

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

DATE: May 7, 2026

TO: Zoning Hearing Officer

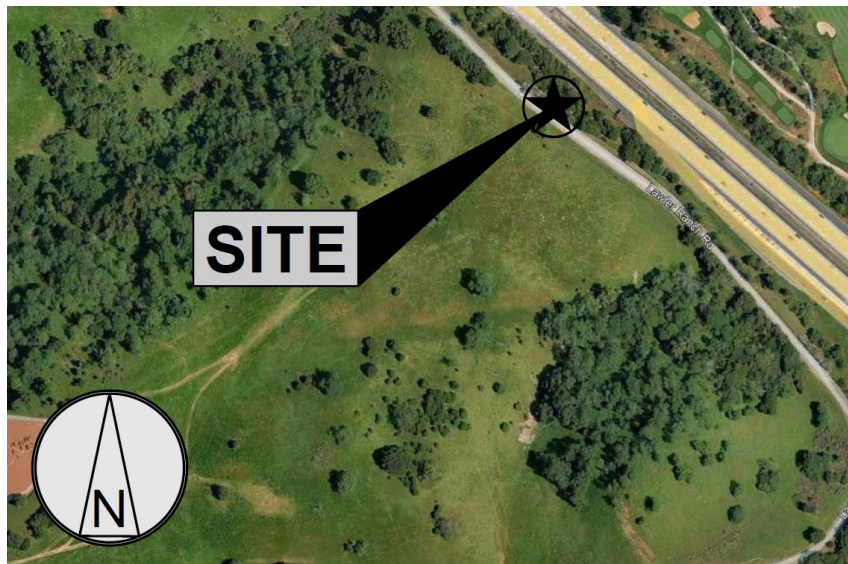
FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 8.280 and 8.376.030 of the County Zoning Regulations, to allow continued operation of an existing wireless telecommunications facility located near 10 Lawler Ranch Road in the unincorporated Stanford Lands area of San Mateo County.

County File Number: PLN2012-00111 (Moffett)

PROPOSAL

The applicant, on behalf of T-Mobile, is seeking renewal of the existing use permit to allow continued use of the wireless telecommunications facility near 10 Lawler Ranch Road in the unincorporated Stanford Lands area, identified as Site No. SF69902S. The site is located on the east side of Lawler Ranch Road, adjacent to Interstate Highway 280, on property within Caltrans' jurisdiction. Within a 20-foot by 41-foot fenced area, the facility contains an existing 25-foot tall monopole that supports six antennas with accompanying equipment. No additional work or equipment changes have been proposed as part of the renewal.



RECOMMENDATION

Staff recommends that the Zoning Hearing Officer approve the Use Permit Renewal, County File No. PLN2012-00111, based on the findings and subject to the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, kkelley@smcgov.org

Applicant: Phoebe Moffett, Assurance Group

Owner: Caltrans

Location: 10 Lawler Ranch Road, unincorporated Stanford Lands area

APN: 073-150-180

Parcel Size: 15 acres

Existing Zoning: R-E/S-11 (Residential Estates/1-5-acre lot minim)

General Plan Designation: Institutional/OpenStudy/FutureStudy

Sphere-of-Influence: Town of Woodside

Existing Land Use: Undeveloped

Water Service: California Water Service – Bear Gulch

Sewage Disposal: Not within a sewer district.

Fire Authority: Woodside Fire Protection District

Flood Zone: FEMA Designation Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0311E, effective October 16, 2012.

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

Setting: The site is adjacent to Interstate Highway 280 on vacant land with natural vegetation on the side of the freeway. The closest address is 10 Lawler Ranch Road to the west which is developed as a ranch and equestrian facility. The site can be accessed off of Sand Hill Road.

Chronology:

<u>Date</u>	<u>Action</u>
October 21, 2002	- New Sprint communications facility approved.
November 15, 2007	- Renewal approved.
September 12, 2012	- Renewal approved.
September 12, 2022	- Renewal due.
November 13, 2025	- Renewal application received.
May 7, 2026	- ZHO hearing.

DISCUSSION

A. KEY ISSUES

No new or substitute equipment would be introduced to the facility as part of this renewal request. No substantial changes to the facility's operating characteristics are anticipated. The facility would continue to operate unstaffed and would require minimal maintenance from authorized personnel. The cellular facility would continue to provide network connectivity to the public and emergency personnel.

1. Compliance with General Plan

Visual Quality Policies

Policy 4.21 (*Utility Structures*) seeks to minimize the adverse visual impact of utility structures. Policy 4.59 (*Views*) seeks to require development in scenic corridors to be located in areas that do not obstruct views from scenic roads or disrupt the visual harmony of the natural landscape. The project continues to conform with the applicable General Plan policies for visual quality. The project was constructed in accordance with its previous approvals. The existing telecommunications tower does not adversely impact the visual quality of the site as it is only 25 feet high and is not visible, due to natural topography and vegetation, from any residentially zoned districts, Sand Hill Road, or Interstate 280.

2. Compliance with Zoning Regulations

The project parcel is zoned R-E/S-11 (Residential Estates/1-5-acre minimum lot size). The project, as currently proposed for renewal, does not include any modifications to the site. The existing wireless

telecommunication facility operates under a previously approved Use Permit, and the project was constructed and has been maintained in accordance with approved plans. The maximum height for structures in the S-11 district is 36 feet, and the 25-foot tower complies with this standard.

