

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

**DATE:** April 2, 2026

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit Renewal, pursuant to Sections 8.280.010 and 8.376.040 of the San Mateo County Zoning Regulations, to allow for the continued operation of a wireless telecommunications facility, located on the Vista Point II public right-of-way, east of Interstate 280, north of Edgewood Road in the unincorporated San Carlos area of San Mateo County.

County File Number: PLN2002-00025 (Verizon)

**PROPOSAL**

The applicant is proposing a use permit renewal for the continued operation of an existing wireless telecommunications facility consisting of an equipment cabinet and six directional panel antennas installed in two groups of three on the west side of the equipment shelter.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Use Permit Renewal, County File Number, PLN2002-00025, by adopting the required findings and conditions of approval identified in Attachment A.

**BACKGROUND**

Report Prepared By: Katheryne Castro Rivera, Project Planner

Applicant: Chris Durand for On Air LLC on behalf of Verizon Wireless

Owner: CalTrans

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: Vista Point II along Interstate 280 and north of Edgewood Road, unincorporated San Carlos

APN: 093-090-140 (adjacent to)

Existing Zoning: RM (Resource Management District)

General Plan Designation: General Open Space

Sphere-of-Influence: City of San Carlos

Existing Land Use: Vista Point, CalTrans Right-of-Way

Flood Zone: Flood Zone D, Includes areas with possible flood hazards, but because no flood hazard analysis has been conducted to determine probability, the flood risk in these areas is undetermined. FEMA Flood Panel 06081C0285E, effective October 16, 2012.

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

Setting: This site sits near a plateau within a CalTrans right-of-way which acts as a public scenic vista viewpoint along Interstate 280. The site is located within the Interstate 280 state scenic corridor. The site is improved with a paved parking bulb cul-de-sac but is closed to the public. The area is vegetated by seasonal grasses and low shrubbery and is accessible by authorized personnel via a northbound off-ramp on the east side of the highway. The telecommunication facility is located at least 600 feet from Interstate 280 and sits 60 feet above Interstate 280. The Verizon Wireless installation consists of six directional panel antennas in two groups of three mounted on the west side of an equipment cabinet. There are additional carriers located on adjacent poles.

Chronology:

<u>Date</u>	<u>Action</u>
June 19, 1997	- Historical Use Permit Approved (County File No. USE97-0011)
January 10, 2002	- Use Permit Renewal notice sent out to applicant
January 31, 2002	- Use Permit Renewal application received

- April 23, 2002 - Planning attempted to complete a site inspection but was unable to access the site due to work being done by CalTrans.
- June 23, 2003 - Letter is sent to Verizon explaining situation of Vista Point II site & County's requirement to work with CalTrans on a Vista Point Master Plan, to comply with master plan prior to issuance of renewal.
- October 8, 2004 - Applicant submits a letter confirming that representatives met with other carriers, Caltrans, and Golden Gate National Recreation Area (GGNRA) to discuss implementation of a Master Plan for the site. A copy of the preliminary plan was provided in the letter. The letter also requested that the use permit renewal process be completed.
- March 5, 2012 - A notice was sent to the applicant notifying them that Use Permit was expired and that a renewal was required.
- April 11, 2012 - Use Permit Renewal Application Received
- January 14, 2013 - Application deemed complete
- March 21, 2013 - Zoning Hearing Officer approves the Use Permit Renewal
- May 14, 2014 - Applicant proposes minor modification including the replacement of two antennas like-for-like.
- September 22, 2016 - Applicant proposes minor amendment to the existing facility replacing four existing antennas with four new antennas.
- August 27, 2025 - Use Permit Renewal Submitted
- October 7, 2025 - Application deemed complete
- April 2, 2026 - 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 Rural Land Use as the project was constructed in accordance with its last approval and no physical changes to the existing facility are proposed at this time.

2. Conformance with Zoning Regulations

The project area is zoned Resource Management (RM). Section 8.280.010 of the Zoning Regulations permits wireless telecommunications facilities in the RM Zoning District subject to the issuance of a use permit. The existing wireless telecommunication facility is operating under a previously approved Use Permit and the project was constructed in accordance with approved plans. No physical changes are proposed. No complaints regarding the project have been received. The project remains consistent with the RM zoning district requirements.

3. Compliance with Wireless Telecommunication Facilities Ordinance

The project continues to conform 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 project area is located within the Junipero Serra State Scenic Corridor. The existing facility does not obstruct scenic views as the project site is located above and on the east side of Highway 280. While the development may be visible from the homes along Crestview Drive and North Crestview Park this is only from limited public viewpoints due to development, topography, and limited accessibility of the site. Wireless facilities operate at a frequency which is approved by the Federal Communications Commission and whose electromagnetic output has been determined to be at safe levels. An accompanying Radio Frequency report completed by Kenneth D. Gilbert, P.E., PMP of Telnet, Inc. dated April 29, 2025. The report confirms that the maximum-observed power density equals 93.36 percent of the most restrictive public limit, therefore this facility complies with the Federal Communications Commission's guidelines. There are other carriers present on the site, but there are currently no further expansions planned or anticipated at this time.

b. Performance Standards

The existing facility continues to be compliant with the required performance standards of Section 8.376.030.III for lighting, licensing, provision of a permanent power source, timely removal of the facility, visual resource protection, and generator use and maintenance. There is no lighting proposed, proper licenses have been obtained from both the Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC), power for the facility is provided by PG&E (existing service), there is minimal visual impact, and conditions of approval continue to require maintenance and/or removal of the facility when necessary.

4. Compliance 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 significant impacts to coastal resources, or 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 Radiofrequency (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. Compliance with Conditions of the Last Approval

Staff has reviewed the previous Use Permit conditions of approval and confirmed that the site has been operating and maintained in accordance with the previous conditions of approval. Previous conditions that remain relevant are included in Attachment A of this staff report.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to 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

County Fire

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. RF Report

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN2002-00025

Hearing Date: April 2, 2026

Prepared By: Katheryne Castro Rivera,  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For Environmental Review, Find:

1. That the project is exempt from environmental review, pursuant to Section 15301, Class 1, of the California Environmental Quality Act, as a continued operation of an existing use.

For 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. The facility is in compliance with FCC requirements and is inaccessible to members of the general public.
3. That the proposed project is necessary for public health, safety, and convenience or welfare. The operation of this facility will continue to provide cellular service in this area to the public and provide assistance in emergency situations.

**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 2, 2026. Minor revisions or modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and in substantial conformance with this approval.
2. The Use Permit shall be valid for 10 years, expiring April 2, 2036. No administrative review is required. The applicant shall apply for a renewal of the use permit and pay the applicable renewal fees six months prior to expiration.

3. Any change in use or intensity shall require an amendment to the use permit. Amendment to this permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. Should the applicant desire to repaint the existing facilities, such colors shall blend with the existing surroundings. The applicant shall submit color samples that include the project file number to the Planning Department prior to commencing work.
5. The cabinet installation shall be surrounded by a fence, such fence shall be a cyclone-type containing tan-colored slats, and the fence shall be surrounded by low-growing vegetation.
6. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed, in no case, longer than 90 days.
7. The applicant shall not enter into a contract with the landowner or lessee which reserves exclusive use of the tower structure or the site for telecommunications facilities for one company.



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

# **ATTACHMENT B**




Interstate 280

Crestview Drive

**Project Location**

0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,514 

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

# **ATTACHMENT C**



# EDGEWOOD (C-BAND MOD)

VISTA POINT #2 OFF HWY 280, SAN CARLOS, CA 94070  
MDG LOCATION ID: 5000124245  
PROJECT ID: 16242872

Issued For:

EDGEWOOD

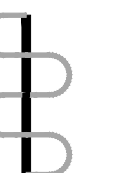
VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR



2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:



ON AIR

MDG LOCATION ID: 5000124245

PROJECT ID: 16242872

DRAWN BY: D. HAYES

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.

Licensee:



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

ENGINEER:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT DESCRIPTION

A MODIFICATION OF AN (E) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

- RELOCATING (2) (E) PIPE MOUNTS UP TO MATCH TIP HEIGHT OF OTHER (E) PIPE MOUNTS
- RELOCATING (2) (E) ANTENNAS UP TO MATCH TIP HEIGHT OF OTHER (E) ANTENNAS

VICINITY MAP



DRIVING DIRECTIONS

- FROM: 2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598  
TO: VISTA POINT #2 OFF HWY 280, SAN CARLOS, CA 94070
- HEAD SOUTHWEST TOWARD SHADELANDS DR 148 FT
  - TURN LEFT TOWARD SHADELANDS DR 413 FT
  - TURN RIGHT ONTO SHADELANDS DR 0.2 MI
  - TURN LEFT ONTO N WIGET LN 0.2 MI
  - TURN RIGHT ONTO YGNACIO VALLEY RD 2.9 MI
  - CONTINUE ONTO HILLSIDE AVE 0.2 MI
  - SLIGHT RIGHT ONTO THE CA-24 W RAMP TO OAKLAND 1.2 MI
  - CONTINUE ONTO CA-24 W 8.1 MI
  - KEEP LEFT TO STAY ON CA-24 W 1.7 MI
  - TAKE EXIT 5A FOR HAYWARD TOWARD CA-13 S 0.2 MI
  - MERGE ONTO CA-13 S 5.9 MI
  - MERGE ONTO I-580 E 7.4 MI
  - USE THE RIGHT LANE TO TAKE EXIT 34 FOR CA-238 TOWARD HAYWARD 0.3 MI
  - USE THE RIGHT LANE TO MERGE ONTO I-238 N VIA THE RAMP TO I-880/SAN JOSE/SAN MATEO BRIDGE 1.4 MI
  - USE THE RIGHT 2 LANES TO TAKE EXIT 16A TO MERGE ONTO I-880 S TOWARD SAN JOSE/SAN MATEO BRG 4.1 MI
  - USE THE RIGHT 2 LANES TO TAKE EXIT 27 TOWARD SAN MATEO/HALF MOON BAY 0.5 MI
  - MERGE ONTO CA-92 W 12.9 MI
  - TAKE EXIT 13A TO MERGE ONTO US-101 S TOWARD SAN JOSE 2.4 MI
  - USE THE RIGHT LANE TO TAKE EXIT 412 FOR RALSTON AVE 0.3 MI
  - USE THE RIGHT 2 LANES TO TURN RIGHT ONTO RALSTON AVE 1.0 MI
  - TURN LEFT ONTO CHULA VISTA DR 0.7 MI
  - TURN LEFT ONTO ALAMEDA DE LAS PULGAS 0.2 MI
  - CONTINUE ONTO SAN CARLOS AVE 354 FT
  - TURN RIGHT ONTO CLUB DR 0.4 MI
  - TURN RIGHT TO STAY ON CLUB DR 0.9 MI
  - TURN LEFT ONTO CRESTVIEW DR 499 FT
  - TURN RIGHT ONTO CHICORY LN 161 FT
  - TURN LEFT TO STAY ON CHICORY LN 118 FT
  - TURN RIGHT TO STAY ON CHICORY LN 148 FT

