

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

**DATE:** April 6, 2017

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit pursuant to Section 6500 of the County Zoning Regulations, to allow the installation of a new rooftop wireless telecommunications facility to an existing apartment building. The project is located at 3618 Alameda de las Pulgas, in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN 2016-00349 (AT&T Mobility/Cardenas)

**PROPOSAL**

The applicant is requesting a Use Permit for a new wireless telecommunications facility on the roof of an existing legal non-conforming apartment building. The building has non-conforming front, rear and left side setbacks. Two groups of panel antennas, each enclosed within an 8-foot high fiber reinforced plastic screening enclosure, are proposed on the roof with the associated equipment to be located at ground level along the existing secondary driveway.

The proposed ground level equipment cabinet lease area is approximately 140 sq. ft. (7 feet x 20 feet). Sector A antenna equipment will be approximately 315 sq. ft. in size, Sector B antenna equipment will be approximately 504 sq. ft. in size. A 12-inch wide coax tray will connect the two antennas sectors to the equipment cabinets. The ground level equipment cabinets will be enclosed by a 7-foot tall wood fence.

Sector A will be mounted on the rooftop and located 9 ft. from the front property line of Alameda de las Pulgas, where 20 ft. is required. Sector B will be located 22 ft. from the rear property line where 20 ft. is required. Sector A proposes two 6 ft. antennas and Sector B proposes four 6 ft. antennas. Both antenna locations will be at least 4 ft. from the roof edge.

**RECOMMENDATION**

Approve the Use Permit, County File No. PLN 2016-00349, by making the required findings and adopting the conditions of approval in Attachment A.

## **BACKGROUND**

Report Prepared By: Olivia Boo, Telephone: 650/363-1818

Applicant: Misako Hill (AT&T Mobility)

Owner: Patricia Cardenas Trust

Location: 3618 Alameda de las Pulgas, Menlo Park

APN: 074-083-270

Size: 10,200 sq. ft.

Existing Zoning: R-3/S-1 and P (Multiple-Family Residential and Parking)

General Plan Designation: Medium High Density Residential

Sphere-of-Influence: Menlo Park

Existing Land Use: Multiple-Family Residential Building

Water Supply: California Water Service

Sewage Disposal: West Bay Sanitary District

Flood Zone: Zone X (area of minimal flooding); Community Panel No. 06081C0312E, Effective Date: October 12, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 16, 2017 to April 4, 2017. As of the publication of this report, no comments were received.

Setting: The subject property is located at the intersection of Alameda de las Pulgas and Harkins Avenue. The site is developed with a three-story apartment building. There is currently one existing wireless telecommunications facility on the roof of the apartment building, Sprint PCS. The property is surrounded by a gas station, single-family residences, duplexes and apartment buildings.

Chronology:

<u>Date</u>	<u>Action</u>
September 19, 1996	- Sprint PCS Facility Approved, County File Number: USE96-0028
May 14, 2007	- Sprint PCS Renewal, County File Number: PLN2001-00285

- August 4, 2011 - Sprint PCS Amendment, County File Number: PLN2001-00285
- May 11, 2012 - Sprint PCS Minor Amendment, County File Number: BLD2012-00686
- August 13, 2015 - Sprint Facility Minor Modification, County File Number: BLD2014-01289
- August 16, 2016 - Received AT&T Application
- September 28, 2016 - Project Deemed Complete
- March 16, 2017 - Initial Study and Mitigated Negative Declaration Review Period (Review Period ends April 4, 2017)
- April 6, 2017 - Zoning Hearing Officer Hearing

**DISCUSSION**

A. KEY ISSUES

1. Compliance with General Plan

Staff has determined that the project complies with all applicable General Plan Policies, specifically:

The equipment cabinet lease area will include four ground mounted cabinets and eight wall mounted cabinets. Although the equipment cabinet area will be located within an existing access driveway, the proposed driveway width will be 15 feet wide, sufficient for passenger cars and emergency vehicles. The proposed driveway location has received preliminary approval by Menlo Park Fire Protection District.

Visual Quality Policies

*Policy 4.36 (Urban Area Design Concept)* seeks to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality. The project includes two separate enclosed antenna areas mounted on the rooftop; one located at the front right corner of the rooftop (as viewed from Harkins Avenue) and a second location at the left front corner. The proposed screening enclosures will consist of textured fiber reinforced plastic of a color and texture to match the existing apartment building. The enclosures are similar in appearance to rooftop screening typically used to screen mechanical equipment. Similarly, the cable tray

leading from the lease area to the antennas will be textured and painted to match the building facade.

The equipment lease area is proposed at street level alongside the existing secondary driveway which is accessed from Harkins Avenue. The 140 sq. ft. lease area will be enclosed with a 7-foot tall wood fence and located against the existing carport wall.

The proposed rooftop equipment will be visible to the public due to the size and bulk of the enclosures; however, staff has determined the project, as proposed and conditioned, will not have a significant visible impact to the surrounding area. The proposed screen enclosure gives the appearance of mechanical equipment that is typically located on rooftops of buildings. The enclosure is conditioned to be painted to match the building to help the screen wall blend with immediate surroundings.

### General Land Use

*Policies 8.36 (Uses)* allows uses in zoning districts that are consistent with the overall land use designation. The General Plan land use designation of the parcel is Medium Density Residential with a split zoning designation of Multiple-Family Residential (R-3) for the three-story portion of the apartment building and Parking District (P) designation for the remainder of the parcel. Both zoning districts are consistent with the General Plan Land Use designation and wireless telecommunication facilities are allowed in these zoning districts subject to approval of a use permit.

*Policy 8.39 (Height, Bulk, and Setbacks)* regulates compliance in a zoning district in order to ensure that the size and scale of development is compatible with the parcel size, provide sufficient light and air in and around the structure, and ensure public health and safety. The overall antenna equipment is considered a small addition to the property and will continue to allow light and air around the building. The proposed 36-foot height screening enclosure surrounding the antennas is consistent with the maximum height requirements allowed under the Zoning Regulations, as discussed further in Section 2, and compliant with the Wireless Telecommunication Facilities height restrictions, discussed further in Section 3 below. The bulk of the screening enclosure is similar to that of typical rooftop mechanical equipment screening and is considered minor in nature. A building permit is required for the proposed project to ensure public health and safety.

## 2. Compliance with Zoning Regulations

The antennas are located within the R-3/S-1 (Multiple-Family Residential) District and the equipment area is located within the P (Parking) District. The proposed project complies with the development criteria set forth by the

County Zoning Regulations with exception of the front yard setback for Section A antennas which is remedied through this Use Permit.

Minimum Setbacks	R-3/S-1 Required	Proposed Antennas	P District	Proposed Equipment Lease Area
Front Yard*	20 ft.	10 ft. 3 in.	N/A	>20 ft.
Right Side Yard	5 ft.	37 ft.	N/A	>5 ft.
Left Side Yard*	10 ft.	>20 ft.	N/A	9 ft.
Rear Yard	20 ft.	24 ft. 6 in.	N/A	15 ft.
Height	36ft.	36 ft.	N/A	6 ft.
* For purposes of front yard setbacks, the front of the R-3/S-1 portion is adjacent to Alameda de las Pulgas.				

Parking Compliance

The proposed lease area is located along the existing driveway that serves four parking spaces. The minimum driveway width serving four spaces is 15 feet. The lease area (including the bollards) will not reduce the driveway to less than 15 feet which is compliant with the *Standards for the Design of Parking Spaces*. No parking spaces will be utilized for this proposal.

Enlargement of Non-Conforming Structures

Policy 6135.4 states a non-conforming structure may be enlarged provided the enlargement conforms with the zoning regulations currently in effect, i.e. the non-conforming portion of the structure may not be enlarged.

Although the existing apartment building has an existing non-conforming front yard setback, the building itself is not being enlarged. The proposed AT&T facility is a minor equipment addition to the existing three-story apartment building rooftop. The antenna equipment will be installed within the footprint of the existing rooftop, encroaching in the required front yard setback, thereby AT&T requests an exception to the required front yard setback. The antenna equipment is not further reducing the existing front yard setback. Staff considers the addition of the telecommunication equipment to be a minor addition, similar to that of traditional mechanical equipment typically installed to a building rooftop. The footprint of the building will not be expanded. Staff does not consider the antenna equipment to be an expansion of the apartment building.

Policy 6137 (Exceptions) the Zoning Hearing Officer, at a public hearing, may grant a use permit to except any provisions in the Non-Conforming Chapter which restricts continuation, enlargement, re-establishment or replacement of a non-conforming use, structure or situation. The subject use permit requests allowing antenna equipment to be located within the required 20-foot front setback. The building was constructed with a non-conforming front yard setback. The building footprint is not being modified. The addition of the antenna equipment does not expand the footprint, though it consumes more air space which is an enlargement, the antennas are considered a minor addition to the existing building.

3. Compliance with the Wireless Telecommunications Ordinance

Staff has reviewed the project against the provisions of the Wireless Telecommunication Facilities Ordinance and determined that the project complies with the applicable standards discussed below.

a. Development and Design Standards

- (1) **Section 6512.2 A prohibits location in a Sensitive Habitat as defined by Policy 1.8 of the General Plan for facilities proposed outside the Coastal Zone.**

The site of the proposed AT&T facility is not near a sensitive habitat.

- (2) **Section 6512.2.B prohibits wireless facilities to be in residential-zoned areas, unless the applicant demonstrates that no other site allows feasible or adequate capacity and coverage. Evidence shall include an alternative site analysis within 2.5 miles of the proposed facility.**

The proposed AT&T facility will be located on the rooftop of an existing apartment building, the property is zoned R-3/S-1 (Residential), and P (Parking). Adjacent properties are zoned Planned Unit Development, and developed with single-family residences, C-1/WMP (Commercial/West Menlo Park) and used as a gas station and parking. AT&T Mobility will be the second carrier on the subject property.

AT&T submitted documentation that identified two alternative sites within a 2.5-mile radius; a PG&E substation and a commercial building at 3607 Alameda de las Pulgas. Both locations were explored and pursued by the carrier; however, AT&T was unsuccessful at securing either location for the proposed facility. AT&T was unable to secure a lease agreement and viable pole location at the PG&E substation

three blocks west of the subject property and interference with other existing rooftop wireless carrier facilities at the second location prevented AT&T from locating on that commercial building.

- (3) **Section 6512.2.C prohibits wireless telecommunication facilities to be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.**

AT&T is unable to attach to the existing Sprint facility without extending the existing Sprint PCS pole which would exceed the allowable height limit of the District and potentially increase visual impacts. AT&T's proposal as designed, includes a screen wall to camouflage the antenna equipment to minimize potential visual impacts.

- (4) **Section 6512.2.D requires wireless telecommunication facilities to be constructed so as to accommodate and be made available for co-location unless technologically infeasible.**

To minimize potential visual impacts, the proposed facility is designed to accommodate AT&T's equipment and antennas. Review of future carrier co-location would happen at the time of proposal submittal in order to evaluate technological compatibility. That said, the proposed facility does not prevent another wireless facility from co-locating on this site.

- (5) **Sections 6512.2.E-G seek to minimize and mitigate visual impacts from public views by ensuring appropriate vegetative screening, painting of equipment, or other methods of blending equipment in with the surrounding environment are implemented and requiring facilities to be constructed of non-reflective materials.**

As discussed earlier in the report, the AT&T antennas will be rooftop mounted, enclosed by a screening wall, conditioned to be painted a color that matches the building and be of non-reflective materials. The street level cabinets will be located in the existing driveway and screened by a wood fence. The final proposed colors and material are subject to Planning Department review and approval prior to implementation.

- (6) **Section 6512.2.H requires compliance with the underlying zoning district.**

Refer to Section A.2 above (Zoning Regulations).

- (7) **Section 6512.2.I(3) requires building mounted telecommunication facilities in residential districts to comply with the maximum height allowed for structures allowed in the zoning district.**

The maximum allowed height limit in the R-3/S-1 District is 36 feet. The new antennas will be 36 feet and will comply with the height limit of the zoning district.

- (8) **Section 6512.2.K requires the overall footprint of a facility to be as minimal as possible and not cover more than 15% in area of the lot or an area greater than 1,600 square feet.**

The overall proposed footprint of AT&T's equipment cabinet lease area, and rooftop antenna equipment totals approximately 960 sq. ft. The total proposed footprint is 9% of the 10,200-ft. lot. The project is compliant with this requirement.

Section 6512.2 (L) diesel generators shall not installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources are not feasible. If a diesel generator is proposed, the applicant shall provide written documentation, prior to installation, as to why the options such as electricity, natural gas, solar, wind or other renewable energy sources is not feasible.

#### 4. Conformance with Use Permit Findings

Under the provisions of Section 6500 (Use Permits), wireless telecommunications facilities are permitted in an R-3/S-1 and P Zoning Districts after issuance of a use permit. In order to allow the operation of this facility, the following use permit findings are necessary:

- a. **That the establishment, maintenance and/or conducting of the 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.**

There is no apartment building expansion to accommodate the antennas since they will be roof mounted and the proposed lease area will not reduce the required minimum driveway width or available parking. The project has been reviewed by Menlo Park Fire Protection



District and the County's Building Inspection Section and was granted conditional approval.

The impacts from this project are considered minimal. The radio frequency report prepared by Waterford Consultants accounts for AT&T's proposed antennas, and concluded that the total cumulative emission limit at ground level is calculated to be no greater than 1.09%, which is below the Maximum Permissible Exposure. The report concludes that the cumulative operation of both Sprint PCS and AT&T telecommunication existing and proposed facilities will be 5.49%, and meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission.

The installation will not interfere with household appliances or disturb existing telecommunications equipment. Because the system will be unmanned and require occasional service visits, it will not generate significant additional traffic, noise, or intensity of use of the property. The proposed antennas will be enclosed to minimize visual impacts and conditioned to be painted a non-reflective color to match the building. The equipment is a small addition to the apartment building carport and is not expected to cause significant change to the property.

b. **That the use is necessary for the public health, safety, convenience or welfare.**

The proposed use is to enhance coverage for AT&T cellular carriers. The Federal Communications Commission has established the desirability and need for wireless telecommunications facilities to enable communication between mobile units and the existing wire-dependent telephone system. This facility will contribute to enhance the existing wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare. Staff believes no adverse effects to public health and safety would result from the proposed operation of this facility.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 16, 2017 to April 4, 2017. As of the publication of this report, no comments were received.

C. REVIEWING AGENCIES

Building Inspection Section  
Menlo Park Fire District  
Department of Public Works  
Environmental Health Division

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Location Map
- C. Existing Site Plan
- D. Proposed Site Plan
- E. Existing and Proposed Equipment Area
- F. Proposed Antenna Plan
- G. Elevations
- H. Photos
- I. Initial Study
- J. Radio Frequency Report

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00349

Hearing Date: April 6, 2017

Prepared By: Olivia Boo, Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Mitigated Negative Declaration, Find:

1. That the Zoning Hearing officer does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

For the Use Permit, Find:

5. 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. The radio frequency (RF) report concludes, that the cumulative operation of the existing and proposed wireless facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission. The project has been reviewed by Menlo Park Fire Protection District and the County's Building Inspection Section and granted conditional approval.
6. That the use is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced AT&T wireless network for increased

clarity, range, and system capacity, and therefore, is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### Current Planning Section

1. This permit shall be valid for ten (10) years until April 6, 2027. The applicant shall file for a renewal of this permit six 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 as described in this report and materials dated April 6, 2017. Minor amendments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
3. A building permit shall be issued prior to the start of any construction work associated with this approval.
4. The applicant shall maintain the antenna and lease area enclosures in the approved colors and materials. All associated facility equipment shall be of non-reflective materials and/or colors. Colors and materials shall be submitted to the Planning Department for review and approval prior to implementation. Prior to the final building permit inspection, the applicant shall submit photos to the Planning Department for color verification after the applicant has painted the screen wall the approved colors and construct the equipment fence enclosure with natural wood.
5. 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.
6. Maintenance for the roof antennas shall only be performed between 9:00 a.m. and 5:00 p.m.
7. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).

8. 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.
9. The applicant shall maintain all necessary licenses and registrations from the 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.
10. The applicant shall not enter a contract with the landowner or lessee which reserves for one company exclusive use of the apartment building or the site for telecommunication facilities.
11. 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.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
13. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
14. Any future modifications to the approved facility or amendments to the use permit for this facility shall require written authorization from the property owner.
15. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

The following conditions are mitigation measures from the Mitigated Negative Declaration.

16. **Mitigation Measure 1:** Prior to the issuance of a building permit, the applicant shall submit color samples for the screen wall and cable tray. The screen wall and cable tray shall be painted to match the existing building. The paint colors shall be subject to the review and approval by the Community Development Director. The applicant shall submit photos to the Current Planning Section for color verification after the applicant has painted the screen wall with the approved colors, but before a final building inspection is scheduled.

17. **Mitigation Measure 2:** The applicant shall maintain the equipment enclosure fencing in good condition and perform repairs as necessary to serve its function as a screening device for the equipment cabinets. Any repairs and/or maintenance to the fence shall be of like color and materials.
18. **Mitigation Measure 3:** Lighting associated with the project shall be directed downward so that adjacent properties are not affected. As part of the building permit application, the applicant shall submit a manufacturer's cut-sheet of the proposed lighting for review and approval by the Community Development Director.
19. **Mitigation Measure 4:** Prior to any ground disturbance, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
20. **Mitigation Measure 5:** Prior to the Current Planning Section's approval of the building permit required for each new facility or facility modification, each carrier shall submit adequate stormwater pollution prevention measures, as determined by Planning staff.
21. **Mitigation Measure 6:** The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earthmoving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of 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.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
22. **Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
23. **Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

#### Building Inspection Section

24. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval.

