COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 7, 2016

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Sections 6500 and 6510 of the San Mateo County Zoning Regulations, for a new wireless telecommunication facility, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. The project is located at 101 A Street in unincorporated Colma.

County File Number: PLN 2014-00463 (Verizon Wireless)

PROPOSAL

The applicant, Verizon Wireless, proposes to locate a new unmanned wireless telecommunication facility consisting of nine (9) antenna panels, twelve (12) Remote Radio Head (RRH) units, and two (2) Global Positioning System (GPS) antennas located within a new fully enclosed 200 sq. ft. lease area on the roof of an existing five (5) story apartment building. A 253 sq. ft. equipment enclosure will also be installed on the roof and will contain one natural gas backup generator and equipment cabinets.

RECOMMENDATION

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve the Use Permit, for County File Number PLN 2014-00463, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Applicant: Brendan Leonard (Verizon Wireless)

Owner: Mid-Peninsula San Pedro Associates

Location: 101 A Street, Colma

APN: 006-364-290

Parcel Size: 30,143.5 square feet

Existing Zoning: PC/DR (Planned Colma/Design Review)

General Plan Designation: High Density Residential Urban

Existing Land Use: Multi-family housing development

Water Supply: Not applicable. Project does not require water service. However, the parcel is served by an existing water connection from California Water Service Company.

Sewage Disposal: Not applicable. However, the property is served by an existing sewer connection.

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0037E; effective October 16, 2012.

Williamson Act: The subject parcel is not encumbered with a Williamson Act contract.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from November 17, 2015 through December 7, 2015.

Setting: The project parcel is located on A Street in unincorporated Colma. The 30,143.5 sq. ft. property is developed with a multi-family housing structure and parking facility. There is an existing access road on the property that provides access to the existing structure and proposed wireless facilities. The project site is bordered by single-family residences to the north, a private elementary school to the east, the Colma BART station and tracks to the south and west.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

Two species have been identified as being possibly located in the area: the chorizanthe robusta var. robusta and the layia carnosa. Both of these plants are listed as endangered by the U.S. Fish and Wildlife Service. However, as the proposed wireless telecommunication facility will be located on the roof of an existing building and will not be disturbing undeveloped area, there will be no impact on these two engaged species. Any utility trenching associated with the project will occur within the existing parking lot. The project site does not contain riparian habitat, wetlands, or watercourse. No trees are proposed to be removed as part of this project.

b. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), and Policy 4.36 (*Urban Area Design Concept*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures including by clustering utilities, screen storage areas with fencing, landscape or other means; maintain and improve the appearance and visual character of development in urban areas; and install new distribution lines underground.

The proposed equipment enclosure housing the wireless antennas and associated equipment are located on a parcel already developed with a multi-family housing development in an urbanized area. The two enclosures will be integrated into the design of the existing building. The enclosures will be located on the roof of the existing five story building and will be painted to match the colors of the existing building. The enclosures will be located on the southern portion of the building, away from the residential units north of the property. The proposed project site will be indistinguishable from the architectural features on the existing building. The equipment enclosures will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (which would be prohibited in any case, save for emergency lighting necessary for nighttime maintenance).

c. Urban Land Use

General Plan Policy 8.15 (*Land Use Compatibility*) and Policy 8.36 (*Uses*) address the protection and enhancement of character of urban neighborhoods.

Wireless communications facilities are considered to be a compatible use in Section 6710.1.8, and are allowed per Section 6500 of the

Zoning Regulations with the issuance of a use permit, in addition to complying with the Wireless Telecommunication Facilities Ordinance. The installation of this facility would not introduce a new activity into the community as there are several other wireless telecommunication facilities within a 2.5 mile radius of the site.

The proposed wireless antenna and equipment enclosures are located on a parcel that is already developed with a multi-family housing development in an urbanized area. The two enclosures will be integrated into the design of the existing building. The enclosures will be located on the roof of the five story building and will be painted to match the colors of the existing building.

The proposed facility is also fully compliant with the Planned Colma/Design Review (PC/DR) development standards, discussed below:

2. Conformance with the Planned Colma/Design Review Development Standards

Wireless communications facilities are considered to be a compatible use in Section 6710.1.8, and are allowed per Section 6500 of the Zoning Regulations with the issuance of a use permit, in addition to complying with the Wireless Telecommunication Facilities Ordinance (Section 5 of this report).

The proposed facility is fully compliant with the PC/DR development standards on the chart below, as it is proposed within the existing footprint of the building on the property:

	Development Standards	**Proposed**
Maximum Height of Structures	65 feet	Equipment Enclosures: 12 feet- 6 inches in overall height; the top of enclosures is 65 feet from grade
Minimum Front Yard Setback	5-10 feet	Approximately 45 feet
Minimum Side Yard Setback	None	Approximately 180 feet
Minimum Rear Yard Setback	None	Approximately 30 feet

The wireless antennas are located in the equipment enclosures and will not be above the maximum height allowed in the district.

The Planned Colma District does not speak about the specific design criteria for wireless antenna requirements; however the proposed project would not be in conflict with applicable regulations of the district. The enclosures for the equipment on the roof is designed to meet the minimum requirements for operation of the proposed wireless telecommunication facility equipment. An alternative to the enclosures was to have the wireless telecommunication facility equipment be placed along the face of the existing building. However, this proposal would have had a greater visual impact on the property than the proposed enclosures. It was determined by the applicant that an alternative to the roof top enclosures, to place the equipment on the side of the building, would also be difficult due to the windows and interference from the roof on the wireless signal, since the panel antennas would cover portions of the windows and signal propagation could not be achieved in all directions.

3. Wireless Telecommunication Facilities Regulations

The proposal has been reviewed against the Wireless Telecommunication Facilities Regulations and determined that the project complies with the applicable standards as discussed below:

a. Development and Design Standards

Section 6512.2.C states that facilities shall not be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.

There are currently no other wireless telecommunication facilities at this site for the applicant to co-locate on. Within a one-mile radius of the project site, there are two other wireless facilities. However, neither of these facilities would allow the equivalent coverage that this project is proposing.

Section 6512.2.D requires new facilities to be constructed to support co-location, unless technologically infeasible.

The proposed facility currently does not have the capacity to co-locate other wireless antennas without a taller equipment enclosure, which would increase the facility to a height greater than the allowed 65 feet in the PC/DR Zoning District. A taller and larger equipment enclosure for co-location facilities would also potentially have a greater visual impact at the site.

Sections 6512.2.E - G seeks to minimize and mitigate visual impacts from public views by screening facilities with landscaping consisting of non-invasive and/or native plant

materials; painting equipment to blend with the existing landscape colors; designing facilities to blend in with the surrounding environment; and requiring facilities to be constructed of non-reflective materials.

The proposed equipment enclosures are located on a parcel that is developed with a multi-family structure and has very little natural vegetation on the property. The enclosures will be located on the roof of the five story building and will be painted to match the colors of the existing building per Condition No. 3. The enclosures will be located on the southern portion of the building, away from the residential units, north of the property. The proposed project site will be visually integrated with the existing architectural features. The equipment enclosures will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (Condition No. 4).

Section 6512.2.H requires new facilities to comply with all of the requirements of the underlying zoning district.

Refer to Section A.4 above regarding zoning development and design standards and setbacks.

Section 6512.2.L states that diesel generators shall not be 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 as to why the installation of options, such as electricity, natural gas, solar, wind or other renewable energy sources, is not feasible.

The project will utilize a natural gas generator for emergency power.

b. Performance Standards

In addition to the Development and Design Standards, the project must also meet the Performance Standards for wireless facilities outlined in Section 6512.3 of the Zoning Regulations.

These performance standards include a non-lighted facility, valid Federal and State licenses, approved use and building permits, removal of abandoned or permit revoked facilities, maintenance of facilities, road access, diesel generators compliant with the County Noise Ordinance, and the availability of the facility for use by the County for public safety communication purposes.

The project is compliant with these performance standards since the facility will not be lit, the applicant has a current Federal and State license for telecommunication facilities and will apply for and be issued a building permit for the facility should the use permit be approved. The access road meets fire authority standards and the maintenance will be on an unscheduled as needed basis. The generator is conditioned to meet the County Noise Ordinance as well as a condition for the removal of the facility should the site be abandoned or the permit revoked. Similarly, the facility is available for public safety use as conditioned (Condition No. 20).

4. Conformance with the Use Permit Findings

Under the provisions of Section 6500, wireless communications facilities are permitted in the Planned Colma/Design Review (PC/DR) District with the issuance of a use permit. Two findings are required to be made in order for a use permit to be issued:

a. Find 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 to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project will not have an impact on coastal resources as it is not in the coastal zone. Also, the facility, as conditioned, will not be detrimental to the public welfare or injurious to the neighborhood. The proposal is for nine (9) antenna panels, twelve (12) RRH units, and two (2) GPS antennas located within a new enclosed 200 sq. ft. lease area on the roof of an existing five (5) story apartment building. A 253 sq. ft. equipment enclosure will also be installed on the roof and will contain one natural gas backup generator and equipment cabinets. The proposed addition does not impede the use of the remainder of the parcel and surrounding area and the conditions of approval ensure that the public welfare is not injured by the proposed facility.

New cellular communications facilities, such as the proposed project, require the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the Federal Communications Commission's (FCC) public exposure limit. The RF Report submitted (Attachment G) concludes that the Verizon Wireless antennas, placed as proposed, will be at 149% of the applicable occupational limit within one foot of the site. A site is considered out of compliance with the FCC when there are areas that exceed the FCC exposure rates and there is no

mitigation proposed. The RF report recommends that signage and a barrier be installed at the site. Roof top access will also have signage and restricted access preventing the general public from accessing the project area. When areas are not generally accessible to the public, modeling for public exposure to RF emissions is not required. These measures, as conditioned (see Condition No. 6), will successfully mitigate the RF exposure to the workers at the site and will bring the site into compliance with FCC regulations and rules. The RF report only modeled the roof exposure. In the RF Report provided by the applicant, it states that, due "to the design of the antennas and the RF absorbing and reflecting nature of the building materials, RF levels inside the building will be much less than on the roof." The report goes on to state that "typical maximum levels in indoor spaces, immediately below or behind antennas, are 1,000 times below the FCC's exposure limits for the general public." The report concludes that when these rates are measured they are similar to what a person would encounter when being close to a Wi-Fi access point. There are no modeled areas on the ground that exceed the FCC limits for the general public.

The proposed antennas will be placed above the ground level, which greatly reduces the exposure levels and potential for harm to the public. In addition, the site is on private property, and the site's location will be restricted from the general public.

Based on the FCC methodology for calculating power density, the proposed antennas comply with the controlled exposure limit and the uncontrolled/ general population exposure limit. The project site, the infrequency of access to the rooftop area, restrictive access to the roof, the absorbing and reflective nature of the building, and the mitigation measure to install signage and a barrier around the site have diminished the potential for human or animal exposure to radio frequency energy generated by the antenna. As such, staff has determined that this finding can be made.

b. Find that the use is necessary for the public health, safety, convenience, or welfare.

The project will increase reliability and capacity for the existing communications system which is utilized by both the residents of unincorporated Colma as well as those utilizing public transit at the Colma BART station. This facility will provide voice and data coverage services in the urban neighborhood and for riders of the public transit system. Thus, the project is necessary for public health, safety, convenience or welfare in this regard. Staff has determined that this finding can be made.

B. ENVIRONMENTAL REVIEW

An Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on November 17, 2015 and ended on December 7, 2015. Mitigation measures have been included as conditions of approval in Attachment A. No comments were received during the 20-day public review period.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Colma Fire Protection District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Elevations
E. Photo Simulations
F. Mitigated Negative Declaration
G. Radio Frequency Report

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00463 Hearing Date: January 7, 2016

Prepared By: Rob Bartoli, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

2. 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, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.

3. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Use Permit, Find:

4. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that it complies with State and Federal radio frequency emissions standards and does not present a significant visual impact. The project, as conditioned, complies with all FCC guidelines. The project site, the infrequency of access to the rooftop area, restrictive access to the roof, the absorbing and reflective nature of the building, and the mitigation measure to install signage and a barrier around the site have diminished the potential for human or animal exposure to radio frequency energy generated by the wireless telecommunication facility.

5. That this personal wireless telecommunication facility is necessary for the public health, safety, convenience or welfare of the community because the project provides increased clarity, range and capacity of the existing wireless network and

enhances service for the general public and emergency services. The project will increase reliability and capacity for the existing communications system which is utilized by both the residents of unincorporated Colma as well as those utilizing public transit at the Colma BART station.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer at the December 17, 2015 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This use permit shall be valid for ten (10) years until January 7, 2026. The applicant shall file for a renewal of this use permit six (6) months prior to expiration with the 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 required for consideration of the amendment at a public hearing. An administrative review of the project for conformance to conditions of approval will be required in January 7, 2021.

3. The applicant shall paint the equipment enclosures a color to match the exiting color of the building. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Paint colors shall be subject to the review and approval by the Community Development Director prior to issuance of a building permit. The applicant shall submit photos to the Current Planning Section for color verification after the approved colors have been implemented, but before a final building inspection is scheduled.

4. There shall be no external lighting associated with the wireless telecommunication facility. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).

5. Any necessary utilities leading to, or associated with, the facility shall be placed underground.

6. The applicant shall install a signage and barriers around the equipment enclosures, as required by the Radio Frequency Report that was submitted by the applicant.

7. The applicant shall maintain the equipment enclosure walls in good condition and perform repairs as necessary to serve its function as a screening device for the

facility and equipment. Any repairs and/or maintenance to the equipment enclosure shall be of like color and materials.

8. This permit does not allow for the removal of any trees. Removal of any trees with a circumference of 38 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the construction of the facility.

9. Access to the proposed facility shall utilize the existing roadway.

10. The applicant shall submit the following to the Current Planning Section: Within four (5) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of $2,210.00, as required under Fish and Wildlife Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Wildlife's environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2016). The fee amount due is based on the date of payment of the fees.

11. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.

12. Prior to the issuance of a building permit, the applicant shall submit, to the Current Planning Section for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

    b. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.

c. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

13. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. 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 Toxics Control Measure, Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.

14. **Mitigation Measure 2:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

15. **Mitigation Measure 3:** Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sundays and any national holiday.

16. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 90 consecutive days.

17. If modifications are proposed by the applicant in the future, the applicant shall submit such plans to the Current Planning Section prior to construction. A building permit shall be also issued prior to construction. Equipment shall be painted to match the other existing structures.

18. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structures for telecommunications facilities.

19. The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) licenses with the Planning Department. The applicant shall be required to keep a current

copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Planning Department if, at any time, the FCC or CPUC license is revoked or suspended.

20. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.

Building Inspection Section

21. Future development at this site shall require a building permit subject to prior Planning Department approval.

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Zoning Hearing Officer Meeting
PLN 2014-00463
Case
B
Attachment
PROJECT LOCATION
006364290
PC/DR
ALBERT M TEGLIA
45
90
180
Feet
VICINITY MAP

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

COMPLETE Wireless Consulting, Inc.

	SIGNATURE	DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

verizon wireless

	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

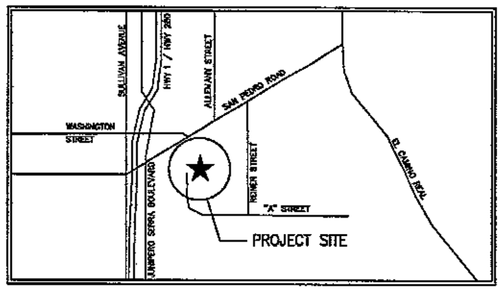
SIGNATURE	DATE

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

MISSION SAN PEDRO

101 A STREET
COLMA CA, 94014
APN: 006-364-290
LOCATION #: 291900



LOCATION PLAN

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
MID PENINSULA SAN PEDRO ASSOCIATES
303 VINTAGE PARK DRIVE #250
FOSTER CITY, CA 94404

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9830
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
MARK CASEY
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-506-7945
mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	006-364-290
JURISDICTION:	SAN MATEO COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	PC/DR

CODE COMPLIANCE

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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA ENERGY CODE (CENC)
8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
9. 2013 CALIFORNIA FIRE CODE (CFC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
13. LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- AN 11'-0"x23'-0" ROOFTOP EQUIPMENT LEASE AREA.
- A 10'-0"x20'-0" ROOFTOP ANTENNA LEASE AREA.
- POWER, TELCO & GAS UTILITIES BROUGHT TO FACILITY.
- OUTDOOR EQUIPMENT CABINETS & A STANDBY GENERATOR ON A RAISED METAL PLATFORM CONCEALED WITHIN AN EQUIPMENT ENCLOSURE, TEXTURED & PAINTED & ANGLED TO MATCH EXISTING BUILDING.
- (9) ANTENNAS W/ASSOCIATED ROOF MOUNTED EQUIPMENT MOUNTED ON EXISTING ROOFTOP & CONCEALED WITHIN A RF TRANSPARENT ENCLOSURE, TEXTURED & PAINTED & ANGLED TO MATCH EXISTING BUILDING.