END AT: VISTA POINT #2 OFF HWY 280, SAN CARLOS, CA 94070  
ESTIMATED TIME: 1 HOUR 12 MINUTES ESTIMATED DISTANCE: 53.3 MILES

CODE COMPLIANCE

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

- 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
  - 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
  - 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
  - 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
  - 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
  - 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
  - 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
  - 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	—
T-1.2	GENERAL NOTES	—
A-1.1	OVERALL SITE PLAN	—
A-1.2	SITE PLAN	—
A-1.3	ENLARGED SITE PLAN	—
A-1.4	EQUIPMENT PLAN	—
A-2.1	ANTENNA PLANS	—
A-3.1	ELEVATIONS	—

PROJECT INFORMATION

SITE NAME:	EDGEWOOD	APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
MDG LOCATION ID:	5000124245	SITE ACQUISITION COMPANY:	ON AIR LLC 465 FIRST STREET WEST, STE 101 SONOMA, CA 95476
COUNTY:	SAN MATEO	LEASING CONTACT:	ATTN: CHRIS DURAND (510) 517-8898 CDURAND@ONAIRLLC.COM
JURISDICTION:	SAN MATEO COUNTY	ZONING CONTACT:	ATTN: CHRIS DURAND (510) 517-8898 ERIC.LENTZ@EPICWIRELESS.NET
APN:	093-090-140	CONSTRUCTION CONTACT:	ATTN: TBD
SITE ADDRESS:	VISTA POINT #2 OFF HWY 280 SAN CARLOS, CA 94070		
CURRENT ZONING:	—		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 37° 29' 33.50" NAD 83 N 37.492639° NAD 83		
LONGITUDE:	W 122° 17' 52.05" NAD 83 W 122.297792° NAD 83		
GROUND ELEVATION:	875' AMSL		
PROPERTY OWNER:	CITY & CO OF SF WATER DEPT 525 GOLDEN GATE AVE 10TH FLR SAN FRANCISCO, CA 94102		

## PROJECT GENERAL NOTES

- THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
- THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
- WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

## CONSTRUCTION NOTES

- EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
- THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
- IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
- ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
- ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
- CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

## STRUCTURAL STEEL NOTES

- ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
- ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F<sub>y</sub>=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE C (F<sub>y</sub>=50,000 PSI FOR RECT HSS & F<sub>y</sub>=46,000 PSI FOR ROUND HSS PER AISC MANUAL TABLE 2-4) ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F<sub>y</sub>=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
- ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
- HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
- HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
- THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE.
- ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
- ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
- ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
- AT ALL WEB STIFFENER PLATES LEAVE 3/4"Ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
- U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
- ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
- ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

Issued For:

**EDGEWOOD**

VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR

**verizon**

2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:

**ON AIR**

MDG LOCATION ID: 5000124245

PROJECT ID: 16242872

DRAWN BY: D. HAYES

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.

Licensee:



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ENGINEER:

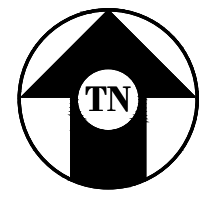
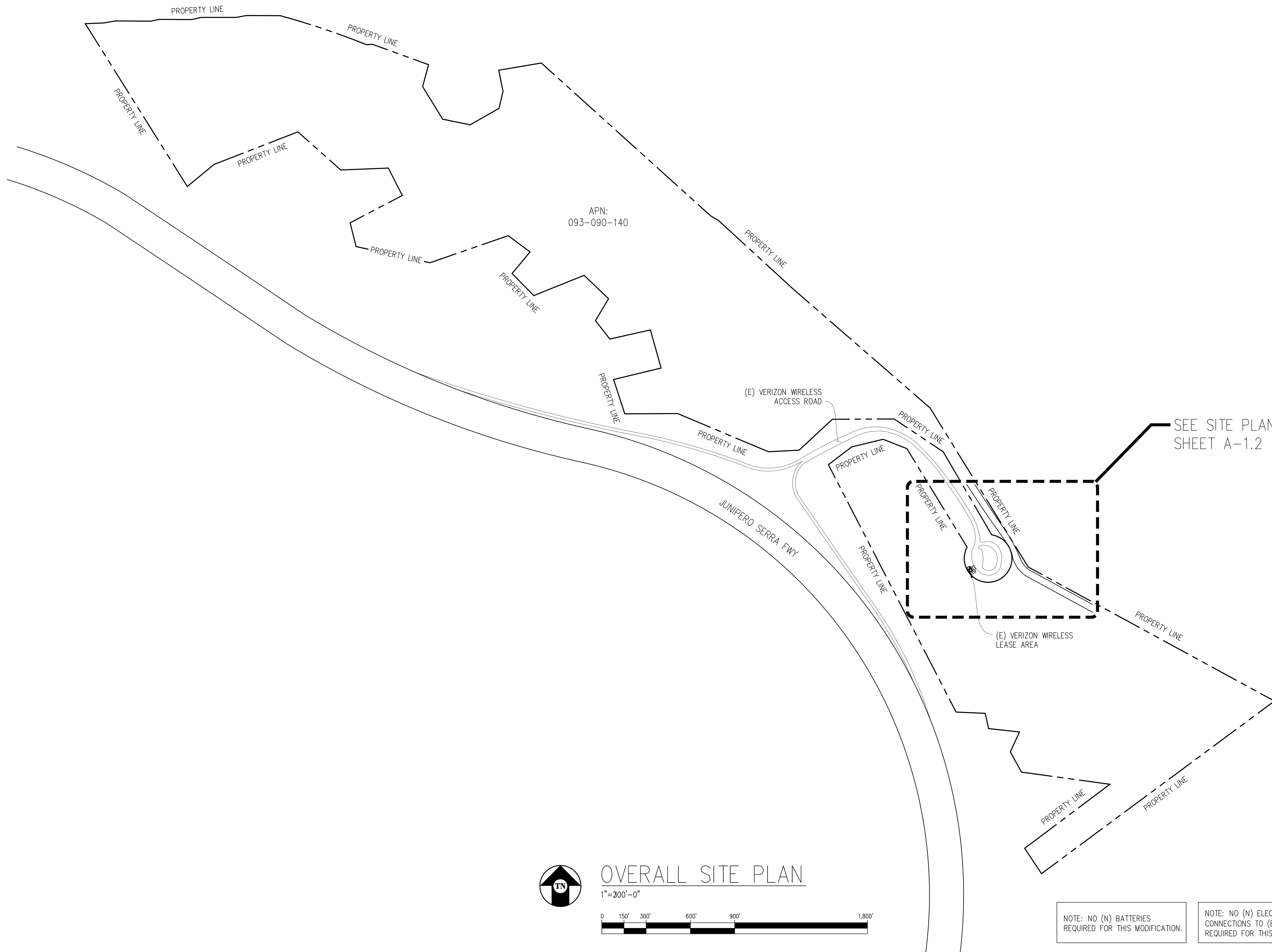


SHEET TITLE:

**GENERAL  
NOTES**

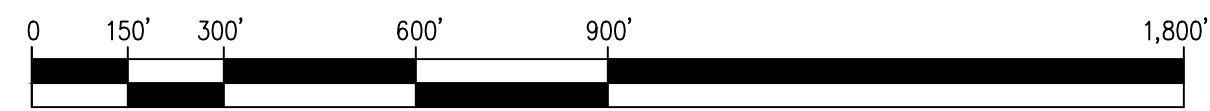
SHEET NUMBER:

**T-1.2**



OVERALL SITE PLAN

1"=300'-0"

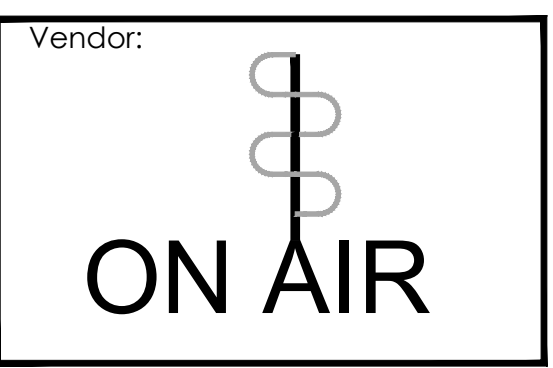


NOTE: NO (N) BATTERIES  
REQUIRED FOR THIS MODIFICATION.

NOTE: NO (N) ELECTRICAL LOAD  
CONNECTIONS TO (E) ELECTRICAL PANEL  
REQUIRED FOR THIS MODIFICATION.

Issued For:  
**EDGEWOOD**  
VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR  
**verizon**  
2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598



MDG LOCATION ID: 5000124245  
PROJECT ID: 16242872  
DRAWN BY: D. HAYES  
CHECKED BY: J. GRAY  
APPROVED BY: K. SORENSEN

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.