#### Department of Public Works

25. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

#### Menlo Park Fire Protection District

26. The project shall comply with the 2013 California Building Code and California Fire Codes and local amendments. The following plan review comments are applicable to the plans submitted.
27. The applicant 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 Division if applicable.
28. The applicant shall meet all applicable requirements of Section 608 of the 2013 CFC.
29. The applicant shows a data/matrix chart including the type and number of batteries, the amount of liquid, electrolyte in each battery and total volume of liquids at 34.72 gallons. This is less than the 50 gallons threshold listed in 2013 CFC 608.1.2013.



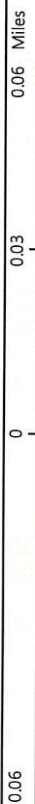
30. The applicant shall provide signage on the gates of the equipment areas and doors to equipment structures. The signs shall state the type of battery system, voltage of electrical circuits, and if batteries have electrolyte solution with corrosive liquids (NFPA 704 labeling). The signs shall also have the 24-hour a day emergency contact numbers and the name of the lessee company i.e., AT&T.
31. The applicant has addressed required ventilation for battery cabinets on sheet A-5 and meets the provisions listed in 2013 CFC 608.6.1.
32. Fire Detection System (smoke detectors) is required for the telecommunication enclosed room located on top of the roof. Deferred submittal required for extension of the existing fire alarm system serving the building into the enclosed space, additional fees would be required. If the enclosure is without a roof and is open to the sky above, this condition will not apply. CFC, Section 903.3.1.1.1: item 5.
33. 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 2013 CFC, Section 608.9.
34. If non-recombinant (lead acid/free flowing liquid) batteries are used, the applicant shall provide spill control and neutralization spill kit. 2013 CF, Section 608.5.
35. Batteries shall be seismically braced in accordance with CBC.
36. Upon completion of work and prior to occupancy, contact Inspector Simkinson of the Menlo Park Fire Protection District at 650/688-8428 to schedule a final inspection. A 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

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Attachment B

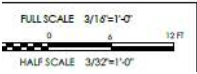
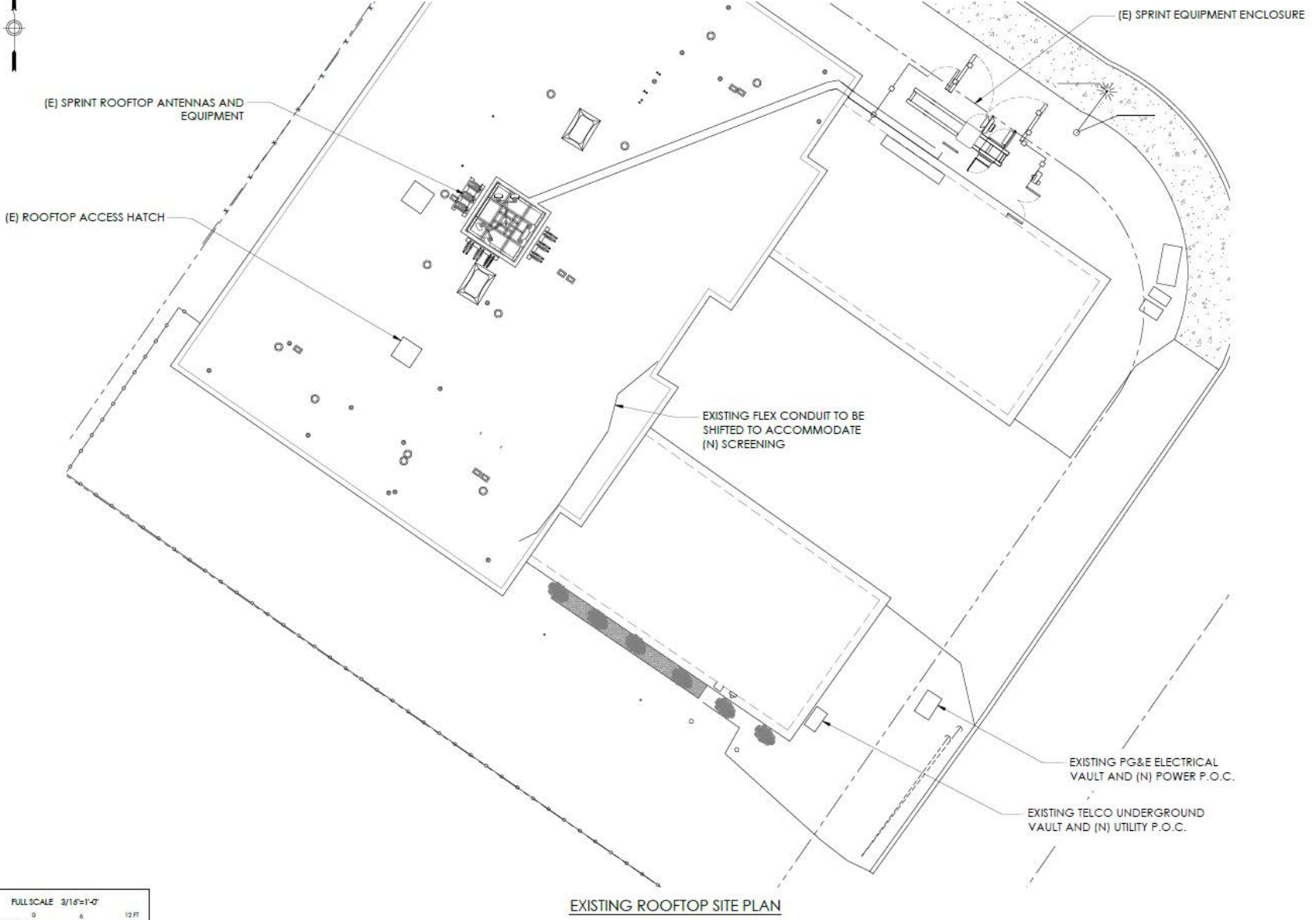


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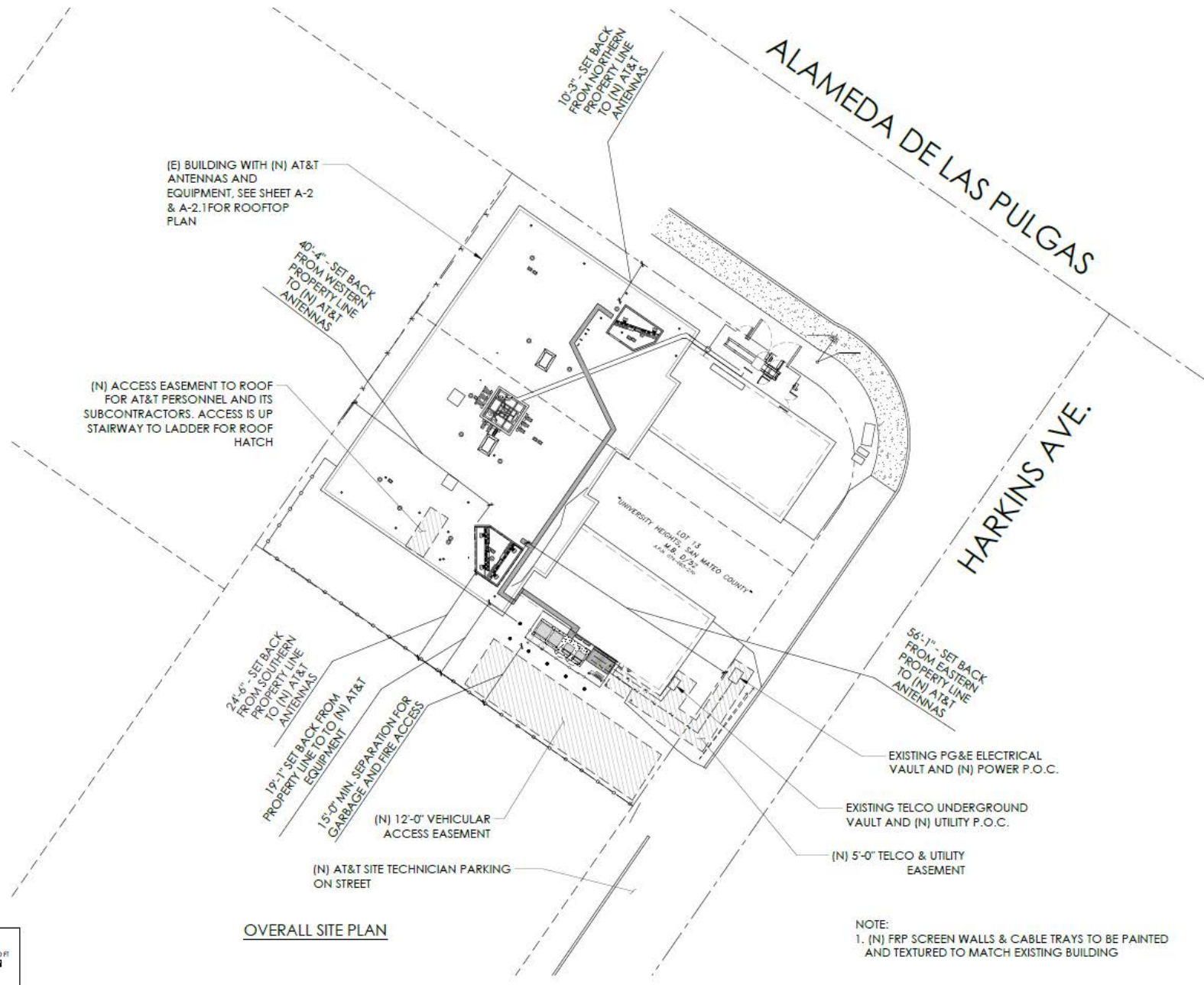
EXISTING ROOFTOP SITE PLAN

## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



OVERALL SITE PLAN

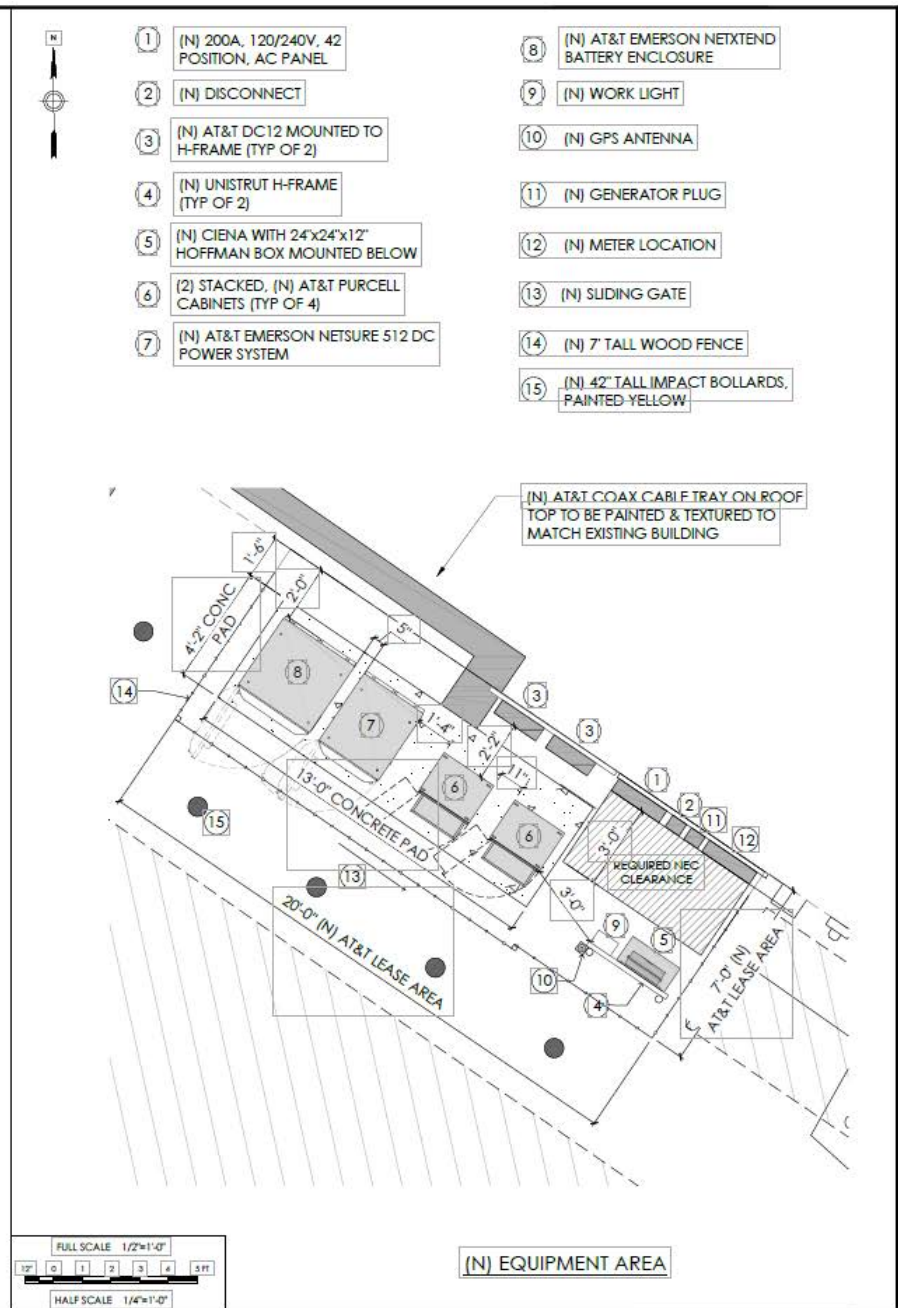
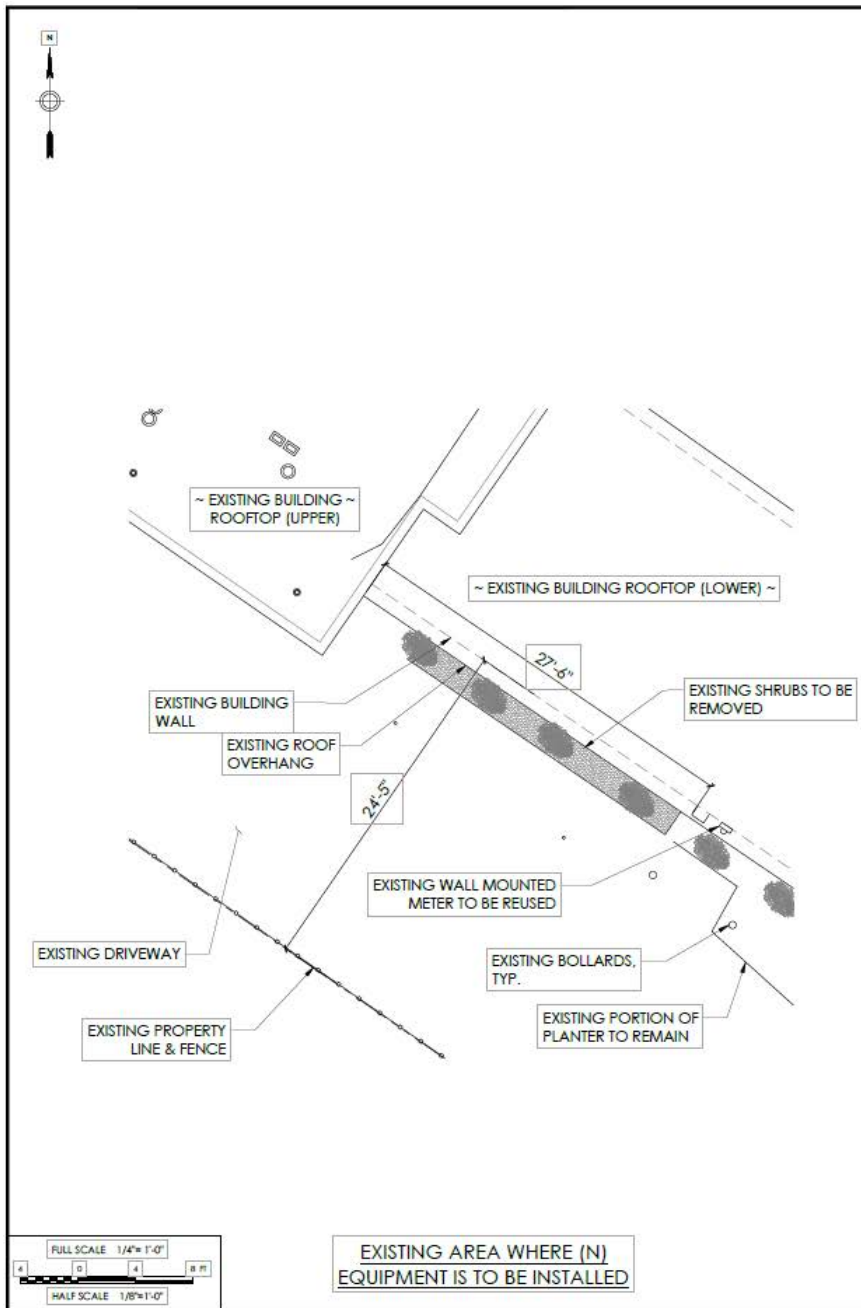
NOTE:  
 1. (N) FRP SCREEN WALLS & CABLE TRAYS TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applic

Attachment:

File Numbers:      PLN2016-00349

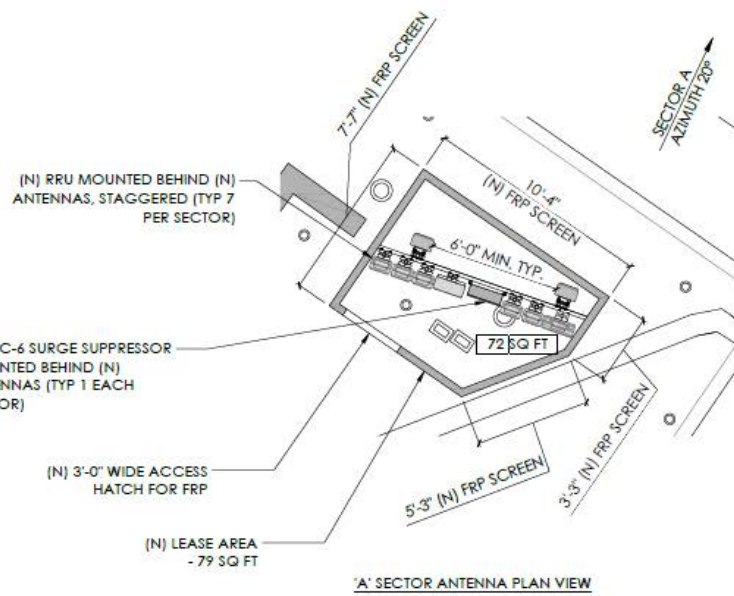


**San Mateo County Zoning Hearing Officer Meeting**

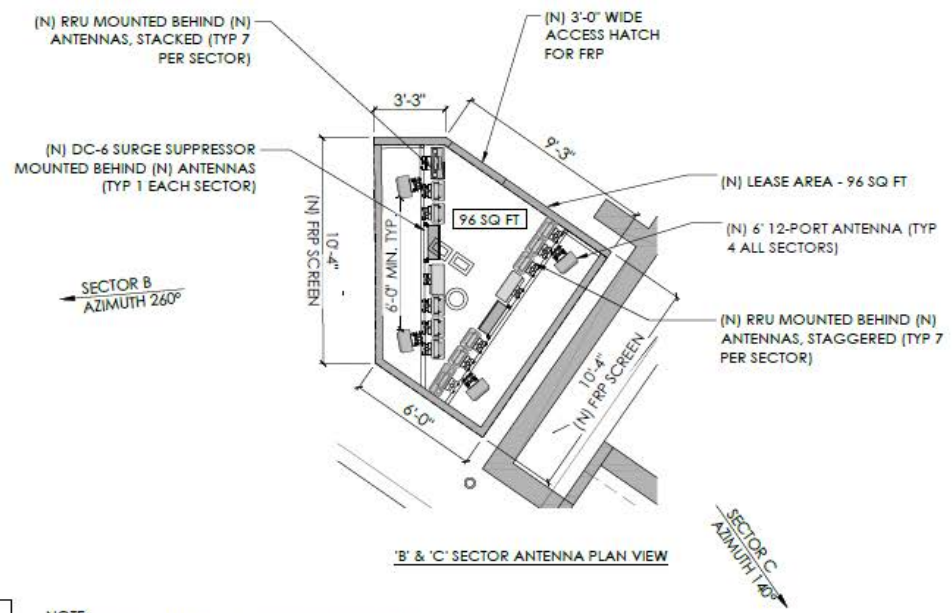
Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

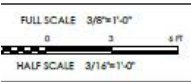


'A' SECTOR ANTENNA PLAN VIEW



'B' & 'C' SECTOR ANTENNA PLAN VIEW

NOTE:  
 (7) RRU PER SECTOR, (3) SECTOR TOTAL, (21) RRU TOTAL  
 TOTAL LEASE AREA OF FRP BOXES = 160 SQ FT



NOTE:  
 1. (N) FRP SCREEN WALLS TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.

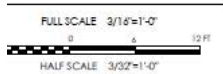
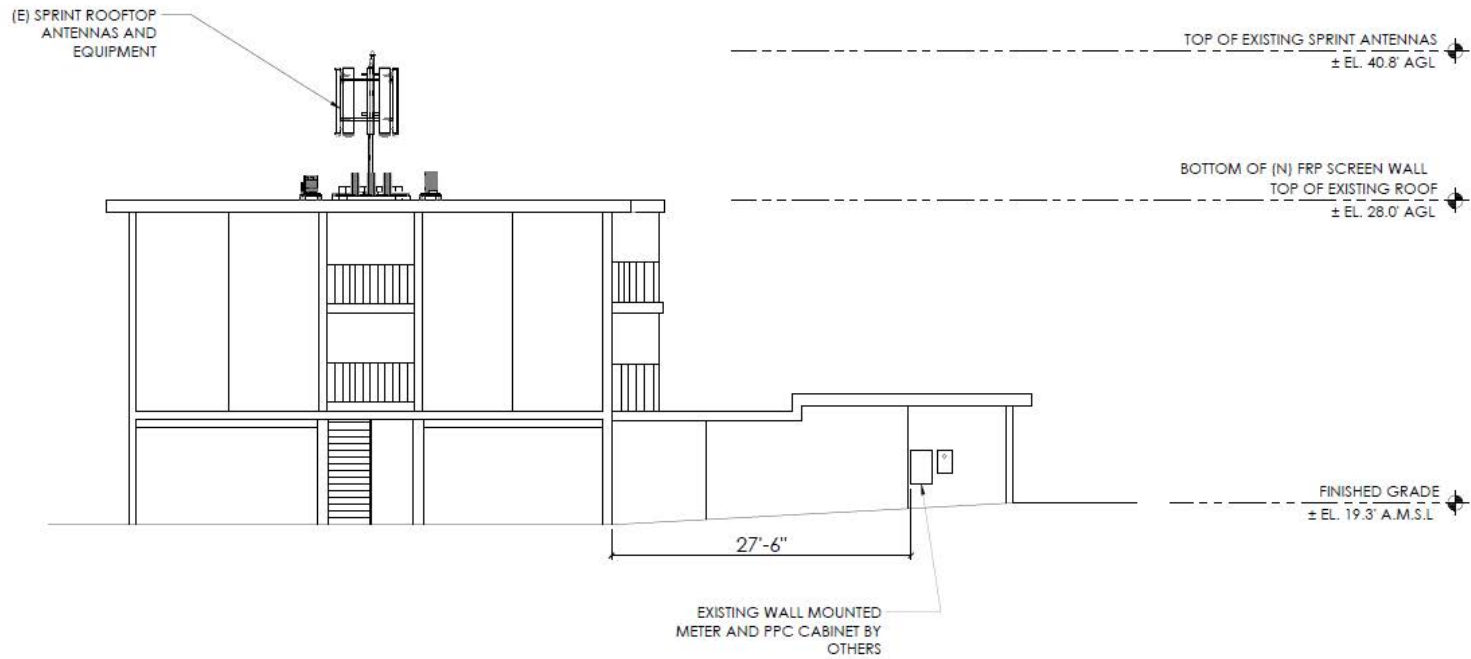
## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





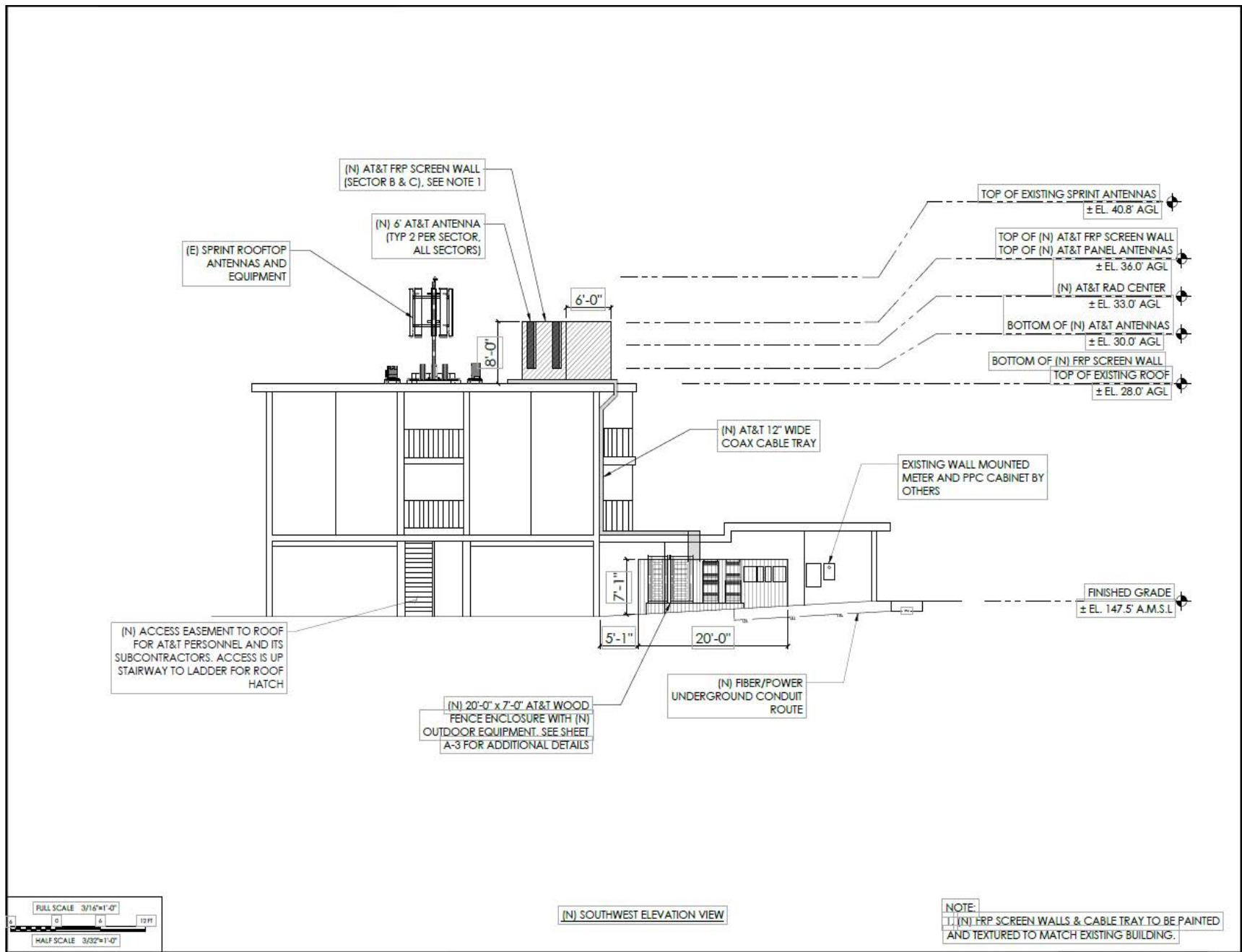
EXISTING SOUTHWEST ELEVATION VIEW

## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Cardenas Trust/AT&T Mobility

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



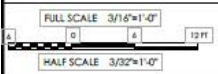
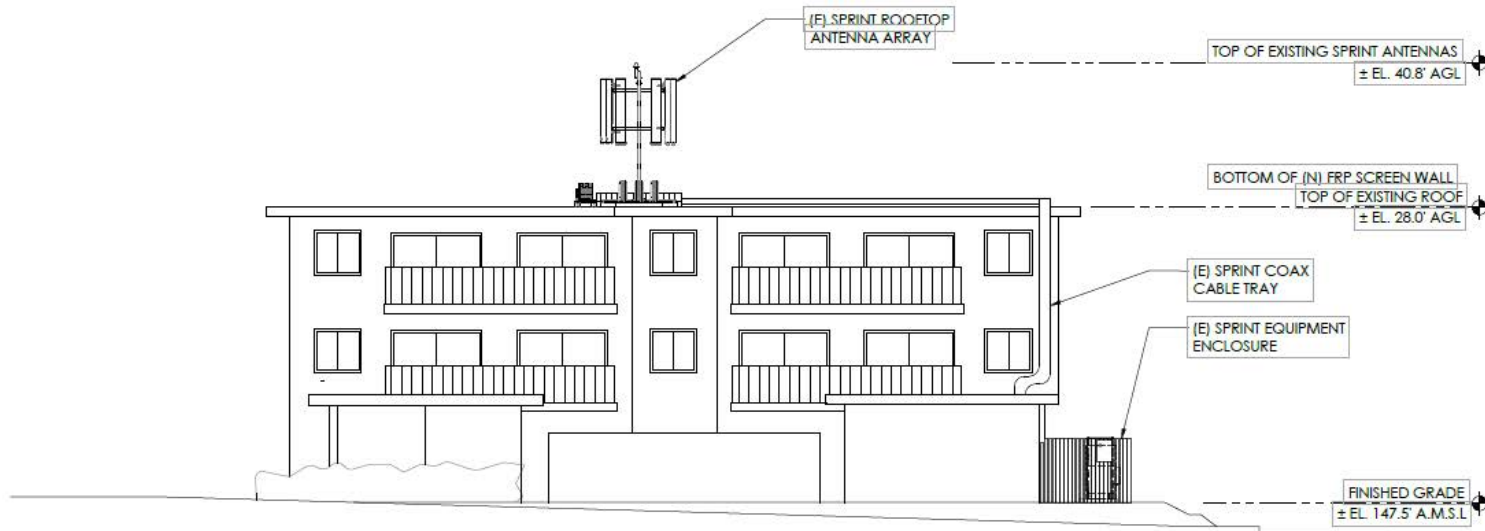
## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





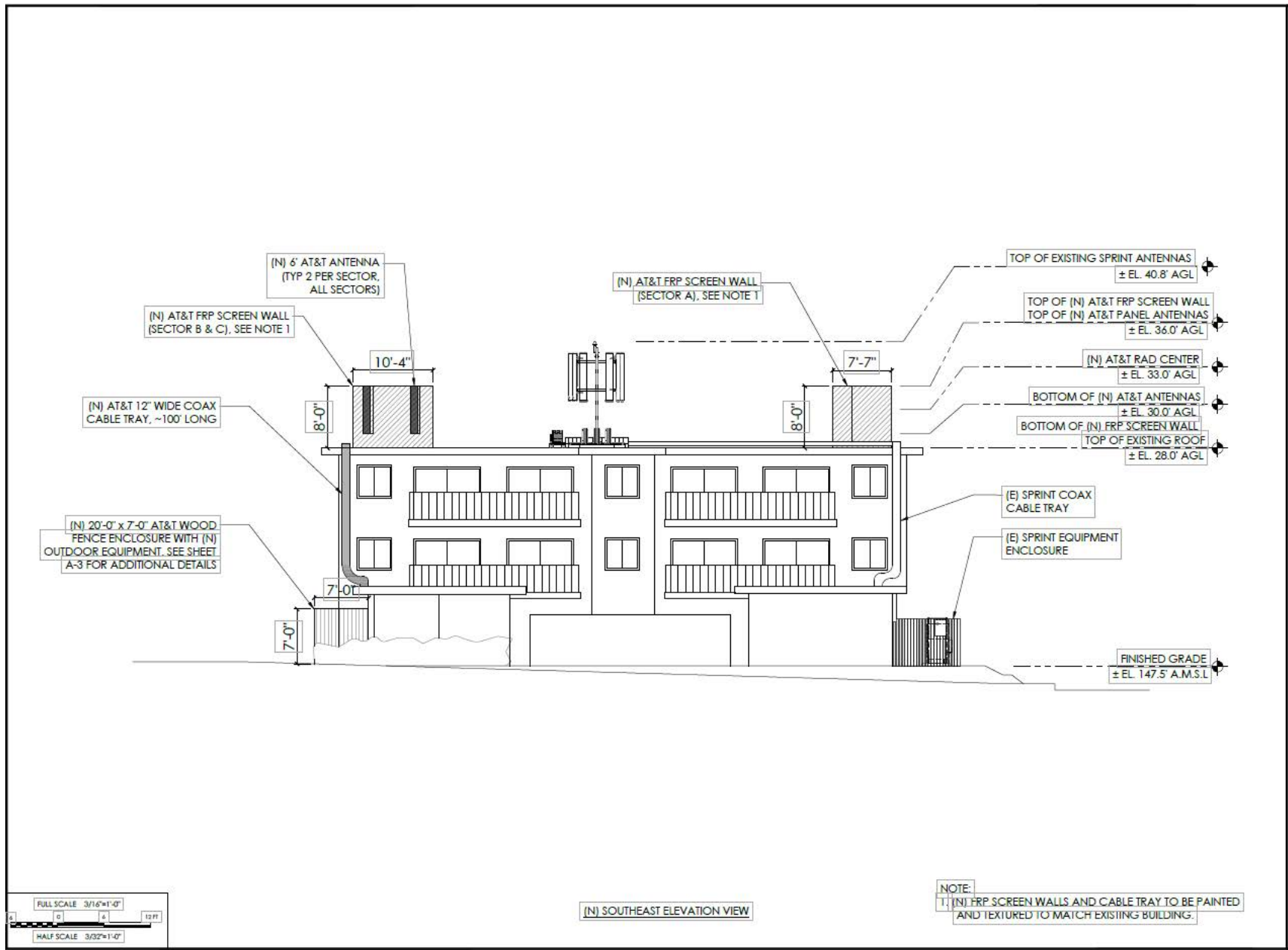
EXISTING SOUTHEAST ELEVATION VIEW

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant:

Attachment:

File Numbers:

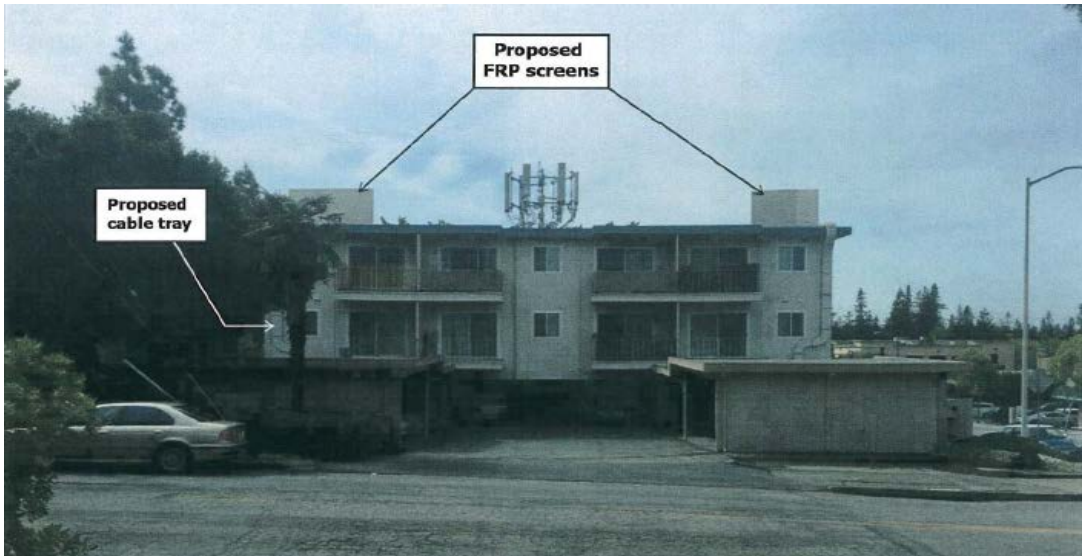


## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



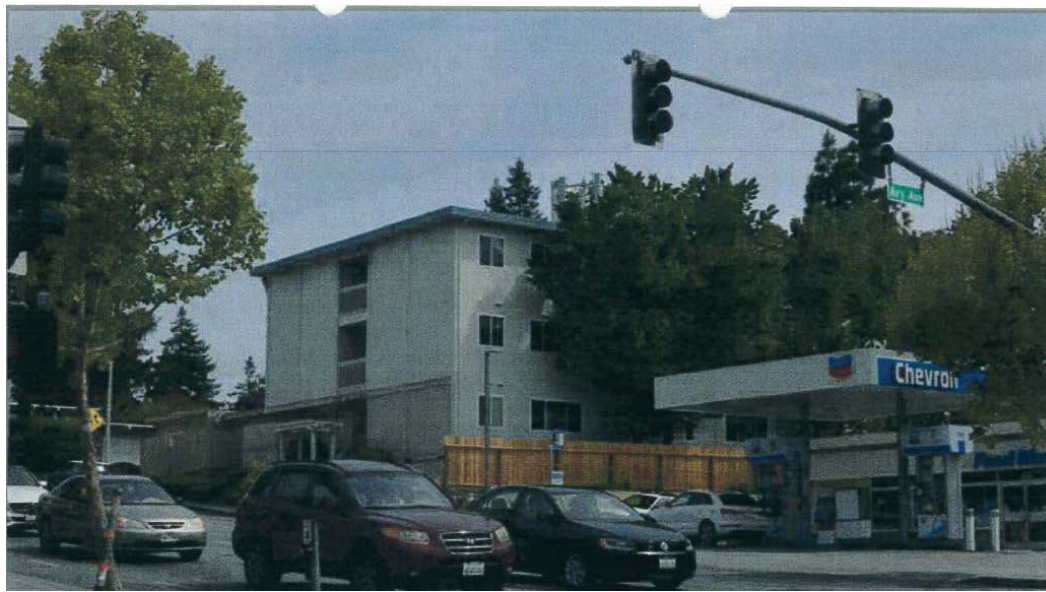
***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_





**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** AT&T Mobility Telecommunication Facility
2. **County File Number:** PLN 2016-00349
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Olivia Boo, Project Planner, 650/363-1818
5. **Project Location:** 3618 Alameda de las Pulgas, intersection of Alameda de las Pulgas and Harkins Avenue, unincorporated Menlo Park
6. **Assessor's Parcel Number and Size of Parcel:** 074-083-270; 10,200 sq. ft.
7. **Project Sponsor's Name and Address:** AT&T Mobility, Attn: Misako Hill, 5001 Executive Parkway, San Ramon, CA 94583
8. **General Plan Designation:** Medium-High Density Residential
9. **Zoning:** R-3/S-1 and P (Multi-Family Residential and Parking)
10. **Description of the Project:** Construction of a new AT&T cellular facility located on the rooftop of an existing three-story apartment building and construction of a 140 sq. ft. ground level equipment area with bollards. The rooftop facility will consist of two panel sectors at opposite ends of the roof each with enclosed screening. A 12-inch cable tray along the front left side of the building will connect the antennas to the equipment area. One other carrier, Sprint PCS, is currently operating on the rooftop with an equipment area at ground level.
11. **Surrounding Land Uses and Setting:** The project site is located at the intersection of Alameda de las Pulgas and Harkins Avenue. The property is developed with a three-story apartment building. There is currently one existing wireless telecommunications facility, Sprint PCS, on the roof of the apartment building. The property is surrounded by a gas station, existing single-family residences, duplexes and apartment buildings.
12. **Other Public Agencies Whose Approval is Required:** None.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.

- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. <b>AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The proposed project site will be on an existing three-story apartment building, located at 3618 Alameda de las Pulgas, Menlo Park. Sprint PCS, currently exists on the roof, at the center of the rooftop. AT&amp;T will be the second carrier on the property. The AT&amp;T facility includes two sectors of rooftop panel antennas, each enclosed within an 8-foot high fiber reinforced plastic screening enclosures, with the associated equipment to be located at ground level within the existing secondary driveway as accessed from Harkins Avenue.</p> <p>The roof mounted equipment includes two sectors of antennas, Sector A proposes two 6-foot antennas installed in the right front corner of the rooftop as viewed from Harkins Avenue. Sector B, proposes four 6-foot antennas located in the left front corner of the rooftop as viewed from Harkins Avenue.</p> <p>A 12-inch wide 100-foot long coax cable tray will connect the sectors of antennas on the rooftop to the ground equipment cabinets. This cable tray will be routed along the front side of the building (facing Harkins Avenue) from the roof to the ground equipment. The ground equipment area will be enclosed by a 7-foot tall wood fence. Though the screen fiber wall will be a visual change to the rooftop, and noticeable to the single-family residences, the change is considered minor since the design will have an appearance similar to other mechanical equipment frequently found on rooftops. To reduce the potential for significant visual impacts as seen from residential areas, the following mitigation measure is proposed:</p> <p><b>Mitigation Measure 1:</b> Prior to the issuance of a building permit, the applicant shall submit color samples for the screen wall and cable tray. The screen wall and cable tray shall be painted to match the existing building. The paint colors shall be subject to the review and approval by the Community</p>				



Development Director. The applicant shall submit photos to the Current Planning Section for color verification after the applicant has painted the screen wall with the approved colors, but before a final building inspection is scheduled.

**Mitigation Measure 2:** The applicant shall maintain the equipment enclosure fencing in good condition and perform repairs as necessary to serve its function as a screening device for the equipment cabinets. Any repairs and/or maintenance to the fence shall be of like color and materials.

**Source:** Field Inspection, County General Plan, Google Maps, Project Plans.

1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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**Discussion:** The project site will not damage or destroy scenic resources. No tree removal is proposed, there is no rock outcropping on the property, the building is not historic, nor located within a state scenic corridor.

**Source:** Field Inspection, Project Plans, San Mateo County Geographic Information System (GIS).

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
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**Discussion:** The cellular equipment will not significantly degrade the existing visual character, quality of the site or surroundings as mitigated (Mitigation Measures 1 and 2). The site does not propose changes to the existing topography, ground surface relief, structures or proposed development on ridgelines. AT&T's proposed screening walls will be visible but considered a minor change to the building. Additionally, the screen wall and cable tray will be painted a color to blend with the building. The fence enclosed equipment area will be located at ground level and will not be a significant visual impact.

**Source:** Field Inspection, Proposed Site Plans.

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
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**Discussion:** One work light is proposed within the ground equipment cabinet area. The following mitigation measure is recommended to minimize potential glare.

**Mitigation Measure 3:** Lighting associated with the project shall be directed downwards so that adjacent properties are not affected. As part of the building permit application, the applicant shall submit a manufacturer's cut-sheet of the proposed lighting for review and approval by the Community Development Director.

**Source:** Project Plans.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> The project site is not adjacent to or within a State or County Scenic Corridor.</p> <p><b>Source:</b> Field Inspection, Project Plans, San Mateo County Geographic Information System (GIS).</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> The project is not located within a Design Review District.</p> <p><b>Source:</b> Submitted Plan, Zoning Regulations, Wireless Telecommunication Facility Ordinance</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p><b>Discussion:</b> The project is located in a built up urban area where single and multi-family residential and commercial development are located. As mitigated, the project will not have a significant impact on the urban setting of this area.</p> <p><b>Source:</b> Field Inspection, Project Plans.</p>					

<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

<p><b>Discussion:</b> The project site is not located within any known mapped Important Farmland 2012 within San Mateo County.</p> <p><b>Source:</b> County Important Farmland Map.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The project site is not zoned for agriculture, not part of an Open Space Easement or Williamson Act contract.</p> <p><b>Source:</b> Geographic Information System (GIS).</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> The project site is not located within important designated Farmland or contain forestland.</p> <p><b>Source:</b> Public Resources Code Section 12220(g).</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The parcel is not located within the Coastal Zone.</p> <p><b>Source:</b> Geographic Information System (GIS).</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> The project site is not located on agricultural land.</p> <p><b>Source:</b> Field Inspection, Project Plans.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
<p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>					

**Discussion:** The project is not zoned for forestland or cause of rezone of such land.

**Source:** County Zoning Map and Regulations.

**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

**Discussion:** The project involves the construction and operation of a wireless telecommunication facility. The Bay Area Air Quality Management District (BAAQMD) exempts the construction of a building or structure that is not itself a source requiring a permit (Regulation 2-1-113). This facility does not require a permit from BAAQMD for their operation and, therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.

**Source:** Bay Area Air Quality Management District, Regulation 2, Rule 1 (2-1-113). BAAQMD California Environmental Quality Act Thresholds of Significance.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
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**Discussion:** Refer to Section 3.a.

**Source:** Bay Area Air Quality Management District.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
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**Discussion:** Refer to Section 3.a.

**Source:** BAAQMD, Regulation 2, Permits, Rule 1, General Requirements, 2-1-113.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
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**Discussion:** Sensitive receptors are facilities or land uses, such as schools, hospitals, or residential areas where people live, play, or convalesce, a place where sensitive individuals spend significant amounts of time. Sensitive individuals are those most susceptible to poor air quality: children,

elderly, and those with pre-existing health problems. The project site is approximately 600 feet from Los Lomas Elementary school, the nearest school. The nearest residential care facility is over 1,000 feet away, Stanford hospital is over 4,000 feet away.

**Source:** BAAQMD 5.2.5, Page 5-8 (2011), Google Maps, San Mateo County Geographic Information System (GIS).

3.e. Create objectionable odors affecting a significant number of people?				X
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**Discussion:** The project will not generate objectionable odors.

**Source:** San Mateo County Geographic Information System (GIS), BAAQMD, Google Maps.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
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**Discussion:** The project may result in minor short-term dust associated with the construction of the equipment area. To ensure that dust particulates generated by the project are minimized, the following mitigation measure is recommended:

**Mitigation Measure 4:** Prior to any ground activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

**Source:** BAAQMD, Project Plans.

4. <b>BIOLOGICAL RESOURCES.</b> Would the project:	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

<p><b>Discussion:</b> The project site is developed with an existing three story apartment building. According to the County's California Natural Diversity Database (CNDDDB), there are no mapped special status plant or animal species in the general vicinity.</p> <p><b>Source:</b> County's Geographic Information System (GIS).</p>					
4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p><b>Discussion:</b> No riparian areas are present within the project vicinity.</p> <p><b>Source:</b> County's Geographic Information System (GIS).</p>					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> No wetlands are present within the project vicinity.</p> <p><b>Source:</b> County's Geographic Information System (GIS).</p>					
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> See staff's response to 4.a.</p> <p><b>Source:</b> Geographic Information System (GIS).</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p><b>Discussion:</b> The project does not propose tree removal; no biological resources are mapped within the project vicinity.</p> <p><b>Source:</b> Project Plans, Zoning Ordinance, Geographic Information System (GIS).</p>					

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p><b>Discussion:</b> The project site is not within an adopted Habitat Conservation plan, Natural Conservation Community Plan or other habitat conservation plan.</p> <p><b>Source:</b> Google Maps, General Plan.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p><b>Source:</b> Geographic Information System (GIS).</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> No tree removal is proposed.</p> <p><b>Source:</b> Project Plans.</p>					

<b>5. CULTURAL RESOURCES.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p><b>Discussion:</b> The existing apartment building is not designated by the County as a historical resource.</p> <p><b>Source:</b> County records.</p>					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
<p><b>Discussion:</b> There is no expectation of archaeological resources to be encountered within the scope of this project. Ground disturbance for construction of the equipment lease area will occur in already disturbed areas (existing driveway).</p> <p><b>Source:</b> Project scope.</p>					

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p><b>Discussion:</b> There is no expectation of encountering paleontological resources given the project scope. No unique geologic features are present within the project area.</p> <p><b>Source:</b> Paleontological Resources Preservation Act (Section 6301. Definitions (4)).</p>					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p><b>Discussion:</b> There is no expectation of encountering human remains given the project scope.</p> <p><b>Source:</b> Project Plans.</p>					

<b>6. GEOLOGY AND SOILS.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in: this is OK. Thx for catching				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p><b>Discussion:</b> The project will not result in the rupture of a known earthquake fault or expose people to significant adverse effects since this is an unmanned facility.</p> <p><b>Source:</b> Department of Conservation Geologic Hazards Regulatory Map</p>					
	ii. Strong seismic ground shaking?			X	
<p><b>Discussion:</b> The Department of Conservation Geologic Hazards Regulatory Maps notes the site is located approximately 3 miles from the San Andreas fault and would be expected to experience some shaking. Construction is required to meet building code seismic criteria.</p> <p><b>Source:</b> Department of Conservation Geologic Hazards Regulatory Maps.</p>					



iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p><b>Discussion:</b> Refer to 6.a.ii.</p> <p><b>Source:</b> Department of Conservation Geologic Hazards Regulatory Maps.</p>				
iv. Landslides?				X
<p><b>Discussion:</b> According to the Department of Conservation Geologic Hazards Regulatory Landslides Maps, the property is not located in an area of landslides.</p> <p><b>Source:</b> Department of Conservation Geologic Hazards Landslides Map.</p>				
v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p><b>Discussion:</b> The project is not located on a cliff or bluff.</p> <p><b>Source:</b> Project location.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?				X
<p><b>Discussion:</b> The project site is developed with an existing three story apartment building. There will be minor ground disturbance to construct the 140 sq. ft. equipment cabinet. Should there be any precipitation during project construction, there is the potential for minor sedimentation on site areas downslope from the project area. Mitigation Measure 5 and 6 requires compliance with the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines.”</p> <p><b>Mitigation Measure 5:</b> Prior to the Current Planning Section’s approval of the building permit required for each new facility or facility modification, each carrier shall submit adequate stormwater pollution prevention measures, as determined by Planning staff.</p> <p><b>Mitigation Measure 6:</b> The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.</li> <li>b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.</li> <li>c. Performing clearing and earthmoving activities only during dry weather.</li> <li>d. Stabilization of all denuded areas and maintenance of erosion control measures</li> </ol>				

continuously between October 1 and April 30.				
e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.				
<b>Source:</b> Project Plans.				
6.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X
<b>Discussion:</b> Refer to Section 6.a.i., above.				
<b>Source:</b> Department of Conservation Geologic Hazards Landslides Map.				
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X
<b>Discussion:</b> It is not anticipated that the project would present significant risks to life or property should expansive soils be present within the project area. The unmanned facility is subject to a building permit and must be compliant with building code.				
<b>Source:</b> Project scope.				
6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
<b>Discussion:</b> The project would not generate any wastewater.				
<b>Source:</b> Project Plans.				

<b>7. CLIMATE CHANGE.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<b>Discussion:</b> Project related minor grading and facility construction may result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and					

personal cars of construction workers). Due to the site's location, in an urban area, potential project GHG emission levels from construction would be considered minimal. The project does not propose any tree removal. The following mitigation is recommended to reduce potential significant impacts to less than significant levels.

**Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Source:** San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project Plans; Site Inspection.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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**Discussion:** The project has been reviewed against the criteria of the EECAP and found to comply with the plan as mitigated. Mitigation Measure 7 is included for basic construction measures.

**Source:** San Mateo County Energy Efficiency Climate Action Plan, Appendix F-1.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
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**Discussion:** The project area is not mapped/defined as a forestland.

**Source:** Project Plans, Field Inspection.

7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
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**Discussion:** The project is not located on or near a coastal cliff or bluff.

**Source:** Project Location, Site Inspection.

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> According to the San Mateo County Energy Efficient Climate Action Plan, the project site is not located in an area expected to be impacted by a sea level rise area.</p> <p><b>Source:</b> San Mateo County Energy Efficient Climate Action Plan.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The property is in FEMA Flood Zone X (areas of minimal flooding). (FEMA Panel No. 06081C0320E, effective October 16, 2012).</p> <p><b>Source:</b> San Mateo County Geographic Information System (GIS).</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The property is not located in a 100-year flood hazard area.</p> <p><b>Source:</b> Project Plans, San Mateo County Geographic Information System (GIS).</p>				

<b>8. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> The project would not result in a significant hazard to the public or the environment, as it does not involve the routine transport, use, or disposal of hazardous materials.</p> <p><b>Source:</b> Project Plans.</p>				

8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> The project would not result in a significant hazard to the public or the environment, as it does not involve the storage or release of hazardous materials.</p> <p><b>Source:</b> Project Plans.</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
<p><b>Discussion:</b> The submitted Waterford radio frequency report conducted an evaluation of the proposed project for compliance with applicable guidelines limiting human exposure to radio frequency, RF, electromagnetic fields, with the results described in a report dated June 28, 2016, attached. The evaluation includes the proposed AT&amp;T wireless telecommunications facility and the existing Sprint PCS facility. The report states that the proposed operation will, together with the existing and proposed base stations at the site, comply with FCC guidelines limiting public exposure. For the AT&amp;T facility alone, the Maximum Predictive Spatial Average (MPE) at ground level is 1.0983%. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 8.798% of the public exposure limit.</p> <p>Additionally, due to the mounting location of the AT&amp;T antennas to the existing rooftop, they would not be accessible to the general public and, therefore, no mitigation measures are necessary to comply with the FCC public exposure guidelines.</p> <p><b>Source:</b> Project Plans, Radio Frequency report.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p> <p><b>Source:</b> Hazardous Waste and Substances Site List, California State Department of Toxic Substances Control, San Mateo County.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X

<p><b>Discussion:</b> The site is not located within a known area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The closest known airport is San Carlos airport, located approximately 8 miles north of the project site.</p> <p><b>Source:</b> Google maps.</p>					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p><b>Discussion:</b> The project is not located within the vicinity of a private airstrip.</p> <p><b>Source:</b> Project Plans, Google Maps.</p>					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project would not physically impede road access and would improve AT&amp;T cellular telecommunication capabilities in the area. Menlo Park Fire Protection District has reviewed and approved the project subject to compliance with its permit requirements.</p> <p><b>Source:</b> Project Plans, Review by Menlo Park Fire Protection District.</p>					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p><b>Discussion:</b> The project parcel is not located within a Fire Hazard Severity Zone, as mapped by the California Department of Fire and Forestry Protection. The project was reviewed and given preliminary conditional approval by Menlo Park Fire Protection District.</p> <p><b>Source:</b> Project Plans.</p>					
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> No housing is proposed with this project.</p> <p><b>Source:</b> Project Plans, Geographic Information System (GIS).</p>					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The parcel is not located in an area mapped for a 100-year flood hazard.</p>					

<b>Source:</b> San Mateo County Geographic Information System (GIS).					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<b>Discussion:</b> The project is not located in a mapped dam failure inundation zone. <b>Source:</b> San Mateo County General Plan Natural Hazards Maps.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<b>Discussion:</b> The project site is not located within a tsunami inundation area. <b>Source:</b> San Mateo County Tsunami Inundation Map, Woodside.					