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. TAKE THE RAMP ONTO CA-24 W
6. MERGE ONTO CA-24 W
7. TAKE THE INTERSTATE 580 W EXIT
8. MERGE ONTO I-580W
9. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 W/SAN FRANCISCO AND MERGE ONTO I-80 W
10. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR SAN HOSE/US 101 S/AIRPORT AND MERGE ONTO US-101 S
11. TAKE THE INTERSTATE 280 S EXIT TOWARD DALY CITY
12. MERGE ONTO I-280 S
13. TAKE THE SULLIVAN AVE EXIT TOWARD EASTMOOR AVE
14. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MISSION ST
15. TURN RIGHT ONTO SULLIVAN AVE
16. TAKE THE 1ST RIGHT ONTO WASHINGTON ST
17. TURN LEFT ONTO SAN PEDRO RD
18. TAKE THE 1ST RIGHT ONTO REINER ST
19. TURN RIGHT ONTO A ST

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C1	CIVIL SURVEY SHEET
3.	C2	CIVIL SURVEY SHEET
4.	A1.1	OVERALL SITE PLAN
5.	A2.1	EQUIPMENT & ANTENNA LAYOUT PLAN
6.	A3.1	PROJECT ELEVATIONS

PROJECT MILESTONES

09/19/2014	90% ZONING DOCUMENTS
10/24/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

COMPLETE Wireless Consulting, Inc.

MST ARCHITECTS

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

verizon wireless

SHEET TITLE:
TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
△ —
△ —
△ —
△ —
△ —

File:
Drawn By: AME
Checked By: MST
Scale: AS NOTED
Date:

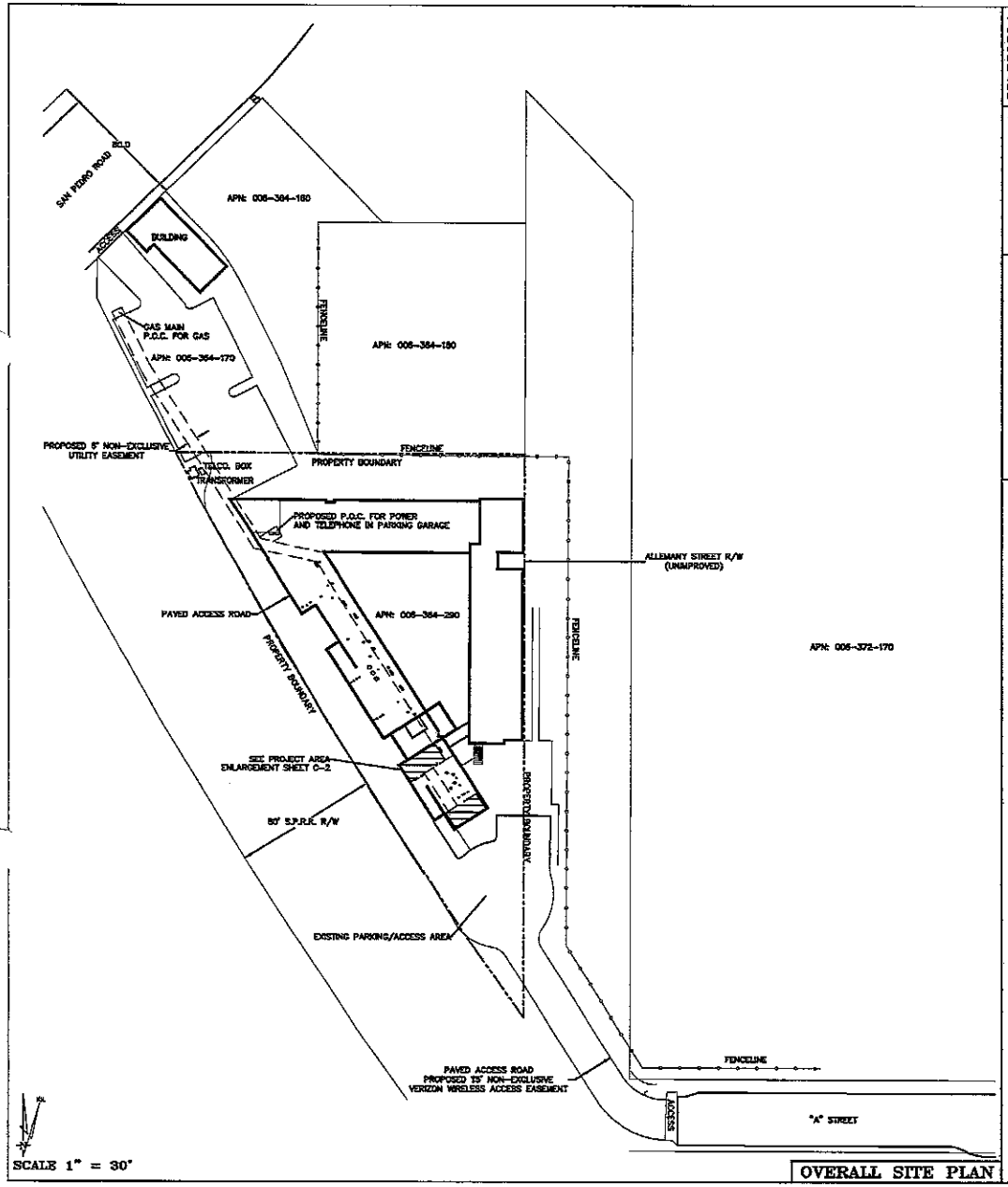
Job No.

T1.1

Zoning Hearing Officer Meeting

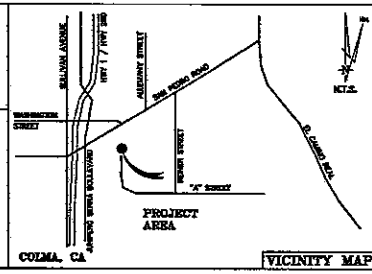
PLN 2014-00463
Case

C-D
Attachment



OVERALL SITE PLAN

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



VICINITY MAP

DATE OF SURVEY: 09-10-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.79' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 006-384-290

OWNER(S): MD PENINSULA SAN PEDRO ASSOCIATES
303 VINTAGE PARK DRIVE #250
FOSTER CITY, CA 94404

Lease Area Description

All that certain lease area being a portion of Lots 1 and 2 of Block 12, as is shown on that certain Map of the Lands of the School House Homestead Association, Recorded at Book 1 of Maps at Page 8, Official Records of San Mateo County, California, and being located in the City of Colma, County of San Mateo, State of California, being more particularly described as follows:

EQUIPMENT LEASE AREA:
Commencing at the most Northerly exterior corner of the existing rooftop parapet wall of the existing building situate on the above referenced Lot 2, from which the Northeasterly boundary of said parapet bears South 89°43'23" East; thence from said point of commencement South 32°44'38" East 177.85 feet to the True Point of Beginning; thence from said point of beginning South 32°38'04" East 11.00 feet; thence North 57°20'56" East 22.00 feet; thence North 32°38'04" West 11.00 feet; thence South 57°20'56" West 23.00 feet to the point of beginning.

ANTENNA LEASE AREA:
Commencing at the most Northerly exterior corner of the existing rooftop parapet wall of the existing building situate on the above referenced Lot 2, from which the Northeasterly boundary of said parapet bears South 89°43'23" East; thence from said point of commencement South 34°41'23" East 214.19 feet to the True Point of Beginning; thence from said point of beginning South 32°38'04" East 10.00 feet; thence North 57°20'56" East 20.00 feet; thence North 32°38'04" West 10.00 feet; thence South 57°20'56" West 20.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, over, through the underlying building and parcel to the public right of way more commonly known as "A" Street.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears North 57°20'56" East 2.01 feet from the Southeast corner of the above described equipment lease area and running thence North 32°38'04" West 133.78 feet; thence North 77°38'32" West 34.73 feet to a point hereafter defined as Point "A"; thence continuing North 77°38'32" West 1.39 feet; thence North 32°38'04" West 116.63 feet; thence North 28°05'28" West 57 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 57°20'56" East 13 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears South 57°20'56" West 11.08 feet from the Southeast corner of the above described equipment lease area and running thence South 32°38'04" East 25.2 feet more or less to the above described antenna lease area.

Geil Engineering
Engineering * Surveying * Planning
1229 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: Mission San Pedro

Project Site Location: 101 "A" Street
Colma, CA 94014
San Mateo County

Date of Observation: 09-10-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Rooftop

Coordinates
Latitude: N 37° 41' 11.51" (NAD83) N 37° 41' 11.76" (NAD27)
Longitude: W 122° 28' 04.32" (NAD83) W 122° 28' 00.42" (NAD27)

ELEVATION of Ground at Structure (NAVD88)	189.9' AMSL
STRUCTURE HEIGHT: (Upper Parapet Wall)	62.1' AGL
OVERALL HEIGHT: (Upper Parapet Wall)	62.1' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA AGAC Information Sheet 91-003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

DEPT	APPROVED	DATE
AAC		
RE		
RF		
INT		
ELVN		
OPS		
ED/QUT		

GEIL ENGINEERING
Engineering * Surveying * Planning
1229 High Street, Auburn, California 95603
Phone: (530) 885-0426 Fax: (530) 823-1309

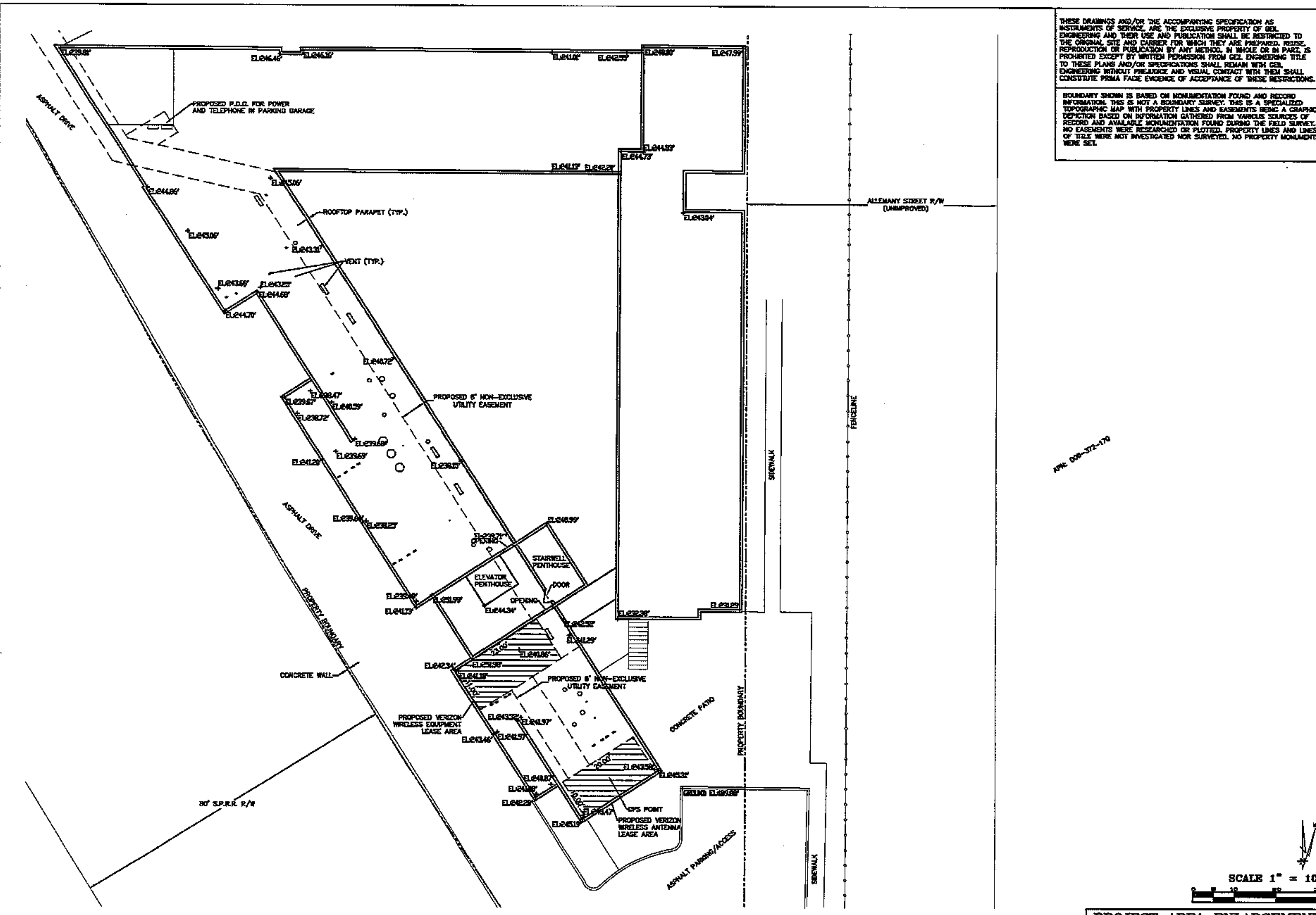
Architect

verizonwireless

REVISIONS		
REV 1	09-15-14 M. WONG	PRELIMINARY DRAWING
REV 2	09-15-14 M. WONG	LEASE AREA PLACED
REV 3	09-15-14 M. WONG	WATER ADDED
REV		
REV		

MISSION SAN PEDRO
101 "A" STREET
COLMA, CA 94014
PLOT PLAN AND
SITE TOPOGRAPHY

C-1



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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor: GEIL ENGINEERING

Architect:

verizon wireless

MISSION SAN PEDRO

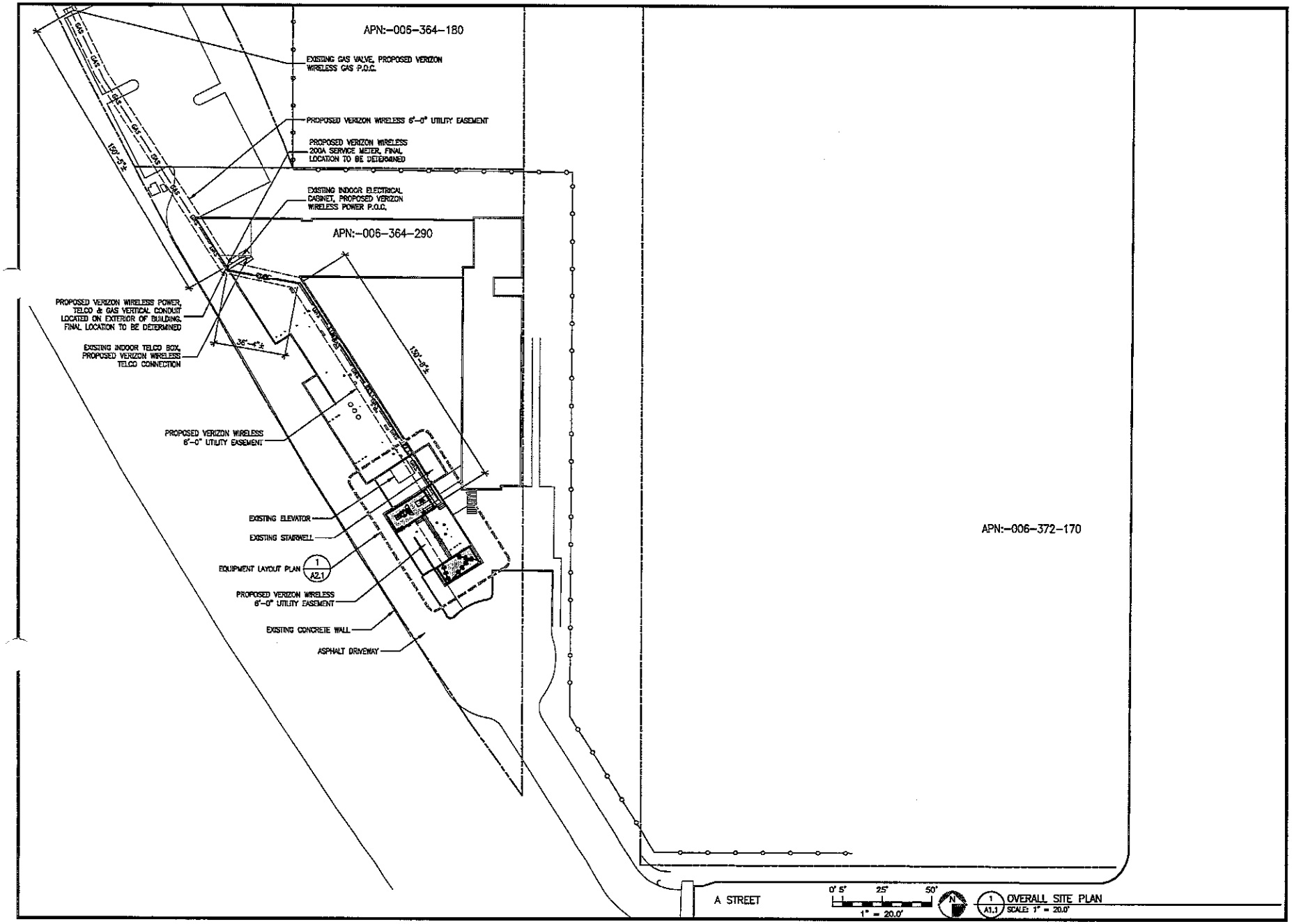
101 "A" STREET
COLMA, CA 94014

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
REV	08-13-14 H. ROHDE	PRELIMINARY DRAWING
REV	08-17-14 H. ROHDE	LEASE AREA PLACED
REV	10-23-14 H. ROHDE	NOTES ADDED
REV		
REV		

Sheet: C-2

PROJECT AREA ENLARGEMENT



MST ARCHITECTS
COMPLETE Wireless Consulting, Inc.

