

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

DATE: August 20, 2020

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of Use Permit renewals and amendment, pursuant to Section 6512.6 of the Zoning Regulations, to allow the continued operation of co-located wireless telecommunication facilities operated by Verizon, T-Mobile, and Sprint, located at 2801 Crocker Avenue in the unincorporated North Fair Oaks area of San Mateo County. This permit consolidates the three individually permitted wireless facilities into one Use Permit.

County File Numbers: PLN 2004-00400 (Verizon), PLN 2006-00444 (T-Mobile) and PLN 2009-00279 (Sprint)

PROPOSAL

The project applicant, Nicole Comach of Virtual Site Walk LLC, proposes on behalf of Crown Castle GT Company LLC to renew and consolidate Use Permits to allow the continued operation of co-located wireless telecommunication facilities located at 2801 Crocker Avenue in the unincorporated North Fair Oaks area of San Mateo County. No physical changes are proposed to the facilities; however, an amendment is included to consolidate the below wireless facilities into one Use Permit:

Facility Operator	Current Use Permit	Current Use Permit Expiration Date	New Use Permit	New Use Permit Expiration Date
Verizon	PLN 2004-00400	June 14, 2022	PLN 2009-00279	August 20, 2030
T-Mobile	PLN 2006-00444	November 15, 2017		
Sprint	PLN 2009-00279	August 5, 2020		

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit renewal and amendment, County File No. PLN 2009-00279, which includes consolidation of Use Permits PLN 2004-00400 (Verizon), PLN 2006-00444 (T-Mobile), and PLN 2009-00279 (Sprint), by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Lawrence Truong, Project Planner; lktruong@smcgov.org

Applicant: Nicole Comach of Virtual Site Walk LLC for Crown Castle GT Company LLC

Owner: Donald Beeson

Location: 2801 Crocker Avenue, North Fair Oaks

APN: 054-221-380

Parcel Size: 2.67 acres

Existing Zoning: CMU-3 (Commercial Mixed Use-3 District, North Fair Oaks)

General Plan Designation: Commercial Mixed-Use

Existing Land Use: Wireless Telecommunication Facilities, Commercial and Industrial Uses

Water Supply: N/A; California Water Service - Bear Gulch

Sewage Disposal: N/A; Fair Oaks Sewer Maintenance District

Flood Zone: Zone X (Areas of Minimal Flood Hazard); Community Panel No. 06081C0302F; effective date April 5, 2019.

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 no physical changes or expansion of use.

Setting: The subject parcel is approximately 2.67 acres in size and is located along the south side of existing railroad tracks and bordered by three streets: Crocker Avenue, Dumbarton Avenue and Flood Avenue. Access to the parcel is via Crocker Avenue. There are existing industrial and commercial uses on the property, in addition to the existing wireless telecommunication facilities, which are located at the end of Crocker Avenue. The existing wireless telecommunication facilities consist of three carriers: Verizon, T-Mobile, and Sprint. The existing wireless telecommunication facilities consist of one 101-foot tall monopole, with Verizon panel antennas located at 92 feet high, T-Mobile panel antennas located at 66 feet high, and Sprint panel antennas located at 76 feet high. Associated equipment for the wireless telecommunication facilities is located adjacent to the monopole. The entire area is fenced off with chain link and wood fencing. The surrounding area consists of existing commercial and industrial uses.

Chronology:

<u>Date</u>	<u>Action</u>
February 14, 2020	- Received application for use permit renewals for Planning case numbers PLN 2006-00444 (T-Mobile) and PLN 2009-00279 (Sprint) with no amendments proposed.
March 26, 2020	- Received authorization from project applicant for use permit renewals and amendment to consolidate the three use permits — Planning Case Numbers: PLN 2004-00400 (Verizon), PLN 2006-00444 (T-Mobile) and PLN 2009-00279 (Sprint) — into one Use Permit, PLN 2009-00279, with no physical changes proposed.
July 1, 2020	Project deemed complete.
August 20, 2020	Zoning Hearing Officer public hearing.

DISCUSSION

A. KEY ISSUES

Conformance with the General Plan

The project continues to conform with the applicable General Plan policies for Visual Quality and Land Use as no physical changes to the existing permitted facilities are proposed.

Conformance with Zoning Regulations

1. The project site is located within the Commercial Mixed Use-3, North Fair Oaks (CMU-3) Zoning District. Wireless Telecommunications Facilities are allowed in any zoning district pursuant to a Use Permit, for which these facilities seek to continue operating under; no physical changes are proposed.

2. Conformance with Wireless Telecommunication Facilities Ordinance

Staff has determined that the project complies with the applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below.

a. *Development and Design Standards*

Section 6512.2.E – G seek to minimize and mitigate visual impacts from public views by designing facilities to blend in with the surrounding environment, painting equipment to blend with the surrounding environment and/or buildings, and requiring facilities to be constructed of non-reflective materials.

The existing facilities blend in with the surrounding environment and are constructed of non-reflective materials. No physical changes to the facilities are proposed.

Section 6512.2.H and I require facilities to comply with all requirements of the underlying zoning district; except for the allowance that towers can exceed the height limit for the zoning district provided in no case shall a tower exceed 150 feet.

No physical changes are proposed to the existing permitted facilities, including no changes proposed to the maximum permitted tower height limit of 101 feet.

b. *Performance Standards*

The project meets the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facilities, and visual resource protection. No physical changes to the facilities are proposed, the facilities operate under licenses issued from both the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC), power for the facilities will continue to be provided by PG&E, visual impacts will continue to be minimal, and conditions of approval will require maintenance and/or removal of the facilities when they are no longer in operation.

c. *Application Requirements*

Section 6512.5.B(10) requires projects that are capable of accommodating additional facilities to provide a ten-year buildout plan.

Although the project site can accommodate additional facilities, the applicant is not aware of any plans for expansion or additional co-locations at the project site within the next ten years. No physical changes to the facilities are proposed under the subject project.

d. *Use Permit Term, Renewal and Expiration*

Section 6512.6 allows an applicant to file for a renewal of the use permit and pay the applicable renewal application fees 6 months prior to expiration with the County Planning and Building Department, if continuation of the use is desired.

The applicant is renewing and consolidating three Use Permits — Planning Case Numbers: PLN 2004-00400 (Verizon), PLN 2006-00444 (T-Mobile) and PLN 2009-00279 (Sprint) — into one Use Permit, PLN 2009-00279, with no physical changes to the facilities proposed. The applicant has provided the standard information and application fees required for a use permit renewal.

3. Conformance with Use Permit Findings

In order to approve the subject Use Permit renewals and amendment, 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, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.*

The telecommunication facilities are located in a commercial/industrial mixed-use area, which minimizes impacts to surrounding residences and businesses. With regard to visual impacts, the tower and antennas look similar to other telephone pole/utility structures in the area. No physical changes to the facilities are proposed.

A radio frequency (RF) report prepared by David H. Kiser, a licensed electrical engineer, (Attachment K) confirms that the RF power densities do not exceed the Federal Communications Commission (FCC) General Population limits as the telecommunication facilities limit public exposure to hazardous levels of RF energy and do not contribute to existing cumulative maximum permissible exposure levels on walkable surfaces at ground or in adjacent buildings by five (5) percent of the general population limits. The telecommunication facilities comply with FCC guidelines limiting exposure to RF energy due to the facilities being located in a commercial/industrial area with limited public access and based on the mounting heights of the antennas on the monopole.

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

Staff has determined that continued operation and maintenance of the existing cellular facilities at this location will allow for continued cellular communication coverage for private citizens and public agencies. These facilities have been in existence for over ten years. Community members, business persons, and residents have come to rely on coverage provided by these sites to facilitate daily conversation and to provide assistance in emergency situations. Furthermore, no physical changes to the facilities are proposed.

4. Conformance with Conditions of Last Use Permit Approvals

Staff has reviewed the previous use permit conditions of approval for Verizon (PLN 2004-00400), last approved June 14, 2012; T-Mobile (PLN 2006-00444), last approved November 15, 2007; and Sprint (PLN 2009-00279), last approved August 5, 2010, and have determined that the commercial carriers are in compliance with all previous conditions, see Attachments E, F and H, respectively. No physical changes are proposed as part of the renewals and consolidation of Use Permits into one Use Permit. Previous conditions that remain relevant, along with new conditions, 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

Project referrals were sent to the agencies listed below. All agencies have approved the project:

Building Inspection Section
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Photos of Existing Wireless Telecommunication Facilities
- E. Verizon (PLN 2004-00400) Decision Letter, dated June 14, 2012

- F. T-Mobile (PLN 2006-00444) Decision Letter, dated November 15, 2007
- G. T-Mobile (PLN 2006-00444) Narrative for Wireless Telecommunications Site-Compliance with Wireless Ordinance, dated January 3, 2020
- H. Sprint (PLN 2009-00279) Decision Letter, dated August 5, 2010
- I. Sprint (PLN 2009-000279) Narrative for Wireless Telecommunications Site- Compliance with Wireless Ordinance, dated January 3, 2020
- J. Crown Castle GT Company, LLC Permit Consolidation Letter, dated March 19, 2020
- K. Radio Frequency Emissions Compliance Report for Verizon Wireless, dated April 30, 2019

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00279

Hearing Date: August 20, 2020

Prepared By: Lawrence Truong,
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, Class 1, of the CEQA Guidelines for the continued operation of existing public or private facilities involving no physical changes and no expansion of use.