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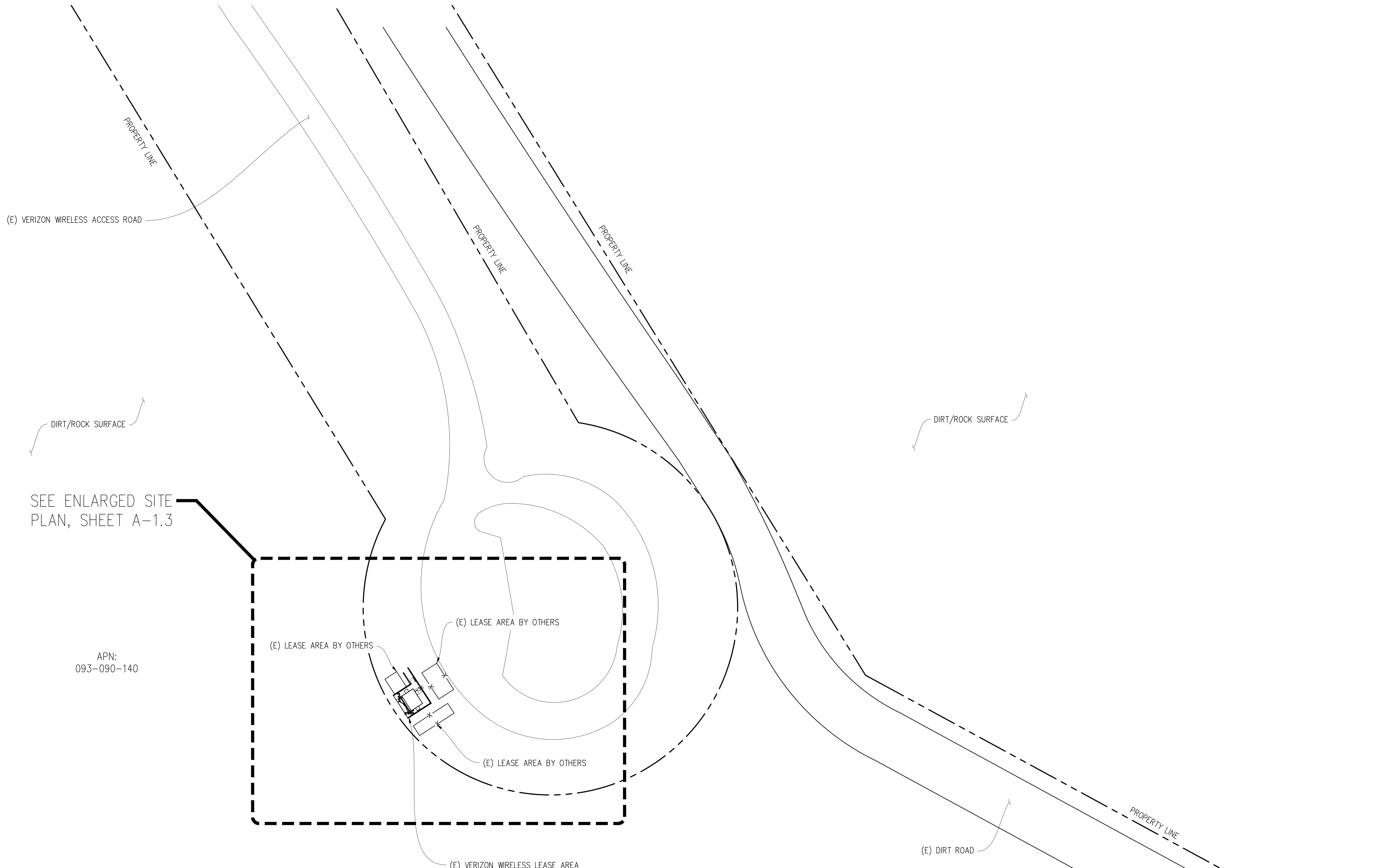
ENGINEER:

3840 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorensen Phone: 916-660-1830  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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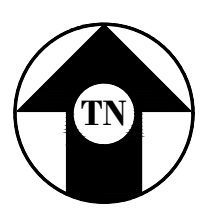
SHEET TITLE:  
**OVERALL  
SITE PLAN**

SHEET NUMBER:  
**A-1.1**



SEE ENLARGED SITE PLAN, SHEET A-1.3

APN:  
093-090-140



**SITE PLAN**

1"=40'-0"



NOTE: NO (N) BATTERIES REQUIRED FOR THIS MODIFICATION.

NOTE: NO (N) ELECTRICAL LOAD CONNECTIONS TO (E) ELECTRICAL PANEL REQUIRED FOR THIS MODIFICATION.

Issued For:  
**EDGEWOOD**  
VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR  
**verizon**  
2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:  
**ON AIR**

MDG LOCATION ID: 5000124245  
PROJECT ID: 16242872  
DRAWN BY: D. HAYES  
CHECKED BY: J. GRAY  
APPROVED BY: K. SORENSEN

ISSUE STATUS			
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0	04/11/25	CD 90%	D.H.



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SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-1.2**

Issued For:

# EDGEWOOD

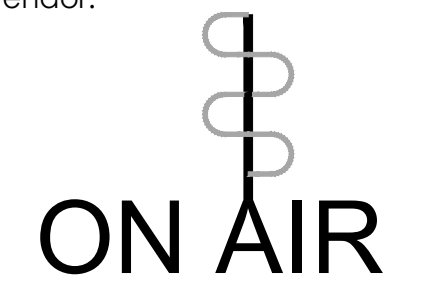
VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR



2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:



MDG LOCATION ID: 5000124245

PROJECT ID: 16242872

DRAWN BY: D. HAYES

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

### ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.

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ENGINEER:

**Streamline Engineering**  
**AMERICAN INKS**

3840 Taylor Road, Suite A, Lodi, CA 95650  
 Contact: Kevin Sorensen Phone: 916-660-1930  
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

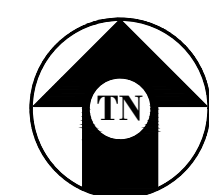
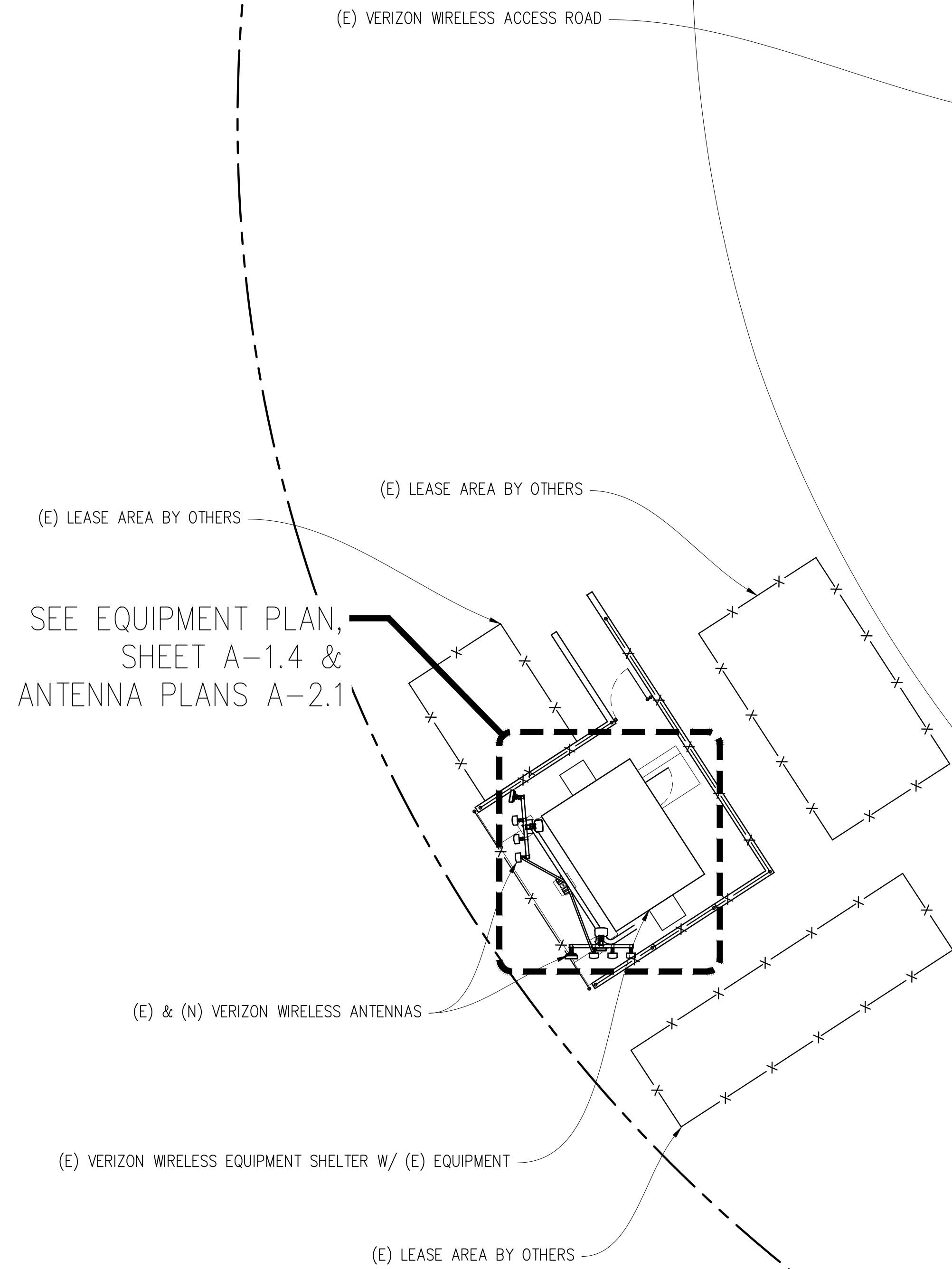
## ENLARGED SITE PLAN

SHEET NUMBER:

# A-1.3

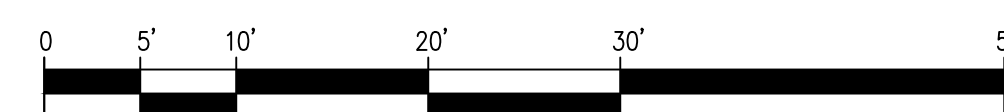
APN:  
093-090-140

DIRT/ROCK SURFACE



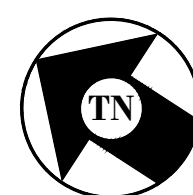
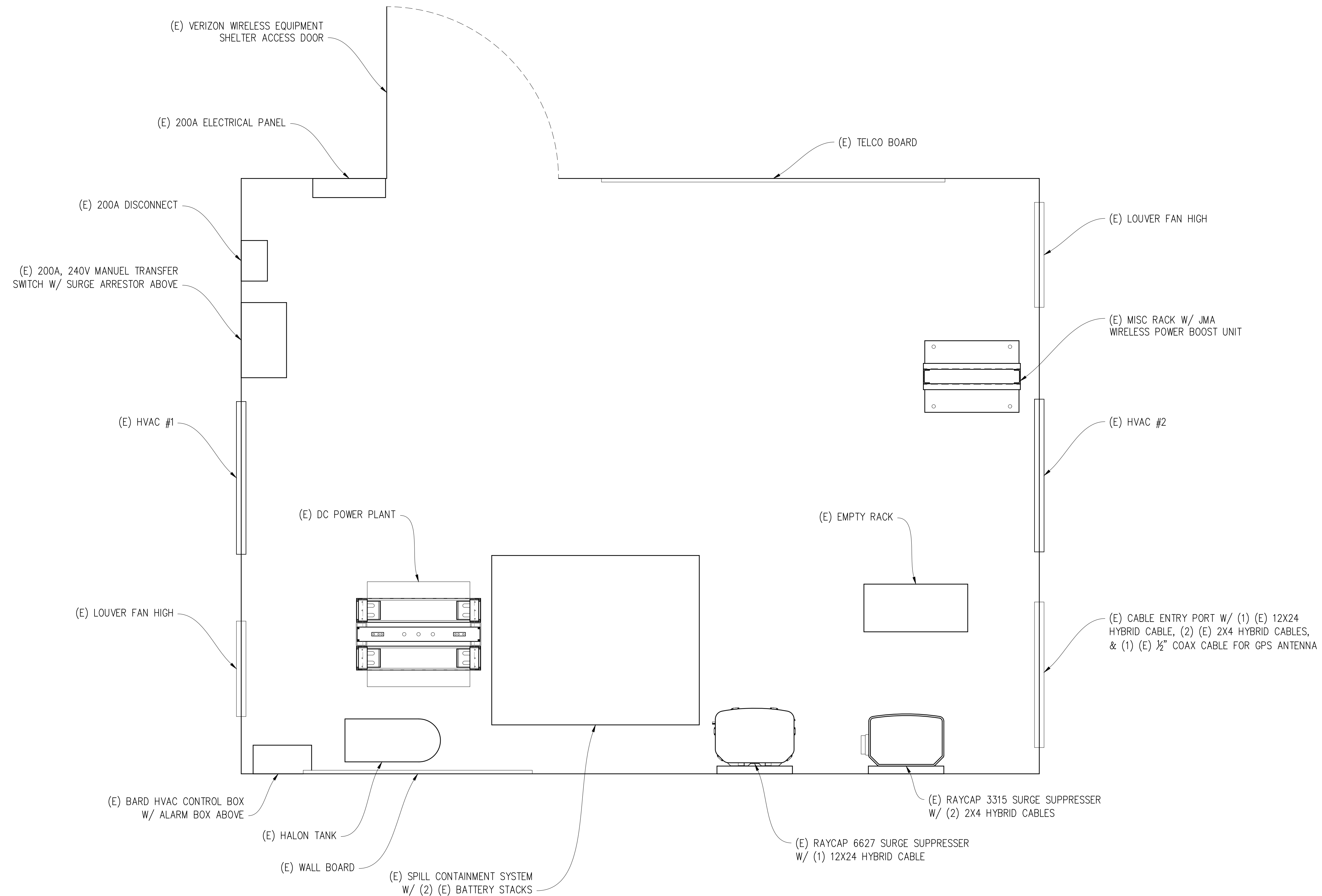
## ENLARGED SITE PLAN

1"=10'-0"



NOTE: NO (N) BATTERIES  
REQUIRED FOR THIS MODIFICATION.

NOTE: NO (N) ELECTRICAL LOAD  
CONNECTIONS TO (E) ELECTRICAL PANEL  
REQUIRED FOR THIS MODIFICATION.



### EQUIPMENT PLAN

1"=1'-0"



NOTE: NO (N) BATTERIES  
REQUIRED FOR THIS MODIFICATION.

NOTE: NO (N) ELECTRICAL LOAD  
CONNECTIONS TO (E) ELECTRICAL PANEL  
REQUIRED FOR THIS MODIFICATION.

Issued For:

## EDGEWOOD

VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR



2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:



MDG LOCATION ID: 5000124245

PROJECT ID: 16242872

DRAWN BY: D. HAYES

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.

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ENGINEER:

**Streamline Engineering**  
ANALYSIS INC.

3840 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorenson Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

## EQUIPMENT PLAN

SHEET NUMBER:

## A-1.4

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.



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ENGINEER:

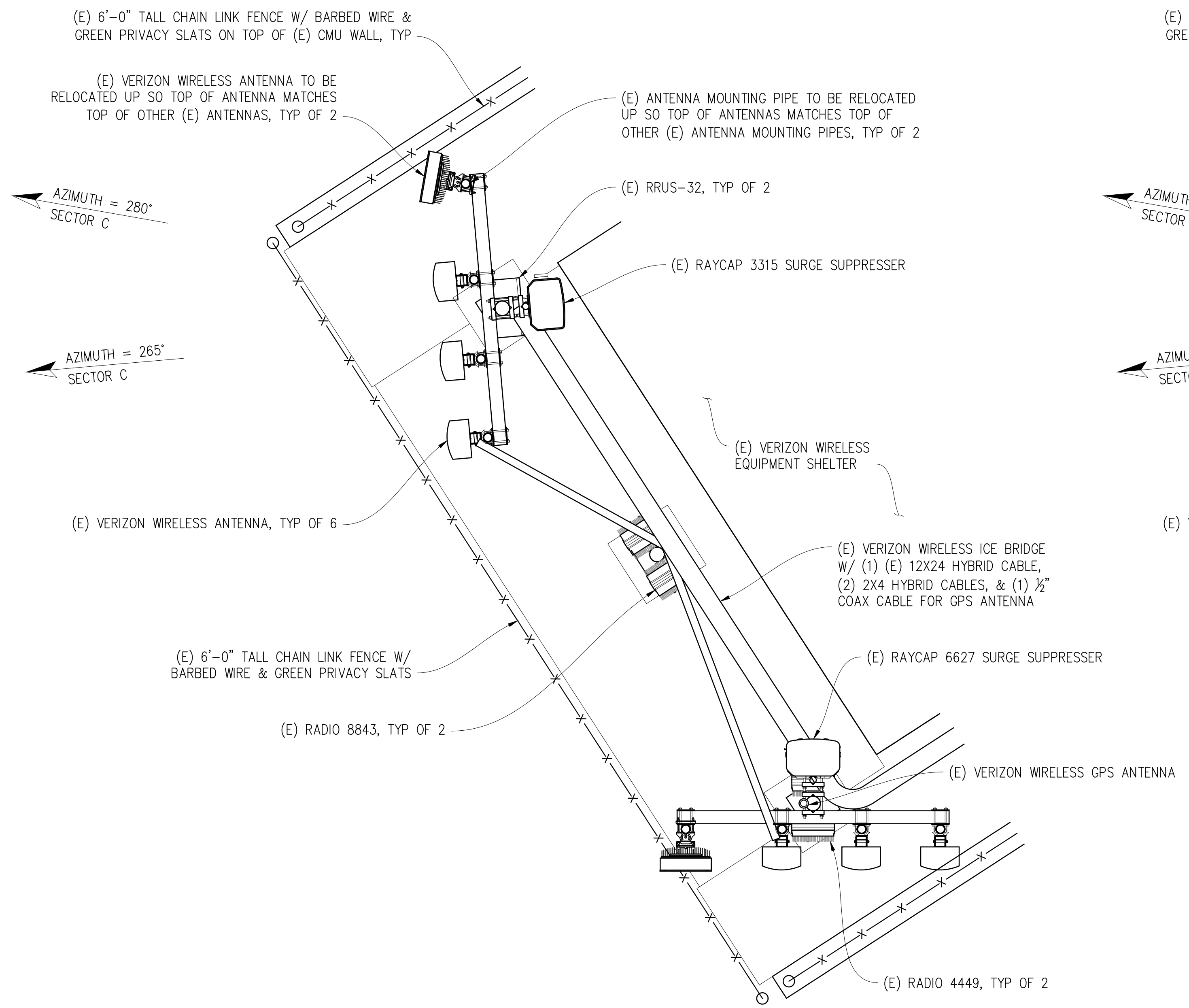
3843 Taylor Road, Suite A, Lodi, CA 95650  
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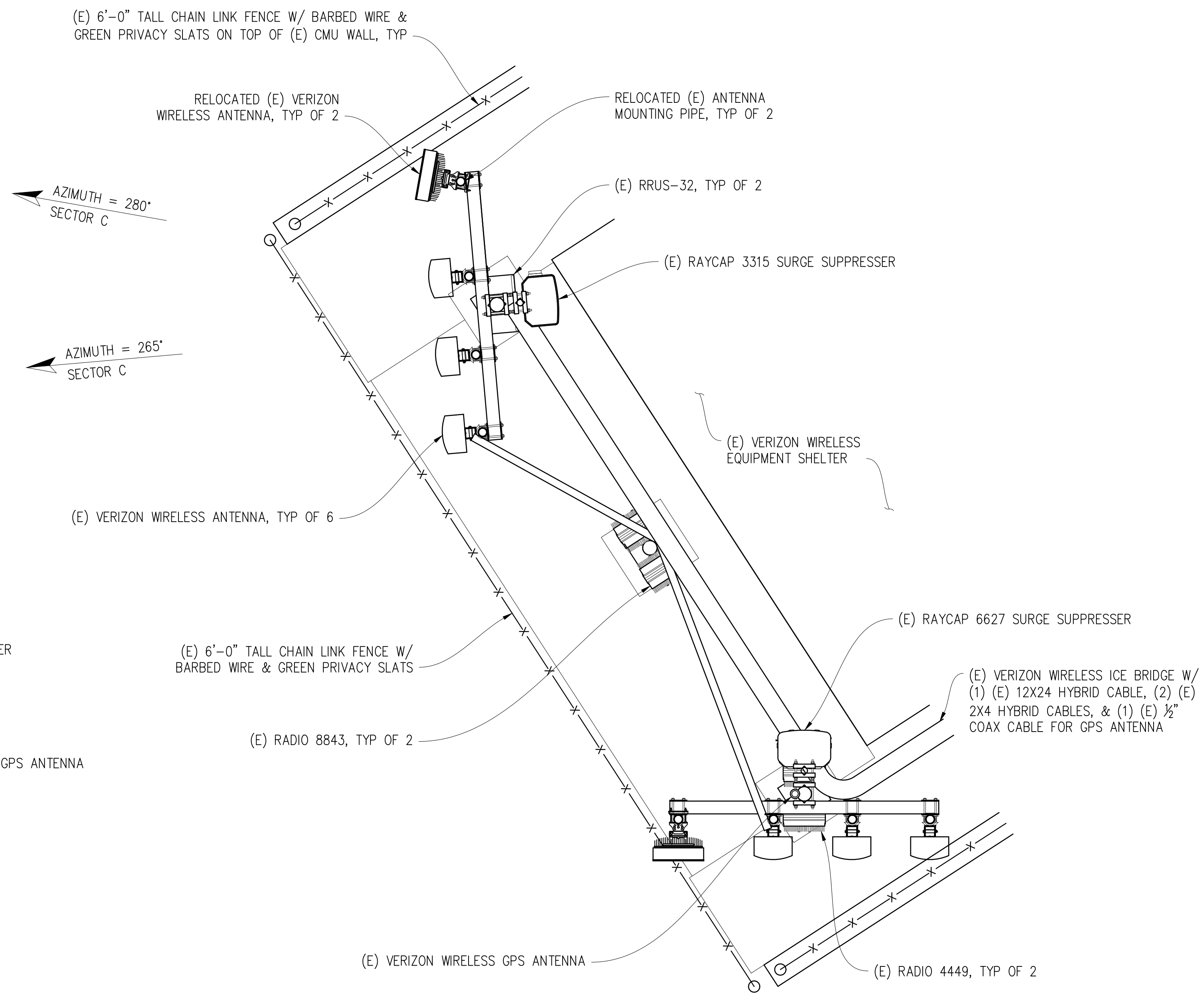
SHEET TITLE:  
**ANTENNA PLANS**

