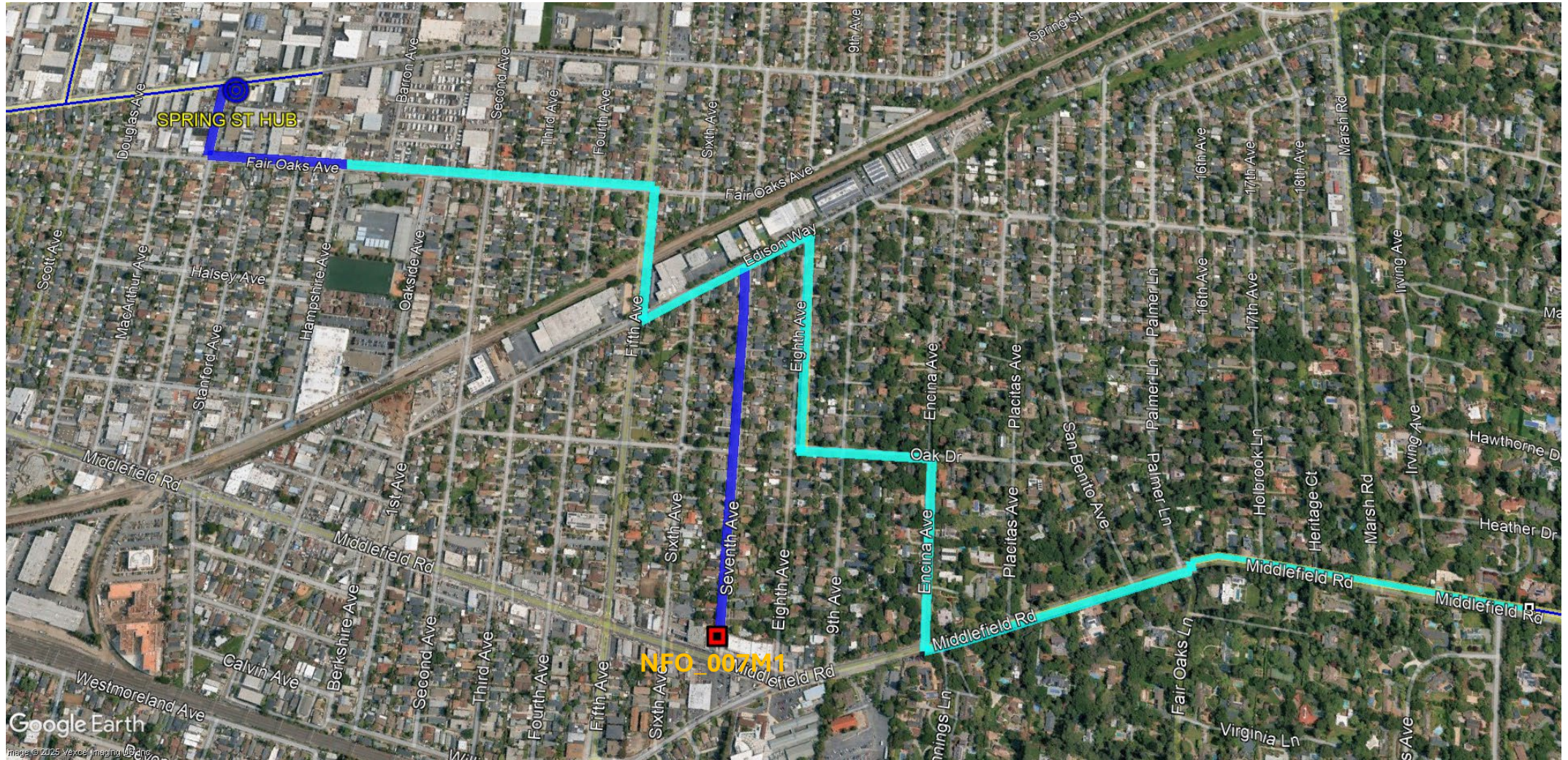
I want to...