<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
<b>Discussion:</b> The proposed installation of the ground equipment has minor potential, if any, to generate sediment that may enter storm drains. <b>Source:</b> Project Plans.					
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<b>Discussion:</b> There is no domestic water use proposed with the project.					

<b>Source:</b> Project Plans.					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
<p><b>Discussion:</b> The project would replace approximately 140 sq. ft. of existing impervious surface within the secondary driveway for the proposed equipment cabinet. At the building permit stage, the facility would be required to demonstrate compliance with the County's Drainage Policy. The project is not located near a stream or river and therefore, would not alter the course of a stream or river.</p> <p>The project has been reviewed by the Department of Public Works and received preliminary approval.</p> <p><b>Source:</b> Grading and Drainage Plan.</p>					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
<p><b>Discussion:</b> Refer to Section 9.c.</p> <p><b>Source:</b> San Mateo County Department of Public Works Drainage Policy, Project Plans, San Mateo County Geographic Information System (GIS).</p>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
<p><b>Discussion:</b> Refer to Section 9.c.</p> <p><b>Source:</b> Project Plans.</p>					
9.f.	Significantly degrade surface or ground-water quality?				X
<p><b>Discussion:</b> The project does not involve a domestic well and will not affect groundwater. The project would not create additional water demand nor interfere with ground water recharge.</p> <p><b>Source:</b> Project Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	



**Discussion:** The equipment area is proposed in an existing driveway; the project will not increase the amount of impervious surface or replace impervious surface such that runoff is increased.

**Source:** Proposed Drainage Plan.

<b>10. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project would not result in the physical division of an established community.</p> <p><b>Source:</b> Project Plans.</p>				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> The use would not conflict with any applicable land use plan; cellular facilities are permitted in the County's jurisdiction upon approval of a Use Permit. Due to the building's non-conforming setbacks, the proposed antenna locations propose substandard front and left setbacks which require approval as part of the subject Use Permit approval.</p> <p><b>Source:</b> Project Plans, Zoning Ordinance, General Plan.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Discussion:</b> The project site is not located within a habitat conservation plan or natural community conservation plan.</p> <p><b>Source:</b> San Mateo County General Plan.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p><b>Discussion:</b> The completed project will not result in the congregating of more than 50 people on a regular basis.</p> <p><b>Source:</b> Project Plans.</p>				

10.e. Result in the introduction of activities not currently found within the community?				X
<p><b>Discussion:</b> Sprint PCS currently operates a cellular facility on the site, therefore, the proposed use is not new to the property or area. Cellular facilities are allowed by the Zoning Ordinance upon approval of a Use Permit.</p> <p><b>Source:</b> Project Plans, Zoning Ordinance.</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p><b>Discussion:</b> There is no expansion of public facilities proposed that would stimulate development on surrounding properties. Specifically, development of the project would not introduce new or significantly expanded public utilities, new industry, commercial facilities or recreational activities, beyond what already exists on the property. The surrounding area is already developed with residential and commercial uses.</p> <p><b>Source:</b> Project Plans.</p>				
10.g. Create a significant new demand for housing?				X
<p><b>Discussion:</b> The project would not create a new demand for housing. The area is developed with existing residential uses. The proposal is for a new cellular telecommunication facility which would improve cellular service to existing AT&amp;T cellular carriers in the surrounding community.</p> <p><b>Source:</b> Project Plans.</p>				

<b>11. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> The project is not located in a mapped mineral resources area.</p> <p><b>Source:</b> San Mateo County General Plan Mineral Resources Map.</p>				

11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> The project is not located in a mapped mineral resources area.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan Mineral Resources Map.</p>				

<b>12. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> The project will generate short term noise associate with minor ground disturbance and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Otherwise, any increased long-term project related noise impacts will be minimal as proposed improvements will not generate a significant increase. Mitigation Measure 8 is proposed to reduce the construction noise impact to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p><b>Mitigation Measure 8:</b> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.</p> <p><b>Source:</b> Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p><b>Discussion:</b> No ground-borne vibration is anticipated with this project beyond typical construction for the facility installation.</p> <p><b>Source:</b> Project Plans.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

<p><b>Discussion:</b> No significant permanent increase in ambient noise /levels is expected given the project scope.</p> <p><b>Source:</b> Project Plans.</p>					
12.d.	A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
<p><b>Discussion:</b> No significant increase is anticipated outside of typical temporary construction noise. No long-term noise impacts are expected given this project scope.</p> <p><b>Source:</b> Project Plans, County Ordinance Code, Section 4.88.360 for Noise Control.</p>					
12.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The site is not located in an airport land use plan nor is it located within 2 miles of a public airport or public use airport.</p> <p><b>Source:</b> Project Location, Google Maps.</p>					
12.f.	For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> No private airstrip is located in the vicinity.</p> <p><b>Source:</b> Project Location, Google Maps.</p>					

<p><b>13. POPULATION AND HOUSING.</b> Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p><b>Discussion:</b> The project is a cellular service equipment and is not expected to induce significant population growth.</p>					

<b>Source:</b> Project Plans.				
13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<b>Discussion:</b> The project will not displace existing housing.				
<b>Source:</b> Project Plans.				

<b>14. PUBLIC SERVICES.</b> Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<b>Discussion:</b> The project has been reviewed and approved by the Menlo Park Fire Protection District. The project would not introduce uses that would impact police protection. The project would not increase school, park, or sewer demand. The cellular facility is anticipated to provide increased coverage to AT&T cellular facilities and improved emergency cellular service.				
<b>Source:</b> Menlo Park Fire Protection District, Project Plans.				

<b>15. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> The project is a new AT&amp;T cellular facility and would not increase the use of existing neighborhood or regional parks or other recreational facilities.</p> <p><b>Source:</b> Project Plans.</p>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> The project does not include recreational facilities.</p> <p><b>Source:</b> Project Plans.</p>				

<b>16. TRANSPORTATION/TRAFFIC.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
<p><b>Discussion:</b> The project will involve the addition of one cellular facility carrier for a total of two wireless telecommunication facilities on the project site. A minimal amount of traffic is expected due to regular maintenance of the facility, approximately 1-2 times, each 6 months, and during project construction. Due to a minimal amount of project traffic, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p>				

<b>Source:</b> Project Plans.				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p><b>Discussion:</b> The project will involve the addition of one carrier for a total of two wireless telecommunication facilities that would generate a minimal amount of traffic. Due to a minimal amount of projected traffic that would result from periodic maintenance of the AT&amp;T telecommunication facility, the project would not cause a significant change in daily traffic patterns and does not conflict with an applicable congestion management program.</p> <p><b>Source:</b> Project Plans.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p><b>Discussion:</b> The project will not require or result in a change in air traffic patterns.</p> <p><b>Source:</b> Project Plans, Area Plans.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p><b>Discussion:</b> The project will not alter the existing roadway design features or create an impediment/hazard on the existing driveway due to the equipment area size or location. Bollards will be placed around the equipment area for the protection of the residents and facility.</p> <p><b>Source:</b> Project Plans.</p>				
16.e. Result in inadequate emergency access?				X
<p><b>Discussion:</b> The project involves the construction of an AT&amp;T cellular facility installed an existing three story apartment building rooftop and equipment cabinets installed at street level. The project has been reviewed and approved by Menlo Park Fire District and is not expected to impact emergency access. The cellular facility will provided needed cellular coverage for AT&amp;T carriers and is expected to improve emergency response.</p> <p><b>Source:</b> Project Plans, Menlo Park Fire District</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

<b>Discussion:</b> The project will not affect such facilities.				
<b>Source:</b> Project Plans.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<b>Discussion:</b> No increase in pedestrian traffic or patterns.				
<b>Source:</b> Project Plans.				
16.h. Result in inadequate parking capacity?				X
<b>Discussion:</b> No. Upon completion of the AT&T cellular facility, the property involves maintenance of two wireless telecommunication facilities that would generate a minimal amount of traffic (approximately 1-2 trips to and from the site per each 6 months by maintenance crews) and minimal associated parking demand. The maintenance crew is expected to park on the public right of way however, this is not expected to be a significant impact to public parking. The project will not reduce the parking capacity of the existing residential parking lot.				
<b>Source:</b> Project Plans.				

<b>17. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<b>Discussion:</b> None proposed. The project does not involve wastewater treatment.				
<b>Source:</b> Project Plans.				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<b>Discussion:</b> No such facility proposed.				
<b>Source:</b> Project Plans.				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X



<b>Discussion:</b> None proposed.				
<b>Source:</b> Project Plans.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<b>Discussion:</b> No water usage with this project.				
<b>Source:</b> Project Plans.				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<b>Discussion:</b> No wastewater service needed for the project.				
<b>Source:</b> Project Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<b>Discussion:</b> The project will not generate solid waste.				
<b>Source:</b> Project Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<b>Discussion:</b> See Section 17.f.				
<b>Source:</b> Project Plans.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<b>Discussion:</b> While the project does not incorporate solar or other alternative energy sources, as discussed in Section 7.a., the project would result in a minimal increase in electricity consumption at the property. No water use is proposed; the project does not generate solid waste.				
<b>Source:</b> Project Plans.				

17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p><b>Discussion:</b> The project would require minimal utility services. The project would not increase school, park, or sewer demand at the site.</p> <p><b>Source:</b> Project Plans, Area Maps.</p>				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p><b>Discussion:</b> As discussed in Section 4 of this document, the project would not degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.</p> <p><b>Source:</b> San Mateo County CNDDDB Database.</p>				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p><b>Discussion:</b> The project involves one new cellular facility to the property for a total of two cellular facilities, development impacts are considered to be minor in nature. Regarding future development, additional cellular facilities have the option to co-locate on the property which will require future review of radio frequency studies and compliance.</p> <p><b>Source:</b> Project Plans.</p>				

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p><b>Discussion:</b> As mitigated, the project will not result in significant adverse impacts. Implementation of the mitigation measures included in this document would adequately reduce project impacts to a less than significant level.</p> <p><b>Source:</b> Radio Frequency report.</p>				

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

**Mitigation Measure 1:** Prior to the issuance of a building permit, the applicant shall submit color samples for the screen wall and cable tray. The screen wall and cable tray shall be painted to match the existing building. The paint colors shall be subject to the review and approval by the Community Development Director. The applicant shall submit photos to the Current Planning Section for color verification after the applicant has painted the screen wall with the approved colors, but before a final building inspection is scheduled.

**Mitigation Measure 2:** The applicant shall maintain the equipment enclosure fencing in good condition and perform repairs as necessary to serve its function as a screening device for the equipment cabinets. Any repairs and/or maintenance to the fence shall be of like color and materials.

**Mitigation Measure 3:** Lighting associated with the project shall be directed downwards so that adjacent properties are not affected. As part of the building permit application, the applicant shall submit a manufacturer's cut-sheet of the proposed lighting for review and approval by the Community Development Director.

**Mitigation Measure 4:** Prior to any ground disturbance, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

**Mitigation Measure 5:** Prior to the Current Planning Section's approval of the building permit required for each new facility or facility modification, each carrier shall submit adequate stormwater pollution prevention measures, as determined by Planning staff.

**Mitigation Measure 6:** The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.

- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

**Mitigation Measure 7:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

\_\_\_\_\_ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

\_\_\_\_\_ X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_ March 16, 2017

Date

\_\_\_\_\_ Olivia Boo

\_\_\_\_\_ Project Planner

\_\_\_\_\_ (Title)

**ATTACHMENTS**

- A. Vicinity Map
- B. Existing Rooftop Site Plan
- C. Overall Site Plan.
- D. Overall Site Plan with Proposed Equipment Cabinet
- E. Equipment Cabinet Detail
- F. Antenna Detail
- G. Elevations
- H. Elevations
- I. Elevations
- J. Elevations
- K. Photos
- L. Radio Frequency (RF) report

OSB:aow – OSBBB0104\_WAH.DOCX



**WATERFORD**  
COMPLIANCE...FROM START TO SIGNAL

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## Radio Frequency Safety Survey Report Prediction (RFSSRP) Prepared For:



**Site Name:** Alameda De Las Pulgas Apartments  
**FA#:** 13632318  
**USID:** 171453  
**Site ID:** MRSFR028202  
**Address:** 3618 Alameda De Las Pulgas  
Menlo Park, CA 94025  
**County:** San Mateo  
**Latitude:** N37-25-52.80  
**Longitude:** W122-12-4.20

---

### Additional Site Information



**M-RFSC Name:** Casey Chan  
**Site Structure Type:** Rooftop

---

### Report Information

**Report Writer:** Steve Baier-Anderson

**Report Generated Date:** March 20, 2017

---

### Compliance Statement

AT&T Mobility will be compliant when the remediation recommended in Section 5 or other appropriate remediation determined by AT&T Mobility is implemented.

Attachment J



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# 1 General Summary

## 1.1 Site Summary

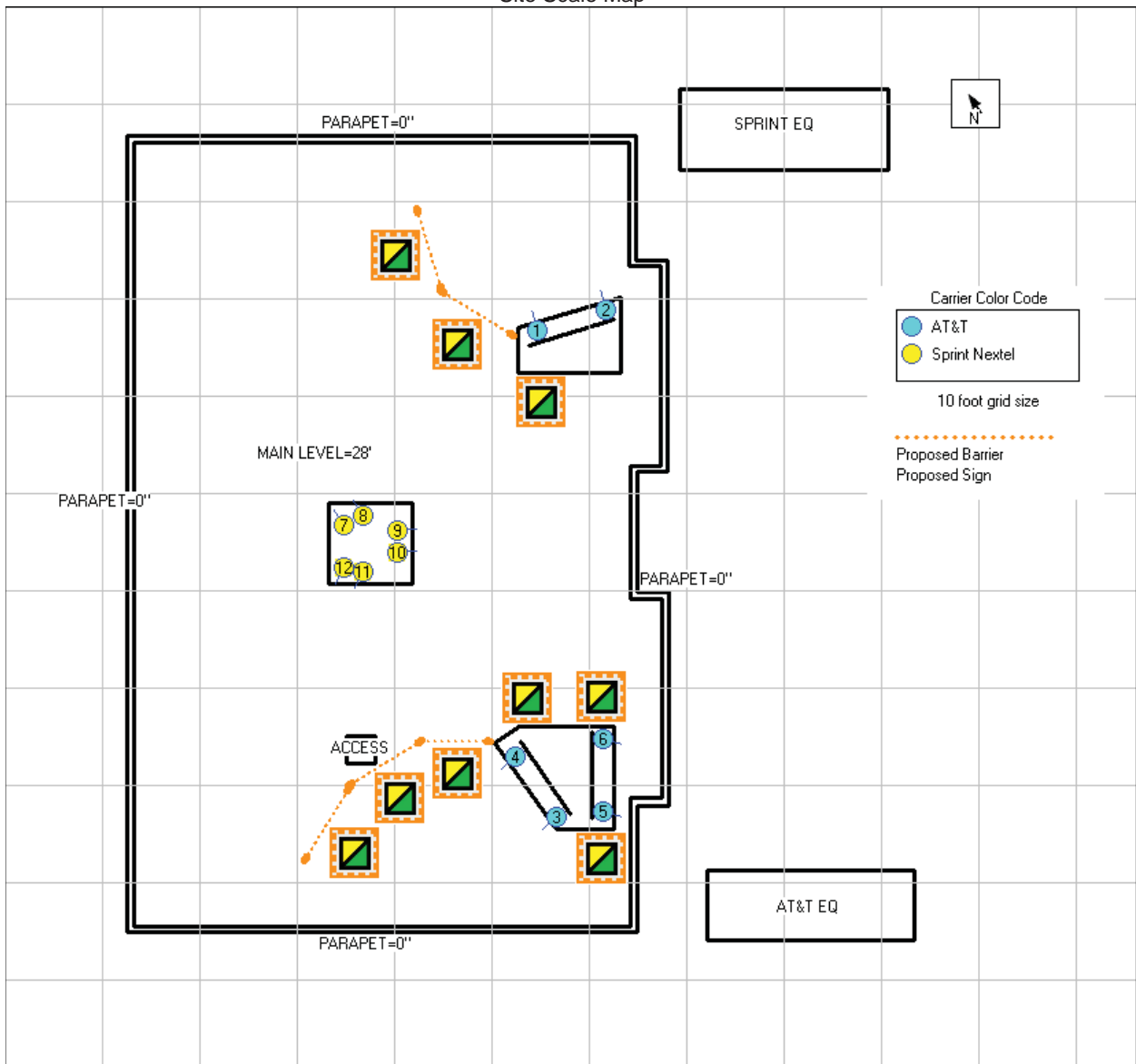
Existing RF Sign(s) at Access Point(s)	None
Existing RF Sign(s) at AT&T Mobility Sectors	Alpha: None Beta: None Gamma: None
Existing Barriers at AT&T Mobility Sectors	None
Max Predictive Spatial Average MPE% & Location on Site (General Public)	6197.91% in front of AT&T Mobility Alpha Sector Antenna #1
Max Predictive Spatial Average MPE% at Walkable Surface (General Public)	4244.11% in front of AT&T Mobility Alpha Sector Antenna #1 on main level
Max Predictive Spatial Average MPE% at Ground (General Public)	5.49% MPE
Max Cumulative Predictive Spatial Average MPE% at Ground (General Public)*	13.5% MPE
Purposed Number of AT&T Antennas	6

\* Note: The maximum predicted ground level MPE for Sprint operations as depicted herein is 8.03% of the FCC General Population limits. The locations of the maximum value created by the Sprint and proposed AT&T Mobility operations are located on the Alameda De Las Pulgas roadway but do not coincide. The cumulative MPE is the summation of these two maximum values to provide a worst-case report.