SHEET NUMBER:  
**A-2.1**

NOTE: POWER REDUCTION OF 9DB  
REQUIRED FOR EACH C-BAND ERICSSON  
AIR6449 B77D ANTENNA



(E) ANTENNA PLAN  
1/2"=1'-0"  
0 6" 1' 2' 3' 5' 7' 10'



(N) ANTENNA PLAN  
1/2"=1'-0"  
0 6" 1' 2' 3' 5' 7' 10'

NOTE:  
TOWER ENGINEERING SOLUTIONS, LLC IS PREPARING ALL MOUNT ANALYSIS AND MOUNT MODIFICATION DRAWINGS (WHEN REQUIRED). SEE SEPARATE PACKAGE FOR ALL DOCUMENTS.

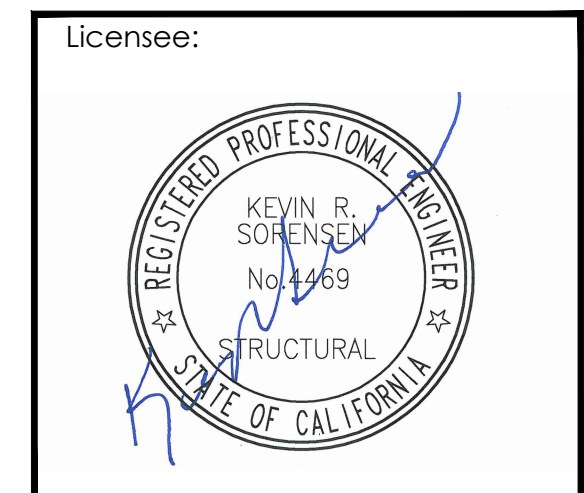
Issued For:  
**EDGEWOOD**  
VISTA POINT #2 OFF HWY 280  
SAN CARLOS, CA 94070

PREPARED FOR  
**verizon**  
2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:  
**ON AIR**

MDG LOCATION ID: 5000124245  
PROJECT ID: 16242872  
DRAWN BY: D. HAYES  
CHECKED BY: J. GRAY  
APPROVED BY: K. SORENSEN

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
3	07/17/25	CLIENT REV	S.V.
2	06/19/25	CD 100%	S.D.
1	06/06/25	CD 95%	J.Z.
0	04/11/25	CD 90%	D.H.

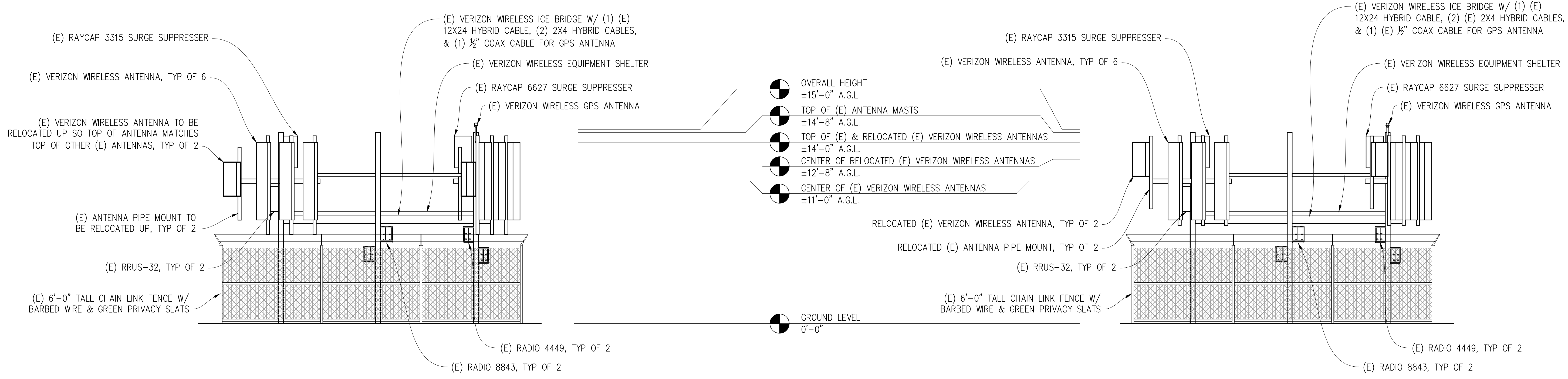


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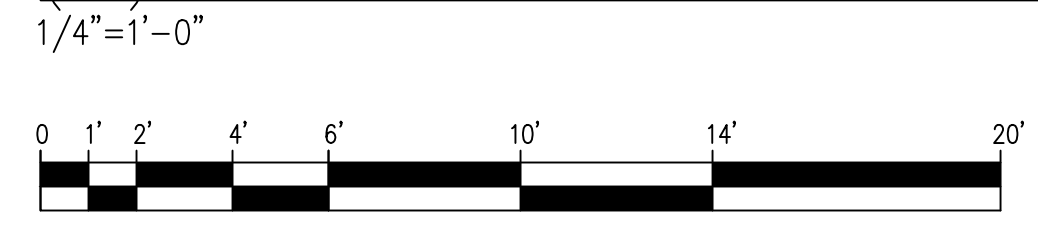
ENGINEER:  
**Streamline Engineering**  
3840 Taylor Road, Suite A, Lodi, CA 95650  
Contact: Kevin Sorenson Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-3.1**

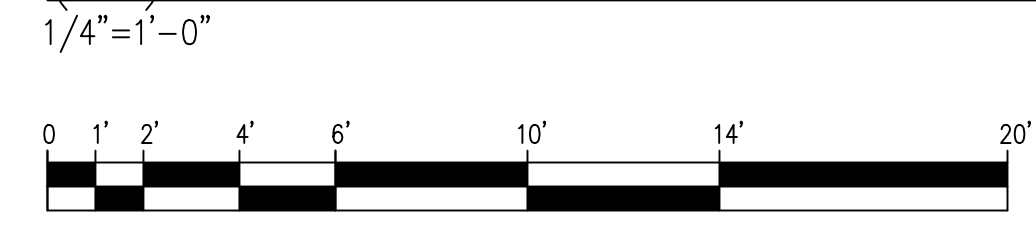


(E) SOUTHWEST ELEVATION



NOTE:  
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(N) SOUTHWEST ELEVATION



NOTE: POWER REDUCTION OF 9DB REQUIRED FOR EACH C-BAND ERICSSON AIR6449 B77D ANTENNA



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

**ATTACHMENT D**

**Radio Frequency - Electromagnetic Energy  
(RF-EME) Jurisdictional Report**



**EDGEWOOD**

Vista Point #2 off Hwy 280  
SAN CARLOS, CA, 94070

37°29'33.8"N, 122°17'51.9"W

April 29<sup>th</sup>, 2025

RE: Verizon Wireless RFE Site/ Jurisdictional Compliance

To Whom It May Concern,

We write to inform you that Verizon Wireless (Verizon) has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed antenna. Based on the result of the evaluation, this site will comply with Federal Communications Commission (FCC) regulations, upon the implementation of recommended power on AIR6449 antennas. The information in this compliance document was prepared by Telnet, Inc (Telnet), an approved Verizon vendor.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at [https://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf)). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration (OSHA). The OSHA provides information on its standards regarding RF on its website at <https://www.osha.gov/radiofrequency-and-microwave-radiation/standards>.

Questions related to compliance with federal regulations should be directed to [VZWRFCCompliance@verizonwireless.com](mailto:VZWRFCCompliance@verizonwireless.com).

## Introduction

Verizon is proposing to add RF transmitting technology at Vista Point #2 off Hwy 280, SAN CARLOS, CA, 94070.

Verizon is licensed by the FCC to provide wireless communications services. As required by the FCC, wireless system operators must perform an assessment of the potential human exposure to RF emissions emanating from transmitting antennas at the site. Telnet was hired by Verizon to perform the required RF emission study of the RF environment surrounding the facilities installed by Verizon at this location. Verizon's RF exposure policy complies with FCC and OSHA requirements.

## FCC Limits for MPE

Verizon's telecommunications equipment and networks comply with FCC RF safety standards.

Those standards were adopted after examining the RF research that scientists in the US and around the world have conducted for decades. The research continues to this day, and agencies continue to monitor it. Based on that research, federal agencies have concluded that equipment and networks that comply with the safety standards pose no known health risks.

Different perimeters (limits) apply for occupational and public exposure conditions. Public exposure limits generally are five times more restrictive than occupational exposure limits. These limits apply for perpetual exposures and are intended to provide a cautious margin of safety for all persons, regardless of age, gender, size, or health. The FCC provides information regarding RF safety in its RF Safety FAQ, available at <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

The FCC exposure limits of undefined duration to radio frequency energy for the following personal wireless services:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>

❖ At this location there are 8 Verizon antennas are operating.