Zone: R-1/S-73

Zone Description: One Family Residential District/Residential Density District 73

# SAN MATEO COUNTY

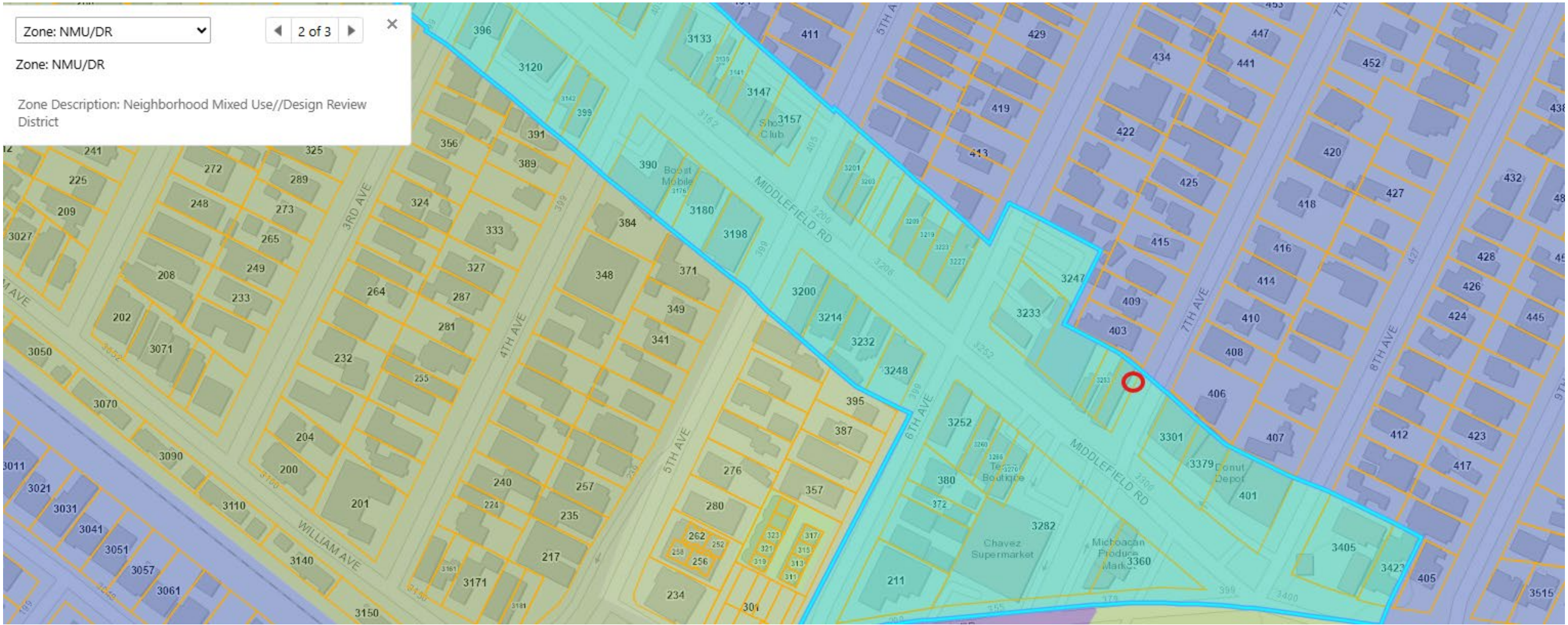
## Fiber Path to CA\_SF\_NORTH\_FAIR\_OAKS\_007M1