**Here is a listing of the files used for this report:**

- GSM Carrier Count.xlsx
- [AT\\_T-CVL06258-WestGlendaleRelo-03-13-15-CD100.pdf](#)
- [SAN-FRANCISCO-SACRAMENTO RENO CNU6258 2015-LTE-Next-Carrier LTE-2C km477....pdf](#)

Site Scale Map



Information 1 Information 2 Notice Caution Warning Ladder Lock Remove Sign  
 Notice 2 Caution 2 Warning 2  
**Signs and Barriers Required for Compliance Overall Site (AT&T Mobility Only)**



Site Name: Alameda De Las Pulgas Apartments  
Site FA: 13632318

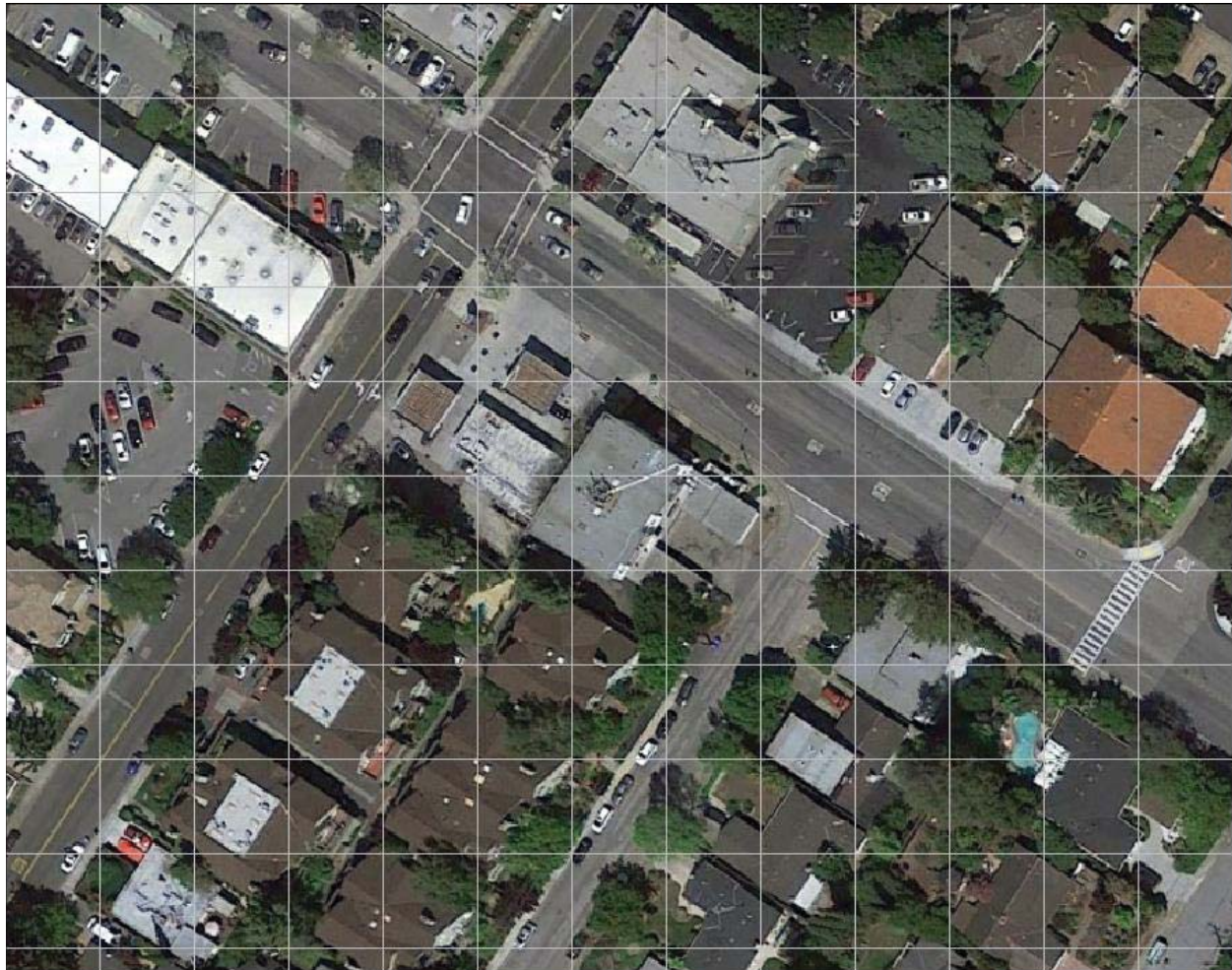


Image to show distance to surrounding buildings 50' Grid

Site Name: Alameda De Las Pulgas Apartments  
 Site FA: 13632318



**WATERFORD**  
 COMPLIANCE...FROM START TO SIGNAL

## 2 Antenna Inventory

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	Az (deg)	Mech Downtilt (deg)	Horizontal Beam width (deg)	Antenna Length/ Aperture (ft)	Antenna Gain (dBd)	Total ERP (watts)	TPO (watts)	X (ft)	Y (ft)	Antenna Centerline Main Level (ft)	Bottom of Antenna Main Level (ft)
1	AT&T	QUINTEL	QS66512 05DT	Panel	700	20	67	6.0	11.15	0	1	0	782	42	62	29.9	1.9
1	AT&T	QUINTEL	QS66512 02DT	Panel	1900	20	72	6.0	13.85	0	1	0	3881	42	62	29.9	1.9
1	AT&T	QUINTEL	QS66512 02DT	Panel	2100	20	57	6.0	14.75	0	1	0	4775	42	62	29.9	1.9
2	AT&T	QUINTEL	QS66512 05DT	Panel	850	20	61	6.0	11.25	0	1	0	1600	49	65	29.9	1.9
2	AT&T	QUINTEL	QS66512 05DT	Panel	700	20	67	6.0	11.15	0	1	0	782	49	65	29.9	1.9
2	AT&T	QUINTEL	QS66512 02DT	Panel	2300	20	64	6.0	14.55	0	1	0	2850	49	65	29.9	1.9
3	AT&T	QUINTEL	QS66512 05DT	Panel	700	260	67	6.0	11.15	0	1	0	782	44	13	29.9	1.9
3	AT&T	QUINTEL	QS66512 02DT	Panel	1900	260	72	6.0	13.85	0	1	0	3881	44	13	29.9	1.9
3	AT&T	QUINTEL	QS66512 02DT	Panel	2100	260	57	6.0	14.75	0	1	0	4775	44	13	29.9	1.9
4	AT&T	QUINTEL	QS66512 05DT	Panel	850	260	61	6.0	11.25	0	1	0	1600	40	19	29.9	1.9
4	AT&T	QUINTEL	QS66512 05DT	Panel	700	260	67	6.0	11.15	0	1	0	782	40	19	29.9	1.9
4	AT&T	QUINTEL	QS66512 02DT	Panel	2300	260	64	6.0	14.55	0	1	0	2850	40	19	29.9	1.9
5	AT&T	QUINTEL	QS66512 05DT	Panel	700	140	67	6.0	11.15	0	1	0	782	49	13	29.9	1.9
5	AT&T	QUINTEL	QS66512 02DT	Panel	1900	140	72	6.0	13.85	0	1	0	3881	49	13	29.9	1.9
5	AT&T	QUINTEL	QS66512 02DT	Panel	2100	140	57	6.0	14.75	0	1	0	4775	49	13	29.9	1.9
6	AT&T	QUINTEL	QS66512 05DT	Panel	850	140	61	6.0	11.25	0	1	0	1600	49	21	29.9	1.9
6	AT&T	QUINTEL	QS66512 05DT	Panel	700	140	67	6.0	11.15	0	1	0	782	49	21	29.9	1.9
6	AT&T	QUINTEL	QS66512 02DT	Panel	2300	140	64	6.0	14.55	0	1	0	2850	49	21	29.9	1.9
7	Sprint Nextel	GENERIC	PANEL	Panel	850	0	65	6.0	13.05	0	0	0	2000	22	43	34.0	6.0
7	Sprint Nextel	GENERIC	PANEL	Panel	1900	0	65	6.0	15.90	0	0	0	914	22	43	34.0	6.0
8	Sprint Nextel	GENERIC	PANEL	Panel	850	0	65	6.0	13.05	0	0	0	2000	24	43	34.0	6.0
8	Sprint Nextel	GENERIC	PANEL	Panel	1900	0	65	6.0	15.90	0	0	0	914	24	43	34.0	6.0
9	Sprint Nextel	GENERIC	PANEL	Panel	850	120	65	6.0	13.05	0	0	0	2000	28	42	34.0	6.0
9	Sprint Nextel	GENERIC	PANEL	Panel	1900	120	65	6.0	15.90	0	0	0	914	28	42	34.0	6.0
10	Sprint Nextel	GENERIC	PANEL	Panel	850	120	65	6.0	13.05	0	0	0	2000	28	40	34.0	6.0
10	Sprint Nextel	GENERIC	PANEL	Panel	1900	120	65	6.0	15.90	0	0	0	914	28	40	34.0	6.0
11	Sprint Nextel	GENERIC	PANEL	Panel	850	240	65	6.0	13.05	0	0	0	2000	24	38	34.0	6.0
11	Sprint Nextel	GENERIC	PANEL	Panel	1900	240	65	6.0	15.90	0	0	0	914	24	38	34.0	6.0
12	Sprint Nextel	GENERIC	PANEL	Panel	850	240	65	6.0	13.05	0	0	0	2000	22	38	34.0	6.0
12	Sprint Nextel	GENERIC	PANEL	Panel	1900	240	65	6.0	15.90	0	0	0	914	22	38	34.0	6.0

Note: Waterford Consultants, LLC has assumed transmission parameters for Unknown RF emitters based on similar installations found at other radio communications sites. Generic antenna models have been used where existing antenna part numbers or radiation patterns are not available. The frequencies presented in this table may have been assumed in order to represent the approximate band of operation and to support a worst-case calculation of power density.



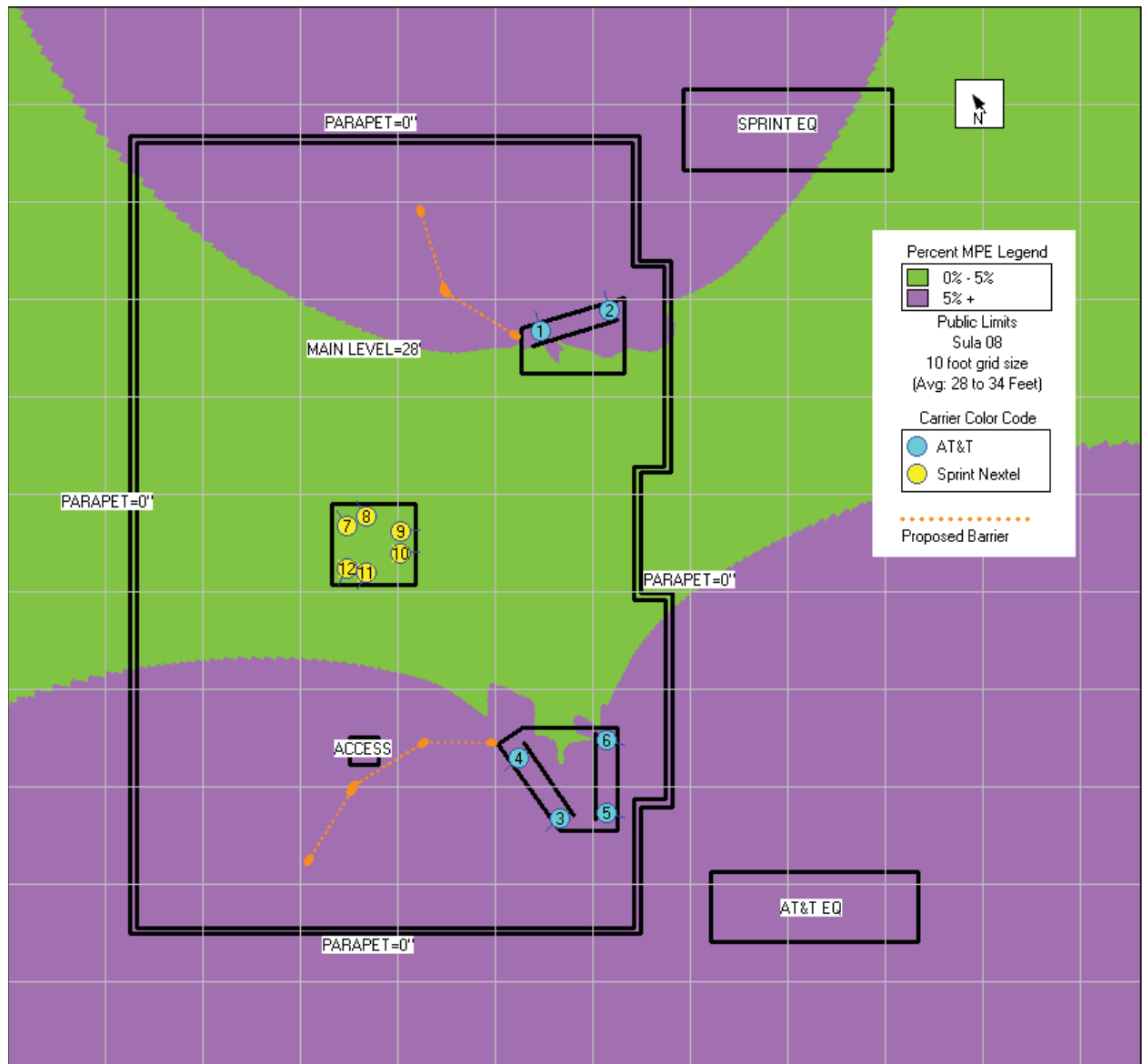
### **3 Predicted Emission Levels and Discussion**

The following plots show the spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

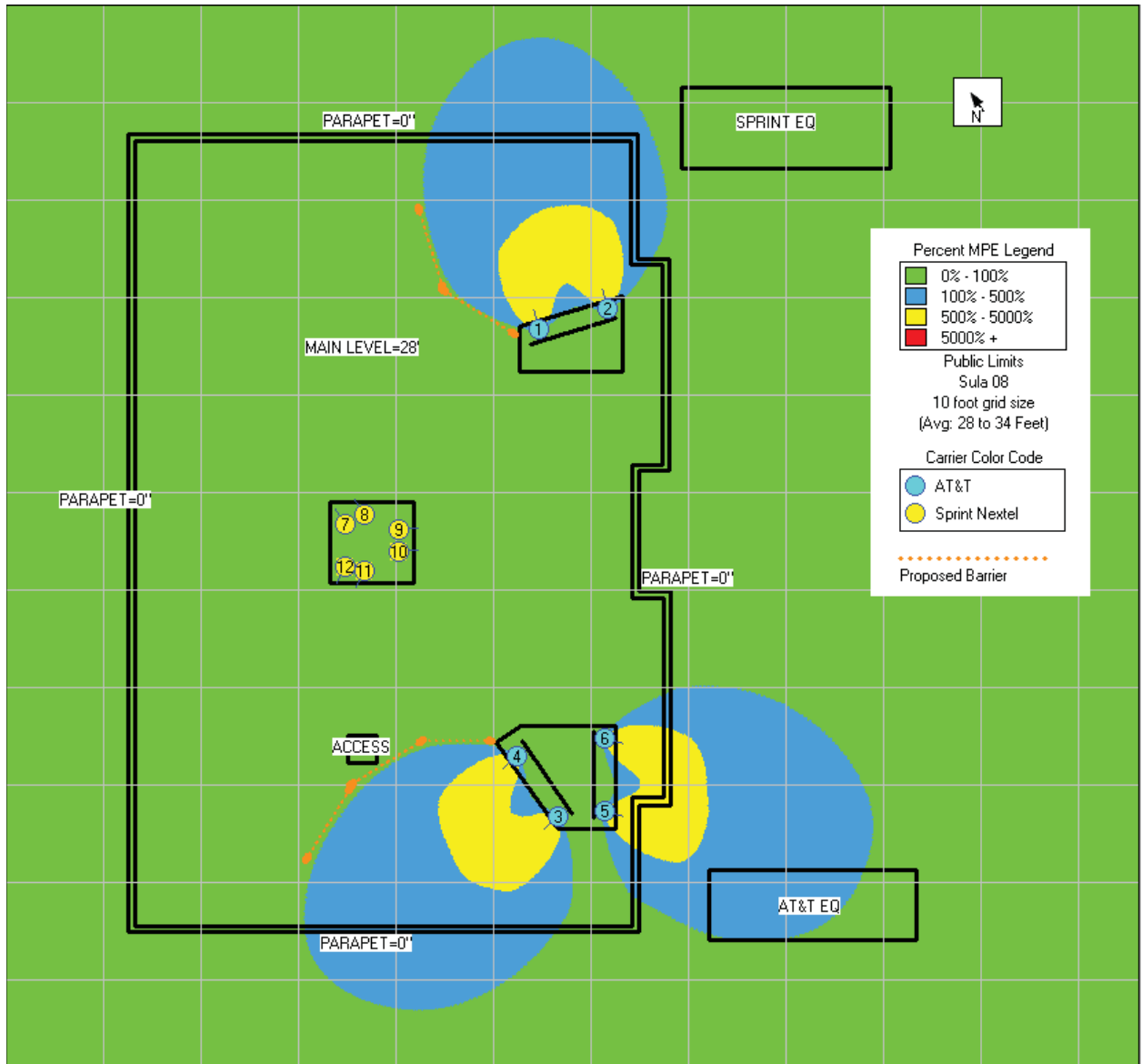
The reference plane for the plot is the roof level, as indicated in the caption. For example, "Avg 10 to 16 Feet" refers to the spatial average predicted power density level between 10 and 16 feet above the main level. Plots are produced for each accessible level. Levels that are not accessible will not be shown. Only accessible areas in a plot are relevant. Areas not accessible or in free space, off the edge of a roof or equipment penthouse, do not affect compliance.