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

verizon WIRELESS

SHEET TITLE: OVERALL SITE PLAN

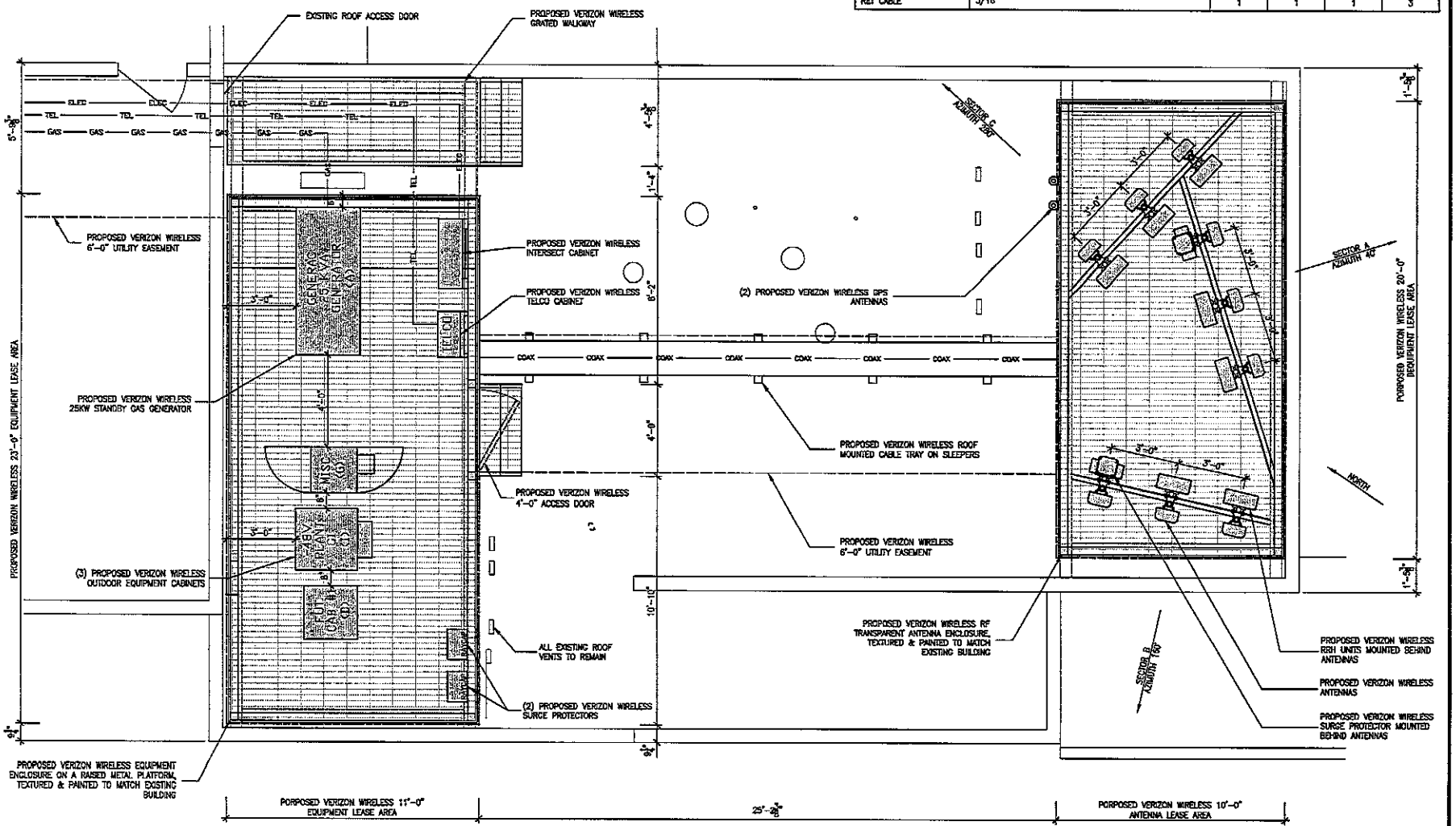
Revisions:
1 --
2 --
3 --
4 --
5 --

File: 162.1239A01.dwg
Drawn By: ME
Checked By: MST
Scales: as noted
Date: 06/18/14

Job No. 162.1239

A1.1

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	ANDREW SBNHH-1D65B	3	3	3	9
RRH	RRUS12	4	4	4	12
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	HYBRID CABLES	1	1	1	3
RET CABLE	5/16"	1	1	1	3



1 EQUIPMENT LAYOUT PLAN
A2.1 SCALE: 1/2" = 1'-0"

MST ARCHITECTS
COMPLETE Wireless Consulting, Inc.

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

verizon WIRELESS

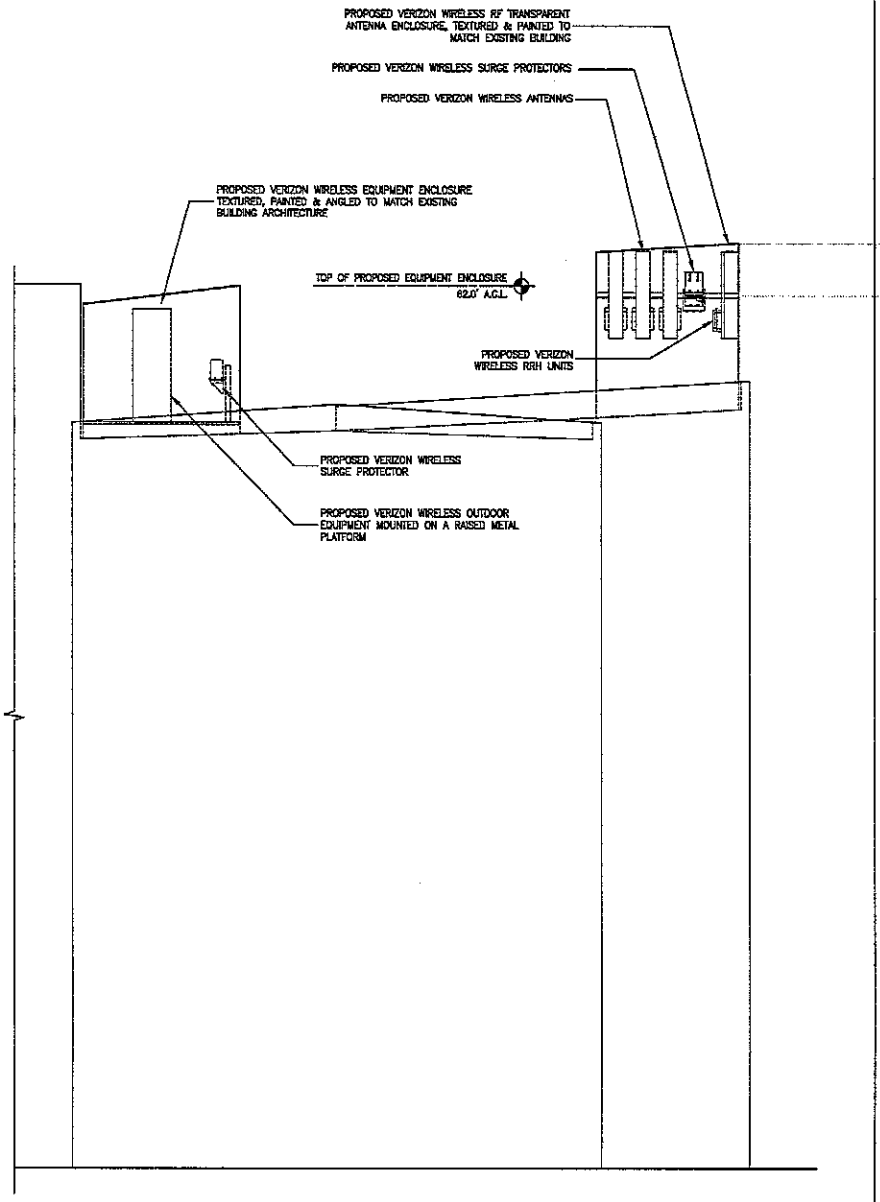
SHEET TITLE: EQUIPMENT & ANTENNA LAYOUT PLAN

Revisions:
Δ1 —
Δ2 —
Δ3 —
Δ4 —
Δ5 —

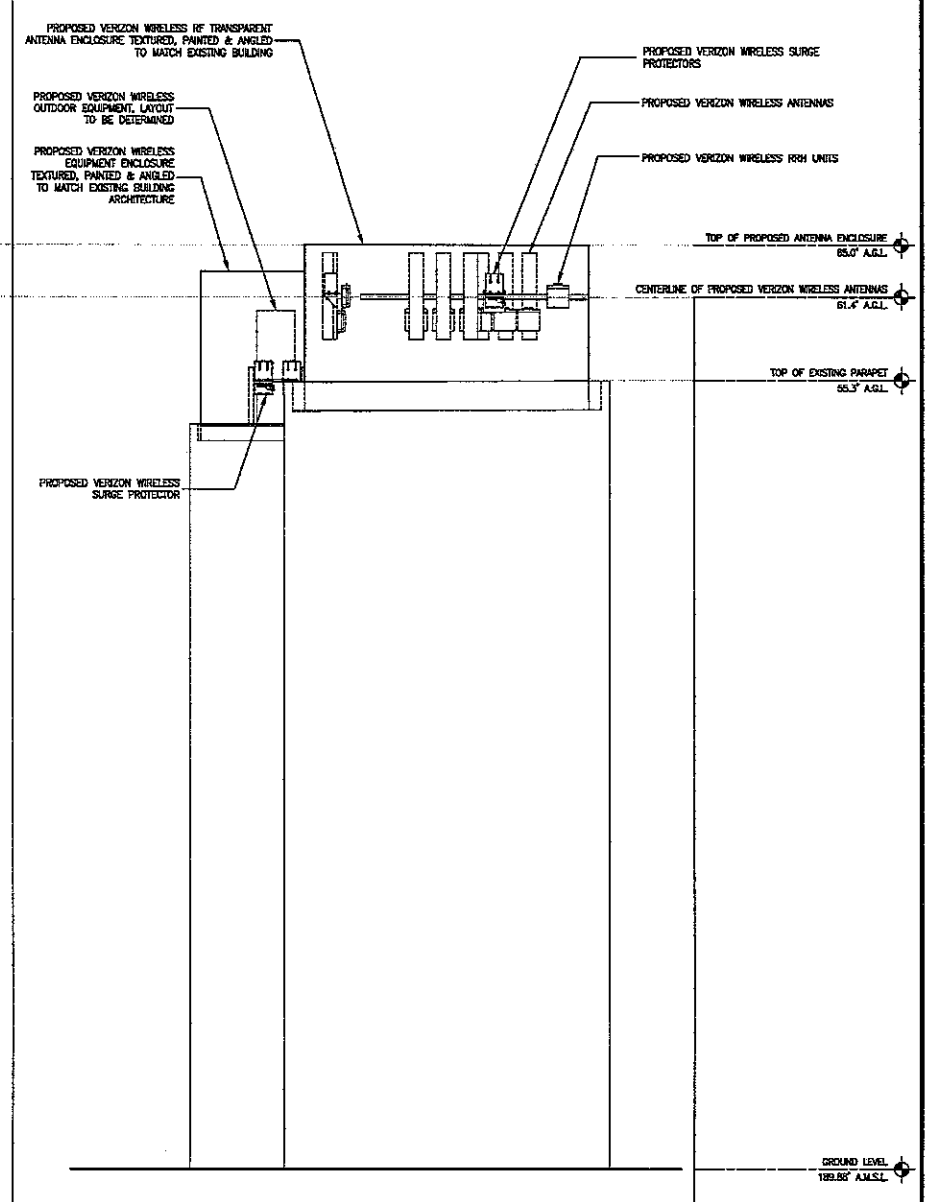
Files: 162.1278A21.dwg
Drawn By: AME
Checked By: MST
Scales: AS NOTED
Date: 08/18/14

Job No. 162.1278

A2.1



2 A3.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MST ARCHITECTS
COMPLETE
Wireless Consulting, Inc.

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

verizon WIRELESS

SHEET TITLE: PROJECT ELEVATIONS

Revisions:
1 --
2 --
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5 --

File: 162.1239A31.dwg
Drawn By: AME
Checked By: MST
Scale: AS NOTED
Date: 08/19/14

Job No. 162.1239

A3.1

Version Date: September 19, 2014

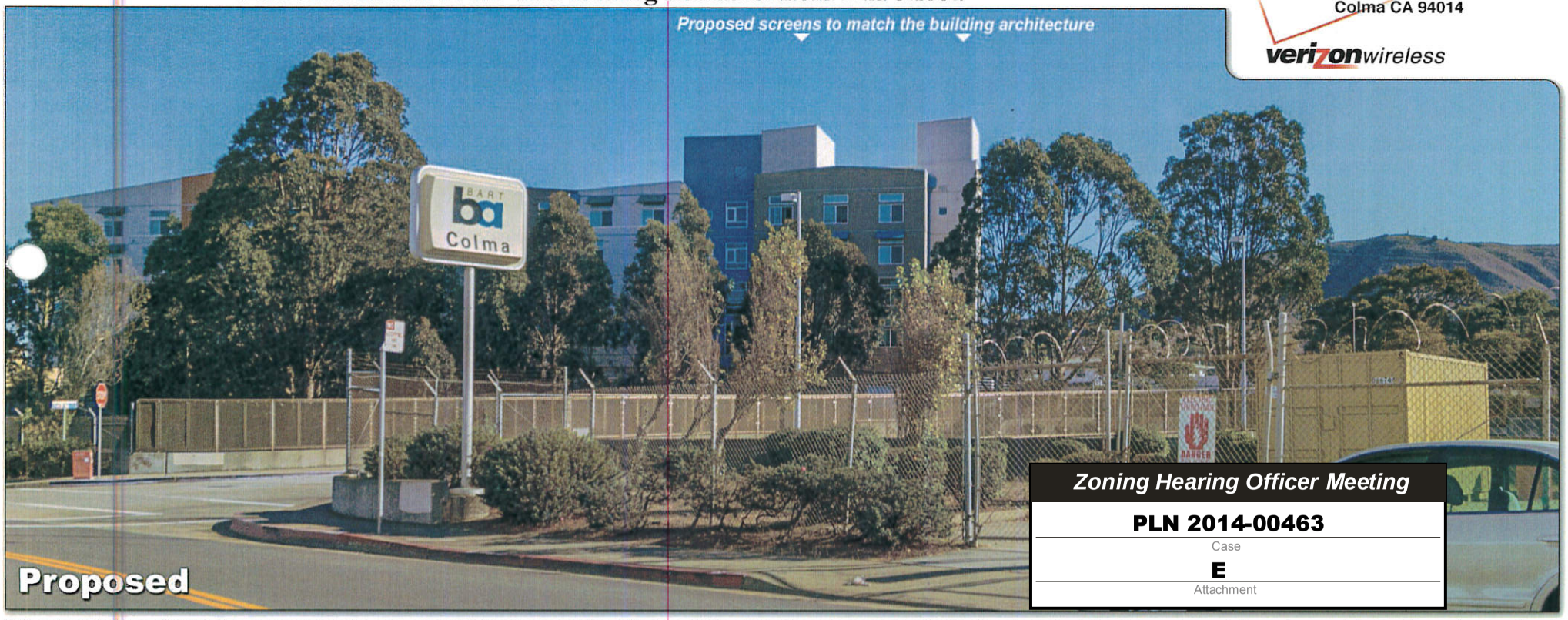
Photosimulation of the view looking northeast from Hill Street.