3. Compliance with Wireless Telecommunications Facilities Ordinance (WTF)

The project continues to conform with the applicable standards of the 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 applicant seeks a renewal of the Use Permit to allow for continued operation of this wireless facility. No changes to the site's location, equipment configuration, or operational characteristics are anticipated. The height complies with the zoning district standards and cannot be seen from Interstate 280 or Sand Hill Road.

b. Performance Standards

In compliance with Sections 8.376.030.III and 8.376.030.V of the WTF Ordinance, the existing facility has maintained a valid Federal Communications Commission's (FCC) license. No request to add or intensify the facility have been proposed.

4. Compliance with Use Permit Findings

Pursuant to Section 8.376.030.I, wireless communication facilities are required to obtain/maintain a Use Permit to operate subject to the Use Permit process outlined in Chapter 8.280. To approve this 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 said neighborhood.

Continued operation of the wireless facility near 10 Lawler Ranch Road would not be detrimental to the public welfare or injurious to property or improvements in said neighborhood. Wireless facilities emit extremely low levels of non-ionizing electromagnetic impulses, do not interfere with household appliances, and must comply with all FCC standards. The facility would remain unmanned and operate in an

unaltered manner. Renewal of the use permit would not create new or additional traffic, noise, or property impacts. The updated radio frequency engineering results from 2025 provided for this renewal demonstrate that maximum electromagnetic exposure at ground level is 17% of the most restrictive public limit; no changes to the facility's operational characteristics are anticipated that would alter this conclusion. The project site is not located within the coastal zone and therefore poses no risk to coastal resources.

- b. That the telecommunication facility is necessary for the public health, safety, and convenience or welfare of the community.

Renewal of the Use Permit would mean high quality service from this facility across its network which would continue to benefit the public. The site would continue to provide seamless coverage in the area for residents, motorists, distressed vehicles, and emergency response.

5. Compliance with Conditions of Previous Approval

Staff has reviewed the conditions of approval associated with its last Use Permit renewal and has determined that the project is compliant with all previous conditions. Specifically, the facility has maintained all required licenses and landscaping to shield the facility from public view.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Subsection (b), which allows for the continued operation of existing facilities of both investor and publicly owned utilities that are used to provide electric power, natural gas, sewerage, or other public utility services.

C. REVIEWING AGENCIES

Building Inspection Section
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Site Plan and Equipment Plan
- D. Site Photos
- E. RF Report
- F. Last Use Permit Conditional Approval Letter

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2012-00111

Hearing Date: May 7, 2026

Prepared By: Kanoa Kelley, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15301 (Existing Facilities), Class 1, Subsection (b), of the California Environmental Quality Act Guidelines as the project includes the continued operation of an existing telecommunications facility with no physical changes proposed.

For the Use Permit, Find:

2. 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 said neighborhood.

Continued operation of the wireless facility near 10 Lawler Ranch Road would not be detrimental to the public welfare or injurious to property or improvements in said neighborhood. Wireless facilities emit extremely low levels of non-ionizing electromagnetic impulses, do not interfere with household appliances, and must comply with all FCC standards. The facility would remain unmanned and operate in an unaltered manner. Renewal of the Use Permit would not create new or additional traffic, noise, or property impacts. The updated radio frequency engineering results from 2025 provided for this renewal demonstrate that maximum electromagnetic exposure at ground level is 17% of the most restrictive public limit; no changes to the facility's operational characteristics are anticipated that would alter this conclusion. The project site is not located within the coastal zone and therefore poses no risk to coastal resources.

3. That the telecommunication facility is necessary for the public health, safety, and convenience or welfare of the community.

Renewal of the Use Permit would mean high quality service from this facility across its network which would continue to benefit the public. The site would continue to provide seamless coverage in the area for residents, motorists, distressed vehicles, and emergency response.

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 7, 2026. Minor revisions or modifications to the project may be made subject to the review and approval by the Director of Planning and Building if they are consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit shall be valid for 10 years from the date of renewal approval, until May 7, 2036. The applicant shall file for a renewal of this permit six months prior to expiration to the County Planning Division by submitting the applicable application forms and paying the applicable renewal fees, if continuation of this use is desired.
3. Any change in use or intensity of this facility will require a Use Permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees for consideration at a public hearing.
4. This facility shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
5. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunications facilities.
6. The applicant shall maintain approval from the FCC and CPUC with regard to the operation of the project site.
7. All required landscaping shall be maintained. Any plant material that does not survive shall be replaced.
8. Explanatory signs, caution, and warning signs are required to be posted at the perimeter of the facility, the antennas, and/or on the poles below the antennas, and shall be readily visible from any angle of approach to persons who might need to work within the project area.
9. The facility shall be maintained in good functional condition and to the visual standards established at the time of approval over the life of this permit. The facility and surrounding area shall remain free from trash, debris, litter, graffiti, and

other forms of vandalism. Any damage shall be repaired as soon as is practicable, and in no instance more than ten calendar days from the time of notification by the County or after discovery by the permit holder.