### 3.1 Predictive AT&T Mobility's RF Contribution Only on the Site

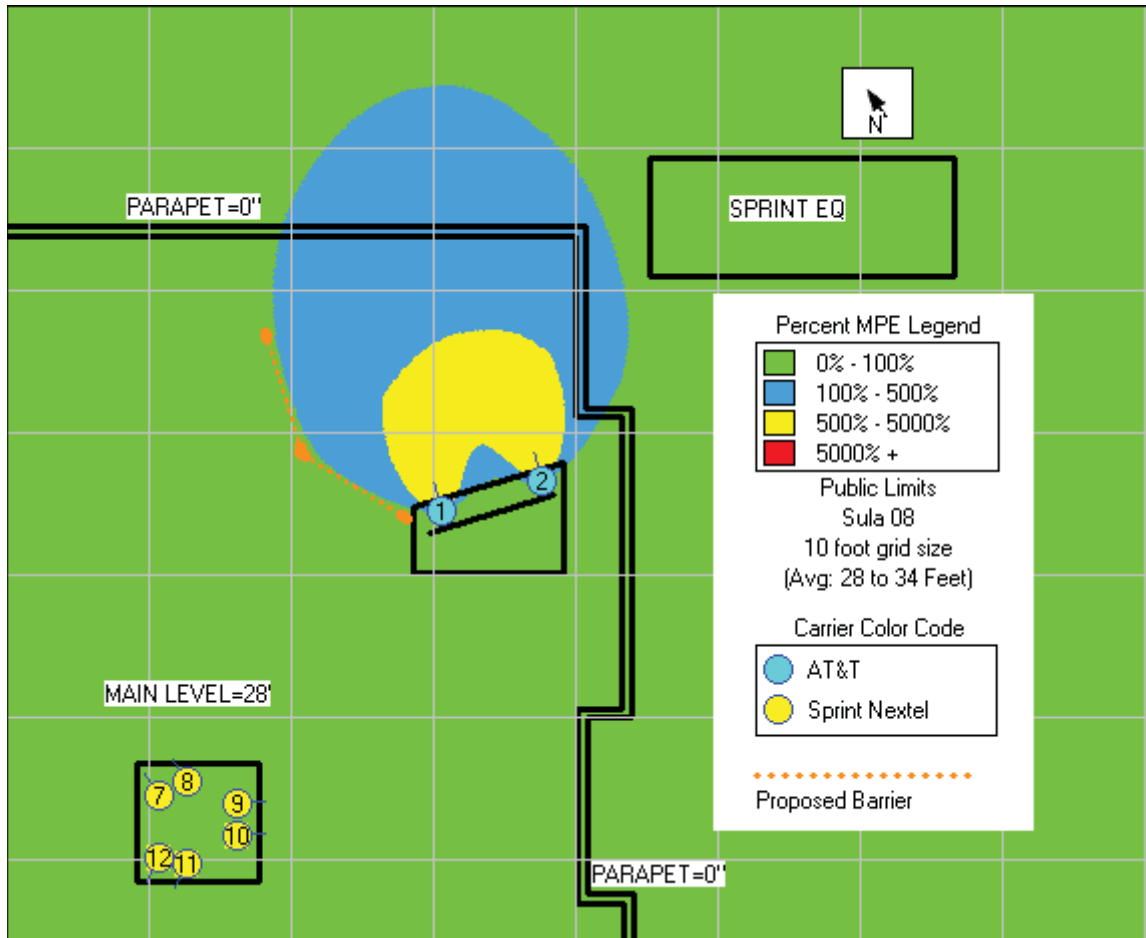


The reference plane for the plot is the main level.



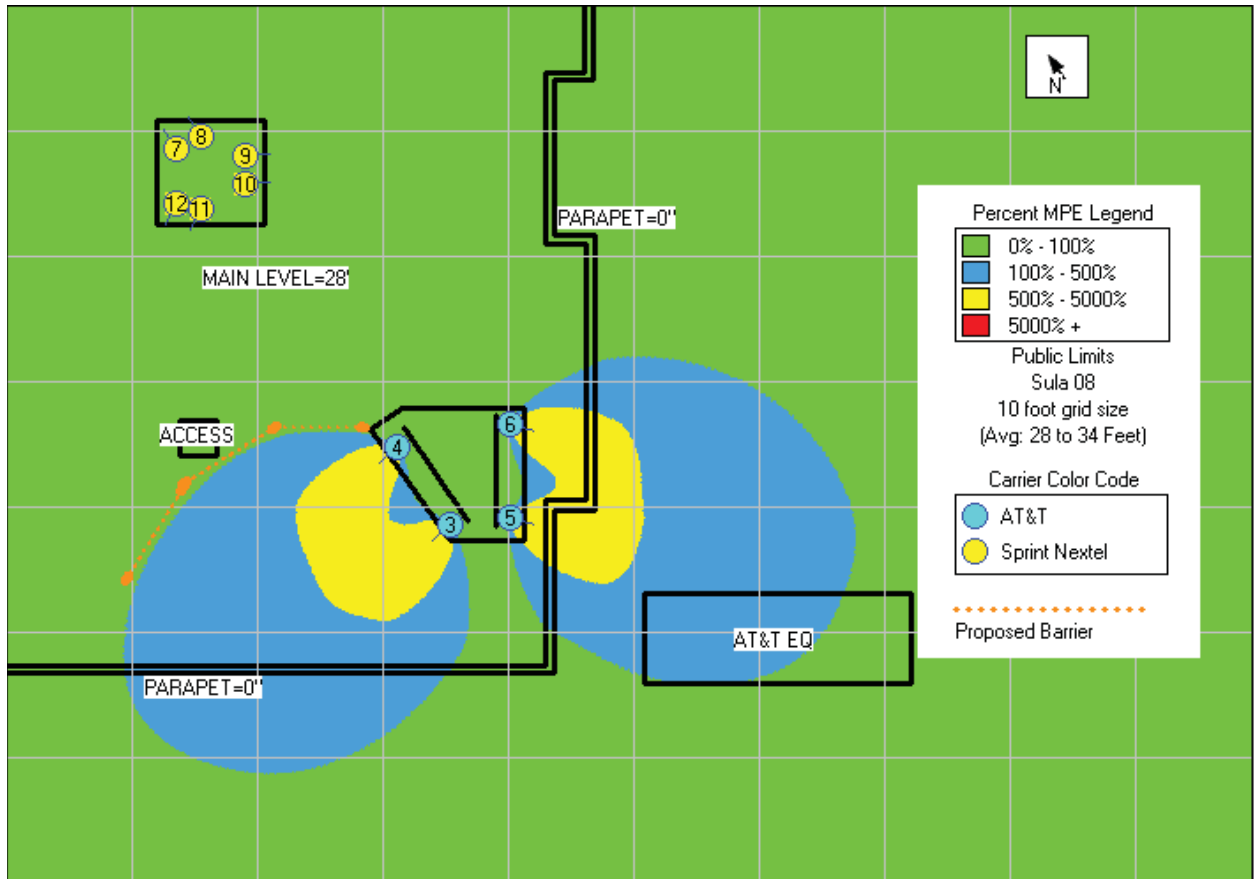
The reference plane for the plot is the main level.





Detailed view of Alpha Sector at main level.

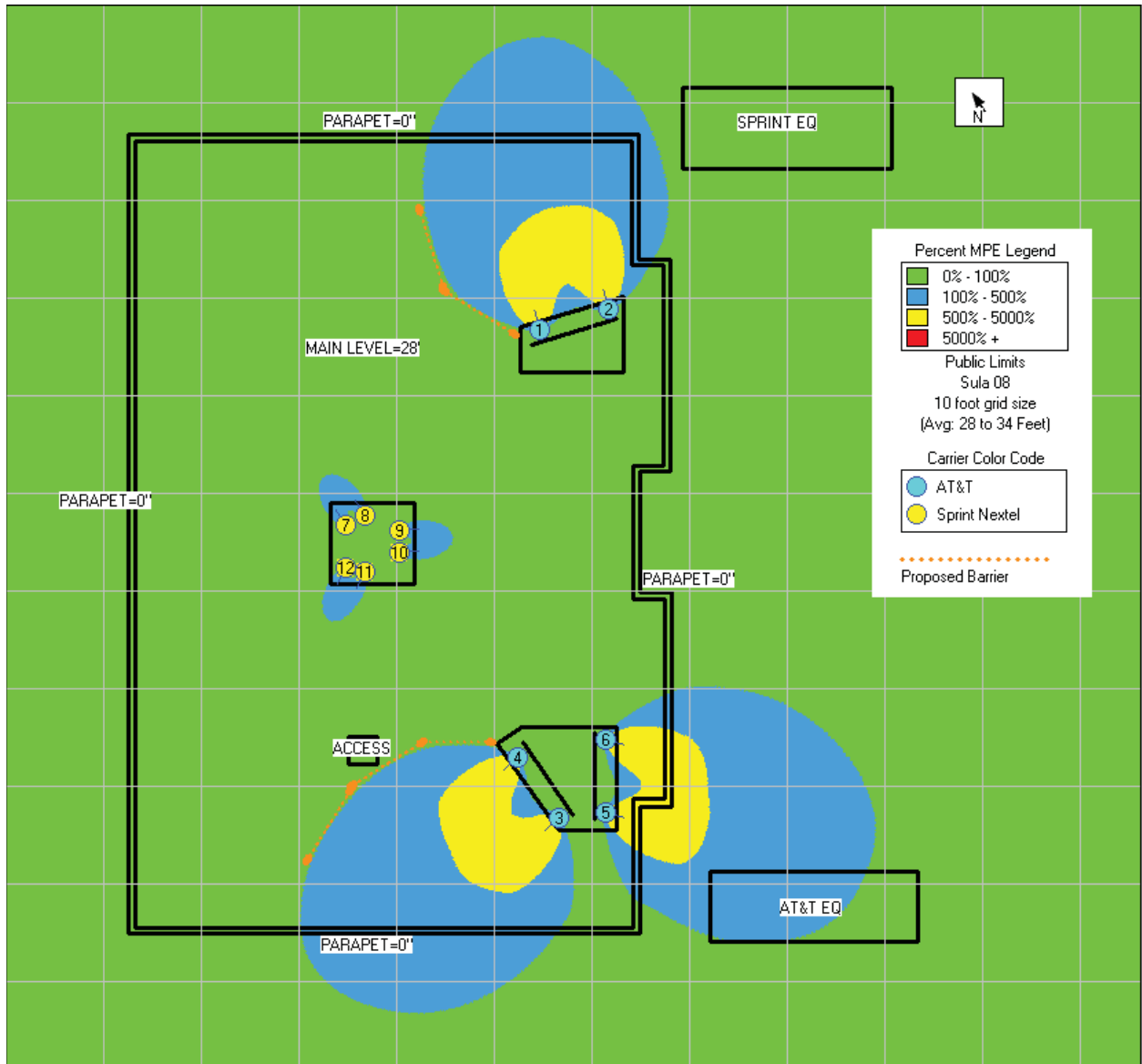




Detailed view of Beta & Gamma Sector at main level.



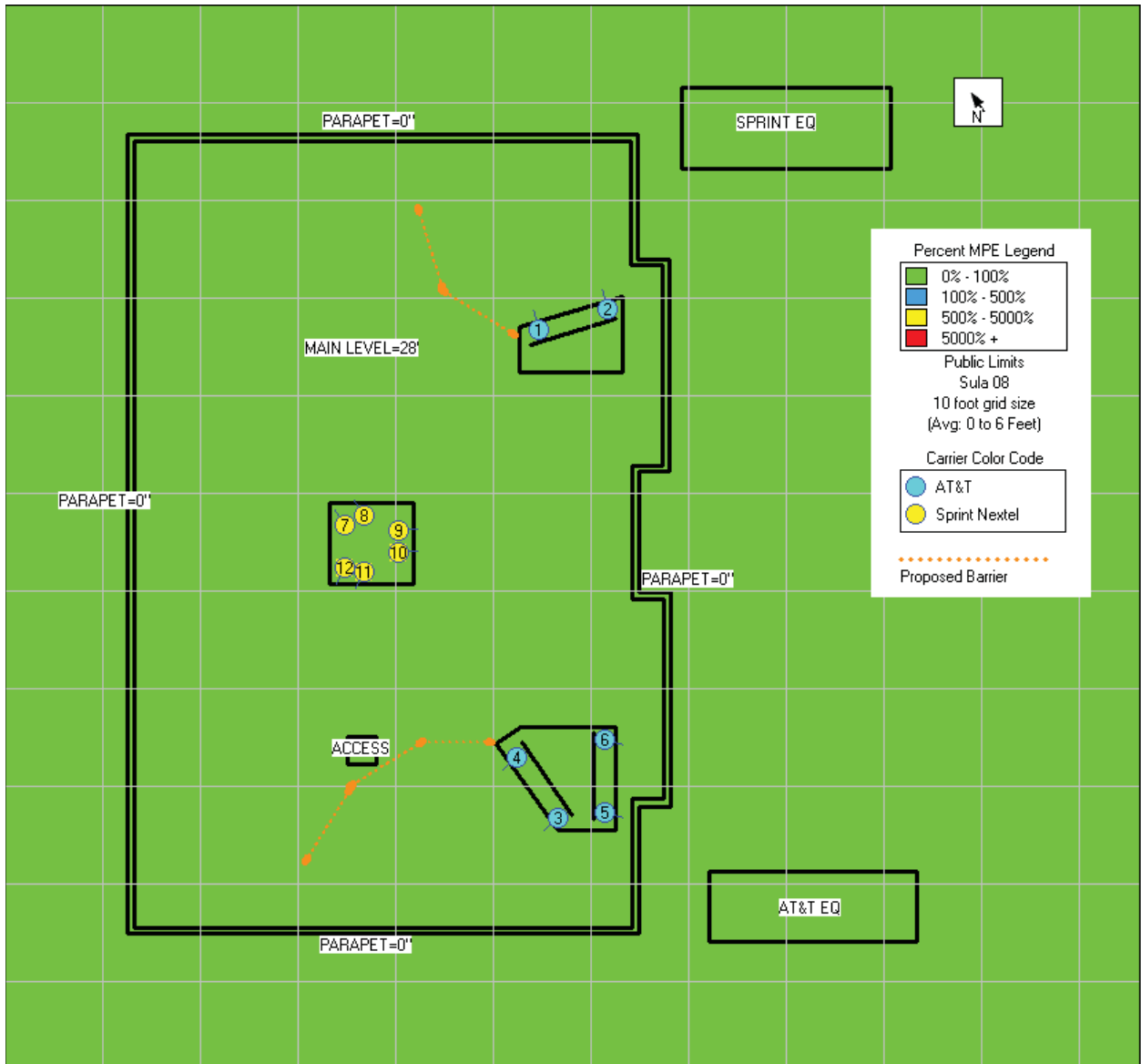
### 3.2 Predictive RF Contribution from All Sources on the Site



The reference plane for the plot is the main level.



### 3.3 Predictive RF Contribution from All Sources at Ground Level



The reference plane for the plot is of the ground level.

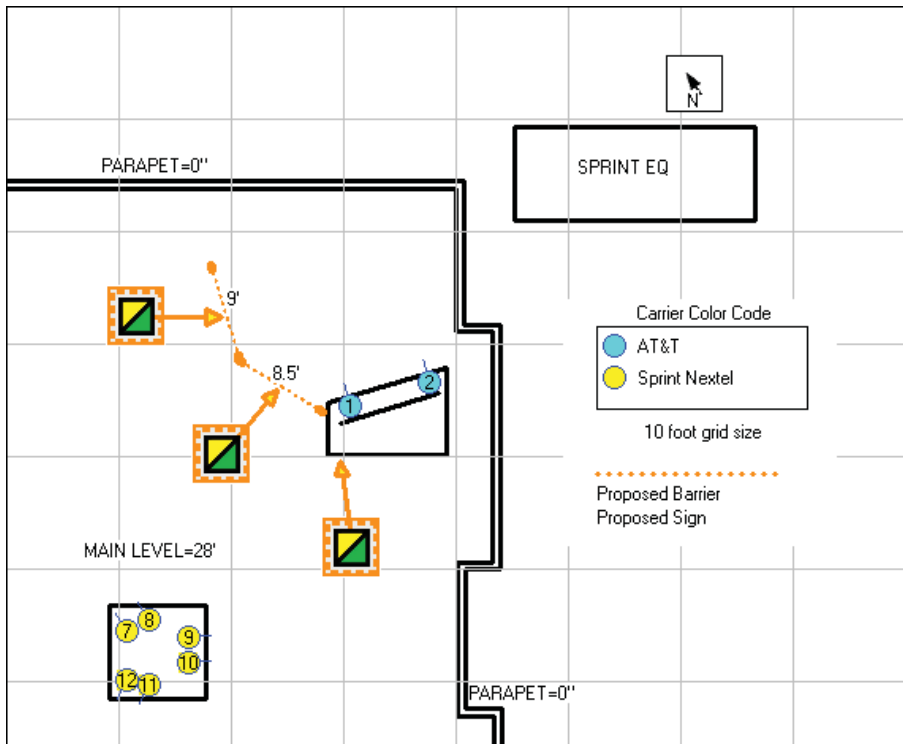


## **4 Statement of Compliance**

### **4.1 Statement of AT&T Mobility Compliance**

At the time of our audit, AT&T Mobility is required to take action to comply with FCC Radiofrequency Radiation Exposure Limits.