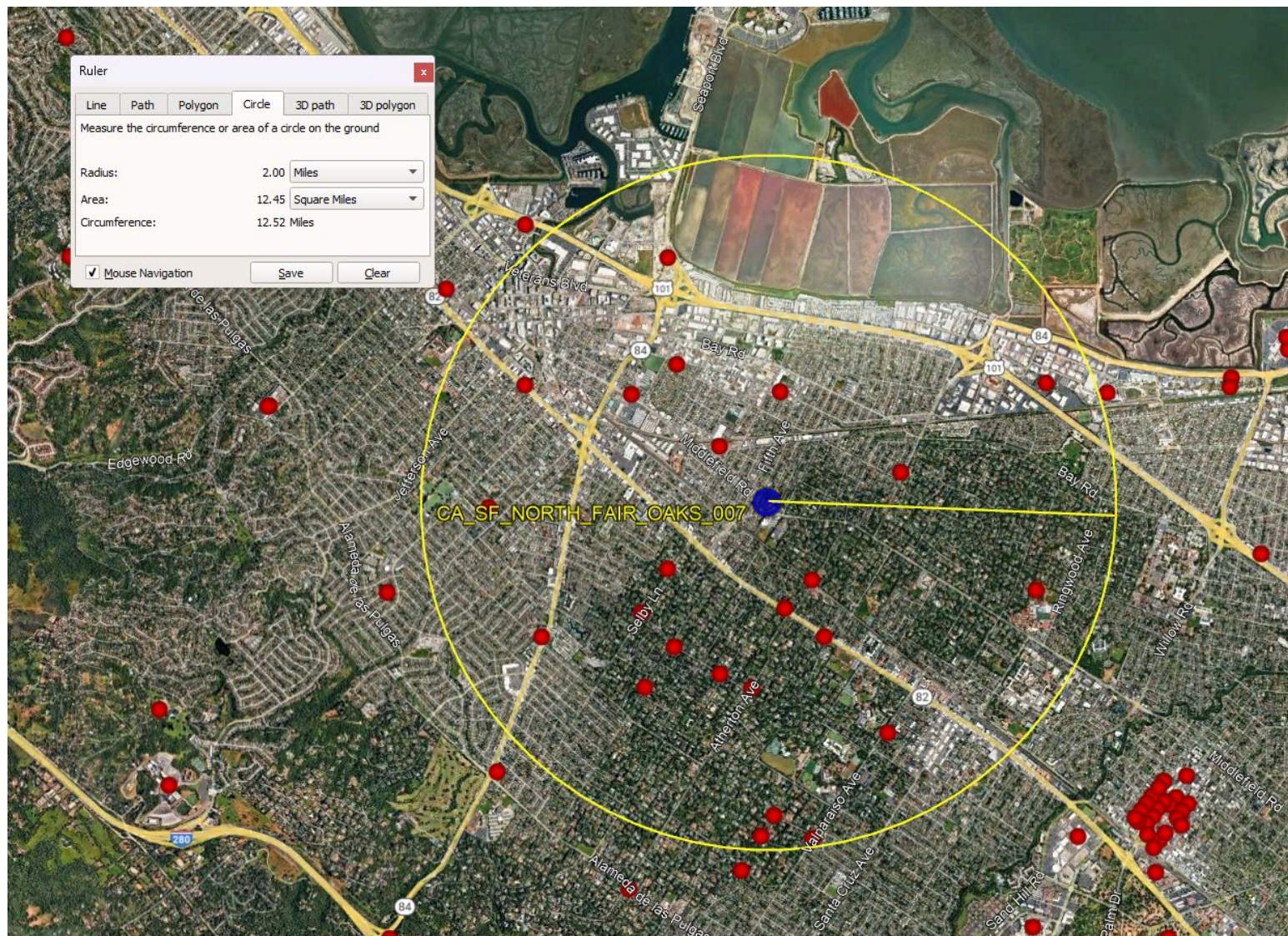
# County Zoning Overlay with Fiber Path



# County Zoning District for NORTH\_FAIR\_OAKS\_007M1



# Existing VzW Sites near CA\_SF\_NORTH\_FAIR\_OAKS\_007M1



# SAN MATEO COUNTY

## Explanation on why existing Verizon sites cannot be used

The provided map of existing Verizon Wireless sites are unable to be used for this installation as the objective is to expand the capacity and coverage for this area. This cannot be completed or obtained by attaching the proposed wireless equipment to the existing sites (shown in the map). The primary goal is to improve wireless coverage and provide high speed data services within this commercial and residential area. This location was specifically selected because it serves as a critical gap filler and capacity solution, providing an offload to the existing Macro site located a half-mile away.