Regarding the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of these particular cases, be detrimental to the public welfare or injurious to the property or improvements in said neighborhood because the facilities meet current Federal Communications Commission (FCC) standards and have been conditioned to maintain valid FCC and California Public Utilities Commission (CPUC) licenses. The telecommunication facilities are located in a commercial/industrial mixed-use area, which minimizes impacts to surrounding residences and businesses. With regard to visual impacts, the tower and antennas look similar to other telephone pole/utility structures in the area. No physical changes to the facilities are proposed. Furthermore, the RF report confirms the telecommunication facilities do not exceed the Federal Communications Commission (FCC) General Population limits , and thus do not cause significant impact to the environment.
3. That the wireless telecommunication facilities are necessary for the public health, safety, convenience or welfare since it provides cellular coverage in the area for both public and private users who have come to rely on coverage provided by the facilities for daily conversation and to 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 materials approved by the Zoning Hearing Officer on August 20, 2020. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid until August 20, 2030, ten (10) years from the date of approval. Renewal of this permit shall be applied for six (6) months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fees applicable at that time.
3. This use permit shall be for the proposed project only. Any change or change in intensity of use shall require an amendment to the applicable use permit. Amendments to the use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
5. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
6. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
7. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
8. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or

rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.

9. The applicant shall be responsible for painting and/or maintaining the antennas and monopole in the originally approved and painted color. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting.
10. Equipment cabinets shall be painted and/or maintained in a grey or neutral color to match the surroundings and shall not be reflective. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting.
11. The concrete block (equipment shelter) building shall maintain the existing tan/peach color. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting.
12. The existing 7-foot high, solid board fence shall be maintained around the perimeter of the property. The fence shall be maintained in good condition, and any damage to the fence shall be promptly repaired. Any repaired sections of the fence shall match the appearance of the existing fence.
13. Lighting for the equipment cabinet shall be directed to the ground and be the minimum amount required for maintenance purposes. Any change in lighting shall be subject to review and approval by the Planning Department.
14. 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 telecommunication facilities.
15. Operation of the generator for testing purposes shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. The generator shall not be operated for testing purposes for more than 26 hours annually. Operation of the generator during power outages will not count toward the stated annual time limitation.
16. A current permit from the Bay Area Air Quality Management District shall be maintained while the generator operates on the site.

Building Inspection Section

17. The applicant shall obtain a building permit prior to any new construction.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

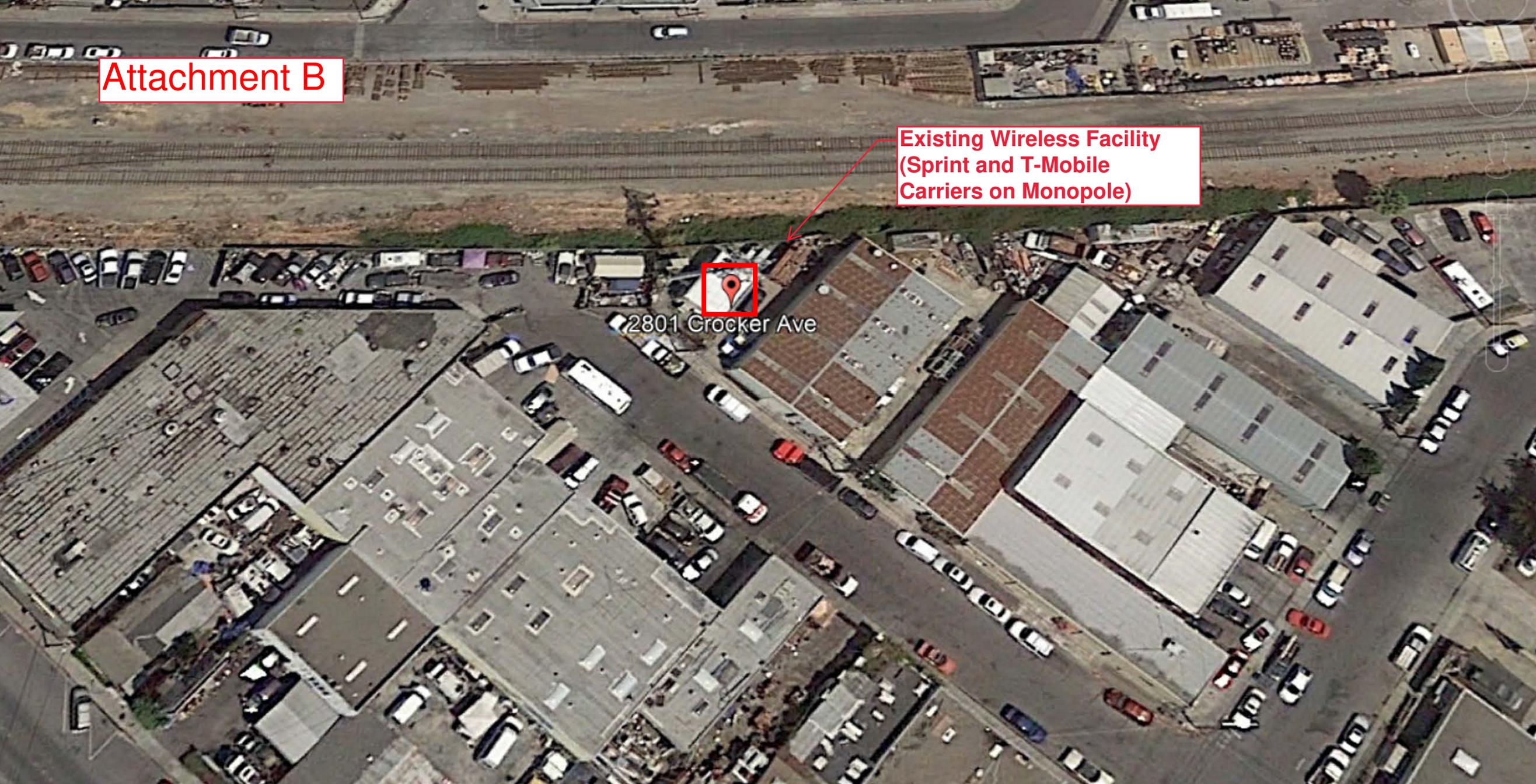
ATTACHMENT B

Attachment B

**Existing Wireless Facility
(Sprint and T-Mobile
Carriers on Monopole)**



2801 Crocker Ave

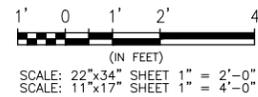
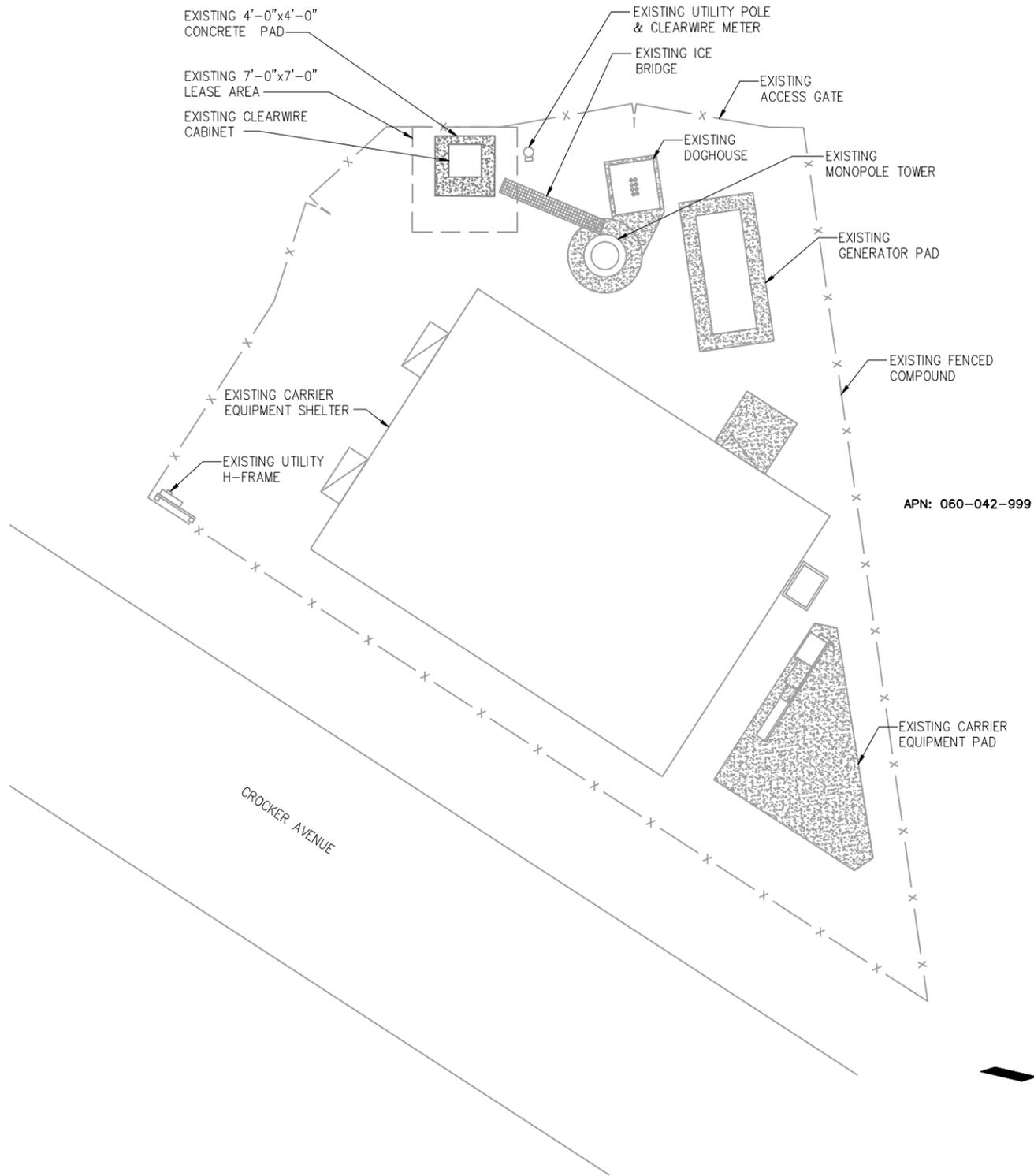