Mission San Pedro

101 A Street
Colma CA 94014

verizonwireless

Proposed screens to match the building architecture



Zoning Hearing Officer Meeting

PLN 2014-00463

Case

E

Attachment

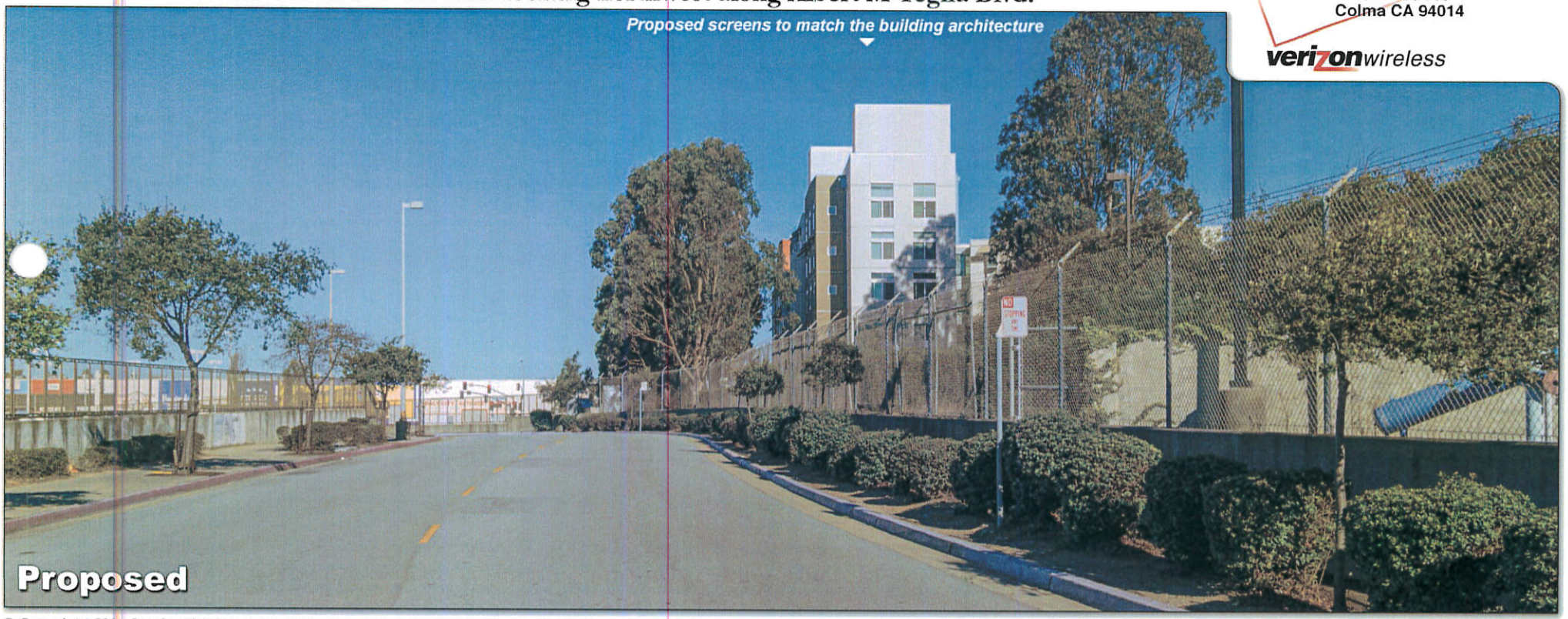
Version Date: September 19, 2014

Mission San Pedro

101 A Street
Colma CA 94014

verizonwireless

Photosimulation of the view looking northwest along Albert M Teglia Blvd.



Version Date: September 19, 2014

Mission San Pedro

101 A Street
Colma CA 94014

verizonwireless

Photosimulation of the view looking west from the parking lot just off Reiner Street.

COUNTY OF SAN MATEO, PLANNING AND BUILDING

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New Wireless Telecommunication Facility*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2014-00463

POSTING ONLY

OWNER: Mid-Peninsula San Pedro Associates

APPLICANT: Complete Wireless Consulting (Representing Verizon Wireless)

NOV 19 2015

ASSESSOR'S PARCEL NO.: 006-364-290

BESZ DE LA VEGA

LOCATION: 101 A Street, unincorporated Colma

PROJECT DESCRIPTION: The applicant proposes to locate a new unmanned wireless telecommunication facility consisting of nine (9) antenna panels, twelve (12) RRH units, and two (2) GPS antennas located within a new enclosed 200 sq. ft. lease area on the roof of an existing five-story apartment building. A 253 sq. ft. equipment enclosure will also be installed on the roof and will contain one natural gas backup generator and equipment cabinets.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant, as mitigated.

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. 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 Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 3: 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).

RESPONSIBLE AGENCY CONSULTATION: None.

INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant, as mitigated. A copy of the initial study is attached.

REVIEW PERIOD: November 19, 2015 to December 9, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.** December 9, 2015

CONTACT PERSON

Rob Bartoli
Project Planner, 650/363-1857
rbartolir@smcgov.org

Rob Bartoli, Project Planner

RB:pac - RJBZ0801_WPH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Wireless Telecommunication Facility

2. **County File Number:** PLN 2014-00463

3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Rob Bartoli, 650/363-1857

5. **Project Location:** 101 A Street, Colma

6. **Assessor's Parcel Number and Size of Parcel:** 006-364-290; 30,143.5 square feet

7. **Project Sponsor's Name and Address:**

   Complete Wireless Consulting (Representing Verizon Wireless)
   Attn: Brendan Leonard
   2009 V Street
   Sacramento, CA 95818

8. **General Plan Designation:** High Density Residential Urban

9. **Zoning:** PC/DR (Planned Colma/Design Review)

10. **Description of the Project:** The applicant proposes to locate a new unmanned wireless telecommunication facility consisting of nine (9) antenna panels, twelve (12) RRH units, and two (2) GPS antennas located within a new enclosed 200 sq. ft. lease area on the roof of an existing five-story apartment building. A 253 sq. ft. equipment enclosure will also be installed on the roof and will contain one natural gas backup generator and equipment cabinets.

11. **Surrounding Land Uses and Setting:** The project site is located on a 30,143.5 square feet parcel which is bordered by single family residences to the north, a private elementary school to the east, the Colma BART station and tracks to the south and west.

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" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	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. AESTHETICS. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: The proposed wireless antenna and equipment enclosures are located on a parcel that is already developed with a multi-family housing development in an urbanized area. The two enclosures will be integrated into the design of the existing building. The enclosures will be located on the roof of the four story building and will be painted to match the colors of the existing building. The enclosures will be located on the southern portion of the building, away from the residential units north of the property. The proposed project site will indistinguishable from the architectural features on the existing building. The equipment enclosure and monopole will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (which would be prohibited in any case, save for emergency lighting necessary for nighttime maintenance). Thus, the visual impact is less than significant.

Source: Project Plans, County Maps.

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

Discussion: The project is not within a State-designated Scenic Corridor.

Source: County Maps.

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	
Discussion: See the discussion provided to Question 1.a. above. **Source:** 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
Discussion: Neither the proposed monopole nor the proposed equipment itself would create a new source of significant light or glare. No lights are proposed on the new monopole. Thus, there would be no impact. **Source:** Project Description.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project is not adjacent or within a State or County designated Scenic Corridor or Highway. **Source:** County Maps.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The subject site is located in a Design Review Overlay District. The project will incorporate the design, style, and colors used on the existing building for the two proposed enclosures. This will screen all equipment from public view. The Planned Colma District does not speak about wireless antenna requirements; however, the proposed project would not be in conflict with applicable regulations of the district. The enclosure for the equipment on the roof is designed to meet the minimum requirement for the proposed wireless telecommunication facility equipment. An alternative to the enclosure was to have the wireless telecommunication facility equipment be placed along to the face of the existing building. However, this proposal would have had a greater visual impact on the property than the proposed enclosure. It was determined by the applicant that the alternative to place the equipment on the side of the building would also be difficult due to the windows and interference from the roof on the wireless signal. The proposed wireless telecommunication facility will not be in conflict with applicable General Plan or Zoning Ordinances. **Source:** County Maps; San Mateo County General Plan; San Mateo County Zoning Ordinance.					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: See the discussion provided to Question 1.a. above.					

Source: County Maps.

2. AGRICULTURAL AND FOREST RESOURCES. 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:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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

Discussion: The parcel on which the subject site is located is outside the Coastal Zone in an urbanized area of unincorporated Colma. The project site has previously been developed with multi-family housing. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the subject property. Thus, the question is not relevant to this project at this site.

Source: County Maps.

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The site is not in an agricultural zone preserve. There is no Open Space Easement or Williamson Act contract on the parcel.

Source: Zoning Maps, Williamson Act Index.

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

Discussion: The site does not contain farmland and is not in vicinity of farmland.

Source: Zoning Maps, USDA NRCS Prime Soils Map.					
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
Discussion: The subject property is not located in the Coastal Zone. Thus, the question is not relevant to this project at this site. **Source:** Zoning Maps.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The site does not contain farmland and is not in vicinity of farmland. **Source:** Zoning Maps, USDA NRCS Prime Soils Map.					
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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The site is not in or near a Timberland Preserve Zoning District nor is forestland or timberland present on the site. The project site is zoned Planned Colma (PC). **Source:** San Mateo County Zoning Maps, San Mateo County Zoning Regulations, Chapter 24.5 (Wireless Telecommunication Facilities).					

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:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		
Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate. The					

BAAQMD's 2011 California Environmental Quality Act (CEQA) Guidelines suggest lead agencies consider the following when determining whether a project would conflict with or obstruct the implementation of the applicable Air Quality Plan:

1. Does the project support the primary goals for the Air Quality Plan?
2. Does the project include applicable control measures for the Air Quality Plan?
3. Does the project disrupt or hinder the implementation of any Air Quality Plan control measures?

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO_2) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction, a lesser degree from monthly service visits to the Verizon facility once it is operational, and finally during those occasions of power loss when the gas emergency generator (proposed within the project lease area) would be started (as well as during monthly service visits where the generator would be tested and allowed to run). Taken together, however, the impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. However, regarding emissions from both construction vehicles (employed at the site during the project's construction) and monthly facility maintenance vehicles, the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. 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 Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.

Please also see the discussion to Question 7.1. (*Climate Change; Greenhouse Gas Emissions*), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to Question 3.a. and Mitigation Measure 1 above.					
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		
Discussion: According to BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards, though San Mateo County is a non-attainment area for PM-2.5. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD). Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level. The operational impact of the wireless telecommunication facility would not result in a significant impact to air quality in the immediate area or the air basin. **Source:** BAAQMD.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: While project is located at a housing development for seniors and is adjacent to Holy Angels Elementary School, the concentrations of pollutants emitted are not significant per the BAAQMD 2010 thresholds of significance. **Source:** Maps, BAAQMD.					
3.e.	Create objectionable odors affecting a significant number of people?			X	

Discussion: The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. The combustion of diesel fuel can produce an unpleasant odor that can have a negative effect on air quality. However, the use of the gas generator will be exclusively for emergencies and maintenance testing, as well as its distance from the nearest residence, would limit and minimize odor impacts from the use of the generator to less than significant impact.

Source: Project Description.

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		

Discussion: In addition to the discussion to Question 3.a. above, the one pollutant that the project (a cellular facility) would produce would be emissions from the 25 kW (33.5 hp) gas generator. The proposed generator would use the latest technology that reduces harmful particulate emissions to a negligible level and would operate only in case of emergency as a backup power source.

Another pollutant that the project would regularly generate or emit is radio frequency (RF) electro-magnetic fields. The applicant submitted a study (by Sitesafe; see Attachment D) citing the Federal Communications Commission (FCC) mandate to evaluate the RF impacts on the environment. The study concluded that Verizon's proposal to install directional antennas on a new monopole will, together with the existing wireless telecommunication facilities at the site, comply with FCC guidelines limiting public exposure to RF energy emissions. The RF report concludes that the Verizon antennas, placed as proposed, will be at 149.00% of the FCC occupational limit. A site is considered out of compliance with the FCC when there are areas that exceed the FCC exposure rates and there is no mitigation proposed. The RF report recommends rooftop access points be restricted via alarm or lock, and that signage and a barrier be installed at the site. Barriers can consists of fencing, railing, rope, chain, paint striping, or tape. These measures will be conditioned and will successfully mitigate the RF exposure to the maintenance workers visiting the site and will bring the site into compliance with FCC regulations and rules. As the site would restrict access to the public, general population is not required. While there are no models showing the RF levels within the building, the RF submit by Sitesafe states that because of the design of the antennas and the RF absorbing and reflection nature of building materials, RF levels insides the building are expected to be much less (1,000 of times) than levels on the roof.

Regarding the RF emissions, the project impact would be less than significant, with no specific mitigation measure required. During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

Mitigation Measure 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Source: BAAQMD.

4. BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: Two species have been identified as being possibly located in the area: the chorizanthe robusta var. robusta and the layia carnosa. Both of these plants are listed as endangered by the U.S. Fish and Wildlife Service. However, as, the proposed wireless tele-communication facility will be located on the roof of an existing building and will not be disturbing undeveloped area, there will be no impact on these two engaged species. **Source:** California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service.				
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

Discussion: The project parcel does include riparian habitat. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact. **Source:** County Maps.					
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
Discussion: The site does not contain any wetlands. **Source:** County Maps.					
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
Discussion: The site is in an urban area and does not contain a watercourse. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact. **Source:** Project Description.					
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
Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. The project is located on the roof of an existing multi-family building. Thus, the project poses no impact. **Source:** Site Plan, Project Description.					
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
Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact. **Source:** County Maps.					

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact. **Source:** County Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact. **Source:** Site Plan.					

5.	**CULTURAL RESOURCES.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings. Thus, the project poses no impact. **Source:** California Register of Historical Resources.					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. As the project site is located on the roof of an existing building, the project will not disturb any archaeological items undiscovered under the ground at the property. **Source:** Site Survey.					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. **Source:** Site Survey.					

5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is located over a quarter of a mile south of the project site. As the project site is located on the roof of an existing building, the project will not disturb any archaeological items undiscovered under the ground at the property.

Source: Site Plan.

6.	**GEOLOGY AND SOILS**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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:				
	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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X

Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.

Source: Alquist-Priolo Earthquake Fault Zoning Map.

	ii. Strong seismic ground shaking?			X	

Discussion: The project area could experience strong ground shaking during the lifespan of the project. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for this unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Source: Association of Bay Area Governments (ABAG) Earthquake Shaking Potential Map.

iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The risks have been determined by the Association of Bay Area Governments (ABAG) to be very low. **Source:** ABAG Earthquake Liquefaction Scenarios Map.				
iv. Landslides?				X
Discussion: The project site is located in an area determined to be least susceptible to landslides. **Source:** San Mateo County Landslide Risk Map.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The site is not on a coastal bluff or cliff. The project site is located over 1.5 miles from the coast. **Source:** Planning Maps.				
6.b. Result in significant soil erosion or the loss of topsoil?				X
Discussion: The project site will be located on the roof of an existing building in an urbanized area. There will be no loss of topsoil or significant soil erosion from the project. **Source:** Project Description.				
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
Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist. **Source:** ABAG Maps.				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In				

the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.

Source: California Building Code.

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

Discussion: The project neither requires nor includes any septic tanks or wastewater disposal system, thus poses no such impact.

Source: Project Description.

7.	**CLIMATE CHANGE.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X

Discussion: Greenhouse Gas Emissions (GHE) includes CO_2 emissions from vehicles and machines that are fueled by gasoline. The Verizon facility would involve some vehicles during construction, a single vehicle making traveling to and from the project site for monthly service visits, and an emergency generator that would also be tested during the monthly visits, or turn on for some indefinite period of time in the event of energy/power loss to the cellular facility.