The service area targeted around this application location, currently experiences a degradation in service due to capacity limitations in wireless telecommunications coverage. To bolster this degradation in service, Crown Castle proposes to install Small Cell Site nodes as the “least intrusive means” for supporting the service coverage degradation in this area. This selected node location maximizes the RF coverage of the node and minimizes interference/overlap with the other nodes of the system, resulting in a lower overall number of facilities for the Network and a less intrusive system. Each node provides an effective relay of signal from the adjacent node, so that ubiquitous coverage is provided throughout the Service Area. Because this node is locationally dependent on the other nodes of the Network, moving a node too far from its proposed location will result in an inability to meet coverage objectives and thereby impair the Network.

# Aerial Construction Regulations Crown Castle Must Follow

THE TWO MAIN GOVERNING SET OF REGULATIONS FOR NEW ATTACHMENTS ON WOOD UTILITY POLES ARE **PG&E GREENBOOK** STANDARDS AND **GENERAL ORDER 95 (G095)** STANDARDS

**PG&E GREENBOOK** – THE OFFICAL GUIDE TO PACIFIC GAS AND ELECTRIC (PG&E) REQUIREMENTS AND POLICIES, ESTABLISHING ELECTRIC AND GAS SERVICE TO NEW APPLICANT INSTALLATIONS ALONG WITH NEW ATTACHMENTS TO POLES WITH POWER.

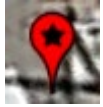
**GENERAL ORDER 95 (G095)** – A SET OF REGULATIONS FROM THE CALIFORNIA PUBLIC UTILITIES COMISSION (CPUC) THAT ESTABLISHES UNIFORM SAFETY, CONSTRUCTION, MAINTENANCE AND STANDARDS FOR OVERHEAD ELECTRIC SUPPLY AND COMMUNICATION LINES IN CALIFORNIA.

# Map of Alternate Candidates that are not Feasible



Some of these locations have multiple reasons why they would not work besides the specific icon that is labeled.

# REASONS WHY ALTERNATE POLES CANNOT BE USED



1). Icon represents wood utility poles that have PG&E transformers attached them. There are also a small number of wood poles that have primary risers or a PG&E disconnect switch attached – Per PG&E Greenbook Standards, unable to attach to PG&E Poles that have existing transformers, primary risers, or disconnect switches.



2). Icon represents wood utility poles with existing attachment configurations that do not supply the proper clearance from power and communication lines – Per GO95 requirements new attachments must have specific footage clearances based on the specific type of line or lines the new attachment is near (power, communication, strand, guy wire, luminaire)



3). Icon represents wood utility poles that are surrounded by trees – Tree interference will significantly decrease the wireless signal.



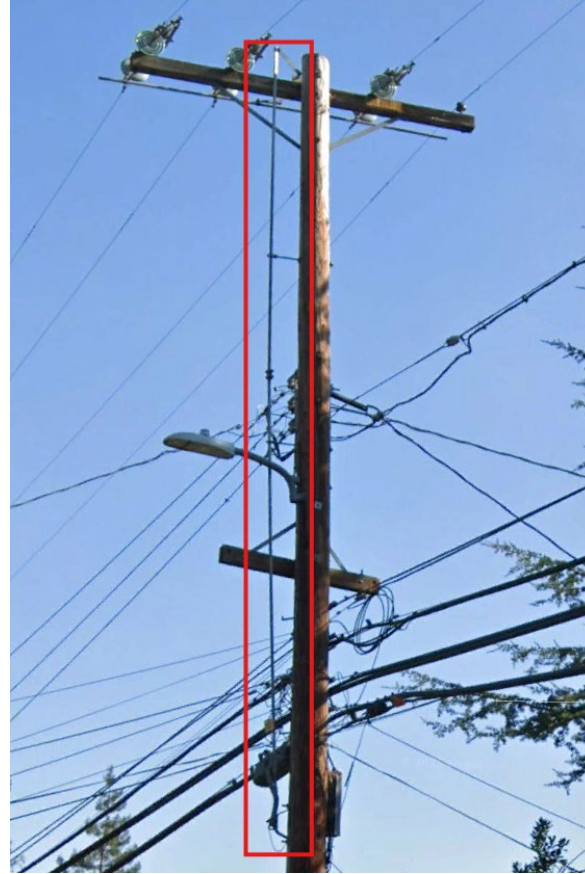
4). Represents an area where there are Metal Streetlights that would require underground construction to pull fiber to. Underground construction creates longer timelines for construction completion as well as disrupts local traffic and disturbs residents in the area. Crown Castle does not have an executed Master License Agreement with San Mateo County to attach to county owned metal streetlights.