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

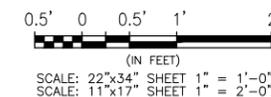
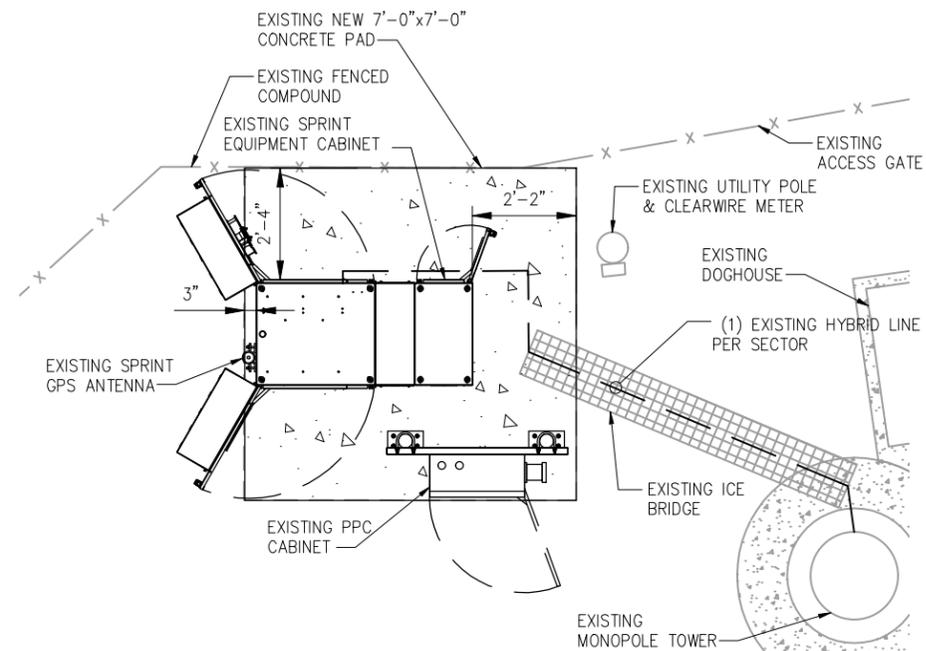
INFORMATION CONTAINED WITHIN DRAWINGS ARE BASED ON PROVIDED INFORMATION AND ARE NOT THE RESULT OF A FIELD SURVEY.



EXISTING COMPOUND PLAN

SCALE: AS NOTED

1



EXISTING SPRINT EQUIPMENT PLAN

SCALE: AS NOTED

2

PLANS PREPARED FOR:

PLANS PREPARED BY:

INFINIGY

FROM ZERO TO INFINIGY
the solutions are endless

2815 MITCHELL DRIVE, BLDG 2, STE 215
WALNUT CREEK, CA 94598

JOB NUMBER 5039-20001-C

MLA PARTNER:

CROWN CASTLE

4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CALIFORNIA 94588

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR 100 ZD's	02/06/20	GN	1
ISSUED FOR 90 ZD's	02/04/20	GN	0

SITE NAME:

PALO ALTO

SITE CASCADE:

SF52XC173_CA-SFO0397

SITE ADDRESS:

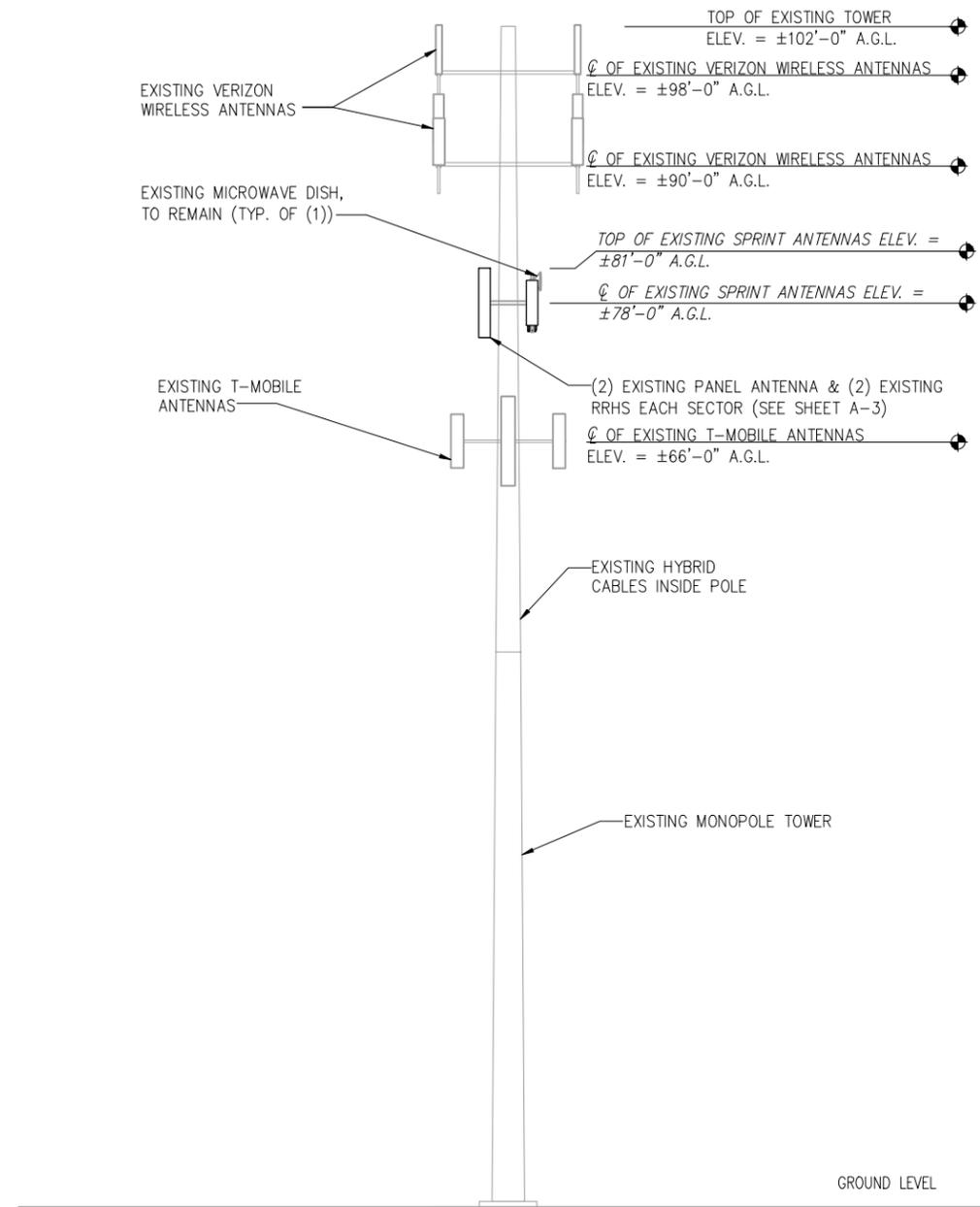
2801 CROCKER AVE
REDWOOD CITY, CA 94063

SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER:

A-1



PLANS PREPARED FOR:

PLANS PREPARED BY:

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

2815 MITCHELL DRIVE, BLDG 2, STE 215
WALNUT CREEK, CA 94598

JOB NUMBER 5039-20001-C

MLA PARTNER:

CROWN CASTLE

4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CALIFORNIA 94588

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR 100 ZD's	02/06/20	GN	1
ISSUED FOR 90 ZD's	02/04/20	GN	0

SITE NAME:

PALO ALTO

SITE CASCADE:

SF52XC173_CA-SFO0397

SITE ADDRESS:

**2801 CROCKER AVE
REDWOOD CITY, CA 94063**

SHEET DESCRIPTION:

TOWER ELEVATION

SHEET NUMBER:

A-2

PLANS PREPARED FOR:

PLANS PREPARED BY:

INFINIGY
 FROM ZERO TO INFINIGY
 the solutions are endless
 2815 MITCHELL DRIVE, BLDG 2, STE 215
 WALNUT CREEK, CA 94598
 JOB NUMBER 5039-20001-C

MLA PARTNER:

CROWN CASTLE
 4301 HACIENDA DRIVE, SUITE 410
 PLEASANTON, CALIFORNIA 94588

ENGINEERING LICENSE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
	ISSUED FOR 100 ZD's	02/06/20	GN	1
	ISSUED FOR 90 ZD's	02/04/20	GN	0

