

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

DATE: August 20, 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 at 1 Meyn Road, in the unincorporated Half Moon Bay area of San Mateo County.

County File Number: PLN2010-00178 (T-Mobile)

PROPOSAL

The applicant is proposing a Use Permit Renewal to allow for the continued operation of an existing wireless telecommunications facility consisting of six antennas and six remote radio units (RRUs) which are mounted to a 199-foot-tall guyed tower. Associated existing ground equipment is located within a fenced 336-sq. ft. storage area located at the base of the tower. No modifications to the facility are proposed as part of this application.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Renewal, County File Number, PLN2010-00178, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Katheryne Castro Rivera, Project Planner

Applicant: Isabel Chavez for Network Connex on behalf of T-Mobile

Owner: Seahawk Ranch Corp

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: 1 Meyn Road, unincorporated Half Moon Bay

APN: 066-310-220

Size: 200 acres

Existing Zoning: Planned Agricultural District/Coastal Development District (PAD/CD)

General Plan Designation: Agriculture

Existing Land Use: Agricultural grazing, utility transmission towers, and wireless telecommunication facilities

Flood Zone: Flood Zone X, Area of Minimal Flood Hazard, FEMA Flood Panel 06081C0268F, effective August 2, 2017.

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: The project site is a 200-acre ranch bordered by Cabrillo Highway (a State Scenic Corridor) on the east side and the Pacific Ocean on the west. The parcel is not accessible to the public but does have improved access from Highway 1. The parcel is utilized for cattle grazing. In addition, it is developed with several utility/radio transmission towers that were originally constructed for the purpose of supporting ship to shore communications and now also supports wireless telecommunications facilities. The adjacent parcels are a mix of low-density residential development, agriculture, and undeveloped parcels.

Chronology:

<u>Date</u>	<u>Action</u>
June 8, 2010	- Application for a new Wireless Telecommunications Facility received.
May 18, 2011- June 7, 2011	- Initial Study and Negative Declaration circulation period.
June 8, 2011	- Planning Commission certified the Initial Study and Negative Declaration and approved the Use Permit.
December 2, 2014	- A building permit was issued to Sprint (County File No. BLD2014-01409) for the installation of one microwave antenna, one new Outdoor Radio Unit (ODU), and associated equipment cabling.

- April 1, 2020 - T-Mobile acquires Sprint.
- October 26, 2022 - A building permit was issued to T-Mobile (County File No. BLD2022-02319) to decommission the historical Sprint facility (County File No. PLN1999-00693) and replace with its own equipment.
- September 12, 2025 - Use Permit Renewal initiated.
- November 7, 2025 - Use Permit Renewal application deemed complete.
- August 20, 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 Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; and Rural Land, 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 parcel is zoned PAD/CD and wireless telecommunications Facilities are an allowed use with the issuance of a Use Permit, pursuant to Section 8.280 of the Zoning Regulations. 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 facility have been received.

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 on a 200-acre ranch that is bordered by Cabrillo Highway and has no public access. It is not set in a residential area and there are no sensitive habitats in the immediate vicinity. The project has been designed and located to minimize visual impacts. While the existing tower exceeds the allowable height of the district, the tower was permitted via a separate permitting process, and the equipment does not add any additional height to the tower.

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, and visual resource protection. The existing facility is not lit and does not propose adding lighting, proper licenses have been obtained from both the Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC), and power for the facility is provided by PG&E. The site results in minimal visual impact, and conditions of approval continue to require maintenance and/or removal of the facility if or when necessary.

c. Standards for Co-Location Facilities in the Coastal Zone

The Wireless Telecommunication Facilities Ordinance provides additional requirements for facilities located in the coastal zone. Specifically, Section 8.376.030.IV.C states that at the time of renewal of the Use Permit the applicant shall incorporate all feasible new or advanced technologies that will reduce previously unavoidable environmental impacts, including reducing visual impacts in accordance with Section 8.376.030.IV.E., to the maximum extent feasible.

Section 8.376.030.IV of the WTF ordinance discusses location, visual impacts, compliance with the Local Coastal Program (LCP) and Coastal Development District and reduction of environmental impacts. As discussed, the project area has no public access, and the project has been designed and located to minimize visual impact. The project was found to be compliant with applicable LCP components at the time of the project's original approval. As no changes are proposed as part of this renewal the project remains consistent.

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 2011 and has not resulted in any adverse impacts to the surrounding area. The radio frequency analysis submitted by the applicant at the time of the renewal 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.**

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 several years, and the community has come to rely on the coverage provided by this site. The site facilitates both routine daily communication connections but also 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 California Environmental Quality Act, 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: PLN2010-00178

Hearing Date: August 20, 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

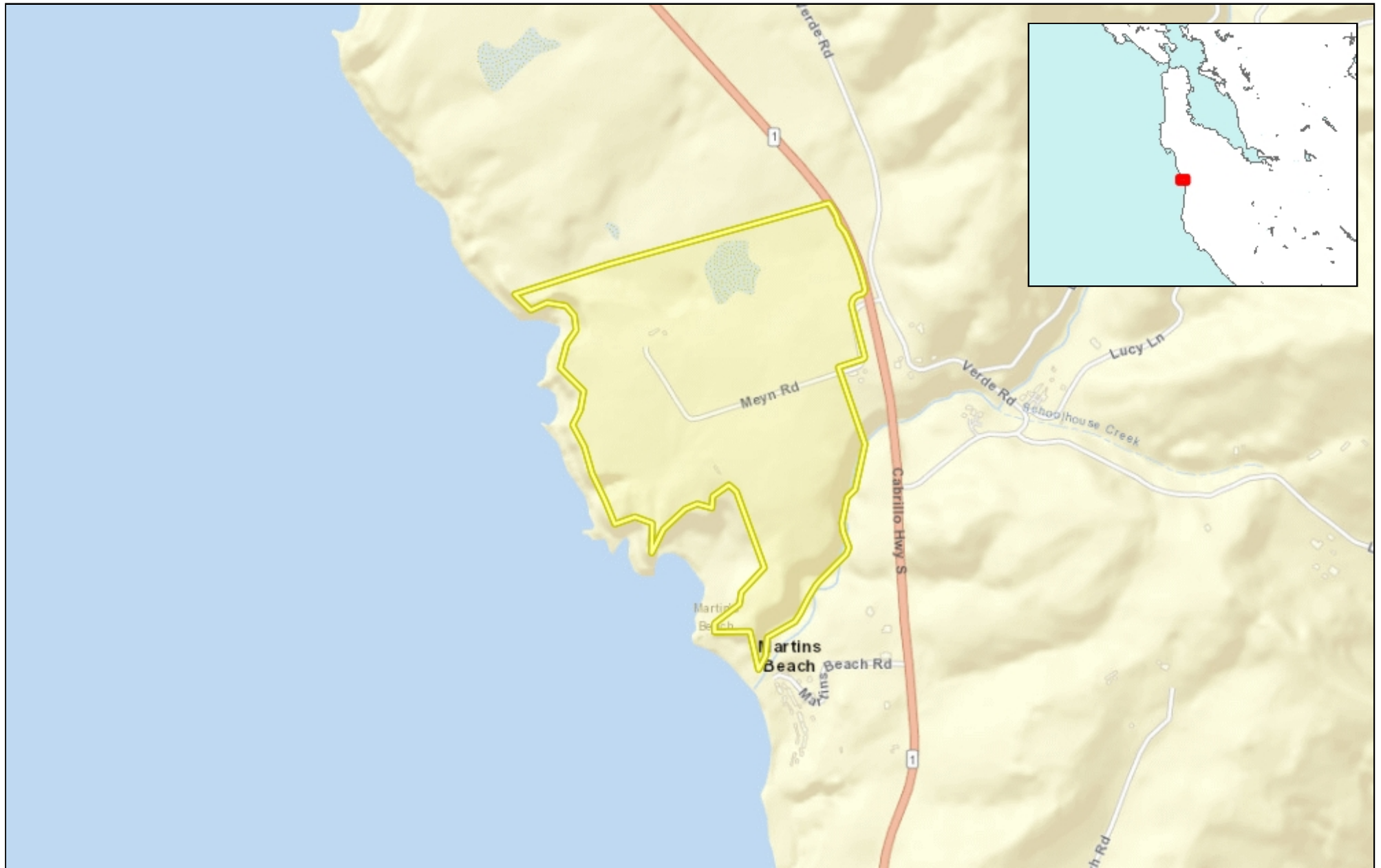
1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning and Building Department and approved by the Zoning Hearing Officer on August 20, 2026. Minor adjustments to the project in the course of applying for building permits may be approved by the Director of Planning or Building if they are consistent with the intent of and in substantial conformance with this approval.