Antenna Number	Sector Name	Operator	Type	Tx Freq (MHz)	Technology	Input Power (Watts)	Tx or Carrier Count	Tx Loss (dB)	EDT (deg.)	MDT (deg.)	Manufacturer	Model	Azimuth (deg.)	Aperture (ft)	Z Antennas Level (ft)	Z Ground Level (ft)
1	Alpha	VZW	Panel	2100	LTE	40	4	0.0	2	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
2	Alpha	VZW	Panel	L-Sub6	C-Band	40	1	0.0	6	0	Ericsson	AIR6449	180	2.76	5.1	13.1
3	Alpha	VZW	Panel	746	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
3	Alpha	VZW	Panel	850	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
3	Alpha	VZW	Panel	2100	LTE	40	4	0.0	2	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
4	Alpha	VZW	Panel	746	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
4	Alpha	VZW	Panel	850	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
4	Alpha	VZW	Panel	1900	LTE	40	4	0.0	2	0	COMMSCOPE	NHH-65B-R2B	180	6.00	3.0	11.0
4	Beta	VZW	Panel	2100	LTE	40	4	0.0	1	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
5	Beta	VZW	Panel	746	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
5	Beta	VZW	Panel	850	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
5	Beta	VZW	Panel	2100	LTE	40	4	0.0	1	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
7	Beta	VZW	Panel	746	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
7	Beta	VZW	Panel	850	LTE	40	2	0.0	4	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
7	Beta	VZW	Panel	1900	LTE	40	4	0.0	1	0	COMMSCOPE	NHH-65B-R2B	265	6.00	3.0	11.0
8	Beta	VZW	Panel	L-Sub6	C-Band	40	1	0.0	6	0	Ericsson	AIR6449	280	2.76	5.1	13.1
9	Alpha	AT&T	Panel	L-Sub6	C-Band	26.2	1	-	-	-	Ericsson	AIR6449	60	2.76	11.0	19.0
10	Alpha	AT&T	Panel	700	LTE	48.3	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	60	6.00	11.0	19.0
10	Alpha	AT&T	Panel	2100	LTE	146.6	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	60	6.00	11.0	19.0
11	Alpha	AT&T	Panel	700	LTE	96.6	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	60	6.00	11.0	19.0
11	Alpha	AT&T	Panel	2300	LTE	61.3	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	60	6.00	11.0	19.0
12	Alpha	AT&T	Panel	700	LTE	95.9	1	-	-	-	Quintel	QS6658-5	60	6.00	11.0	19.0
12	Alpha	AT&T	Panel	850	LTE	95.9	1	-	-	-	Quintel	QS6658-5	60	6.00	11.0	19.0
12	Alpha	AT&T	Panel	1900	LTE	96.0	1	-	-	-	Quintel	QS6658-5	60	6.00	11.0	19.0
13	Beta	AT&T	Panel	L-Sub6	C-Band	26.2	1	-	-	-	Ericsson	AIR6449	270	2.76	11.0	19.0
14	Beta	AT&T	Panel	700	LTE	48.3	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	270	6.00	11.0	19.0
14	Beta	AT&T	Panel	2100	LTE	146.6	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	270	6.00	11.0	19.0
15	Beta	AT&T	Panel	700	LTE	96.6	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	270	6.00	11.0	19.0
15	Beta	AT&T	Panel	2300	LTE	61.3	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	270	6.00	11.0	19.0
16	Beta	AT&T	Panel	700	LTE	95.9	1	-	-	-	Quintel	QS6658-5	270	6.00	11.0	19.0
16	Beta	AT&T	Panel	850	LTE	95.9	1	-	-	-	Quintel	QS6658-5	270	6.00	11.0	19.0
16	Beta	AT&T	Panel	1900	LTE	96.0	1	-	-	-	Quintel	QS6658-5	270	6.00	11.0	19.0
17	Gamma	AT&T	Panel	L-Sub6	C-Band	26.2	1	-	-	-	Ericsson	AIR6449	180	2.76	11.0	19.0
18	Gamma	AT&T	Panel	700	LTE	48.3	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	180	6.00	11.0	19.0
18	Gamma	AT&T	Panel	2100	LTE	146.6	1	-	-	-	COMMSCOPE	SBJAH4-1D65B-DL	180	6.00	11.0	19.0
19	Gamma	AT&T	Panel	700	LTE	96.6	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	180	6.00	11.0	19.0
19	Gamma	AT&T	Panel	2300	LTE	61.3	1	-	-	-	COMMSCOPE	NNHH-65B-R4-V1	180	6.00	11.0	19.0
20	Gamma	AT&T	Panel	700	LTE	95.9	1	-	-	-	Quintel	QS6658-5	180	6.00	11.0	19.0
20	Gamma	AT&T	Panel	850	LTE	95.9	1	-	-	-	Quintel	QS6658-5	180	6.00	11.0	19.0
20	Gamma	AT&T	Panel	1900	LTE	96.0	1	-	-	-	Quintel	QS6658-5	180	6.00	11.0	19.0
21	Alpha	T-Mobile	Panel	1900	LTE	48.2	1	-	-	-	RFS	APX16DWV-16DWVS-E-A20	170	4.70	3.8	11.8
21	Alpha	T-Mobile	Panel	2100	LTE	48.2	1	-	-	-	RFS	APX16DWV-16DWVS-E-A20	170	4.70	3.8	11.8
22	Alpha	T-Mobile	Panel	700	LTE	48.2	1	-	-	-	RFS	APXVF18-C-A20	170	6.00	3.0	11.0
23	Beta	T-Mobile	Panel	1900	LTE	48.2	1	-	-	-	RFS	APX16DWV-16DWVS-E-A20	260	4.70	3.8	11.8
23	Beta	T-Mobile	Panel	2100	LTE	48.2	1	-	-	-	RFS	APX16DWV-16DWVS-E-A20	260	4.70	3.8	11.8
24	Beta	T-Mobile	Panel	700	LTE	48.2	1	-	-	-	RFS	APXVF18-C-A20	260	6.00	3.0	11.0
25	Alpha	Sprint	Panel	800	LTE	60.8	1	-	-	-	KMW	ETCR-654L12H6	180	7.10	5.1	13.1
25	Alpha	Sprint	Panel	1900	LTE	109.5	1	-	-	-	KMW	ETCR-654L12H6	180	7.10	5.1	13.1
25	Alpha	Sprint	Panel	2500	LTE	96.9	1	-	-	-	KMW	ETCR-654L12H6	180	7.10	5.1	13.1
26	Beta	Sprint	Panel	800	LTE	60.8	1	-	-	-	KMW	ETCR-654L12H6	300	7.10	5.1	13.1
26	Beta	Sprint	Panel	1900	LTE	109.5	1	-	-	-	KMW	ETCR-654L12H6	300	7.10	5.1	13.1
26	Beta	Sprint	Panel	2500	LTE	96.9	1	-	-	-	KMW	ETCR-654L12H6	300	7.10	5.1	13.1

## RF Modeling

The modeling calculations include all carriers' antennas located at the site and assume that the proposed antennas are operating at 100% capacity, that all proposed antenna channels (also called "radios") are transmitting simultaneously and that the radio transmitters are operating at full power. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be. The results of the modeling calculations are all based on "worst case" assumptions, which means that the actual power density level might be lower.

If power density measurements were to be made at this site at any time, Telnet believes the real-time measurements would produce levels below those shown in this report. Modeling in this way produces conservative exclusion areas (areas not to be entered without some sort of mitigation, such as wearing a personal RF monitor, having the carrier reduce power, or undertaking real-time measurements to show real-time exposure levels).

The maximum cumulative MPE is calculated to be 5214% of the general population exposure limit at Antenna Level, and 93.36% of the general population exposure limit on the ground (power density at ground level is 0.93 mW/cm<sup>2</sup>). Readings are generated through simulations which are based on proposed site.

### Signage/Barrier requirement:

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	<ul style="list-style-type: none"><li>❖ Site required 9dB power reduction on AIR6449 C-Band antennas in both sectors, to eliminate the emissions from Ground.</li><li>❖ Static EDTs are taken from RFDS for all LTE frequencies.</li></ul>