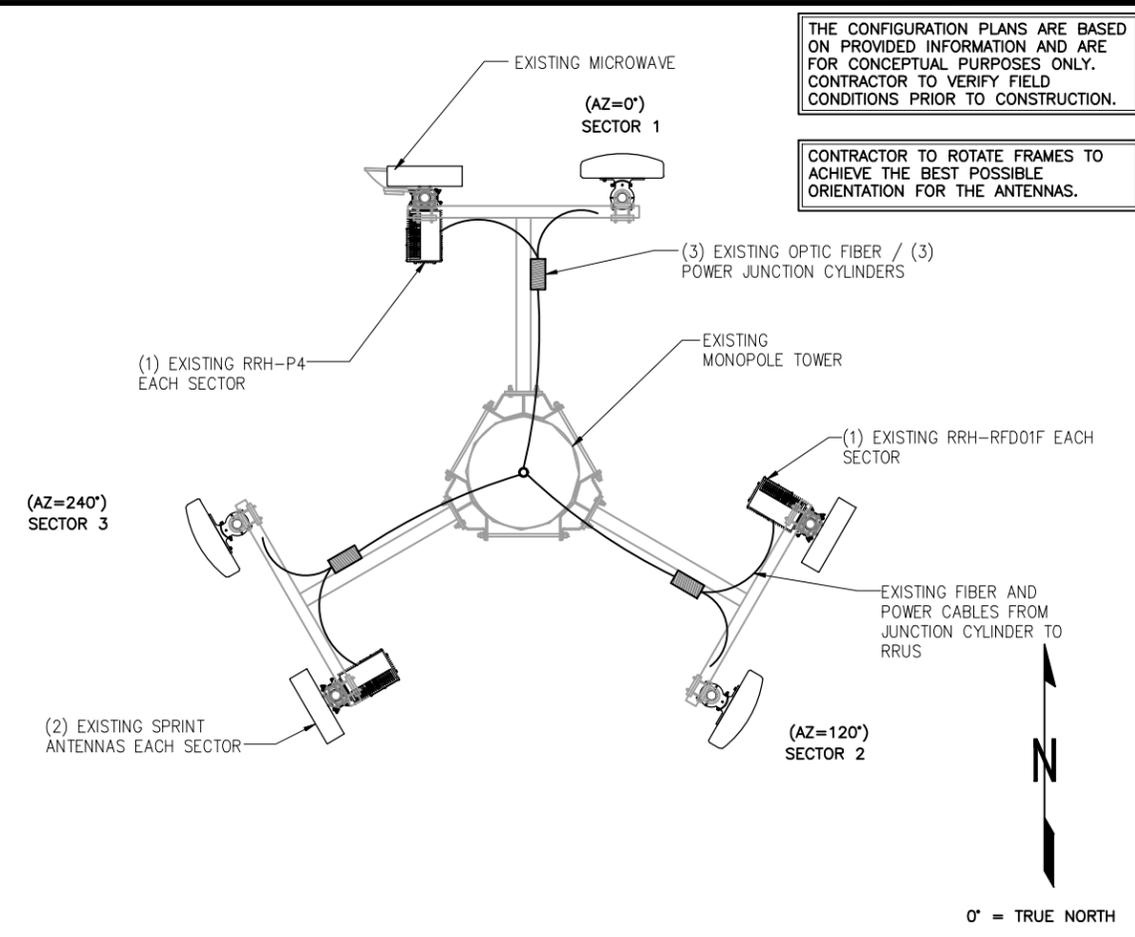
SITE NAME:
PALO ALTO

SITE CASCADE:
SF52XC173_CA-SFO0397

SITE ADDRESS:
 2801 CROCKER AVE
 REDWOOD CITY, CA 94063

SHEET DESCRIPTION:
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER:
A-3



THE CONFIGURATION PLANS ARE BASED ON PROVIDED INFORMATION AND ARE FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION.

CONTRACTOR TO ROTATE FRAMES TO ACHIEVE THE BEST POSSIBLE ORIENTATION FOR THE ANTENNAS.

DETAIL NOT USED						NO SCALE	1
SECTOR	ANTENNA MODEL	ANTENNA SIZE	ANTENNA FREQUENCY (MHz)	AZIMUTH	RAD CENTER (A.G.L.)	RRU MODEL	
1	KMW ETCR-654L12H6 SAMSUNG AAS (64T64R)	72.0" 47.2"	800 1900 2500	0°	78'-0"	RFD01F RRH-P4	
2	KMW ETCR-654L12H6 SAMSUNG AAS (64T64R)	72.0" 47.2"	800 1900 2500	120°	78'-0"	RFD01F RRH-P4	
3	KMW ETCR-654L12H6 SAMSUNG AAS (64T64R)	72.0" 47.2"	800 1900 2500	240°	78'-0"	RFD01F RRH-P4	
NOTES:							

EXISTING SPRINT ANTENNA LAYOUT NO SCALE 2

DETAIL NOT USED						NO SCALE	5
ANTENNA SCHEDULE						NO SCALE	3

DETAIL NOT USED						NO SCALE	4

DETAIL NOT USED NO SCALE 5



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



Wireless Telecommunications Facility Photo Key
2801 Crocker Ave, Redwood City, CA
Carrier: T-Mobile
APN: 054-221-380