2. The Use Permit shall be valid for a period of 10 years through August 20, 2036. The applicant shall file for a renewal of this permit and submit required fees six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
3. The cables which connect the antennas to the power source shall not be reflective and shall be run on the inside of the tower.
4. No materials used for installation shall be reflective or painted a reflective color.
5. The fenced equipment area for this facility shall be maintained with brown slats to match the existing AT&T Wireless equipment area in the immediate vicinity.
6. The antennas and all tower mounted equipment shall be maintained the approved non-reflective gray color. Any new equipment added to the tower shall also be painted and maintained to match the approved color.
7. 8.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 30 days of notice of revocation.
8. Any changes in use or intensity of use shall require an amendment to the Use Permit and potentially Coastal Development Permit. Amendments to the facility shall require compliance with all application submittals, fee payment, and public hearing requirements, prior to construction.
9. 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 30 days if use of the facility ceases.
10. Any new utility connections and/or cabling between the tower and equipment area shall be installed underground.
11. The facility shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.61 0 0.30 0.61 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 19,235



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

CUP RENEWAL



Now
part of



SITE NUMBER: SF64073S

SITE NAME: MARTIN'S BEACH

SITE TYPE: GUYED TOWER

CITY: HALF MOON BAY
COUNTY: SAN MATEO
JURISDICTION: SAN MATEO COUNTY

PROJECT SUMMARY

SITE ADDRESS:
1 MEYN ROAD
HALF MOON BAY, CA 94019

PROPERTY OWNER CONTACT:
SEAHAWK RANCH CORP
22495 HWY S,
HALF MOON BAY, CA 94019

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER:

BRANDON GEPHART
ANGELINA BOURDAGE

PROJECT TEAM

SAC/ZONING/PERMITTING:

NETWORK CONNEX
16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496-2452
E-MAIL: ichavez@networkconnex.com

[illegible][illegible]

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
PROPERTY TYPE: RESIDENTIAL
LAND USE: RURAL/AGRICULTURAL RESIDENCE
APN: 066-310-220

LATITUDE / LONGITUDE	
LAT: 33° 46' 52.9" N	LAT: 37.383329°
LONG: 118° 22' 11.4" W	LONG: -122.413029°

UTILITY PURVEYOR

<u>POWER:</u> COMPANY: SCE	<u>TELCO:</u> COMPANY: COX COMMUNICATION
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PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED
USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

- (6) EXISTING ANTENNAS
- (6) EXISTING RADIOS
- (1) EXISTING EQUIPMENT CABINET
- (1) EXISTING BATTERY CABINET
- (1) EXISTING FIBER CENNA BOX
- (1) EXISTING TRANSFORMER
- (1) EXISTING FIRE EXTINGUISHER
- (1) EXISTING PPC
- (1) EXISTING TELCO BOX
- (1) EXISTING GPS ANTENNA
- (1) EXISTING UTILITY BOX

1

APPROVAL		
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.		
	<u>PRINT NAME</u>	<u>SIGNATURE</u> <u>DATE</u>
LANDLORD:	_____	_____
ZONING MGR:	_____	_____
DEVELOP. MGR:	_____	_____
CONST. MGR:	_____	_____
PROJECT MGR:	_____	_____
SR. RF ENGINEER:	_____	_____
RF ENGINEER:	_____	_____
OPERATIONS:	_____	_____
SAC REP.:	_____	_____
UTILITIES:	_____	_____
REAL ESTATE MGR:	_____	_____

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2025,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE

1.	CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2025
2.	CALIFORNIA BUILDING CODE 2025
3.	CALIFORNIA ELECTRICAL CODE 2025
4.	CALIFORNIA MECHANICAL CODE 2025
5.	CALIFORNIA PLUMBING CODE 2025
6.	ANSI / TIA-222-I-2023
7.	LOCAL BUILDING CODE
8.	CITY / COUNTY ORDINANCES
9.	CALIFORNIA FIRE CODE 2025 EDITION
10.	ASCE 7-22 WITH SUPPLEMENTS
11.	ACI 318-19 (22)
12.	AISC STEEL CONSTRUCTION MANUAL, 16TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVENUE, CONCORD, CA 94520

HEAD NORTH TOWARD CONTRA COSTA BLVD. TURN LEFT ONTO CONCORD AVE. TURN RIGHT ONTO CONTRA COSTA BLVD. TURN RIGHT TO MERGE ONTO I-680 S. MERGE ONTO I-680 S. USE THE RIGHT 3 LANES TO TAKE EXIT 46 A FOR ROUTE 24 TOWARD OAKLAND/LAFAYETTE. CONTINUE ONTO CA-24 W. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON CA-24 W. USE THE RIGHT 2 LANES TO TAKE EXIT 2B TO MERGE ONTO I-580 W TOWARD SAN FRANCISCO. USE THE LEFT 3 LANES TO TAKE EXIT 19A TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO. MERGE ONTO US-101 S. USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 423B FOR I-380 W TOWARD I-280/SAN BRUNO. CONTINUE ONTO I-380 W. USE THE LEFT 2 LANES TO TAKE EXIT 5B TO MERGE ONTO I-280 S TOWARD SAN JOSE. TAKE EXIT 34 FOR CA-35 W TOWARD CA-92 /HALF MOON BAY/BUNKER HILL. DR. TURN LEFT ONTO CA-35. TURN RIGHT ONTO CA-35/ CA-92 W. TURN LEFT ONTO CA-1 S/CABRILLO HWY S. TURN RIGHT ONTO MEYND RD. TURN LEFT.