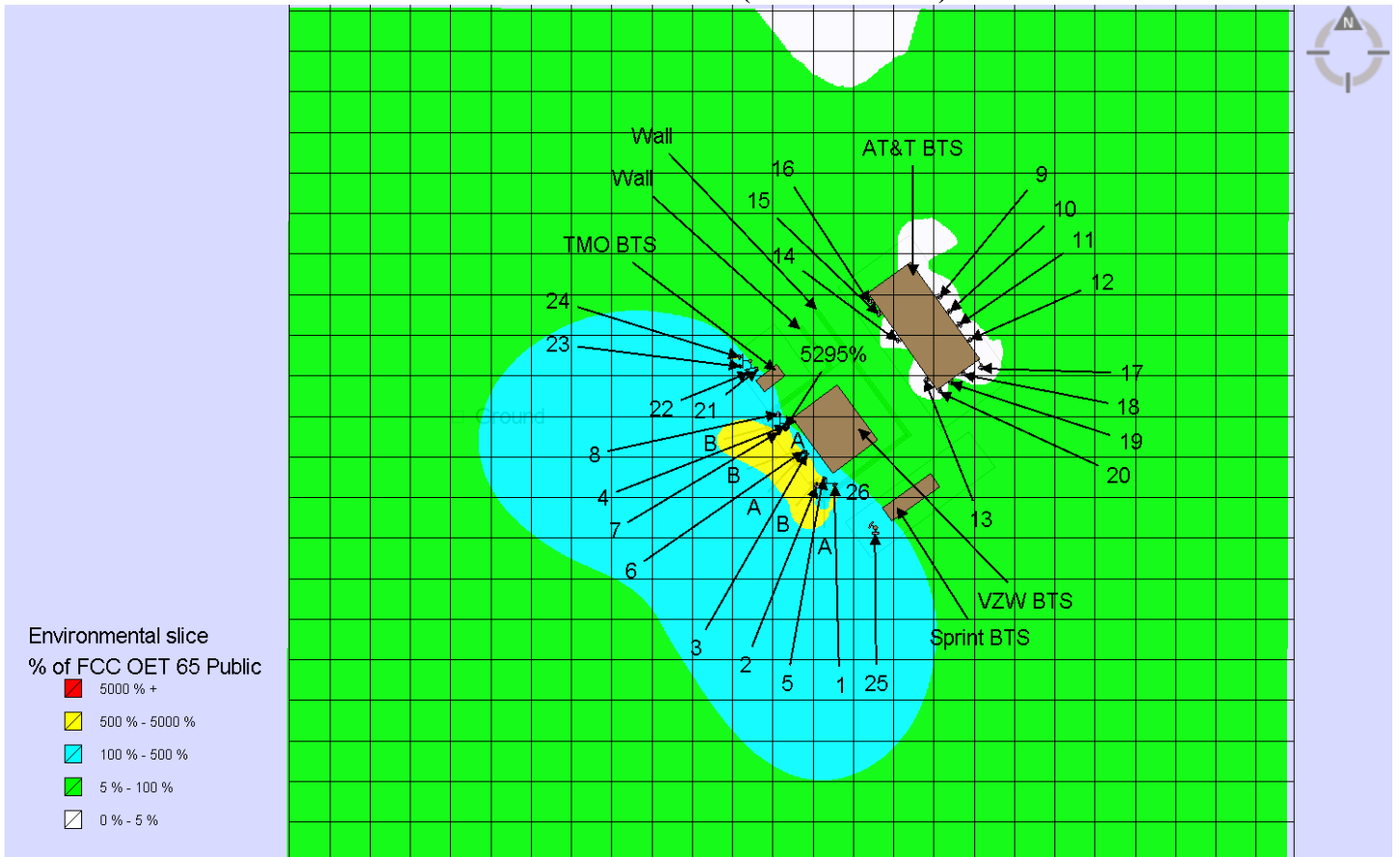
**Analysis:**

**a. Predictive Modeling: All Transmitters**

Is the areas being modeled ONLY accessible to persons trained to work in an RF environment (Occupational Area)?

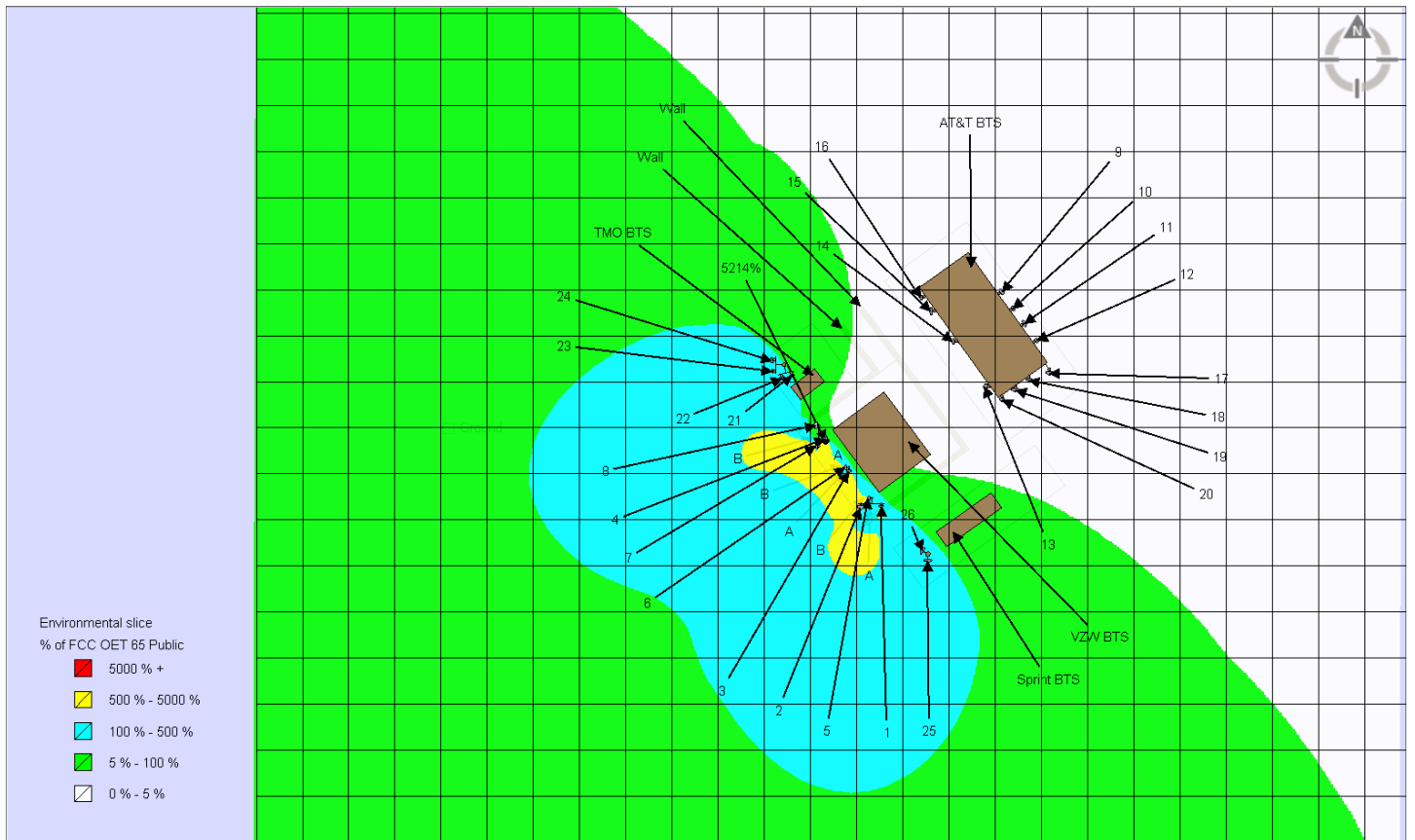
YES  NO

**Reference Plane: 8 Feet (Antennas Level)**



b. Predictive Modeling: Verizon Transmitters

Reference Plane: 8 Feet (Antennas Level)

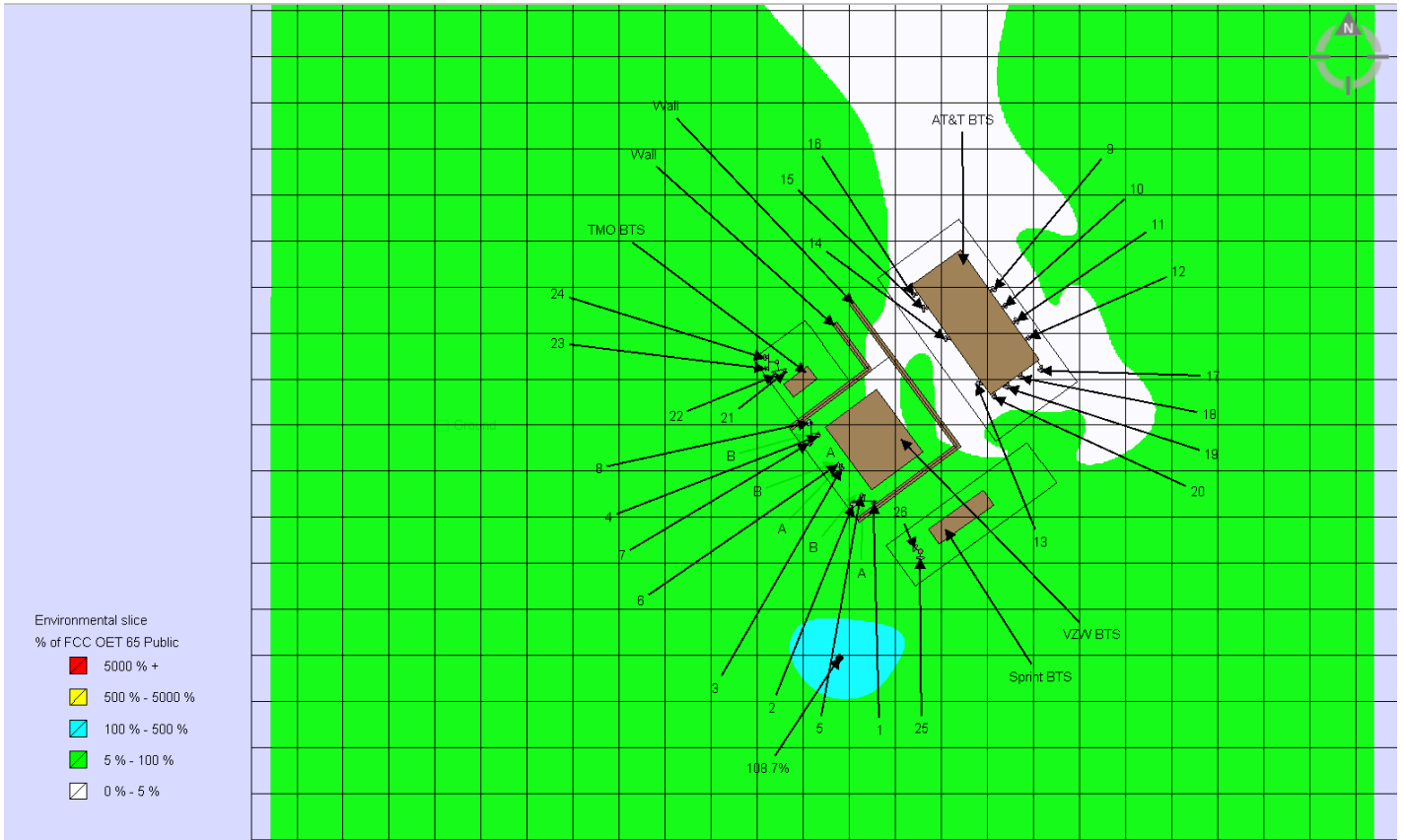


c. Predictive Modeling: All Transmitters

Is the areas being modeled ONLY accessible to persons trained to work in an RF environment (Occupational Area)?