 Site Location

Photo 1



Photo 2

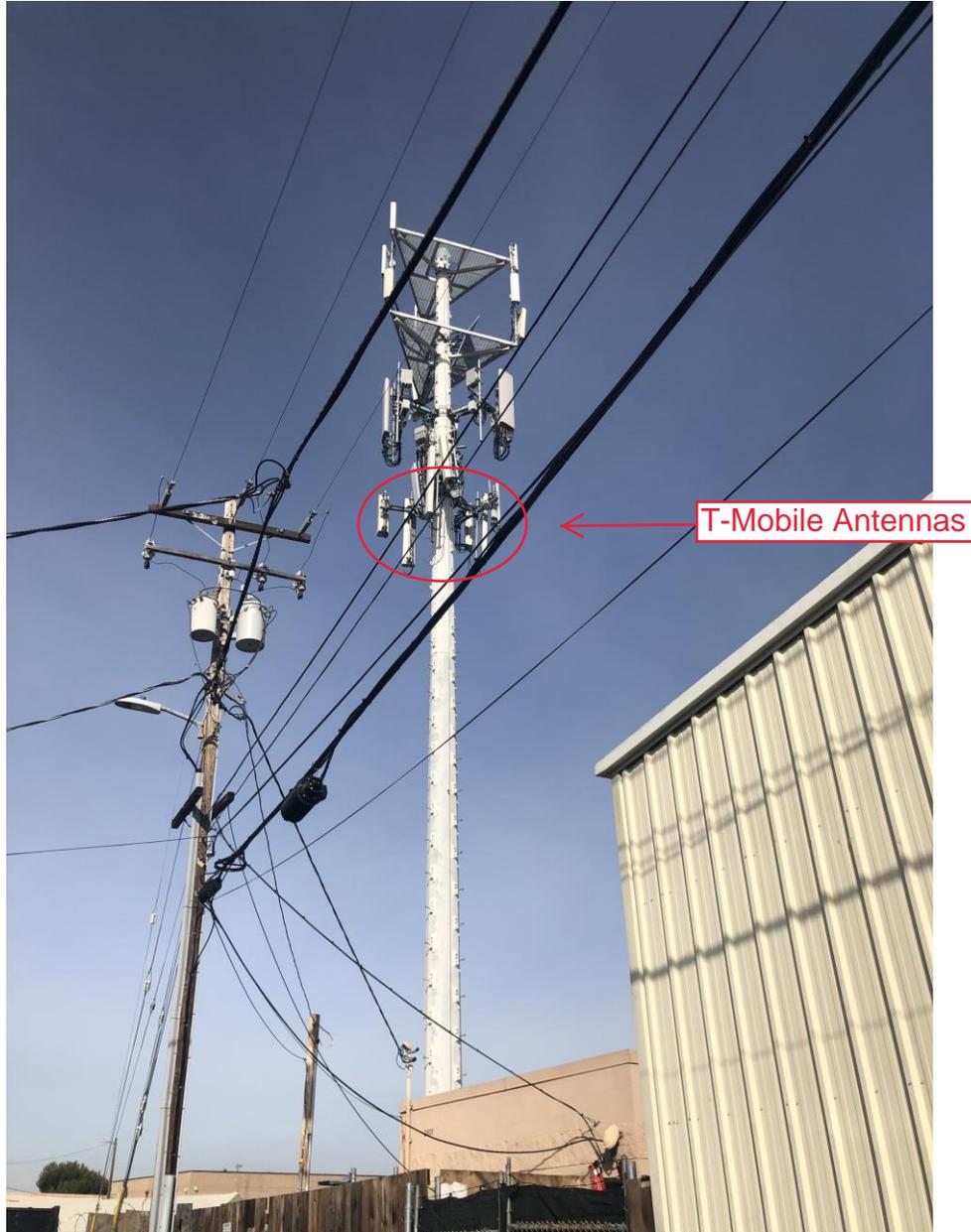


Photo 3



Photo 4



Photo 5

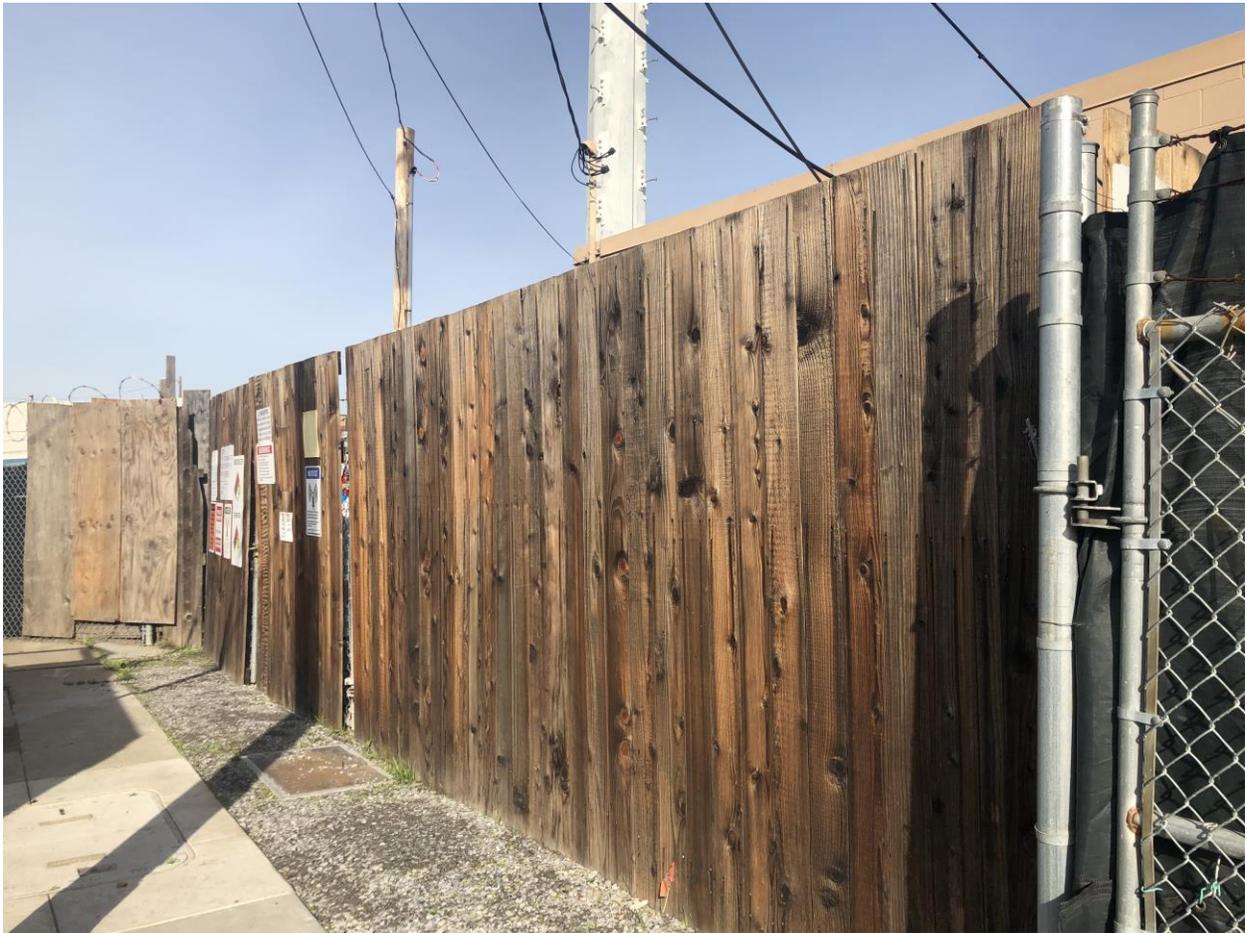


Photo 6



Photo 7



Photo 8



Wireless Telecommunications Facility Photo Key
2801 Crocker Ave, Redwood City, CA
Carrier: Sprint (Clearwire)
APN: 054-221-380



 Site Location

Photo 1



Photo 2

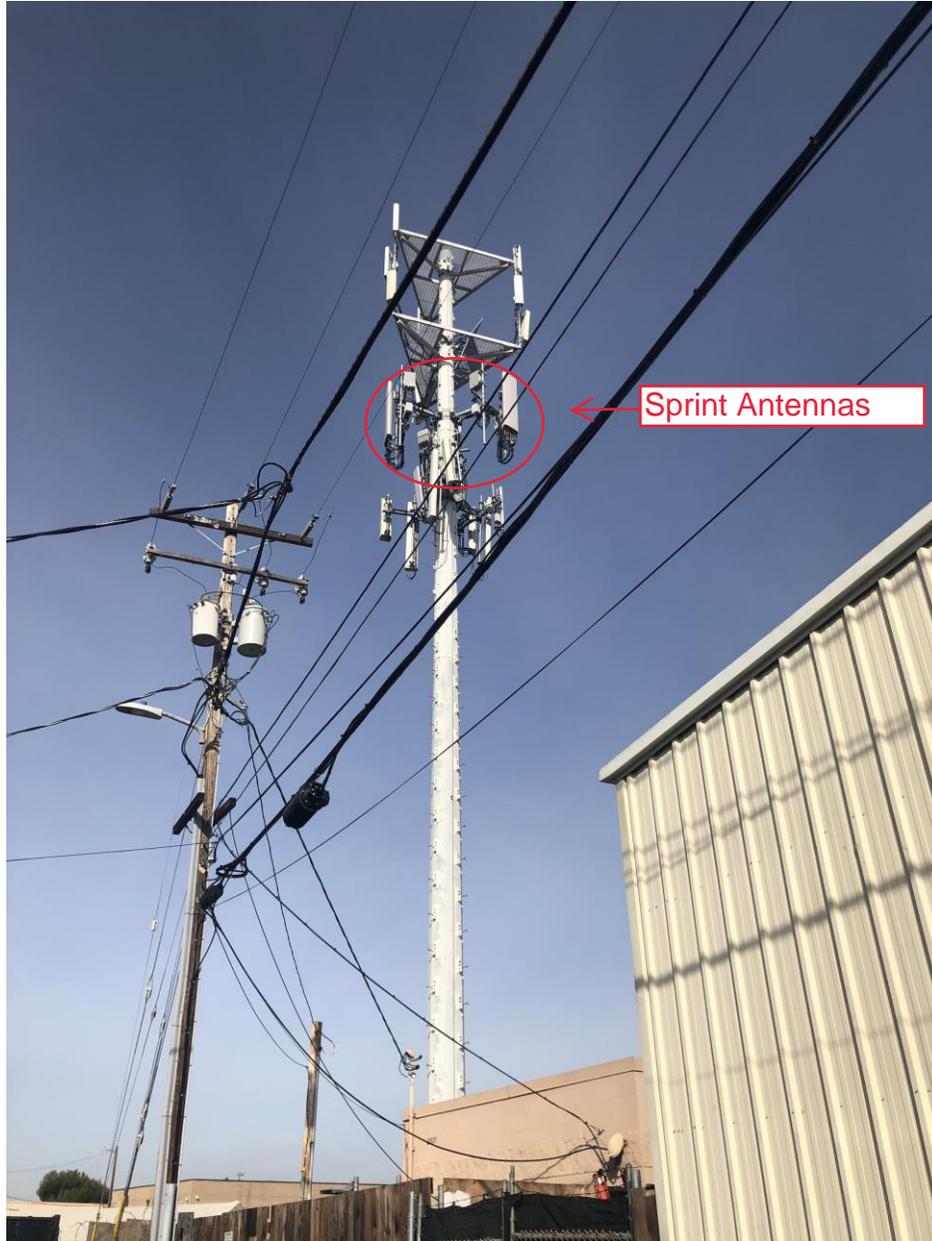


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



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

PROJECT FILE

Letter of Decision

June 14, 2012

Gary Gochberg
Crown Castle
5820 Stoneridge Mall Road, Suite 300
Pleasanton, CA 94588

Dear Mr. Gochberg

Location: 2801 Crocker Avenue, North Fair Oaks
APN: 054-221-380
File Number: PLN2004-00400

On June 14, 2012, the Zoning Hearing Officer considered of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the continued use of an existing wireless telecommunications facility located at 2801 Crocker Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **June 28, 2012, at 5:00 p.m.**

If you have any questions concerning this item please contact Project Planner Olivia Boo at 650-363-1818, or by e-mail oboo@smcgov.org.

Very truly yours,

Matthew Seubert
Zoning Hearing Officer
Zhd0614w_5_dr

cc: Assessor's Office
Building Inspection Section
Redwood City Community Development
North Fair Oaks Community Association

Ron Beeson
Public Works Department
Menlo Park Fire Protection District

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2004-00400

Hearing Date: June 14, 2012

Prepared By: Olivia Boo, Project Planner

Adopted By: Zoning Hearing Officer

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt pursuant to provision of Class 1(b), Section 15301 of the California Environmental Quality Act Guidelines, continued operation of existing facilities.

Regarding the Use Permit, Found:

2. That the approval of the continued operation of this telecommunications facility is necessary for the public health, safety, convenience or welfare, since this facility contributes to an enhanced wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both the public and private users.
3. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood, since the operation of all existing wireless facilities at the site meets emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission, and the intermittent testing of the generator should not create a significant noise impact to residential uses.

CONDITIONS OF APPROVAL

Current Planning Section

1. This permit shall be valid for ten (10) years until June 14, 2022. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the County Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to 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.
2. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Zoning Hearing Officer on June 14, 2012. Minor revisions or modifications to the project may be made if they are consistent with the intent of and in substantial

conformance with this approval, subject to the review and approval of the Community Development Director.

3. The panel antenna shall be maintained in the originally approved and painted color. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting. Any new color proposed shall match the color of the existing monopole and panels.
4. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 180 consecutive days.
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. If a water and/or sewer connection is required at some time in the future, pay all applicable fees to the Fair Oaks Sewer Maintenance District and provide a schedule of proposed water use for the project (i.e., lavatories).
7. An encroachment permit shall be obtained from the Department of Public Works prior to any construction or other work within the public right-of-way.
8. The concrete block (equipment shelter) building shall maintain the existing tan peach color in the originally approved and painted color. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting.
9. The monopole shall be maintained in the originally approved and painted color. Any proposal to change the color shall be reviewed and approved by the Planning Department prior to painting.
10. The existing 7-foot high, solid board fence shall be maintained around the perimeter of the facility site. The fence shall be maintained in good condition, and any damage to the fence shall be promptly repaired. Any repaired sections of the fence shall match the appearance of the existing fence.
11. Operation of the generator for testing purposes shall be conducted between the hours of 8:00 a.m. and 5:00 p.m. The generator shall not be operated for testing purposes for more than 26 hours annually. Operation of the generator during power outages will not count toward the stated annual time limitation.
12. A current permit from the Bay Area Air Quality Management District shall be maintained while the generator operates on the site.

Building Inspection Section

13. The applicant shall obtain a building permit prior to any new construction.



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@co.sanmateo.ca.us
www.co.sanmateo.ca.us/planning

Attachment F

**Please reply to: James Casteneda
(650)363-1853**

November 15, 2007

Sutro Consulting, LLC
representing T-Mobile
Dayna L. Aguirre
4166 Clarinbridge Cir
Dublin, CA 94568

PROJECT FILE

Subject: PLN2006-00444
Location: 2801 Crocker Avenue, Redwood City
APN: 054-221-380

On November 15 2007, the Zoning Hearing Officer considered your request for a Use Permit, pursuant to Sections 6500 of the San Mateo County Zoning Regulations, to allow the addition of eight (8) new cellular antennas to an existing monopole located at 2801 Crocker Avenue in the unincorporated North Fair Oaks area of San Mateo County.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **December 3, 2007 at 5:00 p.m.**

If you have any questions concerning this item, please contact the Project Planner above.