Sprint  Now part of

T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION: _____

(CUP RENEWAL)

SF64073S

MARTIN'S BEACH

1 MEYN ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

CURRENT ISSUE DATE: 04/16/26

ISSUED FOR:

ZONING

[illegible]

PLANS PREPARED BY: _____

**NETWORK
CONNEX**

16029 ARROW HIGHWAY SUITE A
IRVINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT: _____

CONSULTANT: _____

**NETWORK
CONNEX**

**16029 ARROW HIGHWAY SUITE A
IRVINDALE, CA 91706
OFFICE: (818) 840-0808 FAX: (818) 840-0708**

DRAWN BY: _____ CHK.: _____ APV.: _____

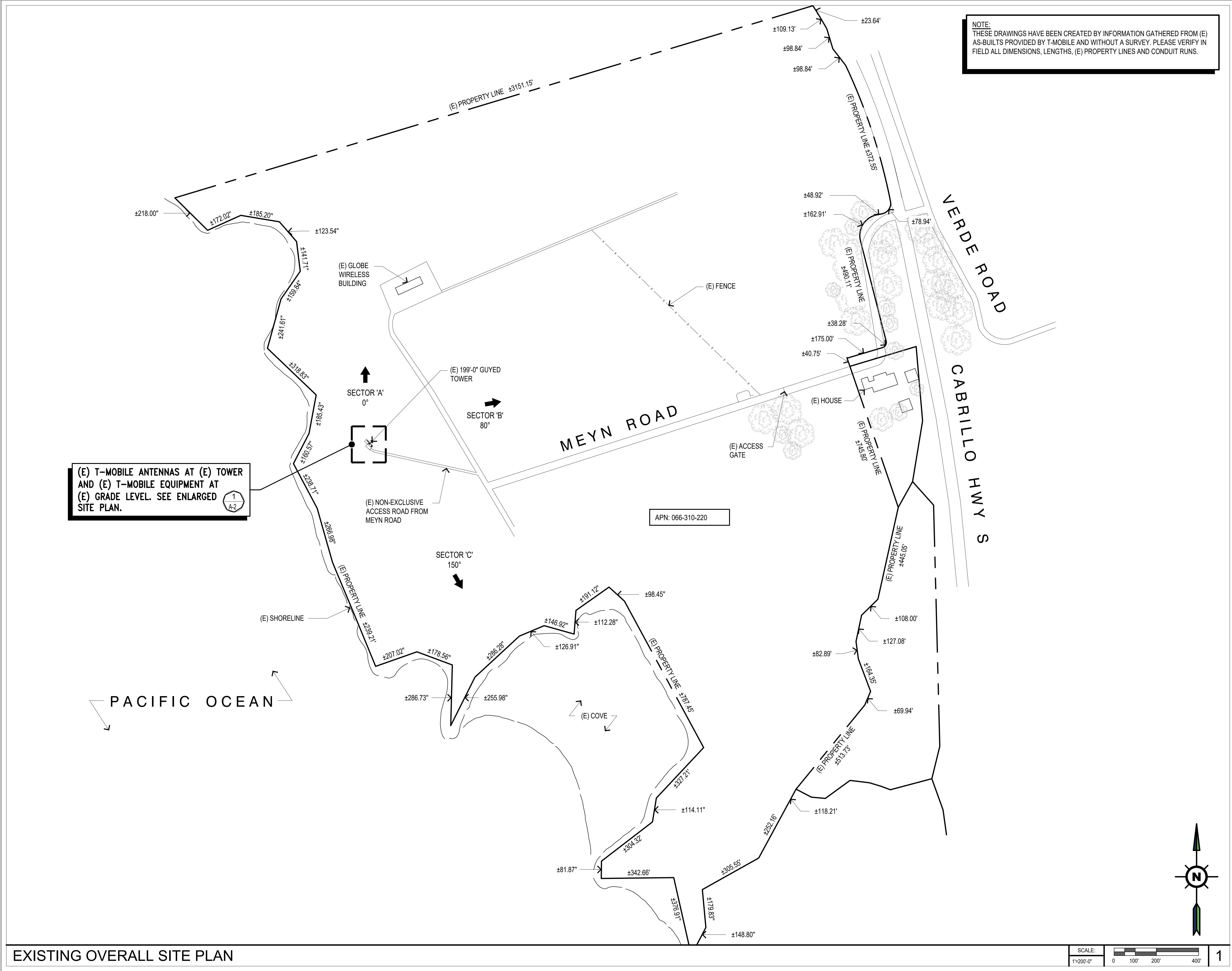
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LICENSURE: _____

SHEET TITLE: _____

TITLE SHEET

SHEET NUMBER: _____		REVISION: _____	
T-1		1	
		SF64073S	





Now part of



1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SF64073S
MARTIN'S BEACH
1 MEYN ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

CURRENT ISSUE DATE:
04/16/26

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ZONING

REV.: DATE: DESCRIPTION: BY:

0	03/10/25	100% ZD	GHB
1	04/16/26	FINAL ZDs, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:
NETWORK CONNEX
16029 ARROW HIGHWAY SUITE A
IRWINDALE, CA 91706
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CONSULTANT:
NETWORK CONNEX
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DRAWN BY: CHK.: APV.:

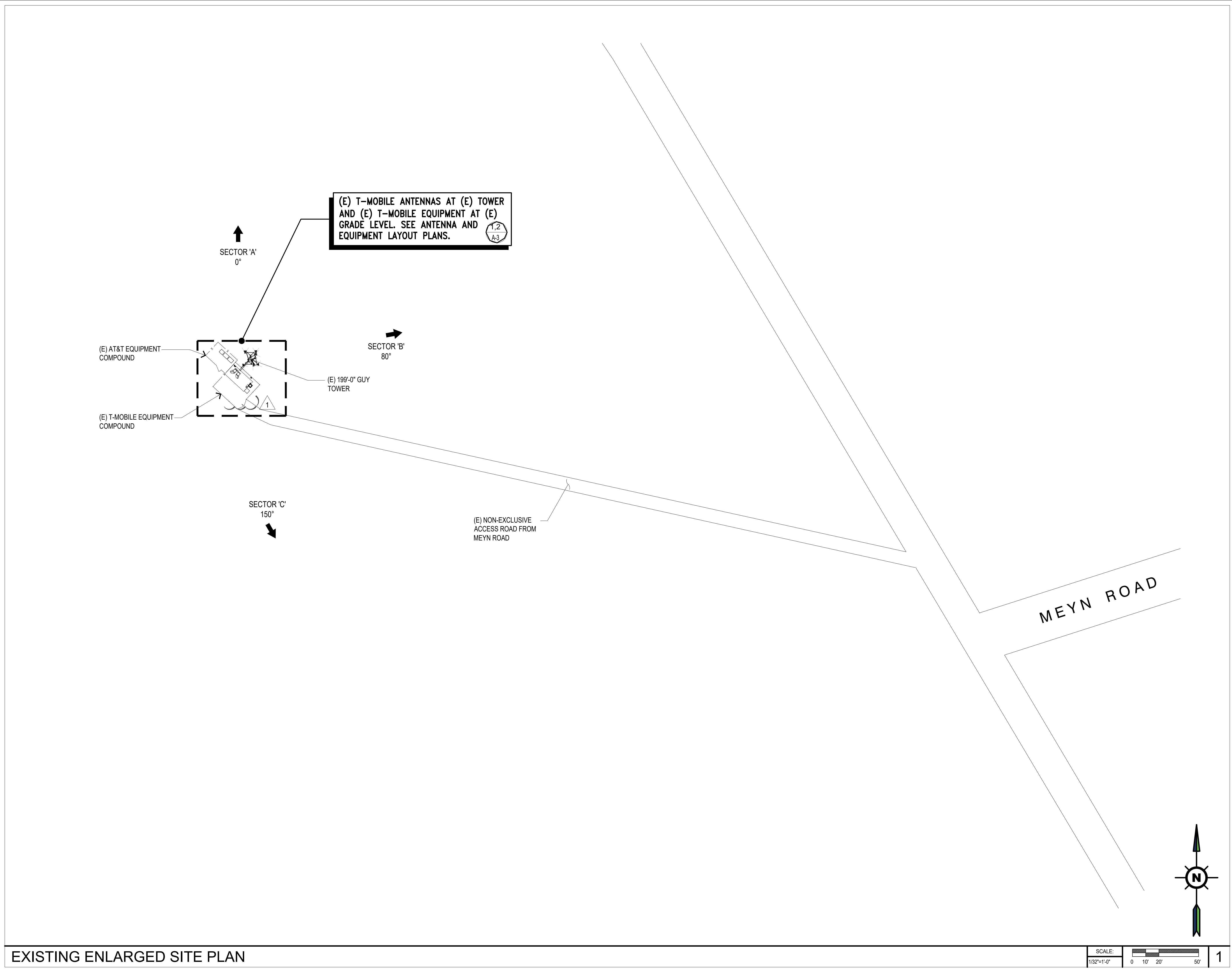
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LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: REVISION:

A-1	1
	SF64073S



EXISTING ENLARGED SITE PLAN



Now part of



1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SF64073S
MARTIN'S BEACH
1 MEYN ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

CURRENT ISSUE DATE:
04/16/26

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

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1	04/16/26	FINAL ZDs, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:
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16029 ARROW HIGHWAY SUITE A
IRVINDALE, CA 91706
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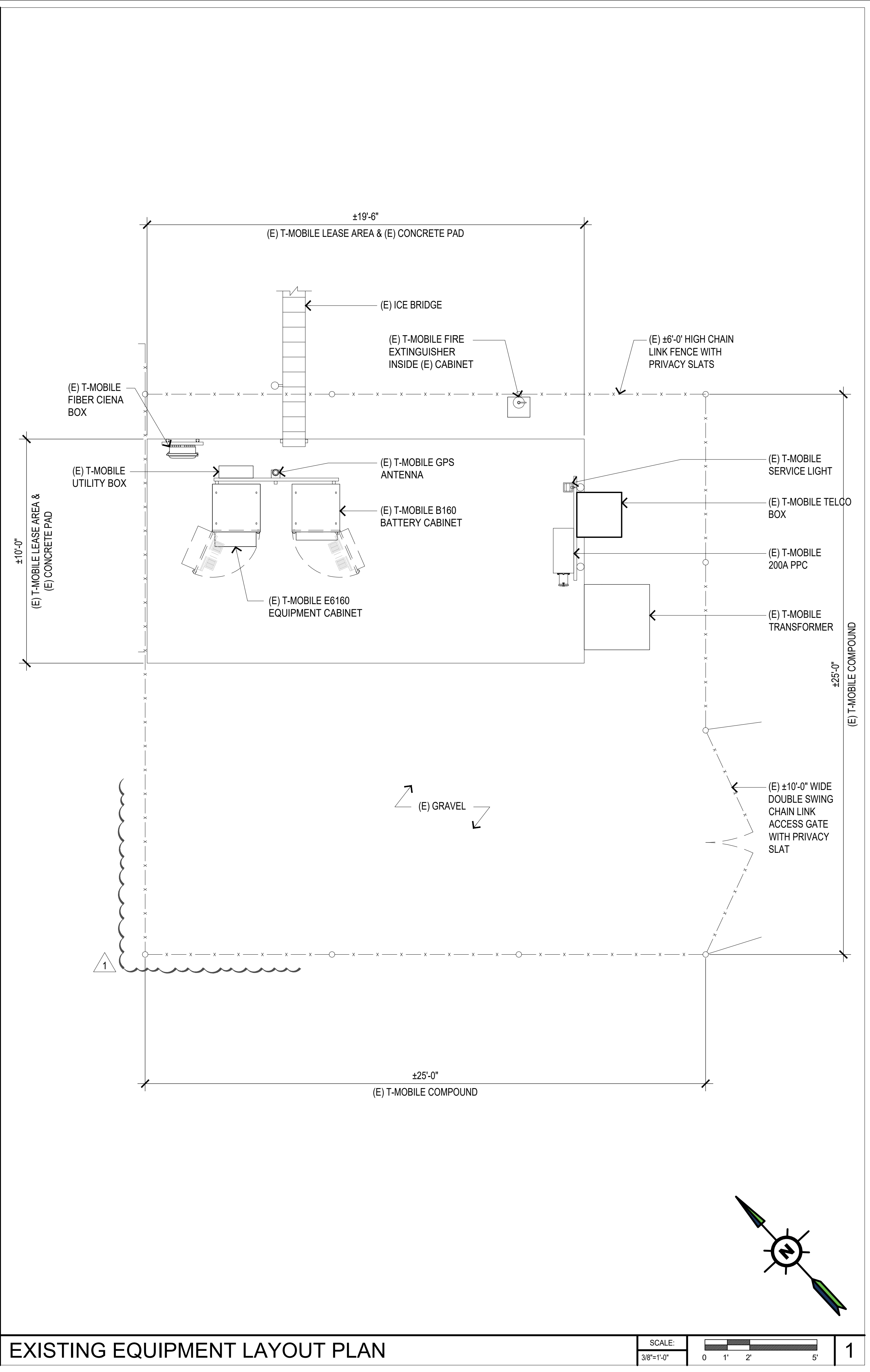
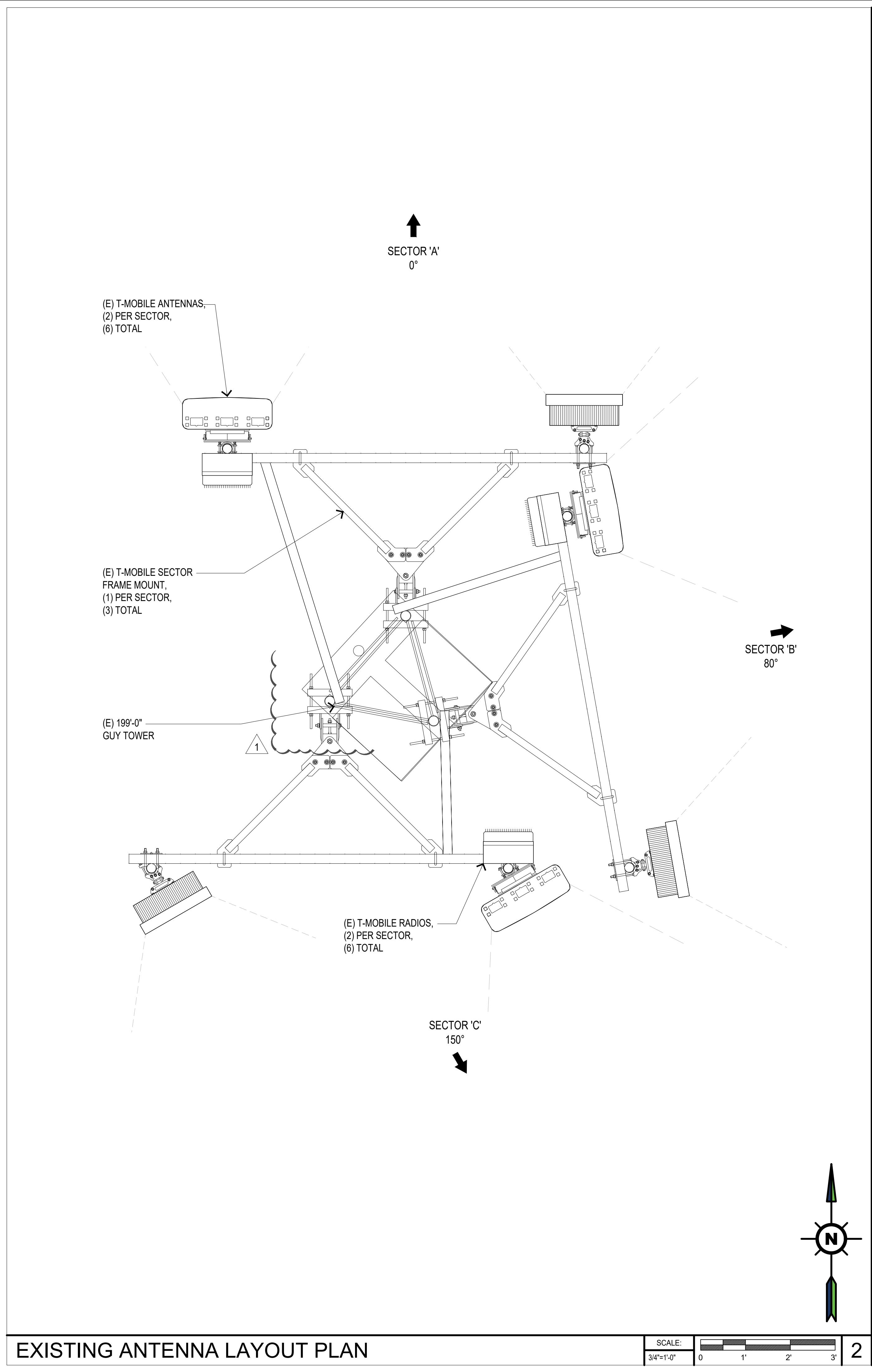
CONSULTANT:
NETWORK CONNEX
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