Project-related minor grading and facility construction will 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 vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal.

To ensure that new development projects are compliant with the County's 2005 Energy Efficiency Climate Action Plans (EECAP), the Plan provides the EECAP Development Checklist. Planning staff has reviewed the proposal with the Checklist criteria and found that there are no criteria that are applicable for a cellular telecommunication facility as the project describes. Therefore, the project is considered in conformance with the EECAP and the impact would be less than significant, with no additional mitigation measures required, save for those cited under the discussion to Question 3.a.

Source: Project Scope.

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
Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP). **Source:** EECAP.					
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
Discussion: The project parcel is not considered forestland. The project site does not host any such forest canopy. Thus, the project poses no impact. **Source:** Planning Maps.					
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
Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project site is located approximately 1.5 miles inland from the Pacific Ocean. Thus, the project poses no impact. **Source:** Site Survey.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The nature of the project, which includes minimal new construction on the rooftop (infrastructure within their limited lease area) and no additional people, save one or two individuals performing monthly service visits, ensures no impact would occur. The project site located on the roof of a four story building and is located over 1.5 miles inland from the Pacific Ocean. **Source:** Project Description, FEMA Flood Maps.					
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

Discussion: The project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot.

Source: FEMA Community FIRM Panel 06081C0037E, effective October 16, 2012.

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: The site is not within a floodway. See the discussion provided to Question 7.f. above.

Source: FEMA Community FIRM Panel 06081C0037E, effective October 16, 2012.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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	

Discussion: With regard to the project's emission of radio frequency (RF) electromagnetic fields, see the discussion provided to Question 3.f. above. The report confirms that the telecommunication facility will comply with Federal Communications Commission (FCC) guidelines limiting public exposure to RF energy due to the restricting general public access to the roof of the building where the facility is located at. The RF exposure is project to drop dramatically bellow the roof area where the facility is proposed. The gas tank is limited to use during emergency situations when the primary electrical source is not available. Therefore, any potential hazard resulting in the use of the gas generator, as backup emergency energy source, is minimal.

Source: Project Description, Radio Frequency Report by Sitesafe.

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	

Discussion: The project would result in minimal public or environmental hazards for the release of hazardous materials. See the discussion provided to Question 8.a. above.

Source: Project Description Radio Frequency Report by Sitesafe.

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	
Discussion: While the project is located within a quarter mile of Holy Angels Elementary School, as discussed above in Question 8.a. the potential hazard of the RF energy from the project and the use of the gas generator, as backup emergency energy source, is minimal. **Source:** San Mateo County Maps.					
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
Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site. Thus, the project poses no impact. **Source:** EnviroStor Database, Department of Toxic Substances Control.					
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
Discussion: The project is not in such a location. The nearest airport is the San Francisco International Airport, located over 5 miles south of the project site. Thus, the project poses no impact. **Source:** San Mateo County Maps.					
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
Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact. **Source:** Federal Aviation Administration San Francisco Sectional Aeronautical Chart.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact. **Source:** Project Plans.					
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
Discussion: The nearest wildland to the site is approximately 1 mile to the east. The project is located in an urbanized area with no wildland interface. **Source:** Aerial Photography, California Department of Forestry Firebreak and Fire Protection Guidelines.					
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
Discussion: The project includes no housing, thus is not relevant to this question. Thus, the project poses no impact. **Source:** FEMA Community FIRM Panel 06081C0037E, effective October 16, 2012.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project is not in a floodway. Thus, the project poses no impact. **Source:** FEMA Community FIRM Panel 06081C0037E, effective October 16, 2012, Project Scope.					
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
Discussion: No dam or levee is located on or near the subject parcel. The project site is at the highest elevation on the parcel. **Source:** Contour Maps, FEMA Community FIRM Panel 06081C0037E, effective October 16, 2012.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay. **Source:** Flood Insurance Rate Map, Landslide Map.					

9.	**HYDROLOGY AND WATER QUALITY.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact. **Source:** Project Description.					
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
Discussion: The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact. **Source:** Project Description.					
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
Discussion: The project is not within a watercourse. The project improvements (within the proposed combined 453 sq. ft. lease areas) will not significantly alter the existing drainage pattern on the site. The project will represent a less than significant impact. **Source:** County Maps, Project Description.					

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
Discussion: See the discussion provided to Question 9.c. above. **Source:** Project Description.					
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
Discussion: In addition to the discussion provided to Question 9.c, there are no planned stormwater drainage systems on the parcel or in the immediate vicinity. Thus, the project poses no impact. **Source:** Project Description.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: The project will not increase the amount of impervious surface (lease area, monopole area, cable route). The cable trenching will occur in the area of the existing parking lot. **Source:** Project Description.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See the discussion provided to Question 9.c. above. **Source:** Project Description.					

10.	**LAND USE AND PLANNING.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Physically divide an established community?				X
Discussion: The project is within an existing community. It will not sever any roads, walkways, paths, or other connections. Thus, the project poses no impact. **Source:** Location Maps.					

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	
Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies applicable PC/DR zoning regulations. Telecommunication facilities are allowed in any zoning district upon attaining an approved use permit, pursuant to Section 24 (*Use Permits*), which this project requires. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8 and 9 of this document speak to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards" and "Water Supply" Elements Policies. Thus, the project poses no significant impact. **Source:** Project Plans.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area. **Source:** County HCP Maps.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: As discussed previously, the project would require only monthly visits by one or two Verizon service personnel at a time. Even upon review of all the other telecommunication facilities on the site, such respective service visits, as would be expected, would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact. **Source:** Project Description.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: While this is a new use on the subject property, there are a number of wireless telecommunication facilities within a 2.5 mile radius of the site. The installation of this facility would not introduce a new activity into the community. Thus, the project poses no such impact. **Source:** Project Description.				

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
Discussion: The project site is located on the developed portion of the parcel. The subject project would not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas. Thus, the project poses no such impact. **Source:** General Plan Land Use Map.					
10.g.	Create a significant new demand for housing?				X
Discussion: The project neither involves housing nor would create any demand for housing. Thus, the project poses no impact. **Source:** Project Description.					

11.	**MINERAL RESOURCES.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The use on the site will remain unchanged. According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site. **Source:** Project Description, County General Plan Mineral Resources Map.					
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
Discussion: The use on the site will remain unchanged. See the discussion provided to Question 11.a. above. **Source:** Project Description, County General Plan Mineral Resources Map.					

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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		

Discussion: Aside from some minor noise generation during construction or when the emergency generator is tested or running the project – upon completion and operation – would not produce any audible noise. Section 4.88.360(d) of the County Noise Ordinance exempts emergency generators from complying with noise requirements. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:

Mitigation Measure 3: 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).

Source: Project Plans, County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Some ground-borne vibration is expected during the installation of the facility; however, the vibration will be minimal. Post-construction vibration and noise are limited to testing of the gas generator and during emergency when the generator is in operation. Ground-borne vibration and noise are not expected to be excessive.

Source: Project Plans, County Noise Ordinance.

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Discussion: The project would not generate a significant permanent increase in ambient noise levels in the project vicinity, as the proposed improvements would not result in the introduction of any new land uses, or expand existing land uses. Noise that could be generated from the project will be limited to testing of the gas generator and during emergency when the generator is in operation, and will not be permanent. Section 4.88.360(d) of the County Noise Ordinance exempts emergency generators from complying with noise requirements. See the discussion provided to Question 12.a. above.

Source: Project Scope.

12.d.	A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to Question 12.a. above. **Source:** Project Scope.					
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
Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport (San Francisco International Airport is located about 5 miles to the south). Thus, the project poses no impact. **Source:** Zoning Maps.					
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
Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact. **Source:** Aerial Photography.					

13.	**POPULATION AND HOUSING**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The nature of the project – one cellular facility on a parcel substantially developed with a multi-family structure– would not be expected to induce any population growth, be it new homes on otherwise undeveloped and surrounding parcels or within the developed areas of the Unincorporated Colma or the City of Daly City. Thus, the project poses no impact. **Source:** Project Description.					

13.b.	Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: See the discussion provided to Question 13.a. above.

Source: Project Description.

14. PUBLIC SERVICES. 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:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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

Discussion: The project does not involve or is associated with the provision of new or physically altered government facilities, nor will it generate a need for such facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (Colma Fire Protection District has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: Colma Fire Protection District Comments.

15. **RECREATION**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project would not increase the use of existing parks or other recreational facilities. Thus, the project poses no impact. **Source:** Project Description.				
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
Discussion: See the discussion provided to Question 15.a. above. **Source:** Project Scope.				

16. **TRANSPORTATION/TRAFFIC**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in County's Local Coastal Program (LCP) or General Plan). The monthly service visits to and from the site, both as to the number of vehicles on the County's circulation system (i.e., Highway 82) and relative to access to and from the project parcel, pose no safety impact to vehicles, pedestrians or bicycles. Thus, the project poses no impacts. **Source:** General Plan.				
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
Discussion: See the discussion provided to Question 16.a. above. **Source:** General Plan, Project Scope.				
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
Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration. The proposed enclosures would be is 65 feet from grade, and does not exceed the height allowed by the zoning district. **Source:** Project Description.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project would not increase hazards to a design feature or incompatible uses. After construction, the project would only generate a minimal increase in vehicle traffic related to routine monthly maintenance visits or in emergency situations. See the discussion provided to Question 16.a. above. **Source:** Project Description.				
16.e. Result in inadequate emergency access?				X
Discussion: In addition to the discussion provided to Question 16.a. above, the Colma Fire Protection District has reviewed and approved the proposed access to the project site. Thus, the project poses no impact. **Source:** Colma Fire Protection District.				

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
Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities because none of these routes or features are near the site. The project would not attract visitors, bicycles, or pedestrians to the project area. **Source:** Transit Route Maps, General Plan Circulation Element.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project will not cause any increase in pedestrian traffic to or change pedestrian patterns around the project site. Thus, the project poses no impact. **Source:** Project Plans.				
16.h. Result in inadequate parking capacity?				X
Discussion: The project site has adequate parking and turnaround capacity for the monthly service visits that, upon being operational, the cellular facility will generate. Thus, the project poses no impact. **Source:** Project Plans.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The project does not generate any water or wastewater; thus, neither involves nor requires any water or wastewater treatment facilities. Thus, the project poses no impact. **Source:** Project Description.				
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

Discussion: See the discussion provided to Question 17.a. above. **Source:** Project Description.				
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
Discussion: The project neither includes nor requires the construction of new stormwater drainage facilities nor expansion of existing facilities. Thus, the project poses no impact. **Source:** Project Scope.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The project does not require any water supply. Thus, the project poses no impact. **Source:** Project Description.				
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
Discussion: The project would not have any impacts on wastewater treatment capacities, as the project would not involve any wastewater treatment systems. **Source:** Project Description.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project will not generate – in its operational mode – any solid waste. That said, the County's local landfill facility is the Ox Mountain Sanitary Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill has permitted capacity for the next several years. Thus, the project poses no impact. **Source:** Project Scope.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.

Source: Project Scope.

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	

Discussion: The Verizon facility is sited, oriented and designed to best suit its purpose of receiving and transmitting cellular/data signals, relative to its remote location, its surrounding topography and proximity to its users/customers. That said, and taking into consideration the discussion provided in response to Questions 3.a. and 7.a., the project is designed to minimize energy consumption to the degree reasonable given its performance expectations. The project involves no water elements (thus has no relevance to water conservation) and produces no solid waste (with the exception of that discussed in response to Questions 17.f. and 17.g.). Finally, the project's energy usage does not economically warrant or justify the use of solar or other alternative energy sources. The gas generator provides a more reliable source of backup/emergency power than solar or other alternative energy sources. However, the project's impact is less than significant.

Source: Project Description.

17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.

Source: Project Description.

18. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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			X	

	important examples of the major periods of California history or prehistory?				
Discussion: The project has the potential to degrade the quality of the environment and significantly impact. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures. **Source:** California Natural Diversity Database, Project Description.					
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	
Discussion: Impacts associated with the new wireless telecommunication facility are limited and, with mitigation, are determined to be less than significant. The project site is located in an urban area on a developed parcel. No evidence has been found that the co-location project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This project does not introduce any significant impacts that cannot be avoided through mitigation. **Source:** Project Plan.					
18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed previously, the project – taking into consideration the location of the project on a developed site, its minimal CO_2 air emissions from monthly visits, its limited RF emissions meeting Federal standards, together with the fact that it does not house people or interfere with any floodways, creek or water bodies – will have a less than significant impact. The construction will be regulated by State Codes. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction noise impacts will be mitigated by Mitigation Measure 3. Construction traffic impacts will be mitigated by Mitigation Measure 2. **Source:** Project Plans.					

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:			

MITIGATION MEASURES

	Yes	No
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: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. 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 Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 3: 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).

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.

Robert J Bartoo
(Signature)

6/19/15
Date

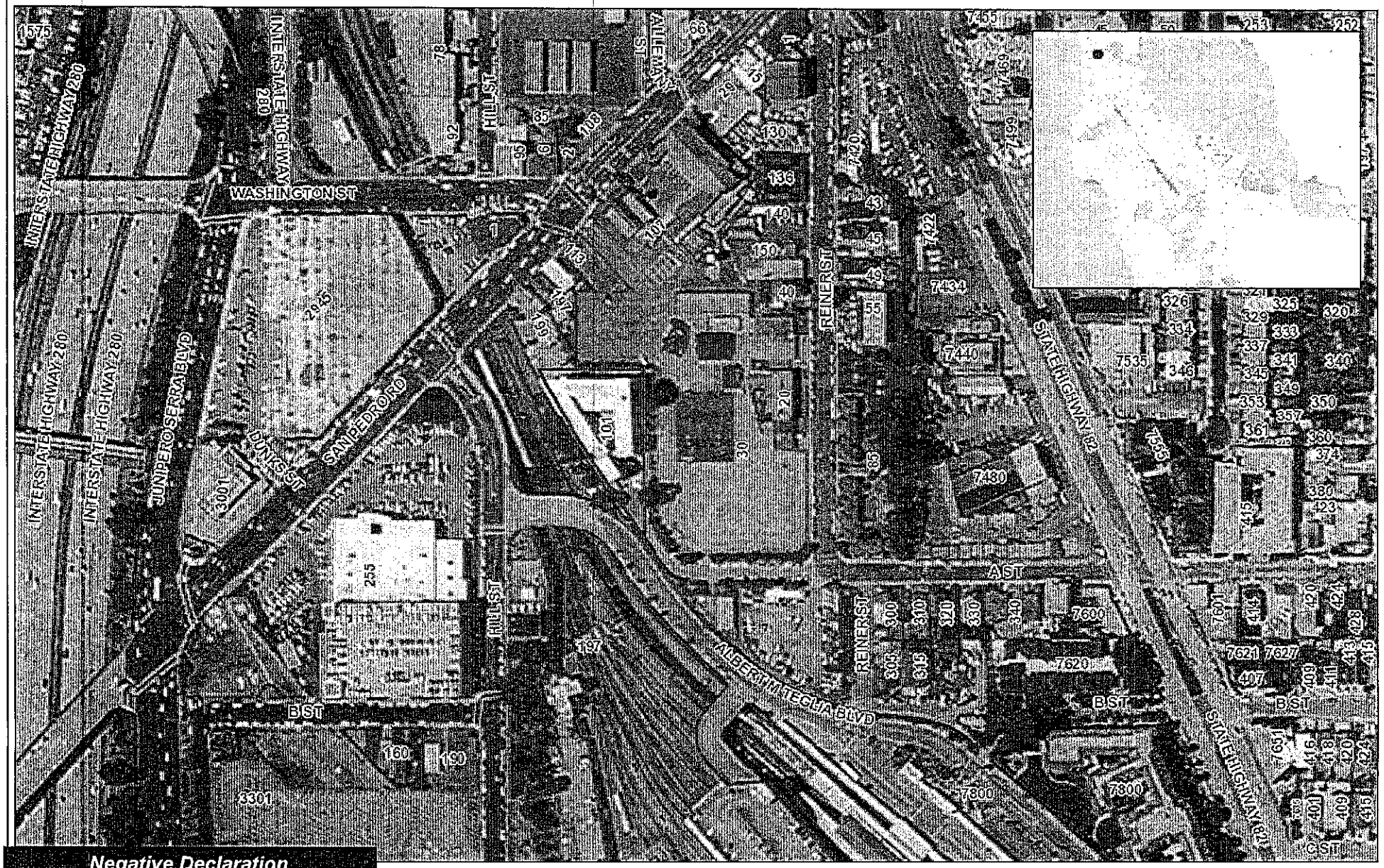
Planner II
(Title)