Woodside Fire Protection District

10. Provide address numbers on the enclosure and exterior gate/fence. The address shall be visible from the street and contrasting to its background. (1/2-inch stroke by 8 inches in height)
11. Provide emergency contact information (for the carrier) on the enclosure's exterior gate/fence.
12. Battery Storage System to be equipped with:
 - a. Thermal runaway. Where required, provide a listed device or other approved method to prevent, detect, and minimize the impact of thermal runaway. CFC 1207.6.5.
 - b. Fire detection where required. CFC 1207.5.4.
 - c. Batteries shall be seismically braced in accordance with CBC.
 - d. Signage shall state the type of battery system and:
 - (1) Room/Enclosure contains BATTERY STORAGE SYSTEM.
 - (2) Room/Enclosure contains ENERGIZED ELECTRICAL CIRCUITS.
 - (3) If the room/enclosure contains corrosive liquids, provide NFPA 704 PLACARD. Note: where water-reactive electrochemical ESS are present, include on the NFPA 704 placard: apply no water.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 18,056



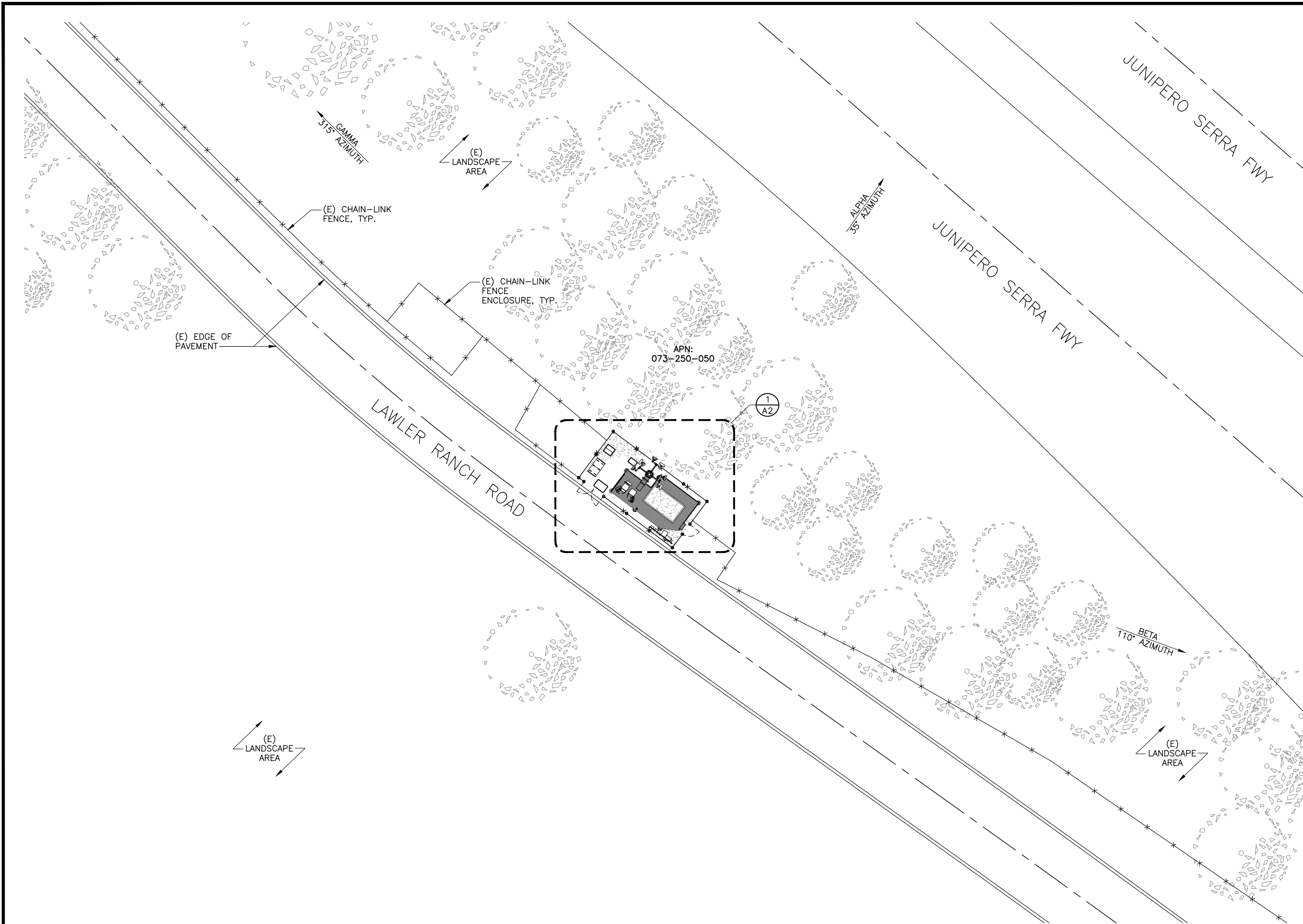
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



CLIENT
verticalbridge
 22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

NO.	ISSUED FOR REVIEW	JR	09/30/25
A	ISSUED FOR REVIEW	JR	09/30/25
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5285