Very truly yours,

George Bergman
Zoning Hearing Officer

Sutro Consulting, LLC
Representing T-Mobile

-2-

November 15, 2007

cc: Public Works Department
Building Inspection Section
Assessor's Office
Ron Beeson

zhd1115R.8jk.doc

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration of an existing facility.

Regarding the Use Permit, Found:

2. That the establishment, maintenance, and/or conducting of the continued operation and proposed use will not, as conditioned, 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 0.14% 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 approval of this cellular telecommunications facility, as conditioned, is necessary for the public health, safety, convenience or welfare. This facility contributes to and enhances wireless network for increased clarity, range, and system capacity, and therefore, is beneficial to both public and private users.

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 November 15, 2007. 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. This use permit shall be valid for ten years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
3. The applicant shall have on file with the County at all times a current copy of the FCC Form #463, mobile radio authorization.

4. Any changes in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
6. 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.
7. The applicant shall submit an erosion and sediment control plan prepared by an erosion control professional, landscape architect or civil engineer for the project stipulating all such measures to be implemented in the event of a storm during construction throughout the winter season (effective October 15 through April 15). The plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of the building permit. The Planning Department shall confirm that the approved plan is in place and ready to be implemented (in case of an impending or actual storm) prior to the start of any grading or construction activities at the site. The plan shall be activated during the period of grading activity in the event that any rainstorms occur, and its effectiveness shall be reported on by the applicant's civil engineer. Any revision to the plan shall be prepared and signed by the project engineer and reviewed by the Current Planning Section.

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 system 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 fertilizer to avoid polluting runoff.

8. Prior to the issuance of a building permit, the applicant shall submit color samples for the antennas, poles, and equipment cabinets. All equipment and structures shall be painted to match the existing monopole. Paint colors shall be subject to the review and approval of the Current Planning Section. Color verification by the Current Planning Section shall occur in the field after the applicant has painted the equipment, but before the applicant schedules a final inspection.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Attachment G



January 2, 2020

**RE: NARRATIVE FOR WIRELESS TELECOMMUNICATIONS SITE- COMPLIANCE WITH
CONDITIONS OF APPROVAL**

CROWN SITE ID: 815618/Palo Alto

T-MOBILE PERMIT: PLN2006-00444

SITE ADDRESS: 2801 Crocker Ave., Redwood City, CA

APN: 054-221-380

The proposed project is a renewal to the existing T-Mobile Permit. There are NO PROPOSED CHANGES. This application is to get another 10+ years approved for PLN2006-00444. The Applicant and tower owner, Crown Castle GT Company, LLC ("Crown Castle") has an existing Wireless Telecommunications facility as depicted on the attached drawings. T-Mobile is currently one of three (3) carriers on site. Below is the project's compliance with the current Conditions of Approval:

Conditions of Approval:

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 November 15, 2007. 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.
 - *The Applicant remains in compliance with this condition; no changes, adjustments, or modifications are proposed at this time.*
2. This use permit shall be valid for ten years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
 - *The attached application with supporting documentation acts as a renewal for the specific T-Mobile permit. The Applicant requests to renew the permit for another 10+ years.*
3. The applicant shall have on file with the County at all times a current copy of the FCC Form #463, mobile radio authorization.



- *San Mateo County has a copy of the FCC Form #463, mobile radio authorization. This was submitted with the last application for renewal.*
4. Any changes in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
 - *The Applicant remains in compliance with this condition, as they are proposing NO changes or modifications to this facility. No amendments are requested or required.*
 5. 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 remains in compliance with this condition, as the facility is still in use.*
 6. 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.
 - *The Applicant remains in compliance with this condition. Prior to construction, a building permit was obtained, and the antennas and miscellaneous power/communication lines were installed in accordance with the approved plans and conditions. No changes proposed at this time.*
 7. The applicant shall submit an erosion and sediment control plan prepared by an erosion control professional, landscape architect or civil engineer for the project stipulating all such measures to be implemented in the event of a storm during construction throughout the winter season (effective October 15 through April 15). The plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of the building permit. The Planning Department shall confirm that the approved plan is in place and ready to be implemented (in case of an impending or actual storm) prior to the start of any grading or construction activities at the site. The plan shall be activated during the period of grading activity in the event that any rainstorms occur, and its effectiveness shall be reported on by the applicant's civil engineer. Any revision to the plan shall be prepared and signed by the project engineer and reviewed by the Current Planning Section.
 - *The Applicant remains in compliance with this condition, as an erosion and sediment control plan was submitted prior to the original construction of this facility. No changes are proposed at this time.*
 8. Prior to the issuance of a building permit, the applicant shall submit color samples for the antennas, poles, and equipment cabinets. All equipment and structures shall be painted to match the existing monopole. Paint colors shall be subject to the review and approval of the Current Planning Section. Color verification by the Current Planning



Section shall occur in the field after the applicant has painted the equipment, but before the applicant schedules a final inspection.

- *The Applicant remains in compliance with this condition, as color samples were submitted prior to the original construction of this site. No changes are proposed at this time.*



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

Attachment H

Planning & Building Department

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

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

**Please reply to: Stephanie Skangos
650/363-1814**

August 5, 2010

Clearwire
Attn: Ian Crawford
155 Eureka Street, #5
San Francisco, CA 94114

Subject: PLN 2009-00279
Location: 2801 Crocker Avenue, Redwood City
APN: 054-221-380

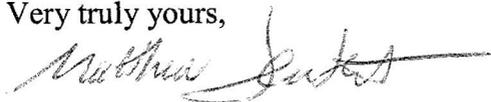
On August 5, 2010 the Zoning Hearing Officer considered your request for a Use Permit, pursuant to Sections 6500 and 6512 of the San Mateo County Zoning Regulations, to allow the co-location of three (3) panel antennas and three (3) microwave dishes on an existing monopole, and one (1) equipment cabinet in an existing fenced-in area of an existing wireless telecommunications facility, located at 2801 Crocker Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **August 19, 2010 at 5:00 p.m.**

If you have any questions concerning this item, please contact the Project Planner above.

Very truly yours,



Matthew Seubert
Zoning Hearing Officer
Zhd0805U_3_dr

cc: Public Works Department
Building Inspection Section
Assessor's Office

Ron Beeson
Redwood City Community Development
North Fair Oaks Community Council

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00279

Hearing Date: August 5, 2010

Prepared By: Stephanie Skangos

Adopted By: Zoning Hearing Officer

FINDINGS

Regarding the Environmental Review, Found:

1. This project is categorically exempt pursuant to CEQA Section 15301, Class 1, Existing Facilities. The proposed project includes the addition of a new wireless telecommunication facility to the continued operation of an existing facility.

Regarding the Use Permit, Found:

2. That this personal telecommunications facility is necessary for the public health, safety, convenience or welfare of the community because the Federal Communication Commission (FCC) has established the desirability and need for mobile and wireless telephone and internet services to facilitate enhanced communication between mobile units. The proposed cellular facility will provide wireless internet services to all carriers of Clearwire within the area and allows for unobstructed communication and cellular transmission between both private individuals and emergency/official vehicles. The range of personal communication services provided by this facility will enhance wireless internet services in the area and is a necessary component of public health, safety, convenience and welfare. The cellular facility will provide an efficient way to access this essential communication component, and thus, can be considered as necessary for the public health, safety, convenience and welfare.
3. That the establishment, maintenance and conducting of the use, as proposed and conditioned, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood as staff has reviewed the project file, referred the project to appropriate parties for comments, conducted a site inspection, and found no issues concerning non-compliance with permit and zoning requirements, or issues regarding compatibility with neighboring parcels in the vicinity.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer on August 5, 2010. The Community Development Director may approve minor revisions if they are consistent with the intent of and in substantial conformance with this approval.
2. The use permit shall be valid for ten (10) years from the date of final approval, and shall expire on August 19, 2020. The applicant shall apply for renewal of the use permit, and pay applicable renewal fees six (6) months prior to expiration.
3. Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The applicant shall file, receive and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), and any other applicable regulatory bodies, prior to initiating the operation of the subject wireless telecommunications facility. The applicant shall supply the Planning Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
5. This facility shall not be lighted or marked unless required by the FCC or the Federal Aviation Administration (FAA).
6. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two (2) months of the removal of the facility.
7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, Department of Public Works and the respective Fire Authority.
8. The applicant shall include the final approval letter on the top pages of the plan sets submitted with an application for a building permit.
9. Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure

deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and sub-contractors regarding the construction best management practices.

- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
10. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction BMPs will result in the issuance of correction notices, citations or a project stop order.
- a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMPs Handbook for infiltration system designs and requirements).
11. To reduce the impact of construction activities on neighboring properties, the applicant shall comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Crocker, Dumbarton and Flood Avenues and/or Park Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Crocker, Dumbarton and Flood Avenues and/or Park Way. There shall be no storage of construction vehicles in the public right-of-way.
12. Prior to final inspection approval, the applicant shall obtain a permanent and operable power connection from the applicable energy provider.
13. The panel and microwave antennas shall be painted to match the existing monopole and antennas on the site. Color verification shall be required prior to final Planning approval of the associated building permit. The applicant shall be responsible for maintaining the color of the new antennas.