ATTACHMENTS:

A. Vicinity Map
B. Site Plan, Elevations, Lease Area Compound Plan, and Elevations
C. Photo Simulations
D. Radio Frequency Report by Sitesafe, dated May 13, 2015 (available at the San Mateo County Planning and Building Department)

San Mateo County

Vicinity Map for PLN2014-00463



Negative Declaration

PLN 2014-00463

Case

A

Attachment

0.06 0.11 Miles

1: 3,561

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

COMPLETE

	SIGNATURE	DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

verizon wireless

	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

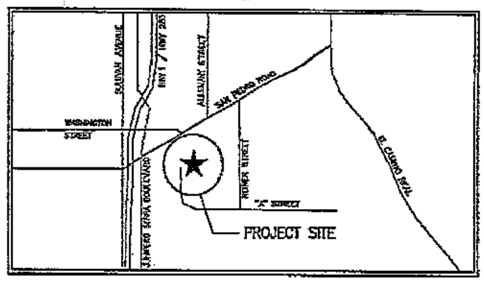
	SIGNATURE	DATE

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

MISSION SAN PEDRO

101 A STREET
COLMA CA, 94014
APN: 006-364-290
LOCATION #: 291900



LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. TAKE THE RAMP ONTO CA-24 W
6. MERGE ONTO CA-24 W
7. TAKE THE INTERSTATE 580 W EXIT
8. MERGE ONTO I-580W
9. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 W/SAN FRANCISCO AND MERGE ONTO I-80 W
10. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR SAN JOSE/US 101 S/AIRPORT AND MERGE ONTO US-101 S
11. TAKE THE INTERSTATE 280 S EXIT TOWARD DALY CITY
12. MERGE ONTO I-280 S
13. TAKE THE SULLIVAN AVE EXIT TOWARD EASTMOOR AVE
14. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MISSION ST
15. TURN RIGHT ONTO SULLIVAN AVE
16. TAKE THE 1ST RIGHT ONTO WASHINGTON ST
17. TURN LEFT ONTO SAN PEDRO RD
18. TAKE THE 1ST RIGHT ONTO REINER ST
19. TURN RIGHT ONTO A ST

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C1	CIVIL SURVEY SHEET
3.	C2	CIVIL SURVEY SHEET
4.	A1.1	OVERALL SITE PLAN
5.	A2.1	EQUIPMENT & ANTENNA LAYOUT PLAN
6.	A3.1	PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
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303 VINTAGE PARK DRIVE #250
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CONSTRUCTION MANAGER:
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916-508-7945
mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	006-364-290
JURISDICTION:	SAN MATEO COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	PC/DR

CODE COMPLIANCE

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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA ENERGY CODE (CENC)
8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
9. 2013 CALIFORNIA FIRE CODE (CFC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
13. LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- AN 11'-0"x23'-0" ROOFTOP EQUIPMENT LEASE AREA.
- A 10'-0"x20'-0" ROOFTOP ANTENNA LEASE AREA.
- POWER, TELCO & GAS UTILITIES BROUGHT TO FACILITY.
- OUTDOOR EQUIPMENT CABINETS & A STANDBY GENERATOR ON A RAISED METAL PLATFORM CONCEALED WITHIN AN EQUIPMENT ENCLOSURE, TEXTURED & PAINTED & ANGLED TO MATCH EXISTING BUILDING.
- (9) ANTENNAS W/ASSOCIATED ROOF MOUNTED EQUIPMENT MOUNTED ON EXISTING ROOFTOP & CONCEALED WITHIN A RF TRANSPARENT ENCLOSURE, TEXTURED & PAINTED & ANGLED TO MATCH EXISTING BUILDING.

PROJECT MILESTONES

09/19/2014	90% ZONING DOCUMENTS
10/24/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

COMPLETE

MST ARCHITECTS

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

verizon wireless

SHEET TITLE:
TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revisions:
△ —
△ —
△ —
△ —
△ —

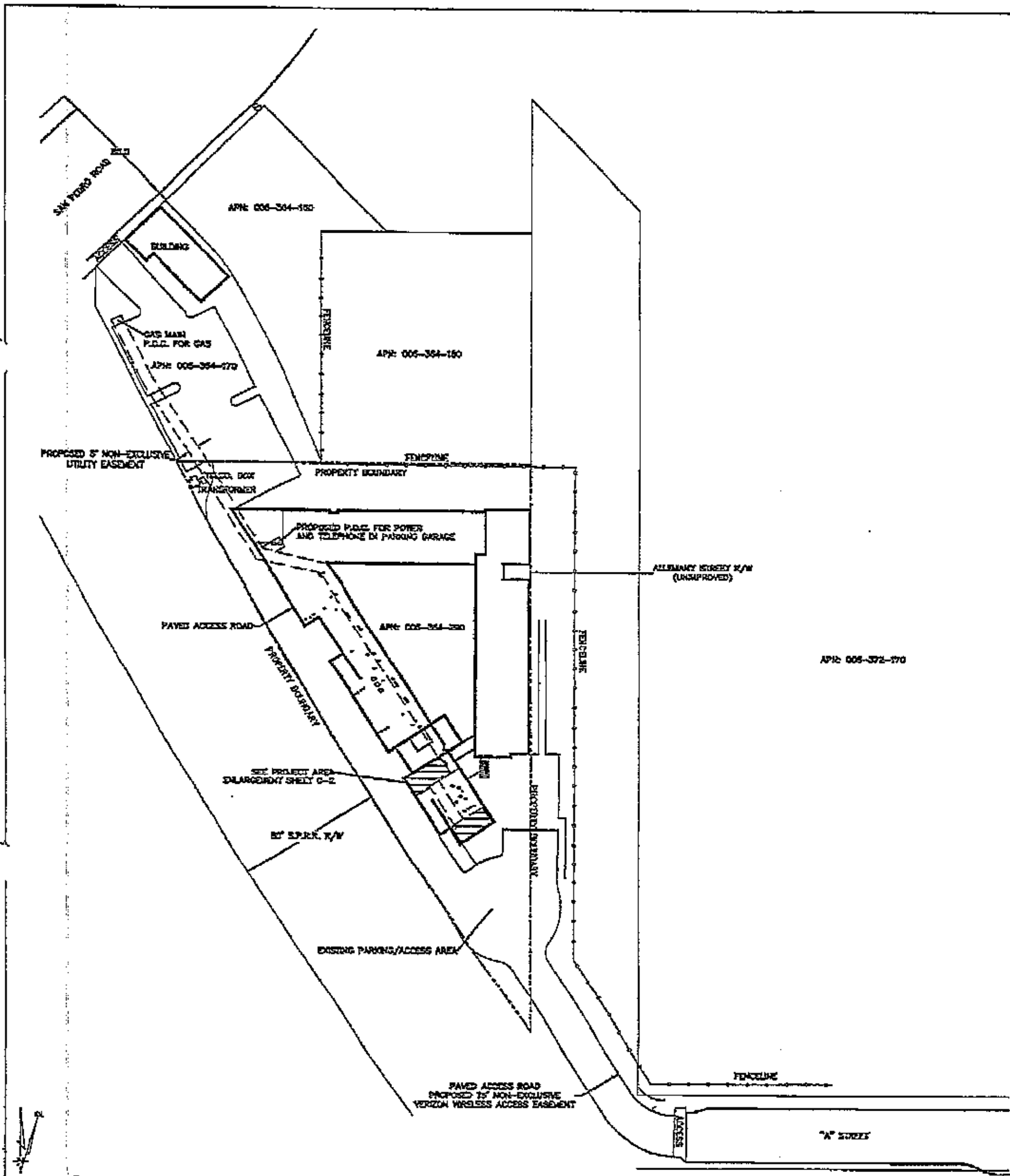
Drawn By: MC
Checked By: MT
Scale: AS NOTED

T1.1

Negative Declaration

PLN 2014-00463
Case

B
Attachment



OVERALL SITE PLAN

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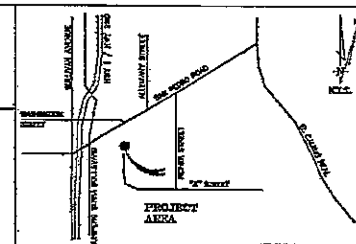


VICINITY MAP

DATE OF SURVEY: 09-10-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.79' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 006-364-290

OWNER(S): MID PENINSULA SAN PEDRO ASSOCIATES
303 VINTAGE PARK DRIVE #250
FOSTER CITY, CA 94404

Lease Area Description

All that certain lease area being a portion of Lots 1 and 2 of Block 12, as is shown on that certain Map of the Lands of the School House Homestead Association, Recorded at Book 1 of Maps at Page 9, Official Records of San Mateo County, California, and being located in the City of Colma, County of San Mateo, State of California, being more particularly described as follows:

EQUIPMENT LEASE AREA:
Commencing at the most Northerly exterior corner of the existing rooftop parapet wall of the existing building situate on the above referenced Lot 2, from which the Northeasterly boundary of said parapet bears South 80°43'25" East; thence from said point of commencement South 32°44'38" East 177.85 feet to the True Point of Beginning; thence from said point of beginning South 32°39'04" East 11.00 feet; thence North 57°20'56" East 23.00 feet; thence North 32°39'04" West 11.00 feet; thence South 57°20'56" West 23.00 feet to the point of beginning.

ANTENNA LEASE AREA:
Commencing at the most Northerly exterior corner of the existing rooftop parapet wall of the existing building situate on the above referenced Lot 2, from which the Northeasterly boundary of said parapet bears South 80°43'25" East; thence from said point of commencement South 34°41'23" East 214.39 feet to the True Point of Beginning; thence from said point of beginning South 32°39'04" East 10.00 feet; thence North 57°20'56" East 20.00 feet; thence North 32°39'04" West 10.00 feet; thence South 57°20'56" West 20.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes as is necessary from the above described lease areas and running thence in, on, over, through the underlying building and parcel to the public right of way more commonly known as "A" Street.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears North 57°20'56" East 2.01 feet from the Southeast corner of the above described equipment lease area and running thence North 32°39'04" West 133.78 feet; thence North 77°36'32" West 34.73 feet to a point hereafter defined as Point "A"; thence continuing North 77°36'32" West 1.30 feet; thence North 32°39'04" West 115.53 feet; thence North 26°05'36" West 37 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 57°20'56" East 13 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears South 57°20'56" West 11.06 feet from the Southeast corner of the above described equipment lease area and running thence South 32°39'04" East 25.2 feet more or less to the above described antenna lease area.

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone (530) 885-0426 * Fax (530) 823-1309

Verizon Wireless

Project Name: Mission San Pedro

Project Site Location: 101 "A" Street
Colma, CA 94014
San Mateo County

Date of Observation: 09-10-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Rooftop

Coordinates
Latitude: N 37° 41' 11.67" (NAD83) N 37° 41' 11.76" (NAD27)
Longitude: W 122° 28' 04.32" (NAD83) W 122° 28' 00.42" (NAD27)

ELEVATION of Ground at Structure (NAVD88)	129.9' AMSL
STRUCTURE HEIGHT: (Upper Parapet Wall)	62.1' AGL
OVERALL HEIGHT: (Upper Parapet Wall)	62.1' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet #1:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

DEPT	APPROVED	DATE
A&O		
RE		
RF		
INT		
EAM		
OPS		
EE\OUT		

GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
PHONE (530) 885-0426
FAX (530) 823-1309

verizon wireless

MISSION SAN PEDRO

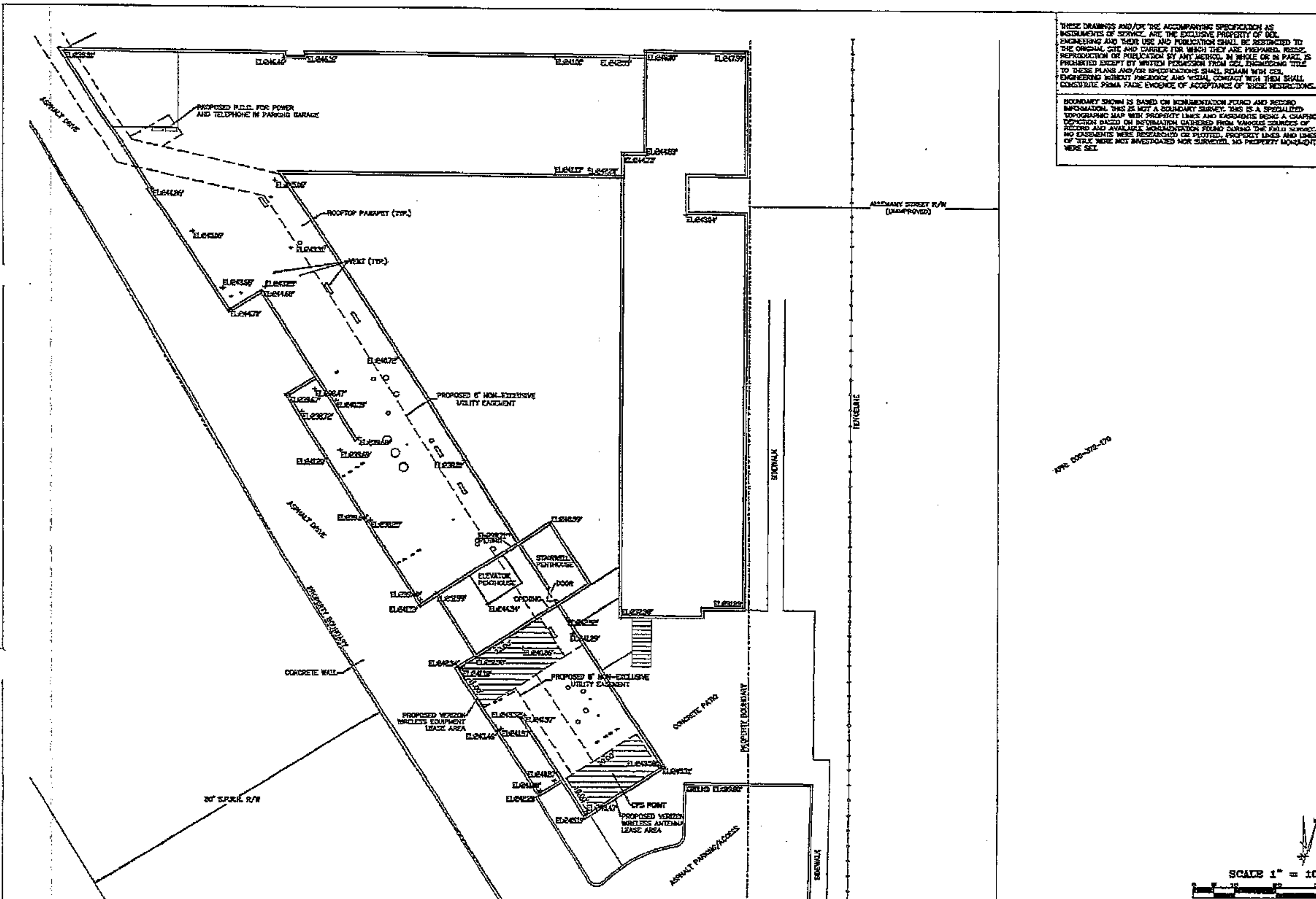
101 "A" STREET
COLMA, CA 94014

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
REV	08-12-14 K. ROSE	PRELIMINARY DRAWN
REV	09-15-14 K. ROSE	LEASE AREA PLACED
REV	10-03-14 K. ROSE	NOTES ADDED
REV		
REV		