PROJECT TITLE:
US-CA-5285
SF69902S
CAL TRANS I-280
 10 LAWLER RANCH ROAD
 MENLO PARK, CA 94025

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

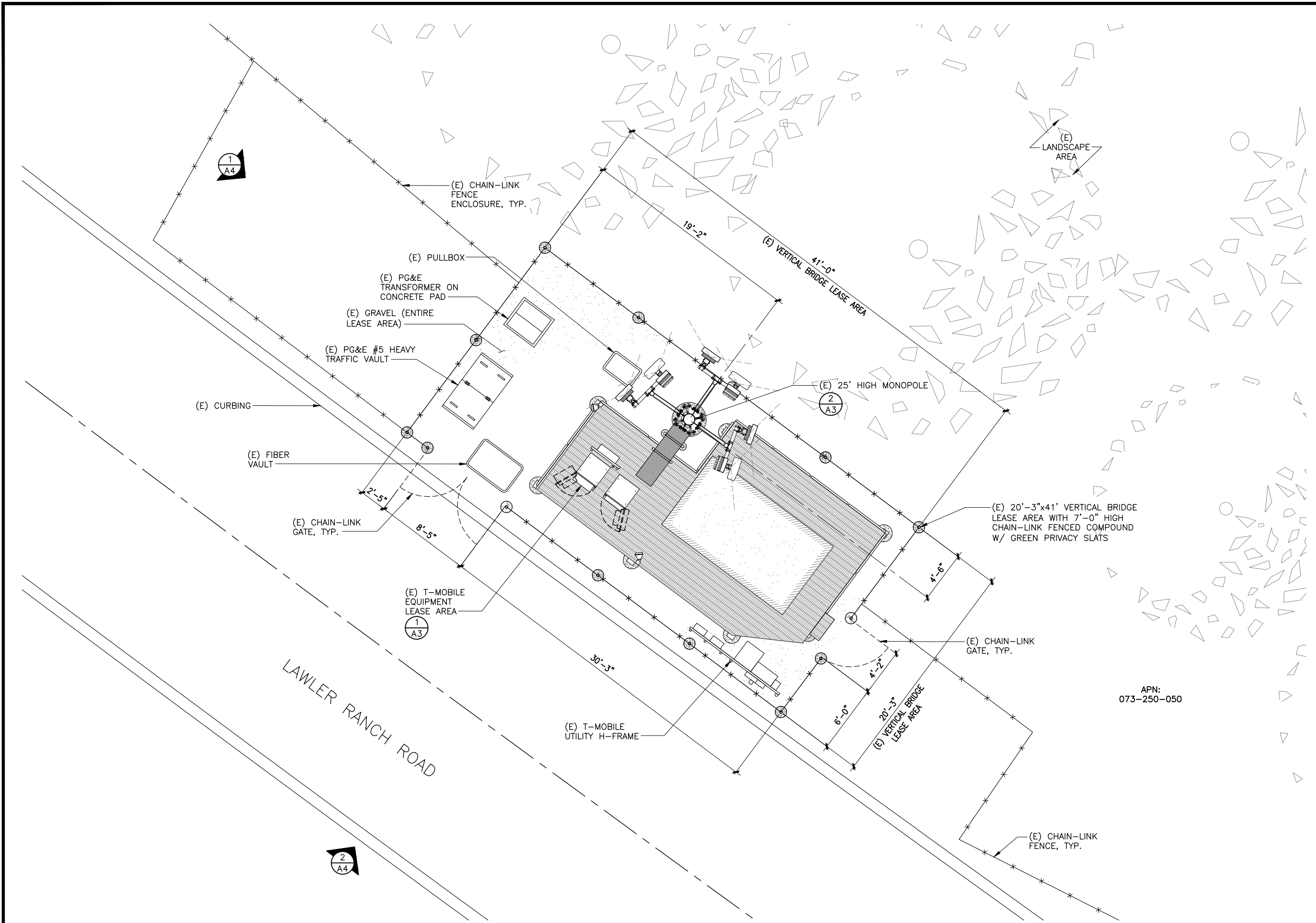
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DATE:
09/30/25

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DRAWING NUMBER:
A1



CLIENT

verticalbridge

22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

NO.	ISSUED FOR REVIEW	JR	09/30/25
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PROJECT TITLE:

US-CA-5285
SF69902S
CAL TRANS I-280

10 LAWLER RANCH ROAD
 MENLO PARK, CA 94025

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED COMPOUND PLAN

DRAWING SCALE: AS NOTED

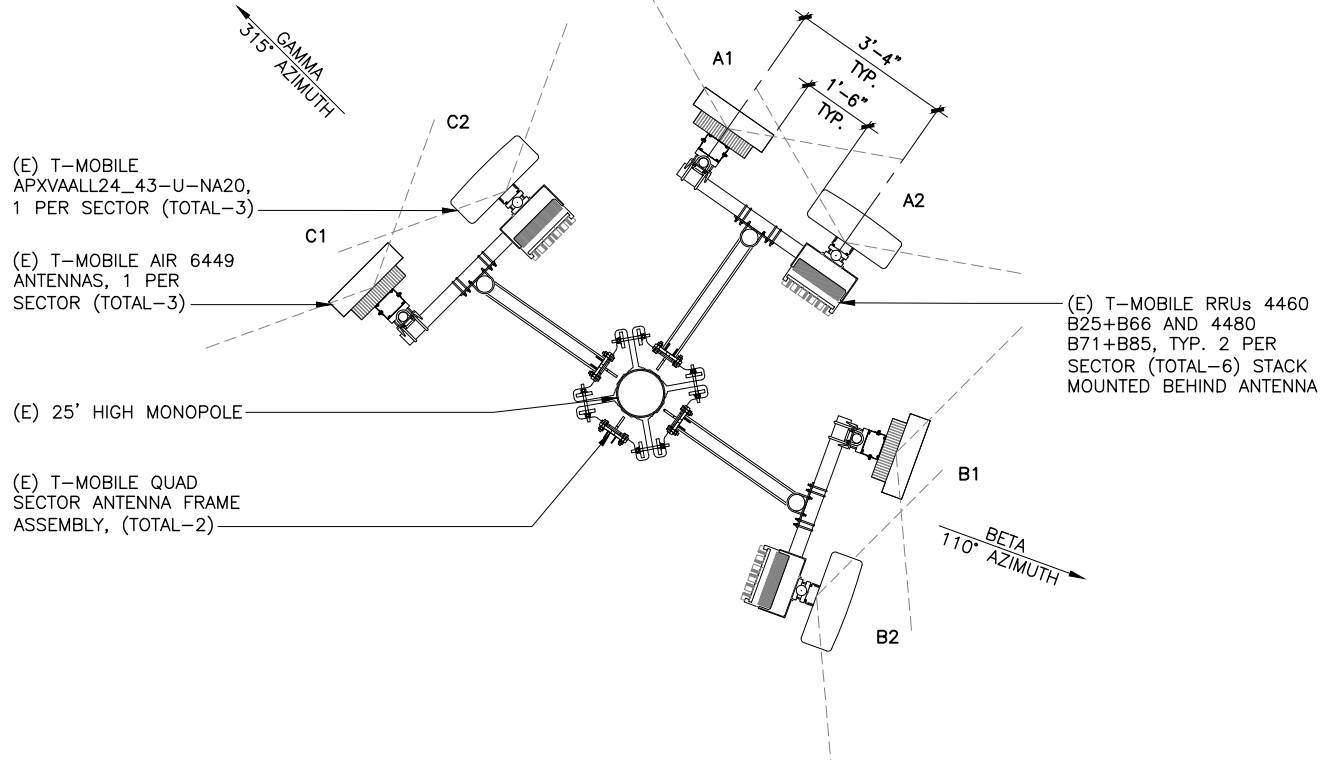
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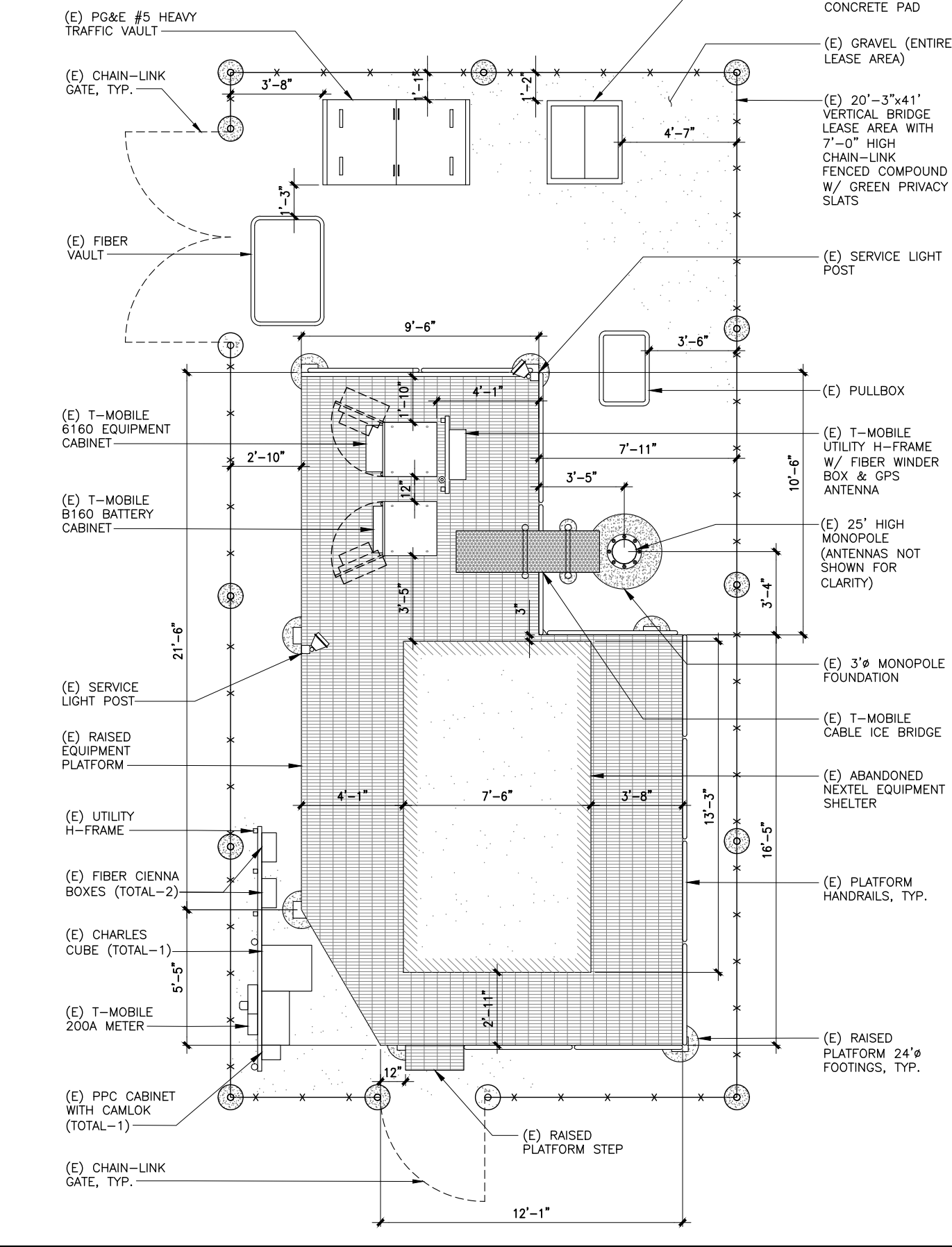