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LICENSURE:

SHEET TITLE:
EXISTING ENLARGED SITE PLAN

SHEET NUMBER: **A-2** REVISION: **1**
SF64073S





1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SF64073S
MARTIN'S BEACH
1 MEYN ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

CURRENT ISSUE DATE:
04/16/26

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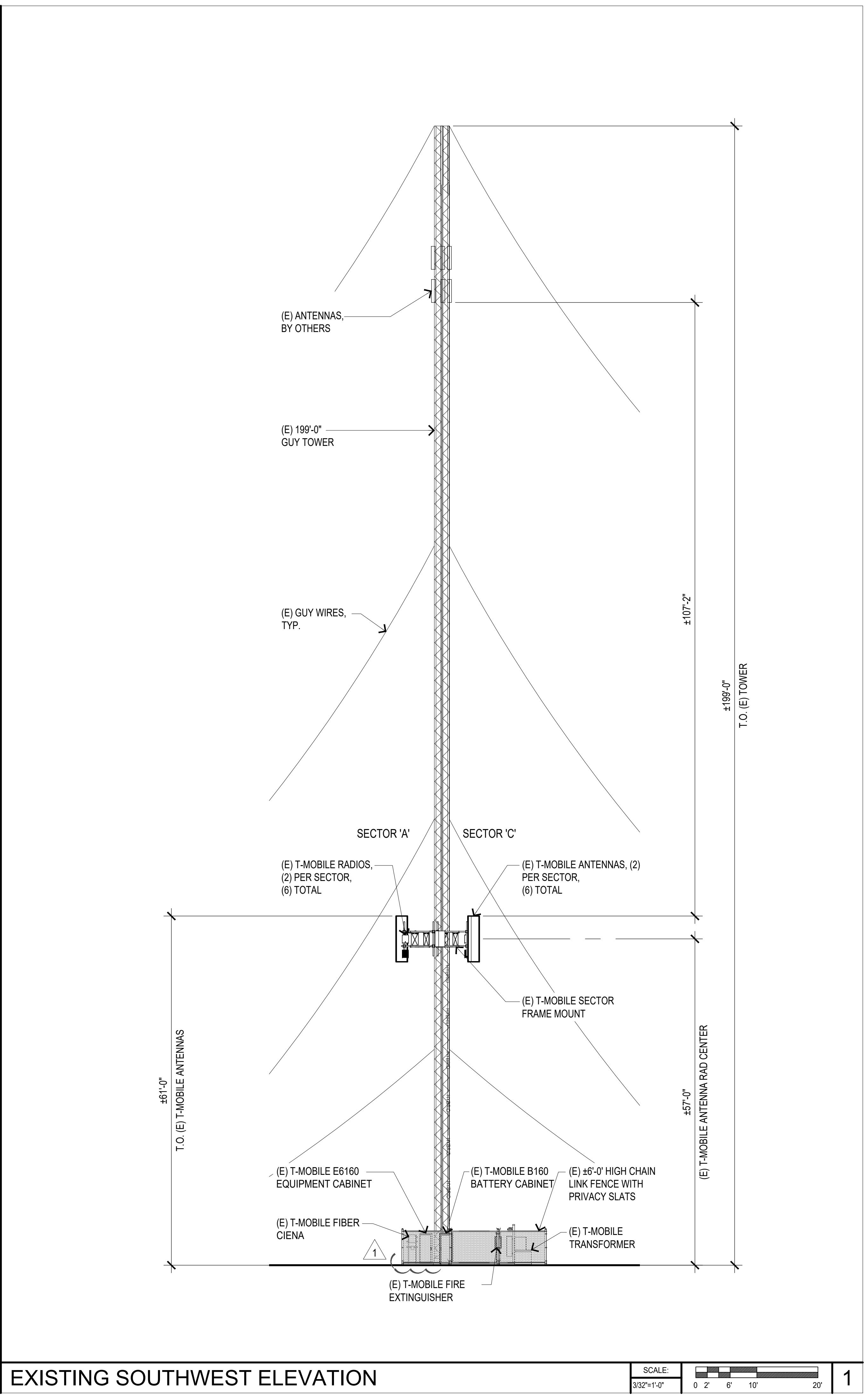
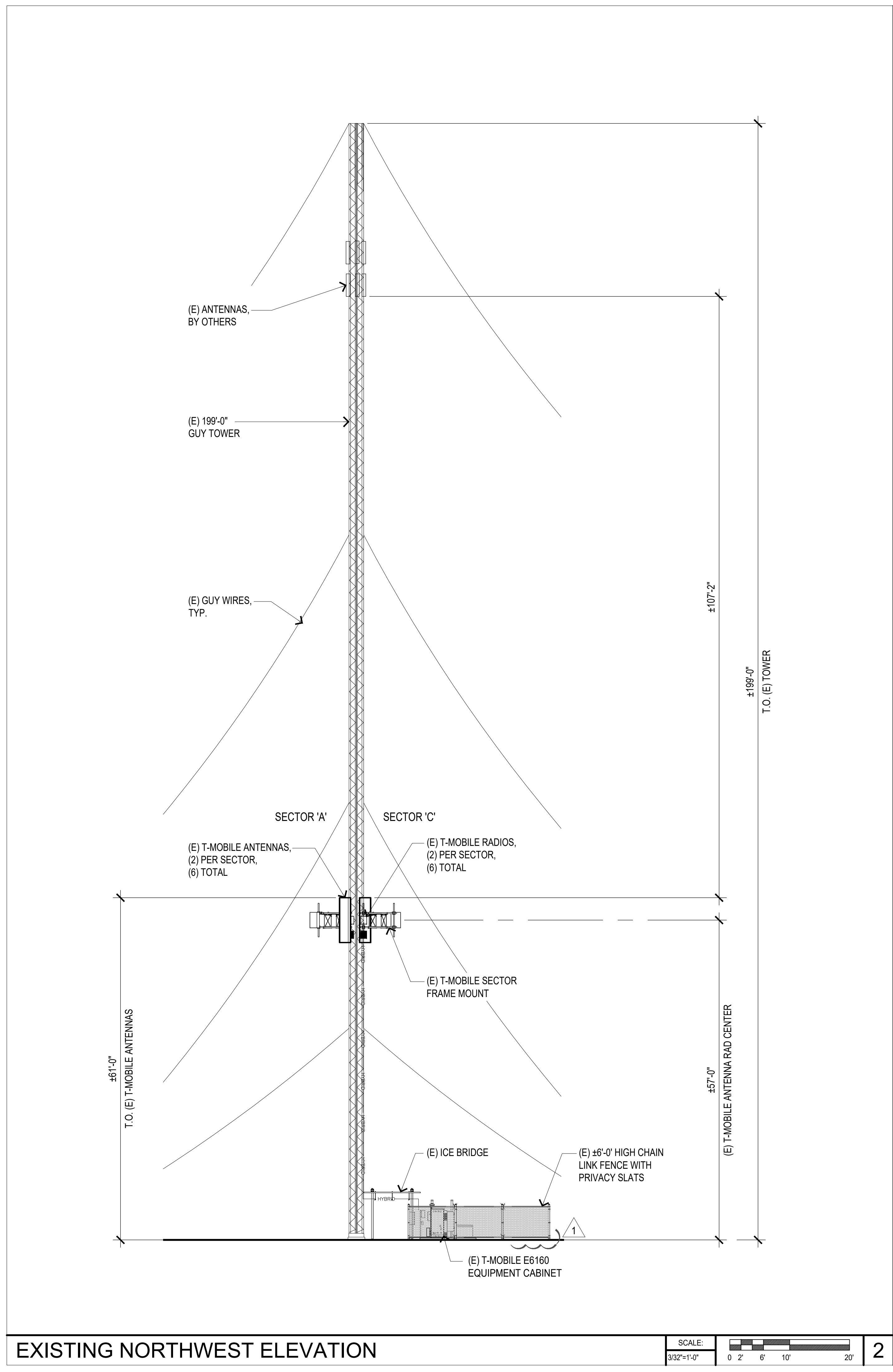
CONSULTANT:
NETWORK CONNEX
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER: **A-3** REVISION: **1**
SF64073S