Sheet

C-1



PROJECT AREA ENLARGEMENT

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DEPT	APPROVED	DATE
A&O		
RE		
RF		
INT		
EE/VA		
OPS		
EE/OUT		

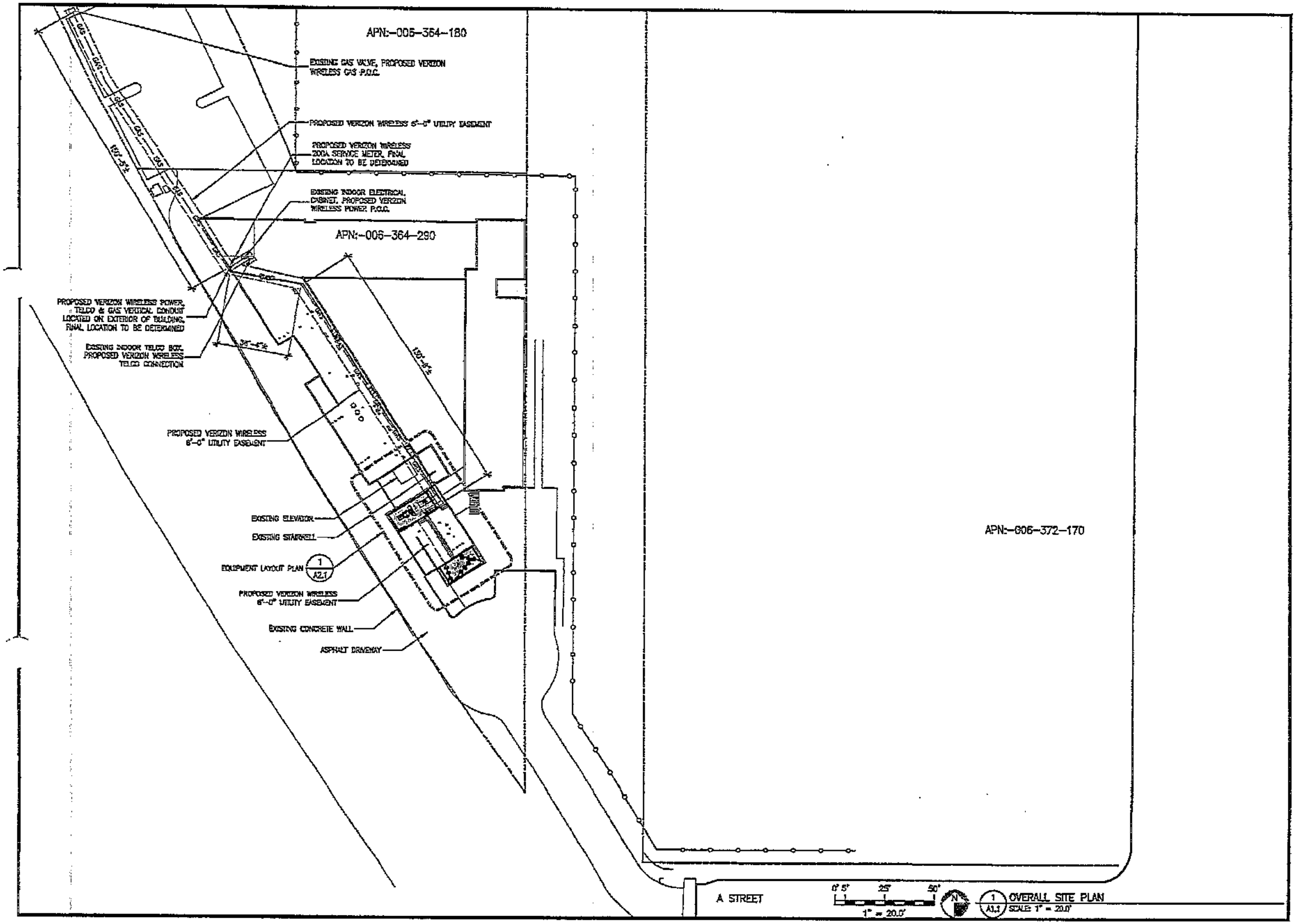
GEL ENGINEERING

verizon wireless

MISSION SAN PEDRO

101 "A" STREET
COLMA, CA 04014
PLOT PLAN AND
SITE TOPOGRAPHY

C-2



MST ARCHITECTS

COMPLETE Wireless Consulting, Inc.

verizon wireless

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

SHEET TITLE:

OVERALL SITE PLAN

Revisions:

Drawn By: AE

Checked By:

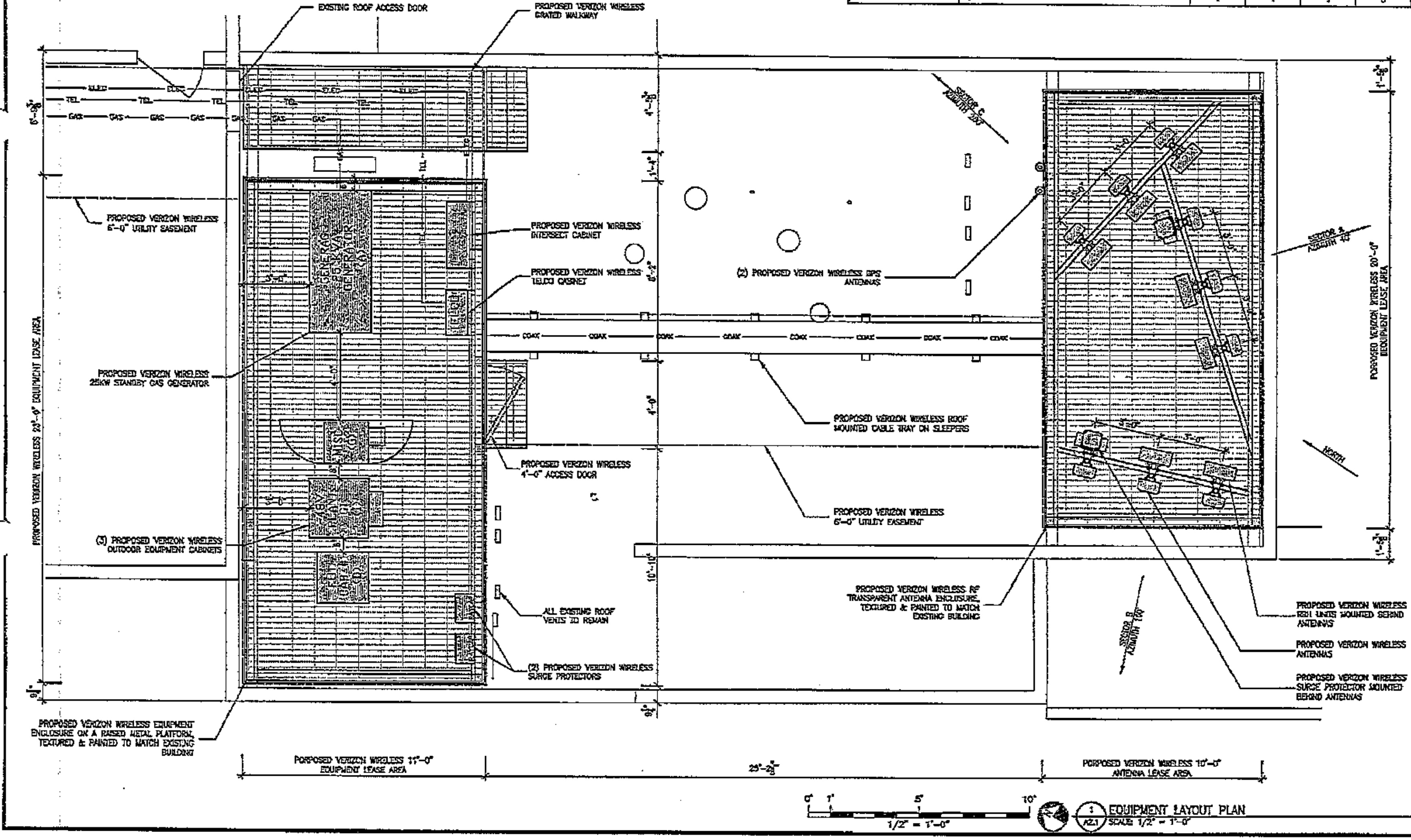
Scale: AS NOTED

Job No.

A1.1

EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY SECTOR A	SECTOR B	SECTOR C	TOTAL
ANTENNA	ANDREW SBNHH-1D65B	3	3	3	9
RRH	RRUS12	4	4	4	12
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE		2/2		2/2
COAXIAL CABLE	HYBRID CABLES	1	1	1	3
RET CABLE	5/16"	1	1	1	3



1 / A2.1 EQUIPMENT LAYOUT PLAN
SCALE: 1/2" = 1'-0"

MST ARCHITECTS

COMPLETE Wireless Consulting, Inc.

verizon wireless

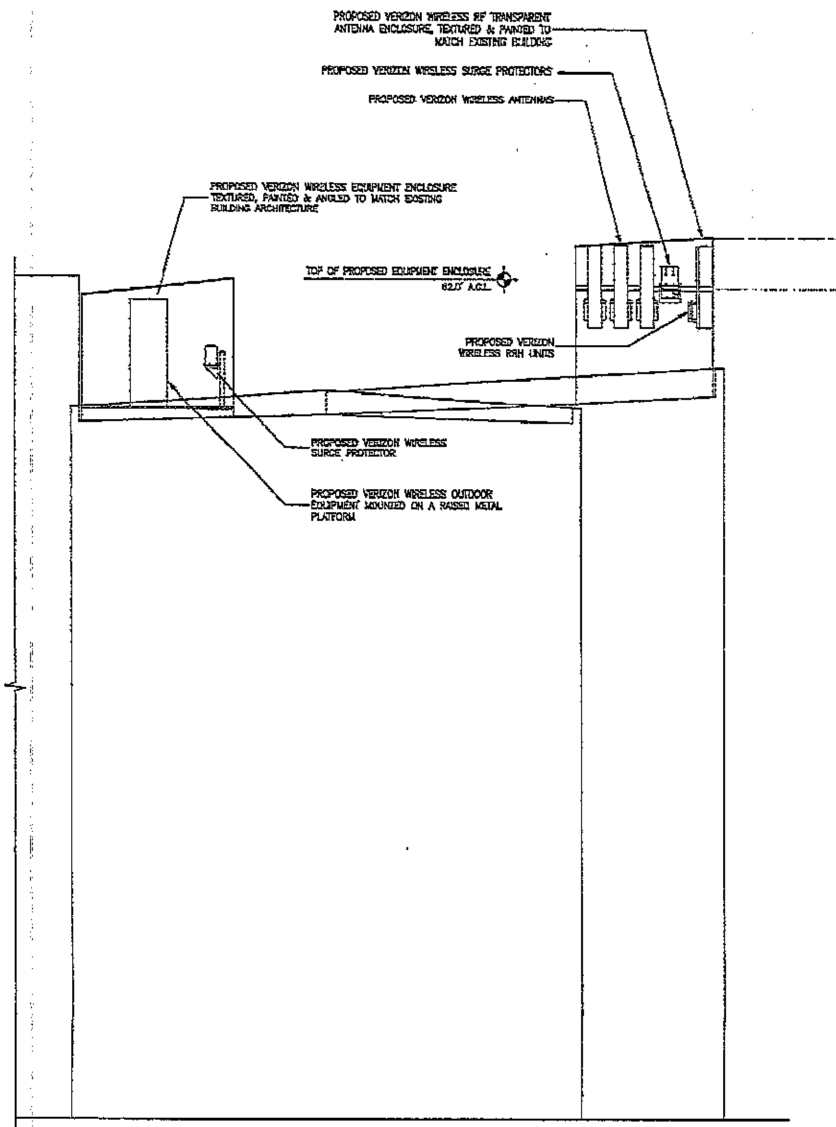
MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

SHEET TITLE
EQUIPMENT & ANTENNA LAYOUT PLAN

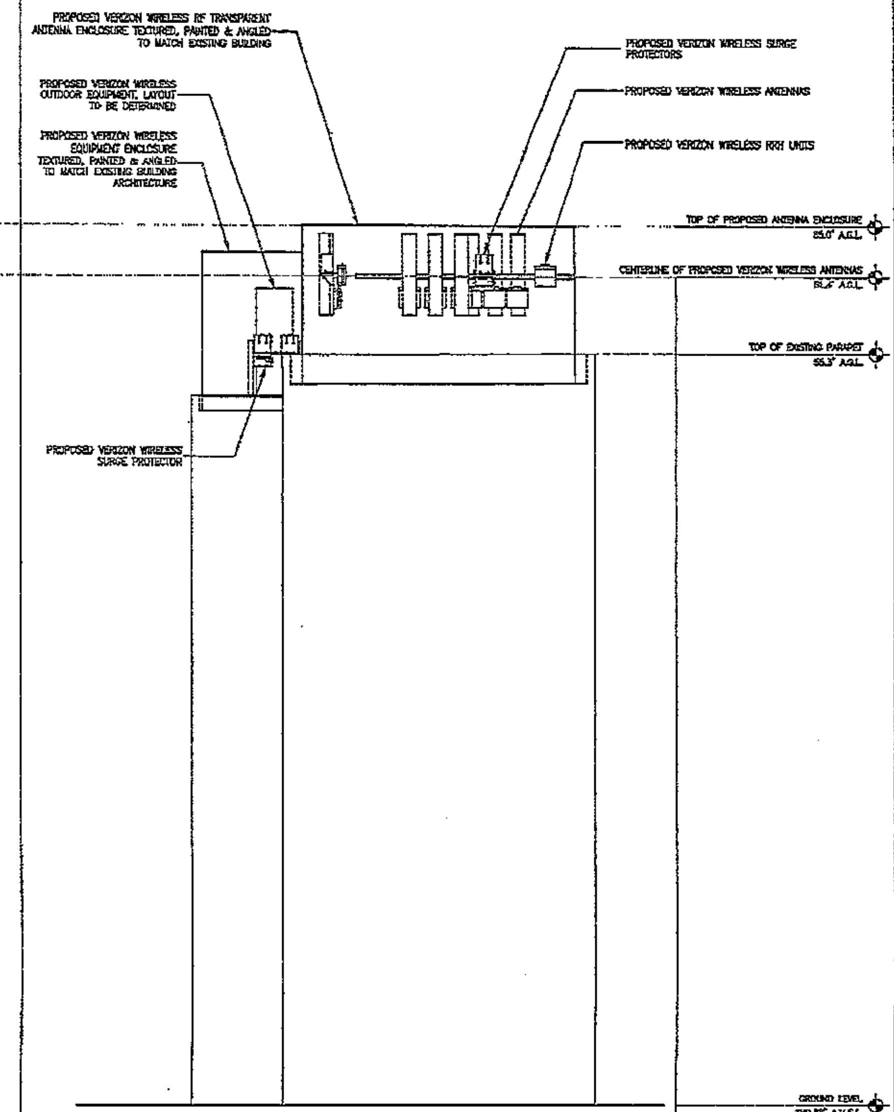
Revisions:

Job No.

A2.1



2 A3.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MST ARCHITECTS

COMPLETE Wireless Consulting, Inc.

verizon wireless

MISSION SAN PEDRO
101 A STREET
COLMA, CA 94014

SHEET TITLE
PROJECT ELEVATIONS

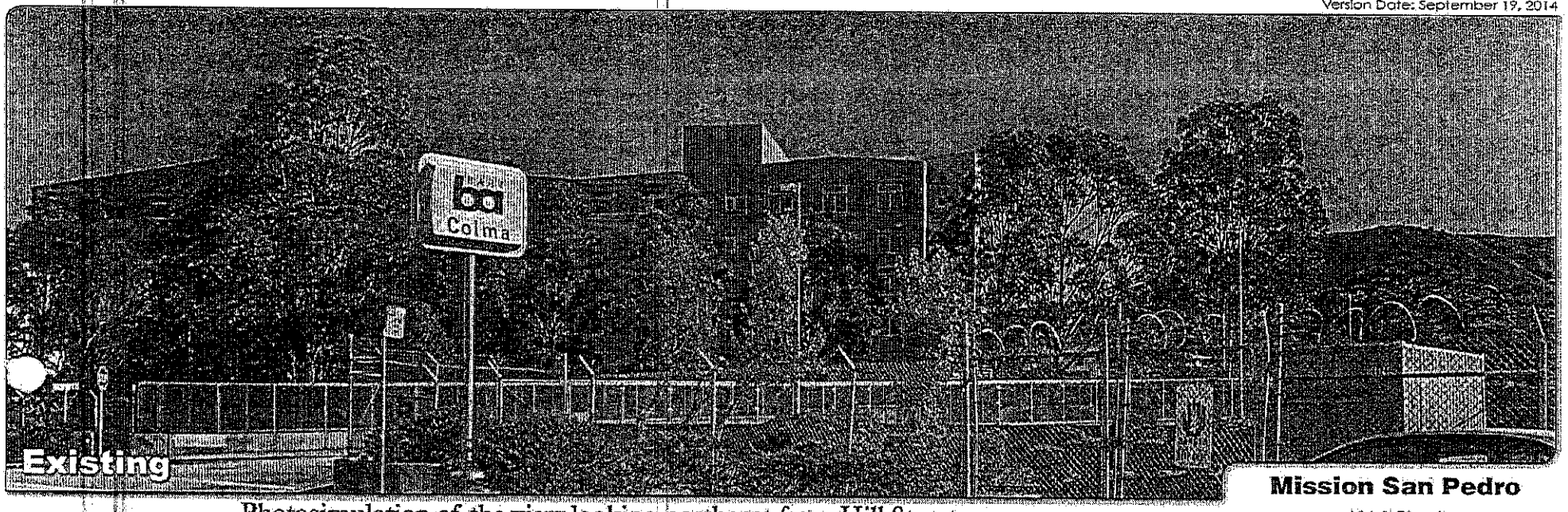
Revisions:
A —
A —
A —
A —
A —

Drawn By: MC
Checked By: MT
Scale: AS NOTED

Job No.