# Examples of PG&E Attachment Violations

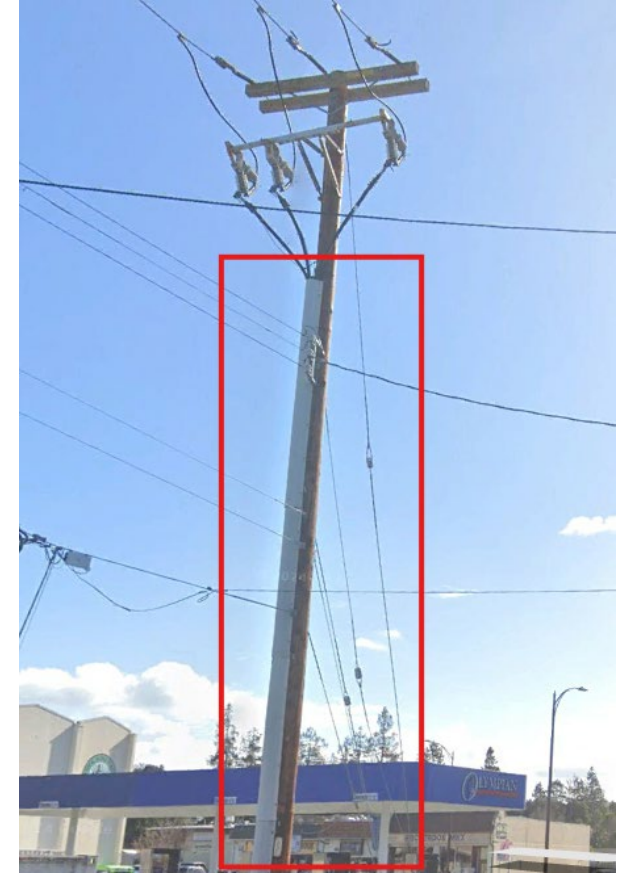
**PG&E Transformer**



**Power Disconnect Switch**



**Power Primary Riser**



# Other Example of Poles that are not Feasible

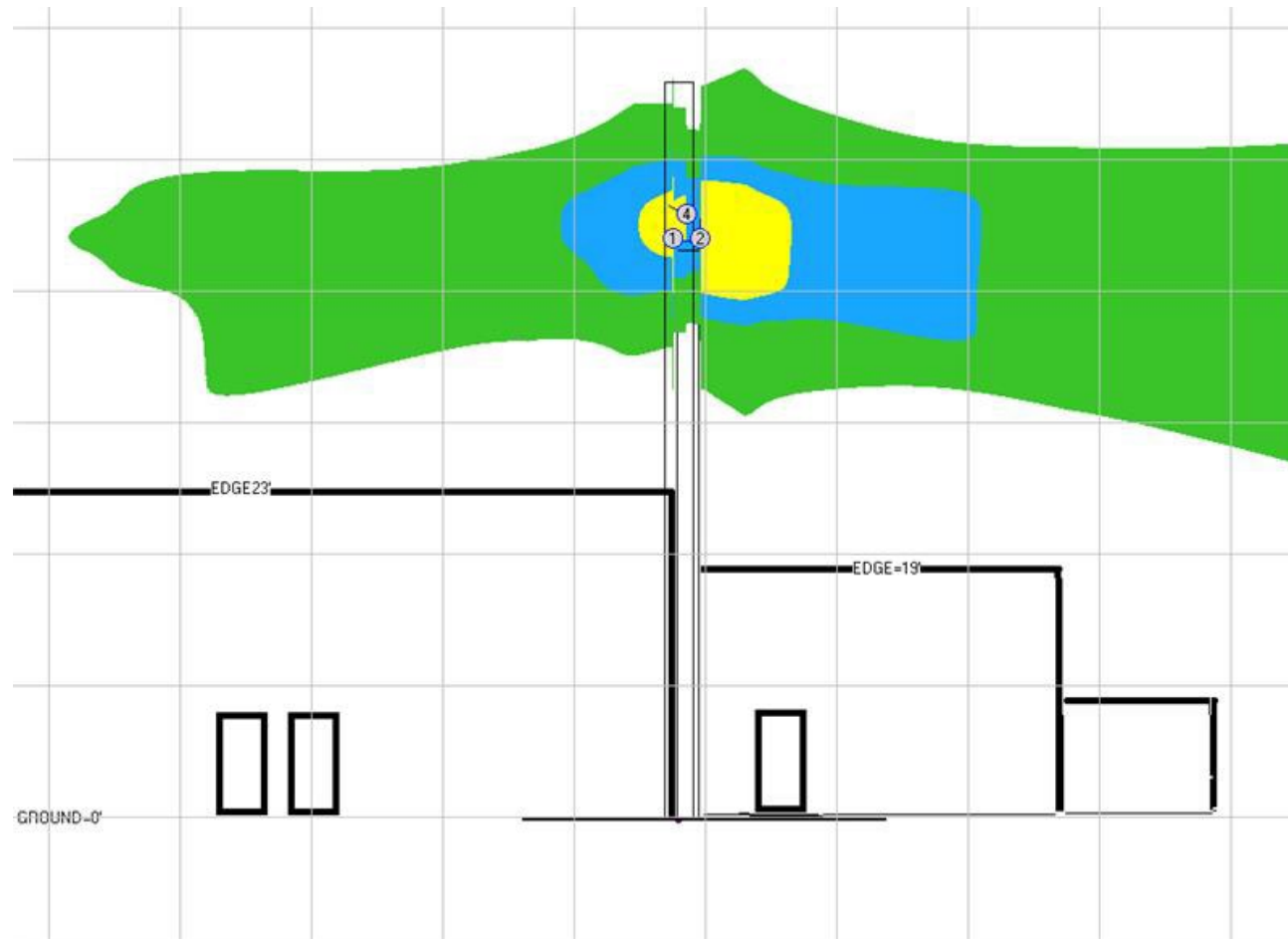