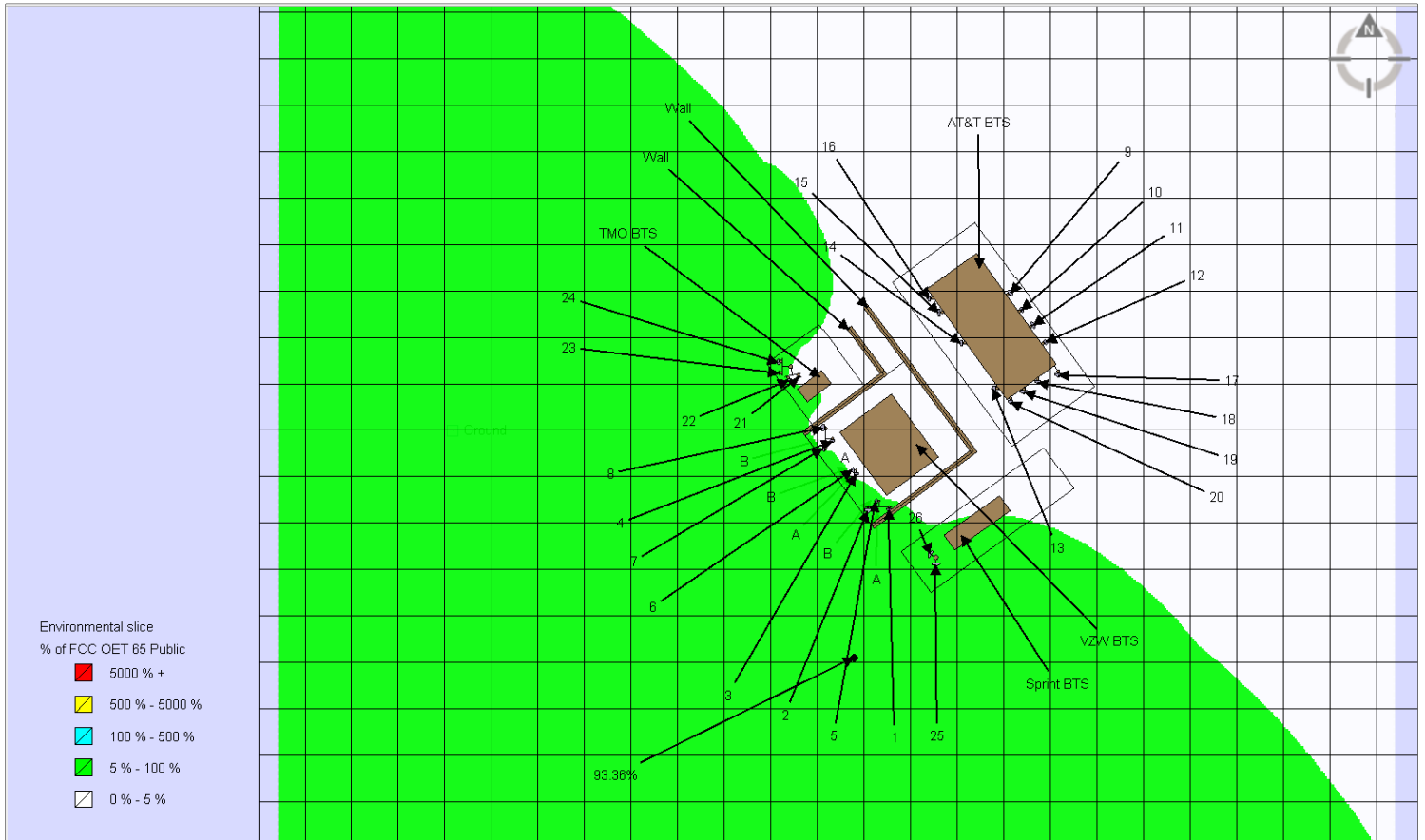
YES  NO

Reference Plane: Ground Level



d. Predictive Modeling: Verizon Transmitters

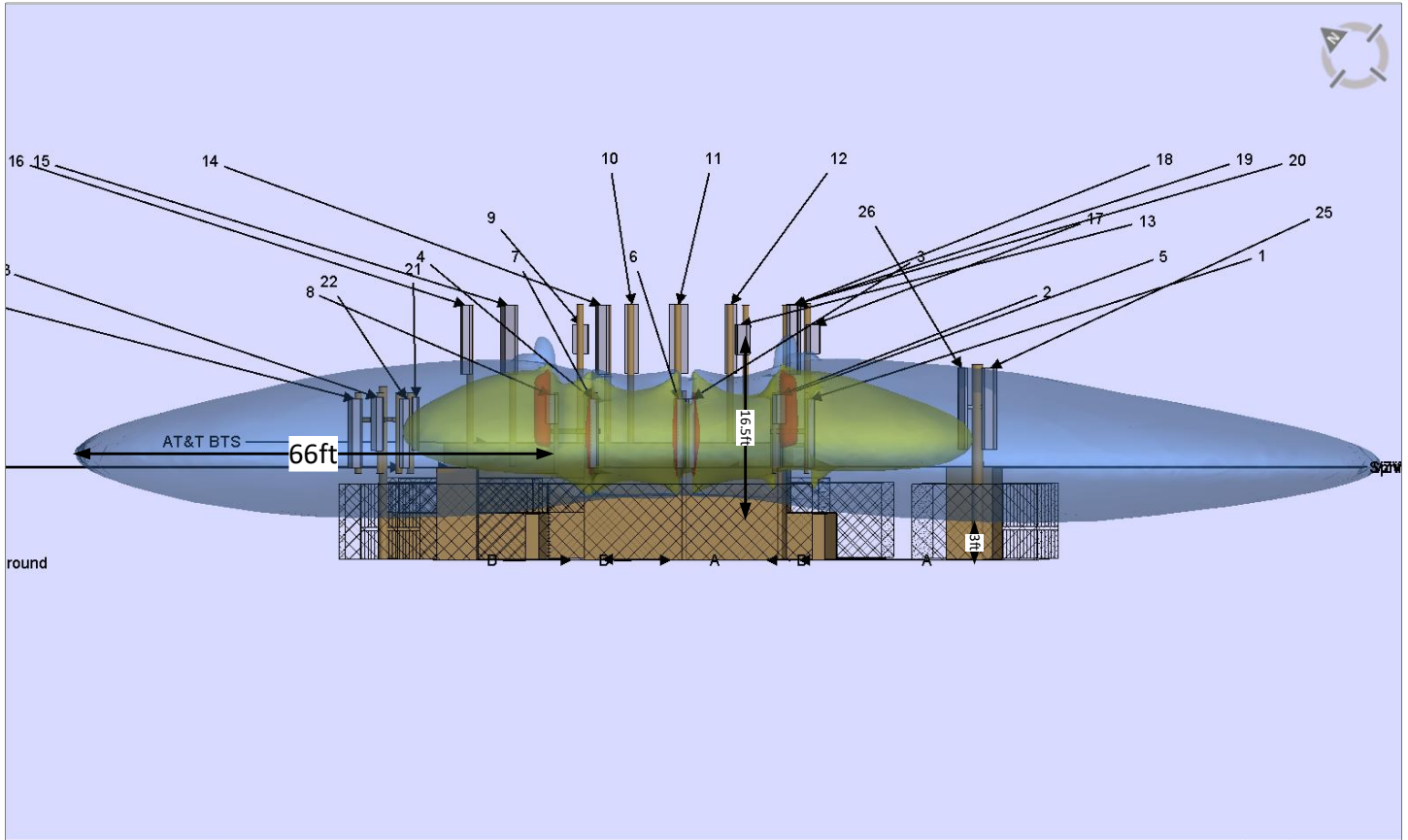
Reference Plane: Ground Level



e. Predictive Modeling: Verizon Transmitters

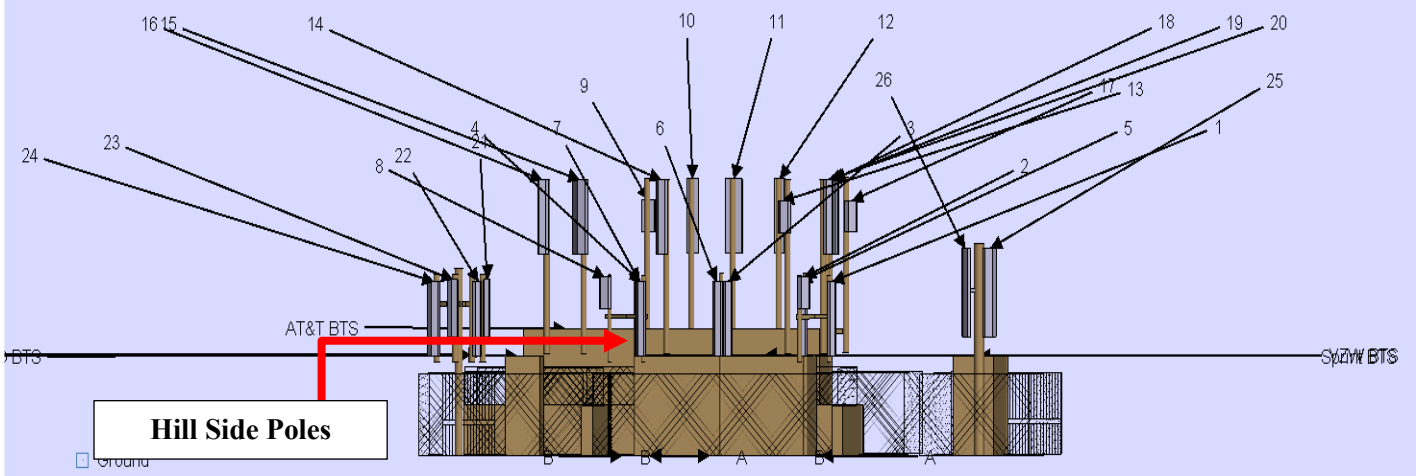
Is the areas being modeled ONLY accessible to persons trained to work in an RF environment (Occupational Area)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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Reference Plane: Elevation View Level



Modeling color code		
Green	Less than 100%	BELOW the General Population MPE limit
Blue	100%-500%	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
Yellow	500%-5000%	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
Red	More than 5000%	ABOVE 10x the Occupational MPE limit

# Signage/Barrier Diagram:



**Signature:**

Engineering Certification

I, Kenneth D. Gilbert, P.E., PMP provide that:

- I am a Registered Professional Engineer in the state of California, license # E20159 expiration date 12/31/2026.
- I am familiar with the rules and regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.
- I reviewed the RFE-EME compliance report for the Verizon site.

Site Name:	EDGEWOOD
Address:	Vista Point #2 off Hwy 280 SAN CARLOS, CA, 94070

and based on supplied data evaluated by industry standard RF compliance software designed for modeling the RF environment on rooftops, towers, small cell and Distributed Antenna Systems, and to the best of my knowledge, I believe the report to be true and accurate.



Kenneth D. Gilbert, P.E., PMP  
Registered Professional Engineer  
California License # E20159

Date: 06/17/2025