ANTENNA SCHEDULE										
SECTOR	RAD	AZ	POS	ANTENNA	TECHNOLOGY	RRU MODEL	MECH-TILT	ELEC-TILT	JUMPERS	FIBER
ALPHA	21'-0"	35°	A1	AIR 6449 B41	L2500/N2500	-	0°	0°	(2) 2F SM FIBER 5M (2) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG
	21'-0"	35°	A2	APXVAALL24_43-U-NA20	L600/L700/L1900/L2100/N600/N1900	4460 B25+B66 4480 B71+B85	0°	0°	(8) 8' SUREFLEX (6) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG
BETA	21'-0"	110°	B1	AIR 6449 B41	L2500/N2500	-	0°	0°	(2) 2F SM FIBER 5M (2) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG
	21'-0"	110°	B2	APXVAALL24_43-U-NA20	L600/L700/L1900/L2100/N600/N1900	4460 B25+B66 4480 B71+B85	0°	0°	(8) 8' SUREFLEX (6) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG
GAMMA	21'-0"	315°	C1	AIR 6449 B41	L2500/N2500	-	0°	0°	(2) 2F SM FIBER 5M (2) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG
	21'-0"	315°	C2	APXVAALL24_43-U-NA20	L600/L700/L1900/L2100/N600/N1900	4460 B25+B66 4480 B71+B85	0°	0°	(8) 8' SUREFLEX (6) 2F SM FIBER 5M	(1) 6x24 HCS 30M 4AWG

ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
24"x36" SCALE: 3/8" = 1'-0"

SERVICE LIGHTING NOTES:
 1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
 2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
 3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.



EQUIPMENT PLAN

11"x17" SCALE: 3/16" = 1'-0"
24"x36" SCALE: 3/8" = 1'-0"

CLIENT

verticalbridge

22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

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PROJECT NUMBER: US-CA-5285

PROJECT TITLE:

**US-CA-5285
 SF69902S
 CAL TRANS I-280**

10 LAWLER RANCH ROAD
 MENLO PARK, CA 94025

ENGINEER STAMP:

DRAWING TITLE:

EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED

ZD

DATE: 09/30/25

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A3

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NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5285

PROJECT TITLE:

**US-CA-5285
 SF69902S
 CAL TRANS I-280**

10 LAWLER RANCH ROAD
 MENLO PARK, CA 94025

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
 AS NOTED

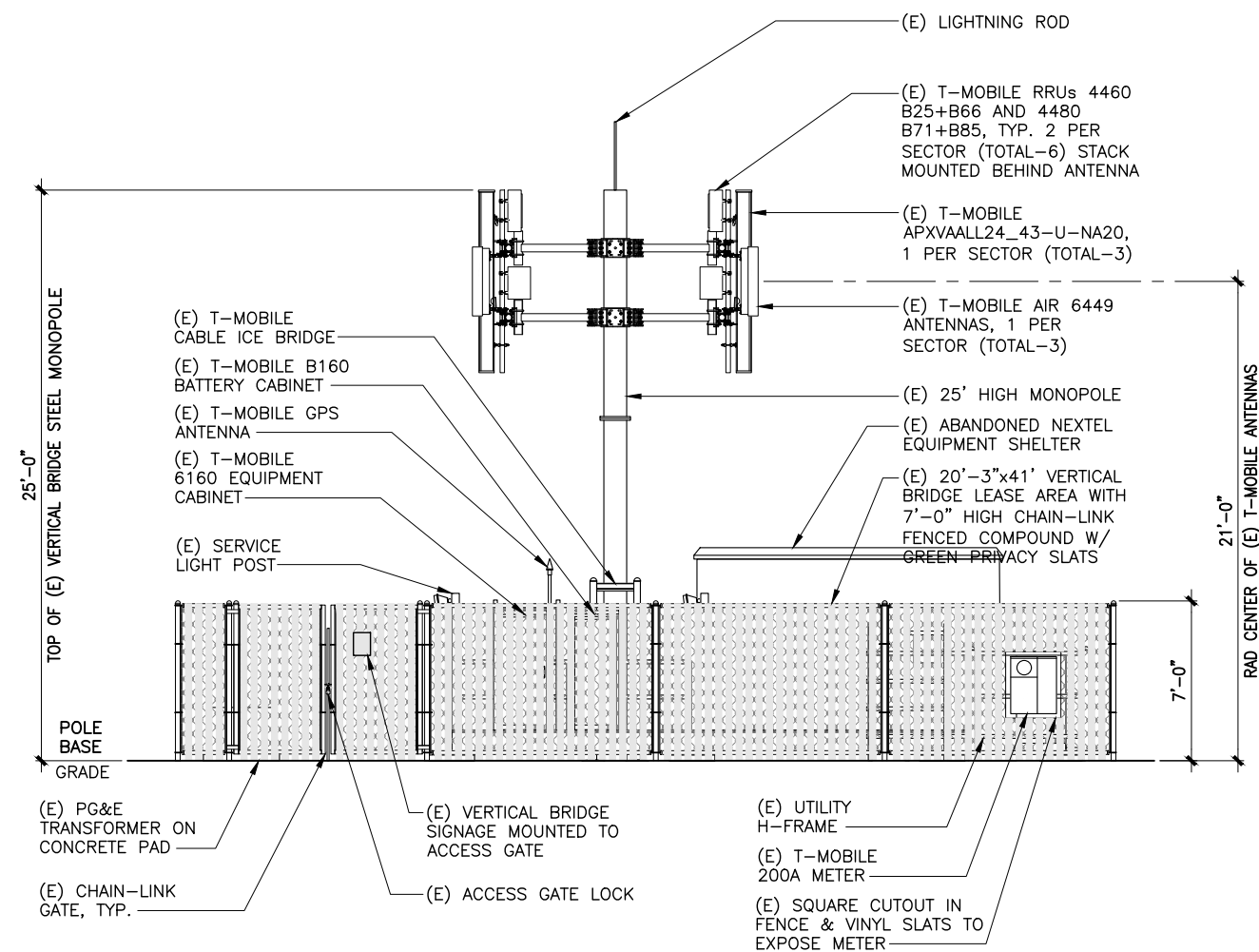
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DRAWING NUMBER:

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SOUTH ELEVATION

11"x17" SCALE: 1/8" = 1'-0"
 24"x36" SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

WEST ELEVATION

11"x17" SCALE: 1/8" = 1'-0"
 24"x36" SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D







⚠ Never operate transmitters without emergency training
⚠ Do not operate base station antennas in equipment room.



SITE NAME: SF13XC902
SITE NUMBER: US-CA-5285
FCC TOWER ID: N/A

Owned by: VERTICAL BRIDGE
Telephone: 866-866-624-8309
www.verticalbridge.com
sales@verticalbridge.com
operations@verticalbridge.com

NO TRESPASSING

B
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Commission

NO







COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

**Vertical Bridge • Site No. US-CA-5285
T-Mobile West LLC • Base Station No. SF69902S
10 Lawler Ranch Road • Menlo Park, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by Vertical Bridge, a wireless telecommunications facilities provider, to evaluate the existing T-Mobile West LLC base station (Site No. SF69902S) located near 10 Lawler Ranch Road in Menlo Park, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

T-Mobile and several other wireless carriers had installed directional panel antennas on roadside poles located within fenced compounds near 10 Lawler Ranch Road in Menlo Park. All exposure levels under the existing conditions for anyone in publicly accessible areas nearby, for the combined operations of the carriers at the site, were well below the federal standard.

Prevailing Exposure Standard

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. 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 limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
C-Band	3,700 MHz	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0



**Vertical Bridge • Site No. US-CA-5285
T-Mobile West LLC • Base Station No. SF69902S
10 Lawler Ranch Road • Menlo Park, California**

General Facility Requirements

Antennas for base station use are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Since the antennas need an unobstructed area in front of them, it is generally not possible for exposure conditions to approach the FCC limits without being physically very near the antennas.

Site Description

The site near 10 Lawler Ranch Road in Menlo Park, on the west side of the Interstate 280 Freeway, was visited by Mr. Scott Walthard, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on November 4, 2025, a non-holiday weekday. T-Mobile had installed six directional panel antennas on one of three poles at that location. Similar antennas were observed on two other poles for use by AT&T Mobility and Verizon Wireless, other wireless telecommunications carriers. Access to the antennas was restricted by locked gates to the individual compounds. Explanatory signs had been posted at the base of the poles and on the fences.

Measurement Results

The measurement equipment used was a Narda Type NBM-520 Broadband Field Meter with Type EF-6092 Isotropic Electric Field Probe (Serial No. C-0223). The meter and probe were under current calibration. Measurements were taken at various locations on Lawler Ranch Road. The maximum observed power density level for a person at ground near the site was 0.034 mW/cm^2 , which is 17% of the most restrictive public limit. The three-dimensional perimeter of RF levels equal to the public exposure limit did not reach any publicly accessible areas.

No Recommended Mitigation Measures

Due to their mounting location within a locked compound, the T-Mobile antennas were not accessible to the general public, and so no additional mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the wireless carriers, as FCC licensees, take adequate precautions to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Vertical Bridge • Site No. US-CA-5285
T-Mobile West LLC • Base Station No. SF69902S
10 Lawler Ranch Road • Menlo Park, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the T-Mobile West LLC base station located near 10 Lawler Ranch Road in Menlo Park, California, as installed and operating at the time of the visit, complies with the FCC guidelines limiting public exposure to radio frequency energy and, therefore, does not for this reason cause a significant impact on the environment.