14. Samples of the material and color used for the equipment cabinet shall be submitted to Planning for review and approval prior to issuance of a building permit. The color and material shall match the existing natural and man-made surroundings and shall not be reflective. Prior to final Planning approval of the associated building permit, the applicant shall submit verification that the equipment cabinet, as installed, is consistent with the approved sample(s) as previously submitted.
15. The applicant shall coordinate with the property owner and existing cellular carriers on-site to resolve ownership issues of the particular project site. Documentation of proper ownership of the irregular parcel shall be submitted to and verified by Planning staff and then formally recorded with the County Clerk prior to the issuance of a building permit for the new facility. If documentation shows that the project site is under different ownership, the applicant shall submit owner authorization to Planning for the permit request. This shall be required prior to the issuance of a building permit.
16. The applicant shall coordinate with Verizon Wireless to replace the existing damaged wooden slats attached to the existing perimeter chain link fencing. The replacement slats shall shield the project site from view and minimize visual impacts to the surrounding areas. Prior to the issuance of a building permit for the new facility, the applicant shall verify that the fencing has been fixed.
17. The proposed lighting for the equipment cabinet shall be directed to the ground and be the minimum amount required for maintenance purposes. The applicant shall submit a lighting sample, including specifications, to Planning for review and approval. Prior to final Planning approval of the building permit, verification that the approved lighting has been installed shall be required.
18. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
19. The applicant shall include an erosion and sediment control plan, developed in accordance with Condition No. 9, on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
20. This permit does not allow for the removal of any trees. Removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

21. Any existing significant and heritage trees adjacent to construction areas shall be protected. The applicant shall establish and maintain tree protection zones which shall be delineated using 4-foot tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented.

Building Inspection Section

22. The applicant shall submit an application for a building permit prior to any construction activities.

Menlo Park Fire Protection District

23. The site shall have a current Hazardous Material Inventory Sheet and all applicable HMBP and MSDS sheets on-site and on file with the San Mateo County and Menlo Park Fire Department Hazardous Material Divisions if applicable.
24. The applicant shall meet all applicable requirements for stationary battery storage including ventilation, spill control and signage of Section 608 of the 2007 CFC.
25. The applicant shall provide signage on the gates of the equipment areas and doors to equipment structures. The signs shall state the type of battery system, voltage of electrical circuits and if batteries have electrolyte solution with corrosive liquids (704 label). The signs shall also have the 24 hours a day emergency contact numbers and the name of the lessee company, i.e. Cingular.
26. The applicant shall provide ventilation if the building has more than, or could have more than, 1.0% of hydrogen concentration from charging system. If so, what kind of ventilation and rate of ventilation is being installed. CFC 2007 608.6.1.
27. If the building or room is part of a structure, a smoke detector(s) shall be installed and supervised by a Central Station Monitoring Company. Local audible alarms are also required. CFC 2007, Section 608.9 and 907.2.18.1.
28. If nonrecombinant (lead acid/free flowing liquid) batteries are used, the applicant shall provide spill control and neutralization spill kit. CFC 2007 608.5.
29. Batteries shall be seismically braced in accordance with CBC.

August 5, 2010

Ron Beeson

Page 8

30. Upon completion of work and prior to occupancy, the applicant shall contact Inspector Ron Keefer of the Menlo Park Fire Protection District at 650-688-8428 to schedule a final inspection. 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

Attachment I



January 2, 2020

RE: NARRATIVE FOR WIRELESS TELECOMMUNICATIONS SITE- COMPLIANCE WITH CONDITIONS OF APPROVAL

CROWN SITE ID: 815618/Palo Alto

SPRINT PERMIT: PLN2009-00279

SITE ADDRESS: 2801 Crocker Ave., Redwood City, CA

APN: 054-221-380

The proposed project is a renewal to the existing Sprint Permit. There are NO PROPOSED CHANGES. This application is to get another 10+ years approved for PLN2009-00279. The Applicant and tower owner, Crown Castle GT Company, LLC ("Crown Castle") has an existing Wireless Telecommunications facility as depicted on the attached drawings. Sprint is currently one of three (3) carriers on site. Below is the project's compliance with the current Conditions of Approval:

Conditions of Approval:

1. This approval applies to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer on August 5, 2010. The Community Development Director may approve minor revisions if they are consistent with the intent of and in substantial conformance with this approval.
 - *The Applicant remains in compliance with this condition; no changes, adjustments, or modifications are proposed at this time.*
2. The use permit shall be valid for ten (10) years from the date of final approval and shall expire on August 19, 2020. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six (6) months prior to expiration.
 - *The attached application with supporting documentation acts as a renewal for the specific Sprint permit. The Applicant requests to renew the permit for another 10+ years.*
3. *Any change in use or intensity shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.*



- *The Applicant remains in compliance with this condition, as they are proposing NO changes or modifications to this facility. No amendments are requested or required.*
4. The applicant shall file, receive and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), and any other applicable regulatory bodies, prior to initiating the operation of the subject wireless telecommunications facility. The applicant shall supply the Planning Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
 - *San Mateo County has a copy of the FCC Form, which was submitted with the last application for renewal. This is not a requirement at this time, as the Applicant proposes no changes to the facility with this renewal.*
 5. *This facility shall not be lighted or marked unless required by the FCC or the Federal Aviation Administration (FAA).*
 - *The Applicant remains in compliance with this condition, as the facility is NOT lighted or marked, and this has never been required.*
 6. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two (2) months of the removal of the facility.
 - *The Applicant remains in compliance with this condition, as the facility is still in use.*
 7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, Department of Public Works and the respective Fire Authority.
 - *The Applicant remains in compliance with this condition. The building permit was obtained prior to construction of the facility, and adheres to Building Inspection Section, Department of Public Works and the respective Fire Authority.*
 8. *The applicant shall include the final approval letter on the top pages of the plan sets submitted with an application for a building permit.*
 - *The Applicant remains in compliance with this condition as the approval letter was submitted when the building permit was originally applied for. This is no longer necessary as no changes are proposed.*



9. The applicant shall submit an erosion and sediment control plan prepared by an erosion control professional, landscape architect or civil engineer for the project stipulating all such measures to be implemented in the event of a storm during construction throughout the winter season (effective October 15 through April 15). The plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of the building permit. The Planning Department shall confirm that the approved plan is in place and ready to be implemented (in case of an impending or actual storm) prior to the start of any grading or construction activities at the site. The plan shall be activated during the period of grading activity in the event that any rainstorms occur, and its effectiveness shall be reported on by the applicant's civil engineer. Any revision to the plan shall be prepared and signed by the project engineer and reviewed by the Current Planning Section.
 - *The Applicant remains in compliance with this condition, as an erosion and sediment control plan was submitted prior to the original construction of this facility. No changes are proposed at this time.*

10. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with the construction BMPs will result in the issuance of correction notices, citations or a project stop order.
 - a. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers, herbicides and pesticides that can contribute to runoff pollution.
 - b. Where subsurface conditions allow, the roof downspout systems from all structures shall be designed to drain to a designated, effective infiltration area or structure (refer to BMPs Handbook for infiltration system designs and requirements).
 - *The Applicant remains in compliance with this condition. Prior to the original construction of the facility, all contractors were made aware of all stormwater quality measures and implemented such measures. No changes are proposed at this time.*

11. To reduce the impact of construction activities on neighboring properties, the applicant shall comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Crocker, Dumbarton and Flood Avenues and/or Park Way. All



construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Crocker, Dumbarton and Flood A venues and/or Park Way. There shall be no storage of construction vehicles in the public right-of-way.

- *The Applicant remains in compliance with this condition, as no changes to the facility are proposed at this time.*

12. Prior to final inspection approval, the applicant shall obtain a permanent and operable power connection from the applicable energy provider.

- *The Applicant remains in compliance with this condition, as a permanent and operable power connection from the applicable energy provider was obtained during the original construction of the facility. No changes are proposed.*

13. The panel and microwave antennas shall be painted to match the existing monopole and antennas on the site. Color verification shall be required prior to final Planning approval of the associated building permit. The applicant shall be responsible for maintaining the color of the new antennas.

- *The Applicant remains in compliance with this condition, as no changes are currently proposed to the existing facility. The antennas are painted to match the monopole as required.*

14. Samples of the material and color used for the equipment cabinet shall be submitted to Planning for review and approval prior to issuance of a building permit. The color and material shall match the existing natural and man-made surroundings and shall not be reflective. Prior to final Planning approval of the associated building permit, the applicant shall submit verification that the equipment cabinet, as installed, is consistent with the approved sample(s) as previously submitted.

- *The Applicant remains in compliance with this condition, as no changes to the existing equipment is proposed.*

15. The applicant shall coordinate with the property owner and existing cellular carriers on-site to resolve ownership issues of the particular project site. Documentation of proper ownership of the irregular parcel shall be submitted to and verified by Planning staff and then formally recorded with the County Clerk prior to the issuance of a building permit for the new facility. If documentation shows that the project site is under different ownership, the applicant shall submit owner authorization to Planning for the permit request. This shall be required prior to the issuance of a building permit.

- *The Applicant remains in compliance with this facility. Crown Castle is the sole owner of the monopole, which consists of 3 carriers (under 3 separate permits). No changes proposed.*

16. The applicant shall coordinate with Verizon Wireless to replace the existing damaged wooden slats attached to the existing perimeter chain link fencing. The replacement



slats shall shield the project site from view and minimize visual impacts to the surrounding areas. Prior to the issuance of a building permit for the new facility, the applicant shall verify that the fencing has been fixed.

- *The Applicant remains in compliance with this condition. The facility was previously fixed after the previous approval and no changes are proposed.*

17. The proposed lighting for the equipment cabinet shall be directed to the ground and be the minimum amount required for maintenance purposes. The applicant shall submit a lighting sample, including specifications, to Planning for review and approval. Prior to final Planning approval of the building permit, verification that the approved lighting has been installed shall be required.

- *The Applicant remains in compliance with this condition; no changes are proposed.*

18. Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

- *The Applicant remains in compliance with this condition; no changes are proposed.*

19. The applicant shall include an erosion and sediment control plan, developed in accordance with Condition No. 9, on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

- *The Applicant remains in compliance with this condition. This requirement was completed prior to construction. no changes are proposed.*

20. This permit does not allow for the removal of any trees. Removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

- *The Applicant remains in compliance with this condition; no changes are proposed.*

21. Any existing significant and heritage trees adjacent to construction areas shall be protected. The applicant shall establish and maintain tree protection zones which shall be delineated using 4-foot tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be



inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and documented.