**Pole surrounded by trees**



**Pole with not enough clearance**



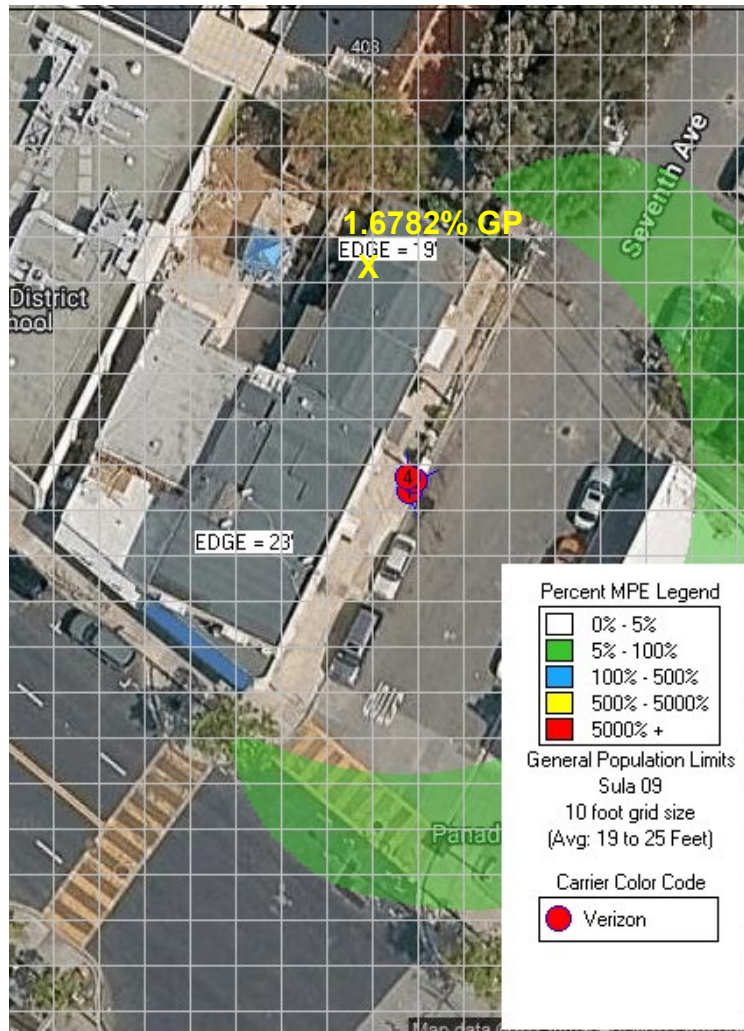
# RF Report - Elevation Side View



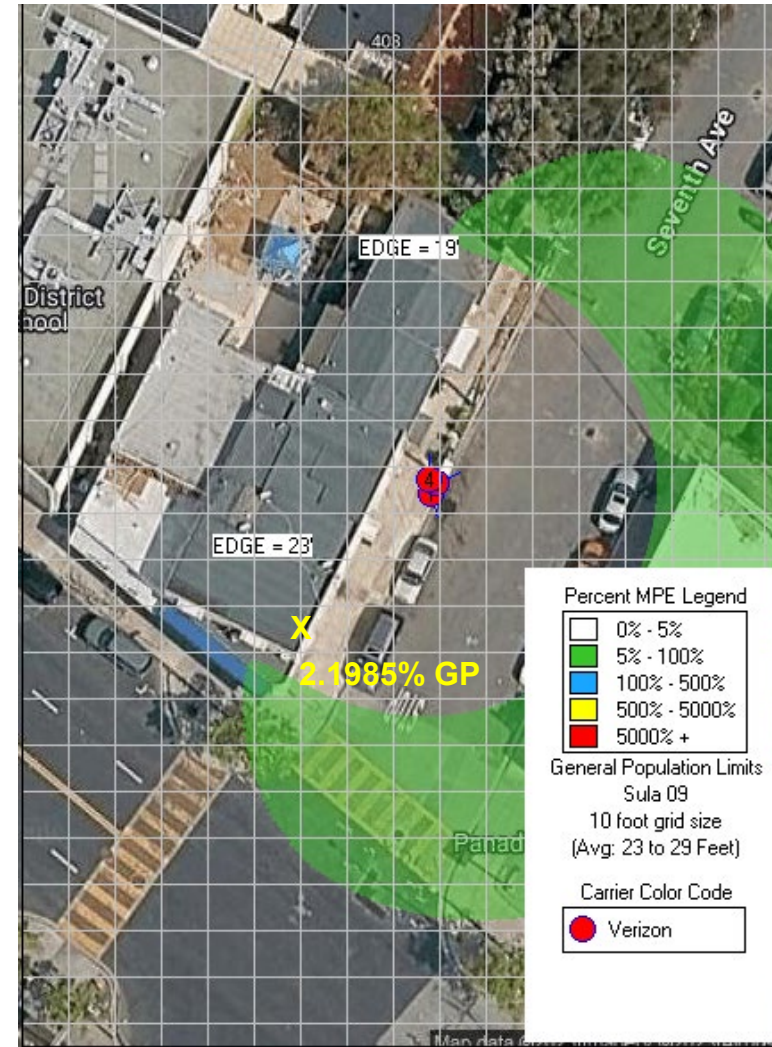
# Adjacent Building Maximum MPE Locations



WATERFORD



The reference plane for the plot is the edge level  
19' MPE is 1.6782% of the FCC General Population  
limits.



The reference plane for the plot is the edge level 23'  
MPE is 2.1985% of the FCC General Population  
limits.

# Ground Level Maximum MPE Location