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, 2027. 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.



William F. Hammett
William F. Hammett, P.E.
707/996-5200

November 6, 2025

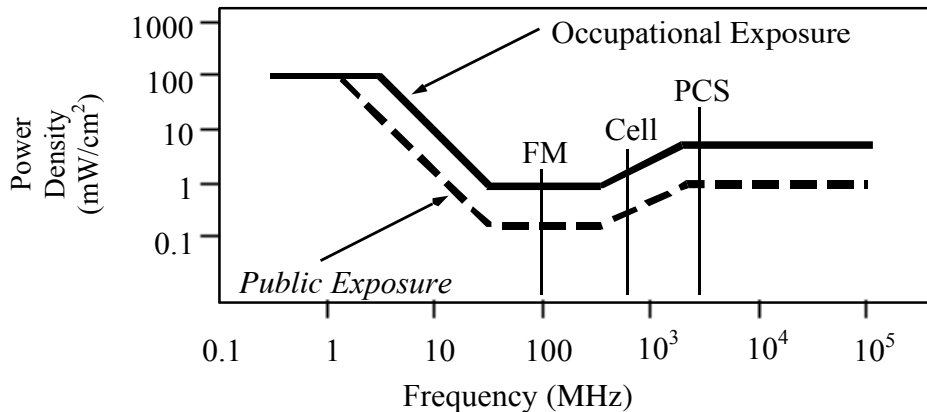


FCC Radio Frequency Protection Guide

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 IEEE C95.1-2019, “Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz 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 (f 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√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<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. Hammett & Edison has incorporated conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



County of San Mateo

Planning & Building Department

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

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

September 14, 2012

Kevin Bowyer
Authorized Sprint Representative
115 Sansome Street, #1400
San Francisco, CA 94104

PROJECT FILE

Dear Mr. Bowyer:

Subject: **FINAL LETTER OF DECISION**
File Number: **PLN2012-00111**
Location: 10 Lawler Ranch Road "C", Menlo Park
APN: CalTrans Right-of-Way, Adjacent to 073-250-050

On September 12, 2012, the San Mateo County Planning Commission considered your request for a Use Permit Amendment and Renewal, pursuant to Sections 6500 and 6512 of the San Mateo County Zoning Regulations, to replace three (3) existing antennas with three (3) new antennas and to replace two (2) existing equipment cabinets with two (2) new equipment cabinets for an existing wireless telecommunications facility. The parcel is located in a CalTrans right-of-way, on the west side of I-280, in the unincorporated Stanford Lands area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by adopting the required findings and conditions of approval as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on September 26, 2012.

If you have questions regarding this matter, please contact Steven Rosen, Project Planner, at 650/363-1814 or Email: srosen@smcgov.org.

Sincerely,

Debra Robinson for Rosario Fernandez
Planning Commission Secretary

Kevin Bowyer
September 14, 2012
Page 2

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Enclosure: San Mateo County Survey - An online version of our Customer Survey is also available at: <http://www.co.sanmateo.ca.us/planning/survey>

cc: Department of Public Works, attn. Gary Lockman
Building Inspection Section
Environmental Health Division
CALFIRE
County Assessor
Midcoast Community Council
California Coastal Commission
Lennie Roberts, Committee for Green Foothills

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2012-00111

Hearing Date: September 12, 2012

Prepared By: Steven Rosen, Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Negative Declaration, Found:

1. That the project is categorically exempt from review pursuant to Section 15301 of the California Environmental Quality Act, pertaining to the minor alteration of existing private structures, facilities, and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Regarding the Use Permit Renewal and Amendment, Found:

2. That the establishment, maintenance, and/or conducting of the proposed 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 cumulative RF level for this project site will be 48.3% of the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property or public improvements.
3. That the project is necessary for the public health, safety, convenience or welfare, as it will allow for increased transmission capability for wireless data transfer.

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 Planning Commission on September 12, 2012. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. Prior to final inspection for the building permit, the applicant shall paint and maintain the monopole and antennas a dark green color to blend in with the vegetation planted to screen the antennas and have low visibility from the scenic roads in the area. The color shall match the existing adjacent facilities.

3. This use permit shall be valid for ten (10) years following the date of final approval and shall expire on September 12, 2022. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
4. At the time of use permit renewal, if staff has determined that, based on a field inspection, the color of the antennas is no longer in compliance with the approved color of non-reflective green, the applicant shall repaint the structure and/or antennas.
5. The applicant shall receive and maintain approval from the Federal Communications Commission (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 within thirty (30) days of notice of revocation.
6. Any changes in use or intensity of use shall require an amendment to the use permit. Amendment to this use permit shall require compliance with all application, fee payment, and public hearing requirements, prior to construction.
7. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed. The applicant shall notify the Current Planning Section within thirty (30) days if the applicant ceases to use the facility.
8. The applicant shall obtain a building permit and install the antennas and miscellaneous power/communication lines in accordance with the approved plans and conditions of approval. Any new cabling shall be installed underground.
9. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
- f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.