- *The Applicant remains in compliance with this condition; no changes are proposed.*



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J

Attachment J



200 Spectrum Center Drive
Suite 1700
Irvine, CA 92618

Phone: (949) 930-
4360
www.crowncastle.com

March 11, 2020

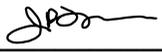
**San Mateo County
Planning and Building Department
455 County Center, 2nd Floor
Redwood City CA 94063**

Re: Permit Consolidation

Crown Castle GT Company, LLC hereby authorizes Jacob Hamilton and Nicole Comach of Virtual Site Walk (Agent of the Applicant) to update the use permit renewal application to consolidate the three use permits—Planning case numbers PLN2004-00400 (Verizon), PLN2006-00444 (T-Mobile), and PLN2009-00279 (Sprint)—into one use permit, PLN2009-00279 through San Mateo County for the existing wireless communication site described as:

Site Name: Palo Alto
Site Number: 815618
Site Address: 2801 Crocker Ave.
Redwood City, CA 94063
APN: 054-221-380

Best Regards,

Signature:  _____

Date: **3/19/20** _____

Jim Lee
Project Manager
Crown Castle International
200 Spectrum Drive, Suite 1700
Irvine, CA 92618



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT K

Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name: Palo Alto	Site Structure Type: Monopole
Address: 2801 Crocker Avenue	Latitude: 37.47639
Redwood City, California	Longitude: -122.20833
Report Date: April 30, 2019	Project: Modification

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Palo Alto installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

Certification

I, David H. Kiser, am the reviewer and approver of this report and 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, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David H. Kiser, P. E. 2019-04-30 09:15:16 -04'00'



General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

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Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

Verizon Wireless proposes the following installation at this location:

- Remove (9) (E) antennas
- Install (9) (P) antennas
- Install (3) RRUS-4449
- Install (6) RRUS-8843

The antennas will be mounted on a 101-foot monopole with centerlines 98 feet above ground level. The antennas will be oriented towards 30, 160 and 270 degrees. The radio equipment to be operated at this location is capable of a maximum of 20W per 3G channel at 850 MHz, 80W per 4G channel at 700 MHz, 80W per 4G channel at 850 MHz, 80W per 4G channel at 1900 MHz, and 80W per 4G channel at 2100 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. Panel and omnidirectional antennas have been installed at this site by other wireless operators. Assumed operating parameters for these antennas are listed in Appendix A.

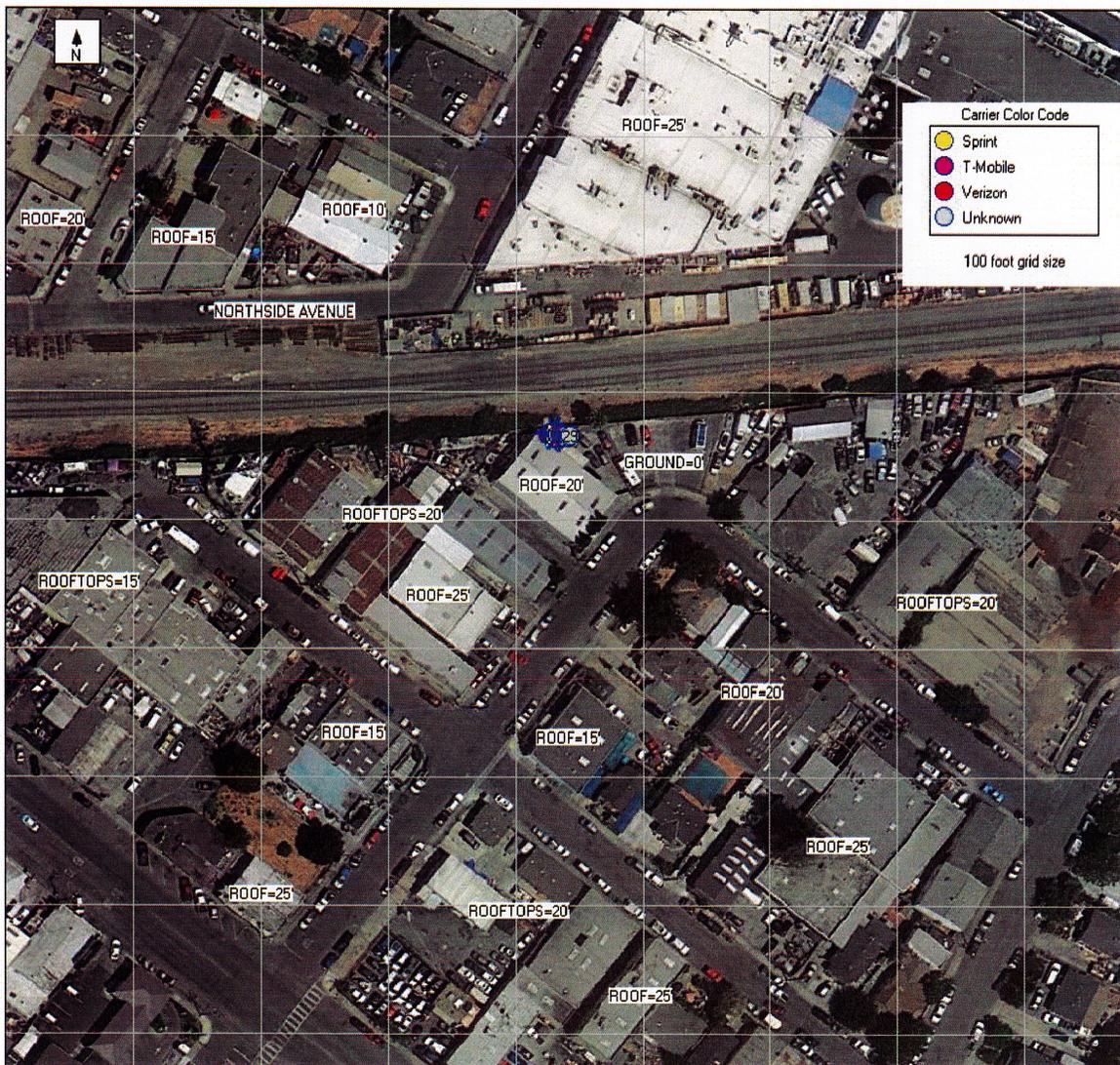


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 10.8605% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 10.931% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 3.651% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 4.307% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

Appendix A: Assumed Parameters for Antennas Installed by Other Operators

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (m):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
10	Sprint	RFS	APXV9ERR18-C-02DT	850	340	0	80	1.8288	25	4	0	11.85	1531	2512	78
11	Sprint	RFS	APXV9ERR18-C-00DT	1900	340	0	80	1.8288	45	4	0	14.55	5132	8419	78
12	Sprint	RFS	APXVTM14 ALU-I20 00DT	2500	340	0	65	1.43002	20	8	0	15.85	6153	10095	78
13	Sprint	RFS	APXV9ERR18-C-02DT	850	115	0	80	1.8288	25	4	0	11.85	1531	2512	78
14	Sprint	RFS	APXV9ERR18-C-00DT	1900	115	0	80	1.8288	45	4	0	14.55	5132	8419	78
15	Sprint	RFS	APXVTM14 ALU-I20 00DT	2500	115	0	65	1.43002	20	8	0	15.85	6153	10095	78
16	Sprint	RFS	APXV9ERR18-C-02DT	850	215	0	80	1.8288	25	4	0	11.85	1531	2512	78
17	Sprint	RFS	APXV9ERR18-C-00DT	1900	215	0	80	1.8288	45	4	0	14.55	5132	8419	78
18	Sprint	RFS	APXVTM14 ALU-I20 00DT	2500	215	0	65	1.43002	20	8	0	15.85	6153	10095	78
19	T-Mobile	COMMSCOPE	F-65C-R1 02DT	600	60	0	60	2.4384	30	4	0	13.57	2730	4479	66
20	T-Mobile	AMPHENOL	HEX336CW0000x-T00	700	60	0	36	1.84912	30	2	0	13.7	1407	2308	66
20	T-Mobile	AMPHENOL	HEX336CW0000x-T00	1900	60	0	33	1.84912	40	2	0	16.4	3492	5729	66
21	T-Mobile	AMPHENOL	HEX336CW0000x-T00	2100	60	0	34	1.84912	40	2	0	16.7	3742	6139	66
22	T-Mobile	COMMSCOPE	F-65C-R1 02DT	600	230	0	60	2.4384	30	4	0	13.57	2730	4479	66
23	T-Mobile	AMPHENOL	HEX336CW0000x-T00	700	230	0	36	1.84912	30	2	0	13.7	1407	2308	66
23	T-Mobile	AMPHENOL	HEX336CW0000x-T00	1900	230	0	33	1.84912	40	2	0	16.4	3492	5729	66
24	T-Mobile	AMPHENOL	HEX336CW0000x-T00	2100	230	0	34	1.84912	40	2	0	16.7	3742	6139	66
25	T-Mobile	COMMSCOPE	F-65C-R1 02DT	600	320	0	60	2.4384	30	4	0	13.57	2730	4479	66
26	T-Mobile	AMPHENOL	HEX336CW0000x-T00	700	320	0	36	1.84912	30	2	0	13.7	1407	2308	66
26	T-Mobile	AMPHENOL	HEX336CW0000x-T00	1900	320	0	33	1.84912	40	2	0	16.4	3492	5729	66
27	T-Mobile	AMPHENOL	HEX336CW0000x-T00	2100	320	0	34	1.84912	40	2	0	16.7	3742	6139	66
28	Comcast	ANDREW	DB616-BC-165-00DT	150	0	0	360	0.66	28.2	1	0	5.5	100	164	55
29	Comcast	ANDREW	DB616-BC-165-00DT	150	0	0	360	0.66	28.2	1	0	5.5	100	164	55