## 4.2 Compliance Requirement Diagram (Alpha Sector)



**Recommendations**

**AT&T Mobility Alpha Sector**  
 Caution 2 posted at stealth screen

AND

Caution 2 posted on proposed barrier

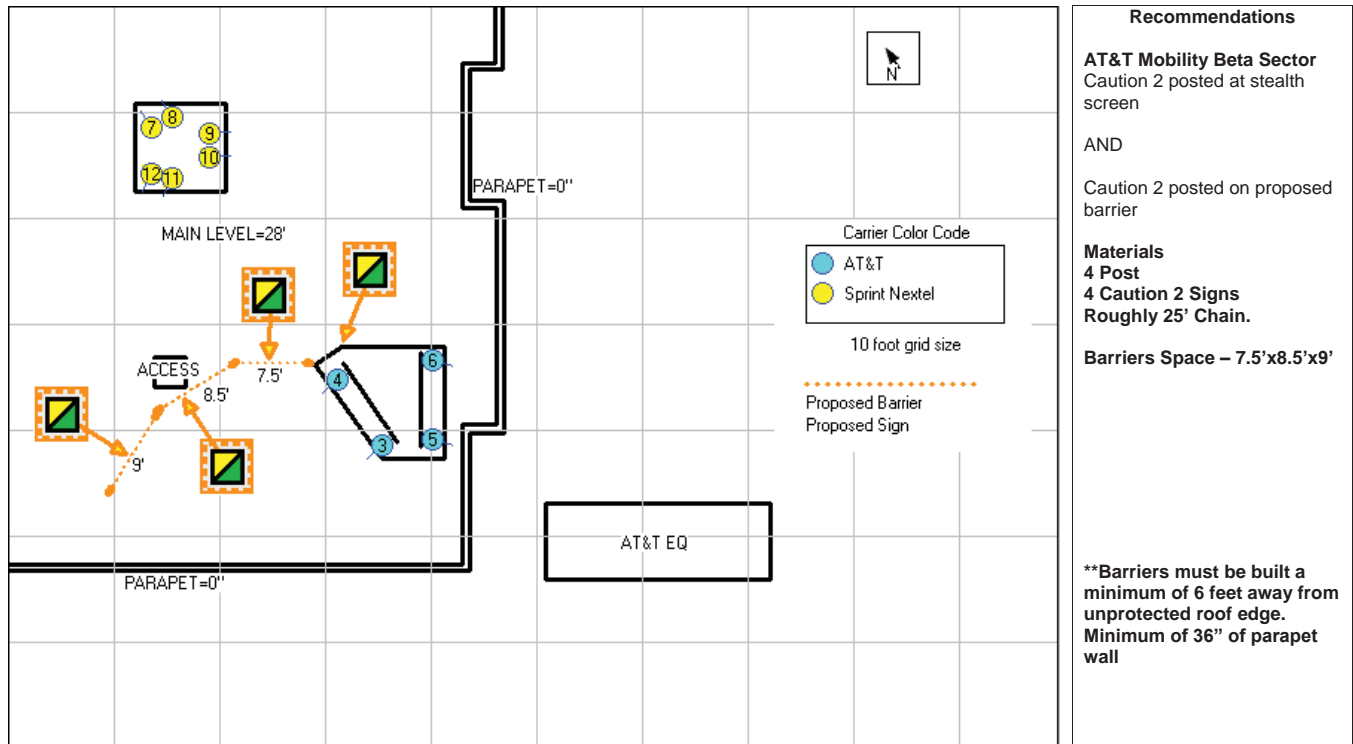
**Materials**  
 3 Post  
 3 Caution 2 Signs  
 Roughly 17.5' Chain.

**Barriers Space – 8.5'x9'**

**\*\*Barriers must be built a minimum of 6 feet away from unprotected roof edge. Minimum of 36" of parapet wall**

- Information 1
- Information 2
- Notice
- Caution
- Warning
- Ladder Lock
- Remove Sign
- Notice 2
- Caution 2
- Warning 2

### 4.3 Compliance Requirement Diagram (Beta Sector)



**Recommendations**

**AT&T Mobility Beta Sector**  
 Caution 2 posted at stealth screen

AND

Caution 2 posted on proposed barrier

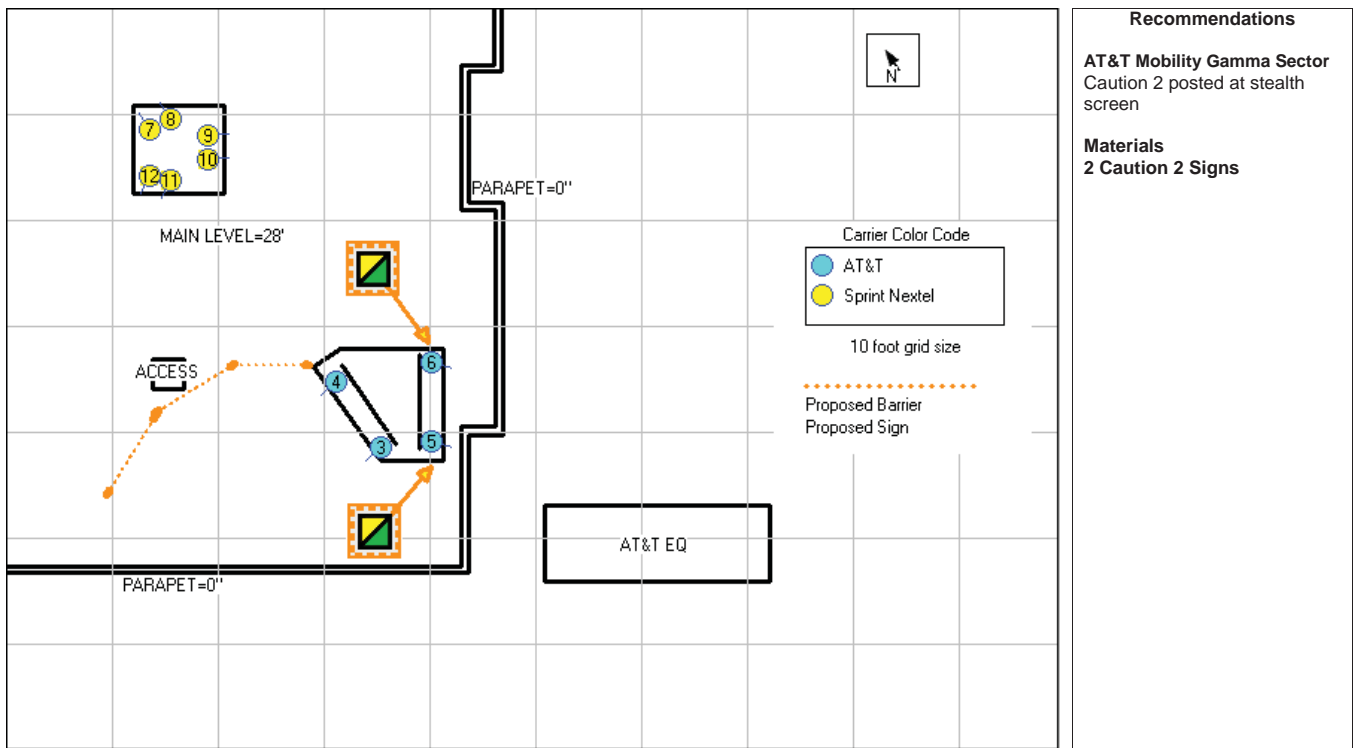
**Materials**  
 4 Post  
 4 Caution 2 Signs  
 Roughly 25' Chain.

**Barriers Space – 7.5'x8.5'x9'**

**\*\*Barriers must be built a minimum of 6 feet away from unprotected roof edge. Minimum of 36" of parapet wall**

Information 1 Information 2 Notice Caution Warning Ladder Lock Remove Sign  
 Notice 2 Caution 2 Warning 2

### 4.4 Compliance Requirement Diagram (Gamma Sector)



**Recommendations**  
 AT&T Mobility Gamma Sector  
 Caution 2 posted at stealth screen

**Materials**  
 2 Caution 2 Signs

- Information 1
- Information 2
- Notice
- Caution
- Warning
- 🔒 Ladder Lock
- ✖ Remove Sign
- Notice 2
- Caution 2
- Warning 2



## Appendix A

### 4.1 Technical Framework

The FCC requires licensees to ensure that persons are not exposed to radiofrequency electromagnetic energy power densities in excess of the applicable MPE (Maximum Permissible Exposure) limits. These rules apply to both Occupational Personnel and the General Population. Applicable FCC rules are found at 47 C.F.R. § 1.1307(b)(3) and 1.1310. 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.

Maximum Permissible Exposure (“MPE”) is defined in OET 65 as being 100% of the exposure limits for the situation or tier of permissible exposure. These limits are listed as follows:

#### Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.5	0.163	1.0	6
300-1500	--		f/300	6
1500-100,000	--		5	6

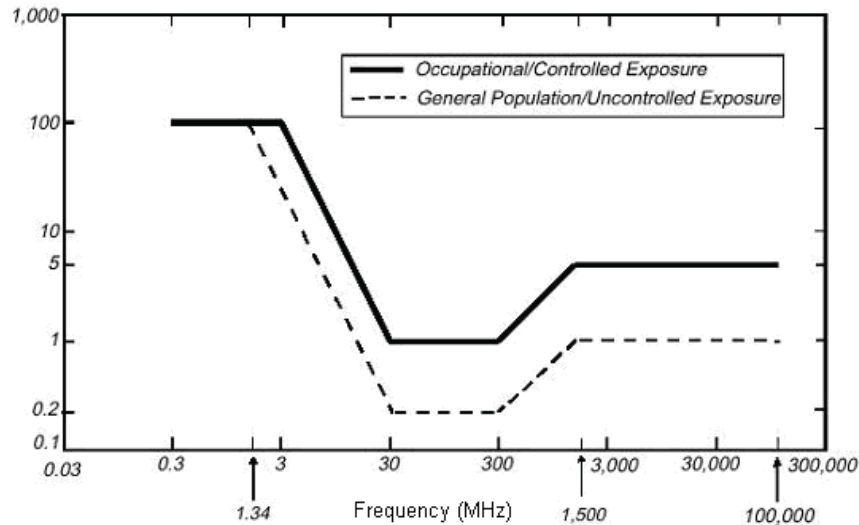
#### Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	842/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--		f/1500	30
1500-100,000	--		1.0	30

f = frequency in MHz

\*Plane-wave equivalent power density

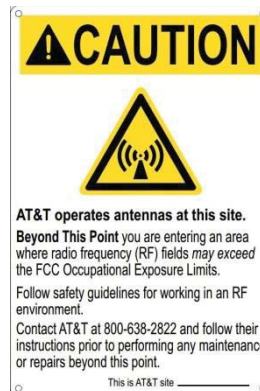
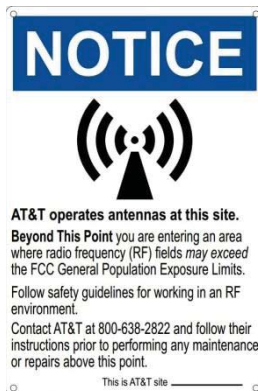
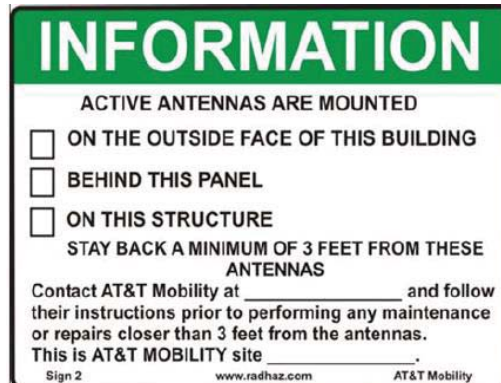




FCC Limits for Maximum Permissible Exposure (MPE)  
*Plane-wave Equivalent Power Density*

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. Subject to other site security requirements, Occupational Personnel trained in RF safety and equipped with personal protective equipment designed for safe work in the vicinity of RF may be granted access. Controls such as physical barriers to entry imposed by locked doors, locked passageways, or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Controls may include administrative policies and procedures requiring personal protective equipment (e.g. RF personal monitor), proof of RF training to obtain site access cards, presentation of appropriate RF awareness training certifications to security personnel or other measures designed to prevent uncontrolled access.

RF alerting signs are not necessarily required, and by FCC guidelines, alone do not constitute compliance, posting of the appropriate **NOTICE, CAUTION, or WARNING** signs at areas of concern is considered good practice. The signs below are examples of signs meeting FCC guidelines.



Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional panel antennas, the design, orientation in azimuth and elevation as documented, reasonably precludes potential to exceed MPE limits at any location other than directly in front of the antenna. Areas in front of the antenna that are restricted by barriers, would require climbing or are otherwise beyond the reach of a standing individual of average height are not considered accessible. Analysis or measurement of instantaneous energy levels is performed for use as proof of compliance with FCC rules and regulations applicable to non-occupational persons, those individuals who are not authorized to access portions of the antenna support structure above ground level. To assess time-average exposure for occupational personnel working within secured areas of the site, on the supporting structure, or in the immediate proximity of the antenna equipment is a separate study requiring detailed ergonomic information.



FCC regulations regarding Radiofrequency radiation exposure, expressed in 47 CFR § 1.1310 are further clarified with respect to the value of 5% of exposure limits for the subject transmitters in the following section of 47 CFR § 1.1307 (b):

*(3) In general, when the guidelines specified in § 1.1310 are exceeded in an accessible area due to the emissions from multiple fixed transmitters, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose transmitters produce, at the area in question, power density levels that exceed 5% of the power density exposure limit applicable to their particular transmitter or field strength levels that, when squared, exceed 5% of the square of the electric or magnetic field strength limit applicable to their particular transmitter. Owners of transmitter sites are expected to allow applicants and licensees to take reasonable steps to comply with the requirements contained in § 1.1307(b) and, where feasible, should encourage co-location of transmitters and common solutions for controlling access to areas where the RF exposure limits contained in § 1.1310 might be exceeded.*

Following these FCC requirements, predictive modeling has been performed to evaluate power density resulting from client transmitters as a percentage of the power density MPE limit applicable to their transmitters. These results are presented in Section 4.

The site should be routinely inspected and this or a similar report updated with any changes to the RF environment including:

- Adding new antennas
- Removing of any existing antennas
- Change in the radiating power or number of RF emitters

Waterford Consultants, LLC recommends coordinating with all wireless tenants before performing services in front of or near any transmitting antennas. During these activities, it may be appropriate to utilize Lockout/Tagout Procedures as specified in ATT-002-290-078, "RF Exposure: Responsibilities, Procedures & Guidelines" for scheduled outages to eliminate RF hazards during these activities.



## **5 Appendix B**

### **5.1 Qualifications of Waterford Consultants, LLC**

With more than 100 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the Radio Communications and antenna locating industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations and policies of the FCC. Waterford work processes incorporate all specifications of FCC Office of Engineering and Technology, Bulletin 65 (“OET65”), from the website: [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety) and follow criteria detailed in 47 CFR § 1.1310 “Radiofrequency radiation exposure Limits”.

Within the technical and regulatory framework detailed above, Waterford developed tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives attest to the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations computed by those modeling tools. Furthermore, Waterford attests that the results of those engineering calculations are correctly summarized in this report.



## 6 Appendix C

### 6.1 RoofMaster™

RoofMaster™ is the software package that Waterford Consultants, LLC created to model RF environments associated with multiple emitters where the potential exists for human exposure. Based on the computational guidelines set forth in OET Bulletin 65 from the Federal Communications Commission (FCC), RoofMaster™ considers the operating parameters of specified RF sources to predict the overall Maximum Permissible Exposure possible at a given location. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

From the FCC document:

*“The revised OET Bulletin 65 has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC). The bulletin offers guidelines and suggestions for evaluating compliance.”*

[http://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf)



## 7 Appendix D

### 7.1 Statement of Limiting Conditions

Waterford Consultants, LLC has received data pertaining to RF environment provided by the client. Waterford Consultants, LLC will not be responsible for matters of a legal nature that affect the site or property. The property has been analyzed under the premise that it is under responsible ownership and management and our client has the legal right to conduct business at this facility.

Due to the complexity of some wireless sites, Waterford Consultants, LLC has created this report utilizing best industry practices and due diligence. Waterford Consultants, LLC cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabelling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by Wireless Carrier, the site manager, or their affiliates, subcontractors or assigns.

Waterford Consultants, LLC has provided the results of a computer generated model in this MPE Site Compliance Report to show approximate dimensions of the site, and the model results is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Waterford Consultants, LLC recommendations.

Waterford Consultants, LLC will not be responsible for any existing conditions or for any engineering or testing that might be required to discover whether adverse safety conditions exist. Because Waterford Consultants, LLC is not an expert in the field of mechanical engineering or building maintenance, this MPE Site Compliance Report must not be considered a structural or physical engineering report.

**Waterford Consultants, LLC obtained information used in this MPE Site Compliance Report from sources that Waterford Consultants, LLC considers reliable and believes them to be true and correct. Waterford Consultants, LLC does not assume any responsibility for the accuracy of such items that were furnished by other parties.**