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1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SF64073S
MARTIN'S BEACH
1 MEYN ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

CURRENT ISSUE DATE:
04/16/26

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

0	03/10/25	100% ZD	GHB
1	04/16/26	FINAL ZDs, REVISED PER JRX COMMENTS	GHB

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CONSULTANT:
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IRWINDALE, CA 91706
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DRAWN BY: CHK.: APV.:

GHB	AB	AB
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SHEET TITLE:
EXISTING ELEVATIONS

SHEET NUMBER: REVISION:

A-4	1
SF64073S	



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Sprint Retain)

T-Mobile Proposed Facility

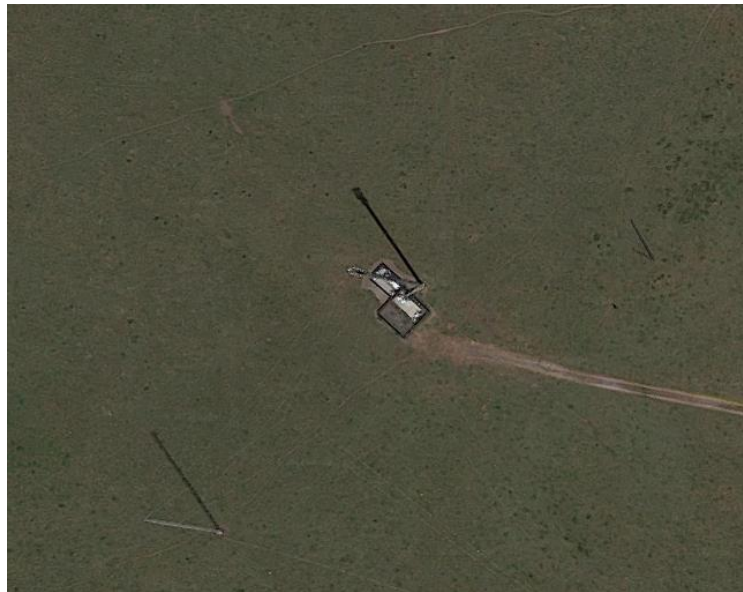
Site ID: SF64073S

SF64073S Martins Beach

I Meyn Road, Half Moon Bay, California 94019

March 15, 2021

EBI Project Number:
6221000959



Status:

Compliant

Remarks: No additional mitigation is required.

Prepared by:



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I.0 Executive Summary

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site SF64073S located at I Meyn Road in Half Moon Bay, California to determine RF-EME exposure levels from proposed T-Mobile wireless communications equipment at this site. As described in detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of T-Mobile's proposed transmitting facilities independently and in relation to all existing collocated facilities at the site.

The Maximum Composite Emissions Value is 1.3600% of the FCC's general public limit (0.2720% of the FCC's occupational limit) at the ground level. The proposed site is in compliance with Federal regulations regarding (radio frequency) RF Emissions.

At the nearest walking/working surfaces to the T-Mobile antennas on the ground level, the maximum power density generated by the T-Mobile antennas is approximately 1.3400 percent of the FCC's general public limit (0.2680 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground level-walking/working surface related to T-Mobile's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

Signage is not required at the site as presented in Attachment I. The site is compliant with FCC rules and regulations.

2.0 MPE Calculations

Calculations were completed for the proposed T-Mobile Wireless antenna guyed tower facility located at I Meyn Road in Half Moon Bay, California using the equipment information listed below. All calculations were performed per the specifications under FCC Office of Engineering & Technology (OET) Bulletin 65, “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields” (OET-65). Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas in the immediate vicinity of the antennas.

In accordance with T-Mobile’s RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. Using the computational methods set forth in OET-65, RoofMaster™ calculates power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by T-Mobile and compared the resultant worst-case MPE levels to the FCC’s general public/uncontrolled exposure limits outlined in OET Bulletin 65. EBI has performed theoretical worst-case modeling using RoofMaster™ to estimate the maximum potential power density from each proposed antenna based on worst-case assumptions for the number of antennas and power. All radios at the proposed installation were considered to be running at full power and were uncombined in their RF transmission paths per carrier prescribed configuration. Modeling for Ericsson AIR 6449 and AIR 6488 antennas is based on worst-case assumptions that include all beams transmitting simultaneously. This is to ensure that all areas of potential concern are taken into consideration. As such, the results are conservative in nature and reflect potentially higher levels of RF emissions compared to actual on-air conditions. It is recommended that areas of concern be confirmed with onsite measurements once the site is active.”

The assumptions used in the modeling are based upon information provided by T-Mobile in the supplied drawings and known configuration information gathered from other sources to approximate each additional carrier’s contribution.

Based on drawings and aerial photography review, unknown carrier wireless antennas are also present on the guyed tower. These antennas were included in the modeling analysis.

The Maximum Emissions Value for the additional carriers included in the modeling is 0.03% of the FCC general public limit (0.01% of the FCC occupational limit) at the ground walking/working surfaces.

The data for all T-Mobile antennas used in this analysis is shown in Section 3.0. Actual antenna gains for each antenna were used per manufacturer's specifications. All calculations were done with respect to the FCC's general public/uncontrolled threshold limits.

Based on information provided by T-Mobile, access to this site is considered controlled.

3.0 T-Mobile Antenna Inventory

Sector	Antenna Number	Antenna Make	Antenna Model	Centerline Height (ft) Above Nearest Walking Surface	Azimuth (°)	Technology	Frequency Band	Power Per Channel (W)	Number of Channels	ERP (W)
A	1	Ericsson	AIR_32_KRD901146-1 02DT 2100	57.0	0	LTE	AWS - 2100 MHz	160	1	5484
A	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	0	LTE	PCS - 1900 MHz	80	1	2742
A	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	0	GSM	PCS - 1900 MHz	40	1	1371
A	2	RFS	APXVAALL24 43-U-NA20 02DT 700	57.0	0	LTE	700 MHz	40	1	810
A	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	0	LTE	600 MHz	80	1	1379
A	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	0	NR	600 MHz	80	1	1379
A	2	RFS	APXVAALL24 43-U-NA20 02DT 1900	57.0	0	LTE	PCS - 1900 MHz	80	1	2433
A	3	ERICSSON	SON_AIR6449 2500 LTE TB TMO West	57.0	0	LTE	2500 MHz	90	1	16567
A	3	ERICSSON	SON_AIR6449 2500 NR TB TMO West	57.0	0	NR	2500 MHz	150	1	27612
A	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	0	LTE	2500 MHz	30	1	1611
A	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	0	NR	2500 MHz	50	1	2685
B	1	Ericsson	AIR_32_KRD901146-1 02DT 2100	57.0	80	LTE	AWS - 2100 MHz	160	1	5484
B	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	80	LTE	PCS - 1900 MHz	80	1	2742
B	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	80	GSM	PCS - 1900 MHz	40	1	1371
B	2	RFS	APXVAALL24 43-U-NA20 02DT 700	57.0	80	LTE	700 MHz	40	1	810
B	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	80	LTE	600 MHz	80	1	1379
B	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	80	NR	600 MHz	80	1	1379
B	2	RFS	APXVAALL24 43-U-NA20 02DT 1900	57.0	80	LTE	PCS - 1900 MHz	80	1	2433
B	3	ERICSSON	SON_AIR6449 2500 LTE TB TMO West	57.0	80	LTE	2500 MHz	90	1	16567
B	3	ERICSSON	SON_AIR6449 2500 NR TB TMO West	57.0	80	NR	2500 MHz	150	1	27612
B	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	80	LTE	2500 MHz	30	1	1611
B	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	80	NR	2500 MHz	50	1	2685
C	1	Ericsson	AIR_32_KRD901146-1 02DT 2100	57.0	150	LTE	AWS - 2100 MHz	160	1	5484
C	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	150	LTE	PCS - 1900 MHz	80	1	2742
C	1	Ericsson	AIR_32_KRD901146-1 02DT 1900	57.0	150	GSM	PCS - 1900 MHz	40	1	1371
C	2	RFS	APXVAALL24 43-U-NA20 02DT 700	57.0	150	LTE	700 MHz	40	1	810
C	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	150	LTE	600 MHz	80	1	1379
C	2	RFS	APXVAALL24 43-U-NA20 02DT 600	57.0	150	NR	600 MHz	80	1	1379
C	2	RFS	APXVAALL24 43-U-NA20 02DT 1900	57.0	150	LTE	PCS - 1900 MHz	80	1	2433
C	3	ERICSSON	SON_AIR6449 2500 LTE TB TMO West	57.0	150	LTE	2500 MHz	90	1	16567
C	3	ERICSSON	SON_AIR6449 2500 NR TB TMO West	57.0	150	NR	2500 MHz	150	1	27612
C	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	150	LTE	2500 MHz	30	1	1611
C	3	ERICSSON	SON_AIR6449 2500 LTE MACRO	57.0	150	NR	2500 MHz	50	1	2685

- This table contains an inventory of T-Mobile Antennas and Power Values. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes as detailed in Section 2.0.
- Based on drawings and aerial photography review, unknown carrier wireless antennas are also present on the guyed tower. These antennas were included in the modeling analysis. Information about these antennas is included in the Roofmaster™ Import File (Attachment 2).

4.0 Summary and Conclusions

All calculations performed for this analysis yielded results that were within the allowable limits for exposure to RF Emissions. Based on predictive modeling, there are no modeled exposures on any accessible ground level-walking/working surface related to T-Mobile's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

Based on drawings and aerial photography review, unknown carrier wireless antennas are also present on the guyed tower. These antennas were included in the modeling analysis.

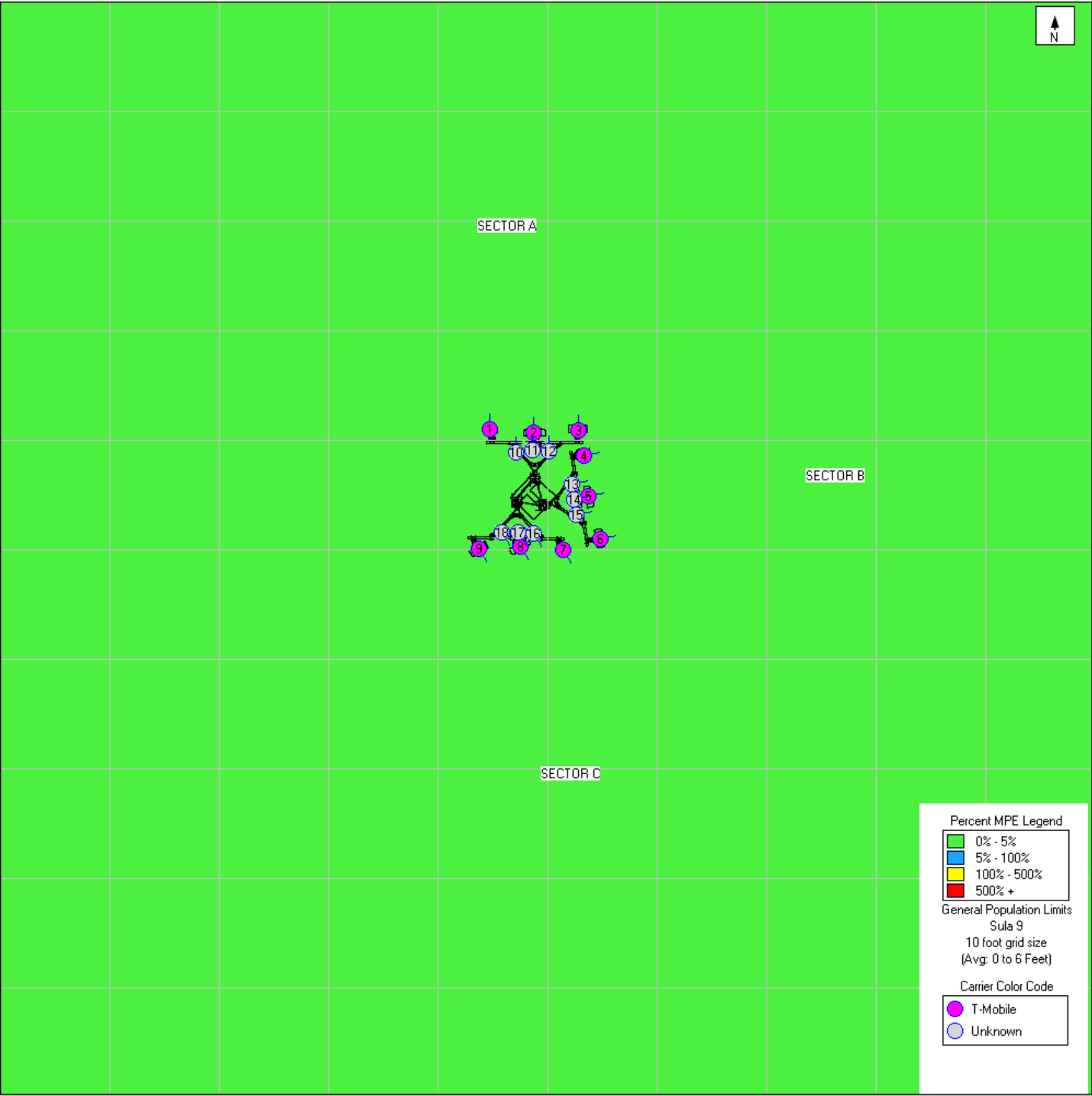
The anticipated maximum contribution from each sector of the proposed T-Mobile facility is 1.3400% of the allowable FCC established general public limit (0.2680% of the FCC occupational limit). This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain.

The anticipated maximum composite MPE value for this site is 1.36% of the allowable FCC established general public limit (0.272% of the FCC occupational limit). This is based upon worst-case modeling performed on the ground level taking emissions contributions from all carriers present into account. This value will determine whether the proposed site will be in compliance with regards to electromagnetic emissions.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. For this facility, the calculated values were within the allowable 100% threshold standard per the federal government.

Signage is not required because there is no access within 30 feet of an antenna. To reduce the risk of exposure and/or injury, EBI recommends that access to the guyed tower or areas associated with the active antenna installation be restricted and secured where possible.

Attachment 1a: MPE Analysis and Recommended Signage (Ground Level)



Signage is not required
because there is no access
within 30 feet of an antenna.

Sign	Sign Count	Description	Posting Instructions
	N/A	Blue Notice Sign Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	Signage is not required because there is no access within 30 feet of an antenna.
	N/A	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Signage is not required because there is no access within 30 feet of an antenna.
	N/A	Yellow Caution Sign Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	Signage not required.
	N/A	Red Warning Sign Used to notify individuals that they are entering a hot zone where either the general public or occupational FCC's MPE limit has been exceeded.	Signage not required.
Notes:	The actual number of access points may vary based on documentation provided and/or if a survey was conducted. Recommended signage locations, if applicable, are based on T-Mobile's guidance for the worst-case scenario in each sector. The actual signage installation is dependent on accessibility of the facility and antennas. Locations deemed inaccessible due to OSHA safety standards (proximity to unprotected roof edge or slope, etc.) will be compliant upon installation of recommended signage at the closest accessible point.		

Attachment 2: RoofMaster™ Import File

Carrier	Antenna Number	Emitter Number	Caption	Pattern(.ant)	Frequency	Power (W) ERP/EIRP	Length (m)	Azimuth(n)	Mechanical Downtilt	Height(ft)
T-Mobile	1	1	ANT 1	AIR 32_KRD901146-1 02DT 2100.ant	2100	8994.23	1.44	0	0	57.0
T-Mobile	1	2	ANT 1	AIR 32_KRD901146-1 02DT 1900.ant	1900	4497.11	1.44	0	0	57.0
T-Mobile	1	3	ANT 1	AIR 32_KRD901146-1 02DT 1900.ant	1900	2248.56	1.44	0	0	57.0
T-Mobile	2	1	ANT 2	APXVAALL24 43-U-NA20 02DT 700.ant	700	810.14	2.44	0	0	57.0
T-Mobile	2	2	ANT 2	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	0	0	57.0
T-Mobile	2	3	ANT 2	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	0	0	57.0
T-Mobile	2	4	ANT 2	APXVAALL24 43-U-NA20 02DT 1900.ant	1900	3989.64	2.44	0	0	57.0
T-Mobile	3	1	ANT 3	SON_AIR6449 2500 LTE TB TMO West.ant	2500	27169.79	0.84	0	0	57.0
T-Mobile	3	2	ANT 3	SON_AIR6449 2500 NR TB TMO West.ant	2500	45282.99	0.84	0	0	57.0
T-Mobile	3	3	ANT 3	SON_AIR6449 2500 LTE MACRO.ant	2500	2642.20	0.84	0	0	57.0
T-Mobile	3	4	ANT 3	SON_AIR6449 2500 LTE MACRO.ant	2500	4403.66	0.84	0	0	57.0
T-Mobile	4	1	ANT 4	AIR 32_KRD901146-1 02DT 2100.ant	2100	8994.23	1.44	80	0	57.0
T-Mobile	4	2	ANT 4	AIR 32_KRD901146-1 02DT 1900.ant	1900	4497.11	1.44	80	0	57.0
T-Mobile	4	3	ANT 4	AIR 32_KRD901146-1 02DT 1900.ant	1900	2248.56	1.44	80	0	57.0
T-Mobile	5	1	ANT 5	APXVAALL24 43-U-NA20 02DT 700.ant	700	810.14	2.44	80	0	57.0
T-Mobile	5	2	ANT 5	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	80	0	57.0
T-Mobile	5	3	ANT 5	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	80	0	57.0
T-Mobile	5	4	ANT 5	APXVAALL24 43-U-NA20 02DT 1900.ant	1900	3989.64	2.44	80	0	57.0
T-Mobile	6	1	ANT 6	SON_AIR6449 2500 LTE TB TMO West.ant	2500	27169.79	0.84	80	0	57.0
T-Mobile	6	2	ANT 6	SON_AIR6449 2500 NR TB TMO West.ant	2500	45282.99	0.84	80	0	57.0
T-Mobile	6	3	ANT 6	SON_AIR6449 2500 LTE MACRO.ant	2500	2642.20	0.84	80	0	57.0
T-Mobile	6	4	ANT 6	SON_AIR6449 2500 LTE MACRO.ant	2500	4403.66	0.84	80	0	57.0
T-Mobile	7	1	ANT 7	AIR 32_KRD901146-1 02DT 2100.ant	2100	8994.23	1.44	150	0	57.0
T-Mobile	7	2	ANT 7	AIR 32_KRD901146-1 02DT 1900.ant	1900	4497.11	1.44	150	0	57.0
T-Mobile	7	3	ANT 7	AIR 32_KRD901146-1 02DT 1900.ant	1900	2248.56	1.44	150	0	57.0
T-Mobile	8	1	ANT 8	APXVAALL24 43-U-NA20 02DT 700.ant	700	810.14	2.44	150	0	57.0
T-Mobile	8	2	ANT 8	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	150	0	57.0
T-Mobile	8	3	ANT 8	APXVAALL24 43-U-NA20 02DT 600.ant	600	1379.08	2.44	150	0	57.0
T-Mobile	8	4	ANT 8	APXVAALL24 43-U-NA20 02DT 1900.ant	1900	3989.64	2.44	150	0	57.0
T-Mobile	9	1	ANT 9	SON_AIR6449 2500 LTE TB TMO West.ant	2500	27169.79	0.84	150	0	57.0
T-Mobile	9	2	ANT 9	SON_AIR6449 2500 NR TB TMO West.ant	2500	45282.99	0.84	150	0	57.0
T-Mobile	9	3	ANT 9	SON_AIR6449 2500 LTE MACRO.ant	2500	2642.20	0.84	150	0	57.0
T-Mobile	9	4	ANT 9	SON_AIR6449 2500 LTE MACRO.ant	2500	4403.66	0.84	150	0	57.0
Unknown	10	1	ANT 10	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	0	0	160.0
Unknown	11	1	ANT 11	PANEL 4FT 00DT 1900.ant	1900	4784.58	1.22	0	0	170.0
Unknown	12	1	ANT 12	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	0	0	180.0
Unknown	13	1	ANT 13	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	80	0	160.0
Unknown	14	1	ANT 14	PANEL 4FT 00DT 1900.ant	1900	4784.58	1.22	80	0	170.0
Unknown	15	1	ANT 15	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	80	0	180.0
Unknown	16	1	ANT 16	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	150	0	160.0
Unknown	17	1	ANT 17	PANEL 4FT 00DT 1900.ant	1900	4784.58	1.22	150	0	170.0
Unknown	18	1	ANT 18	PANEL 4FT 00DT 850.ant	850	1419.06	1.22	150	0	180.0

Note that Power (W) ERP/EiRP values are listed respective to the frequency of the antenna. (Values less than 1,000 MHz are listed as ERP and greater than 1,000 MHz are listed as EiRP.)

Appendix A: Certifications

Preparer Certification

I, Brad Bockstie, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in black ink. The signature is written in a cursive style and appears to read "Brad Bockstie".

Reviewed and Approved by:



sealed 15mar2021

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B: Federal Communications Commission (FCC) Requirements

All information used in this report was analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The number of $\mu\text{W}/\text{cm}^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The general population exposure limit for the 700 and 800 MHz Bands is $467 \mu\text{W}/\text{cm}^2$ and $567 \mu\text{W}/\text{cm}^2$ respectively, and the general population exposure limit for the PCS and AWS bands is $1000 \mu\text{W}/\text{cm}^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Additional details can be found in FCC OET 65.