A3.1

Version Date: September 19, 2014



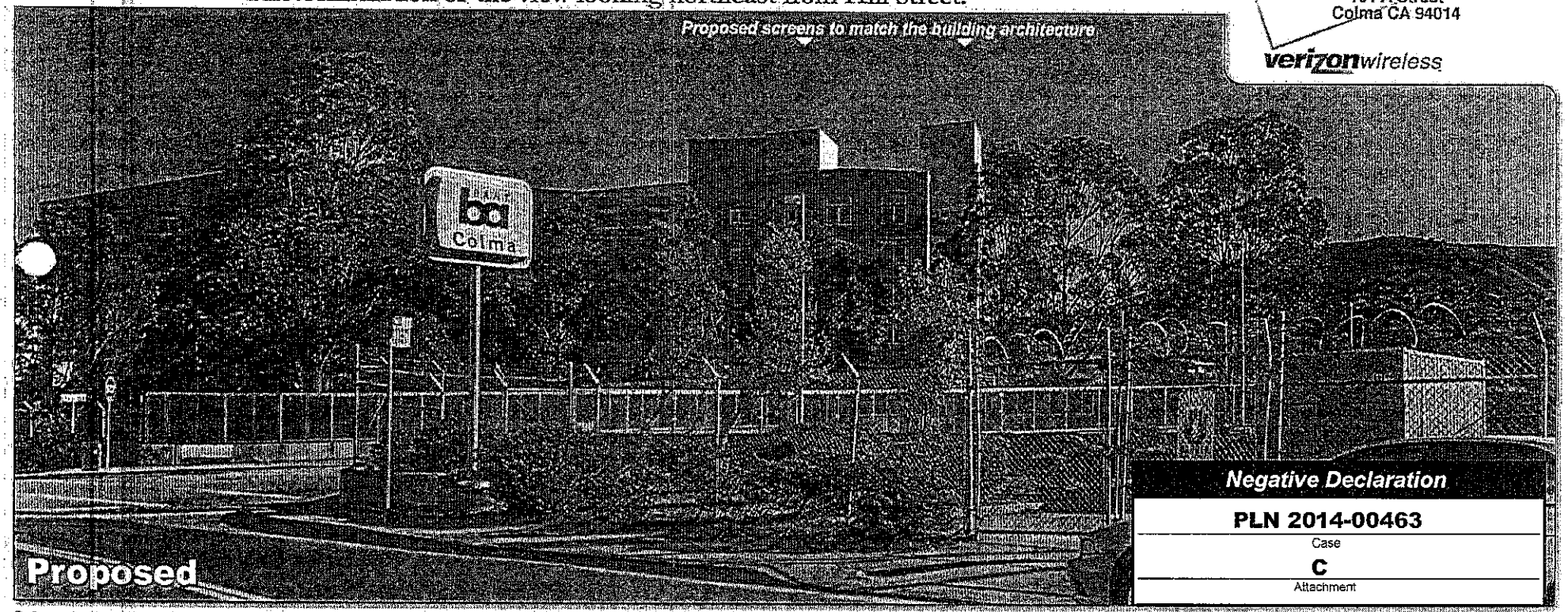
Mission San Pedro

101 A Street
Colma CA 94014

verizonwireless

Photosimulation of the view looking northeast from Hill Street.

Proposed screens to match the building architecture



Negative Declaration

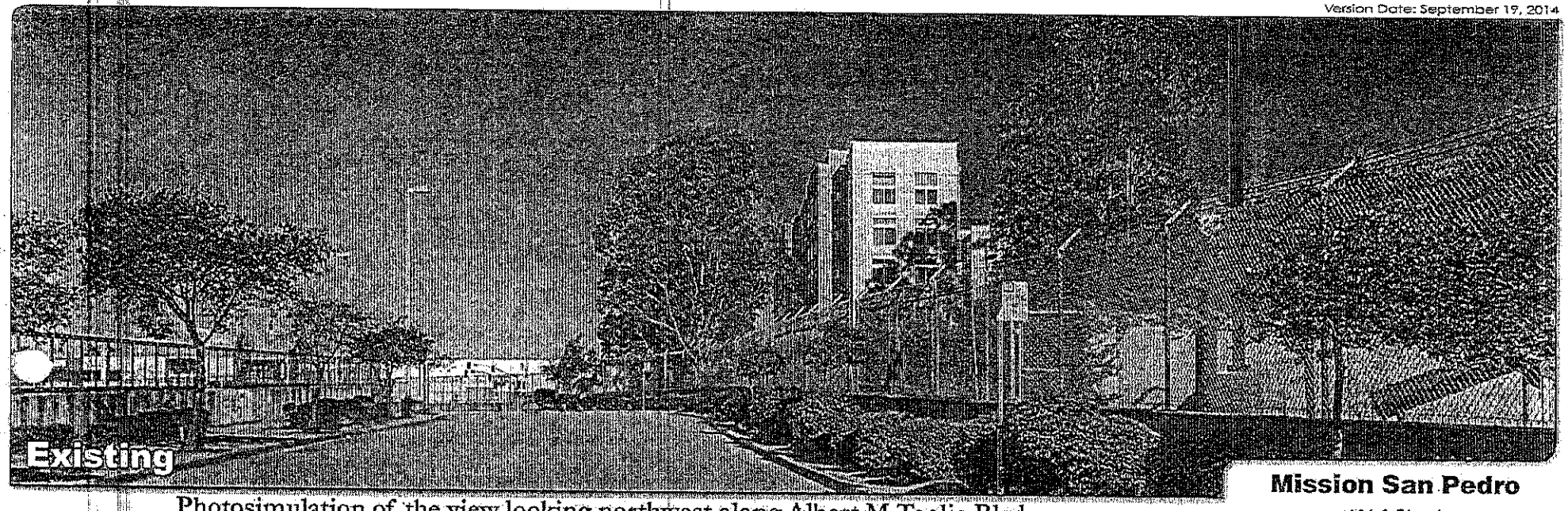
PLN 2014-00463

Case

C

Attachment

Version Date: September 19, 2014



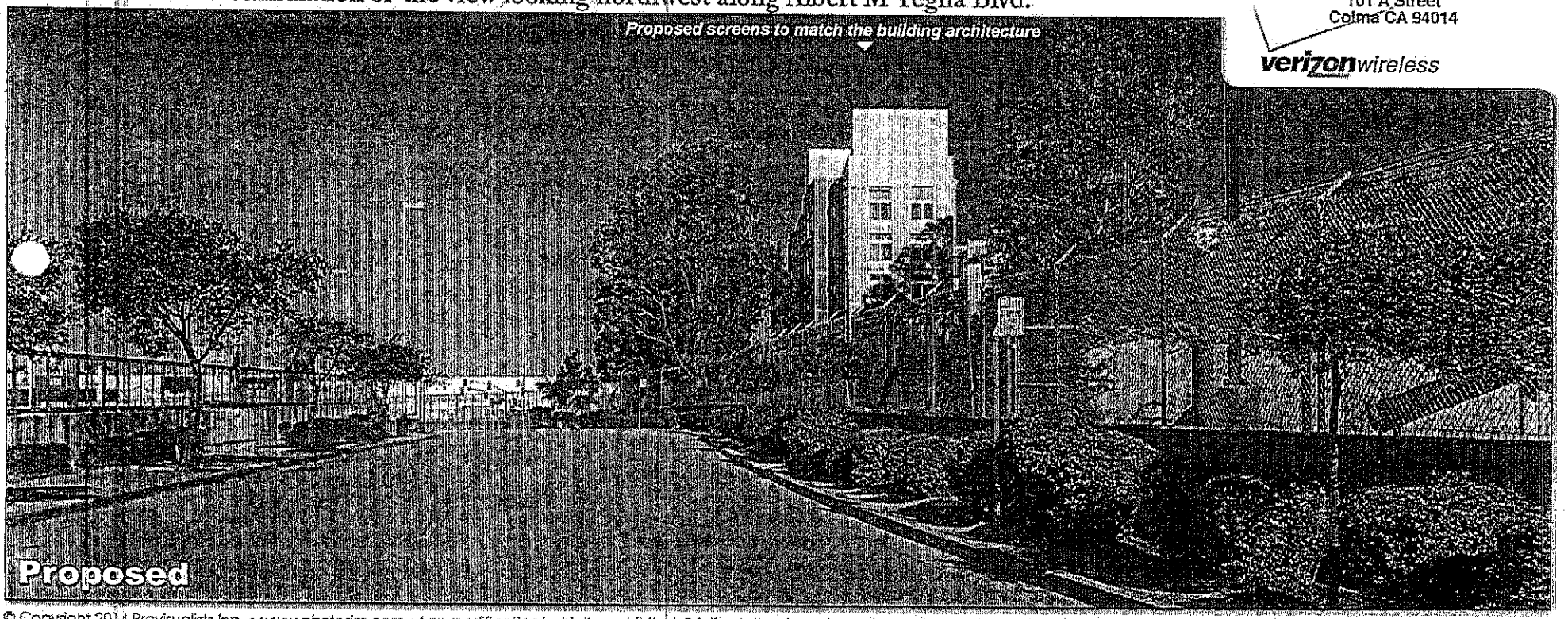
Photosimulation of the view looking northwest along Albert M Teglia Blvd.

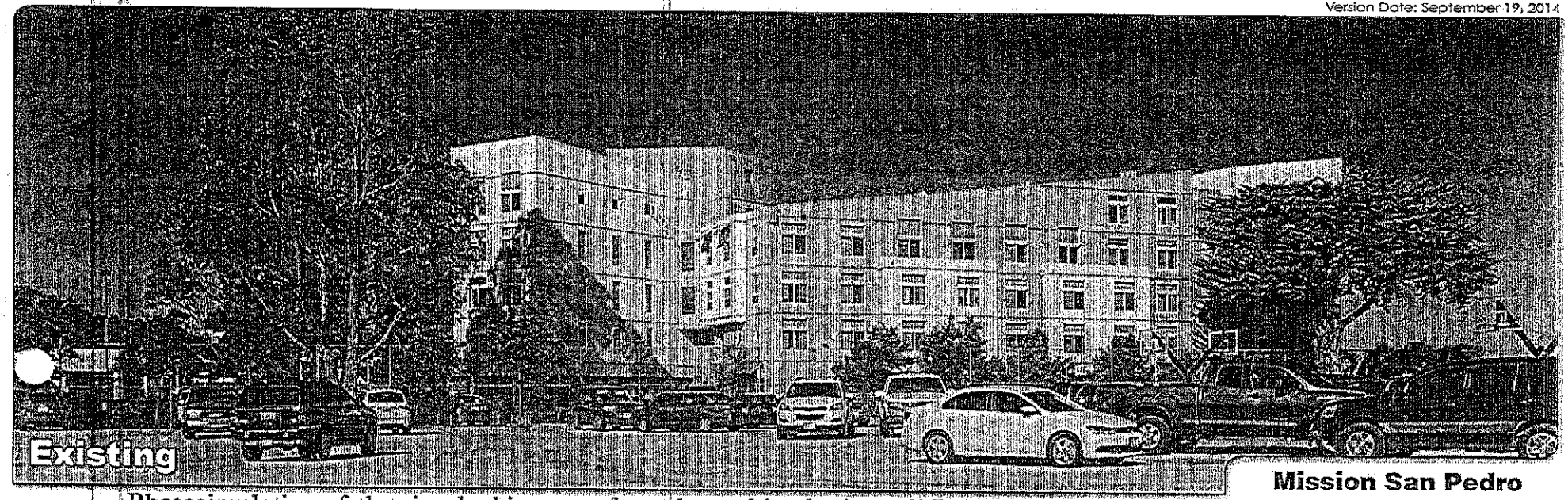
Mission San Pedro

101 A Street
Colma CA 94014

verizonwireless

Proposed screens to match the building architecture



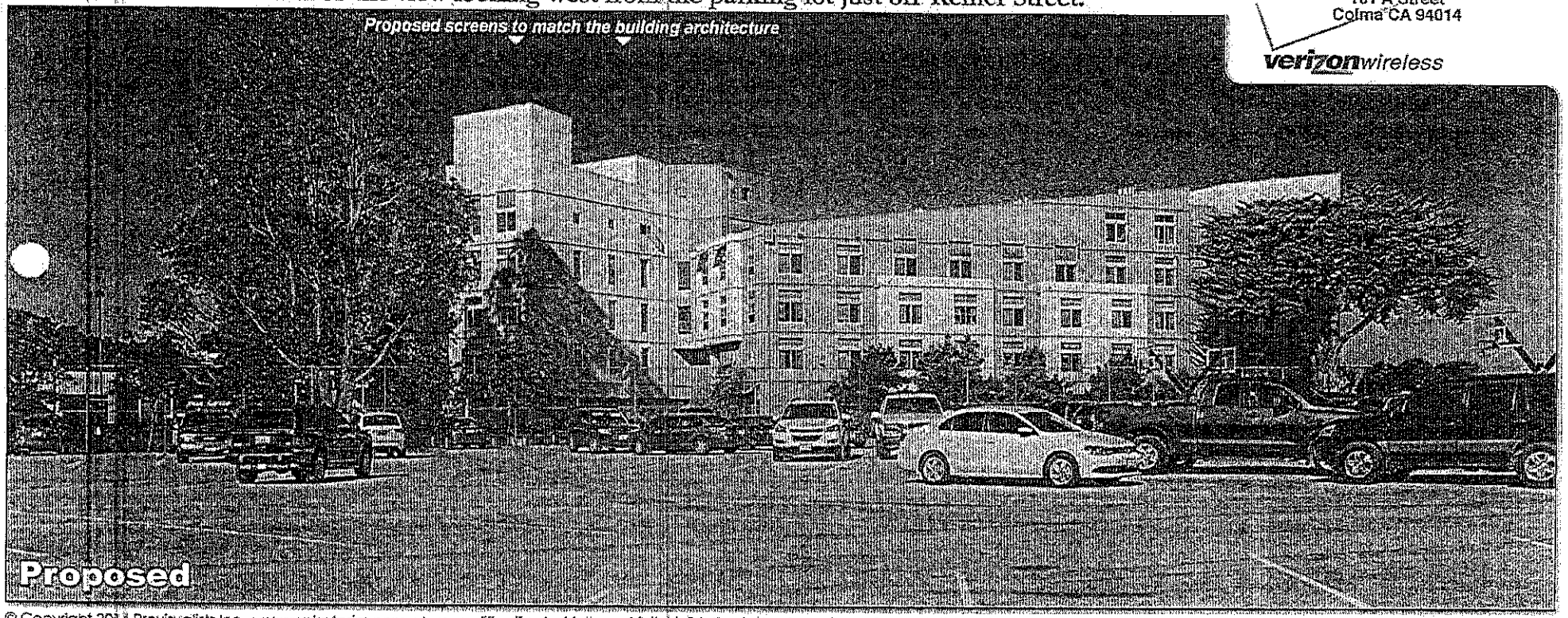


Photosimulation of the view looking west from the parking lot just off Reiner Street.

Mission San Pedro
101 A Street
Colma CA 94014

verizonwireless

Proposed screens to match the building architecture



SITESAFE
RF COMPLIANCE EXPERTS
A BUSINESS OF FDH VELOCITEL

200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

Complete Wireless Consulting on behalf of Verizon Wireless
Site ID – 291900
Site Name – Mission San Pedro
Site Compliance Report

101 A Street
Dale City, CA 94014

Latitude: N37-41-11.51
Longitude: W122-28-04.32
Structure Type: Rooftop

Report generated date: May 13, 2015
Report by: Kevin Bernstetter
Customer Contact: Danielle Hanover

Verizon Wireless Will Be Compliant based on FCC Rules and Regulations.

SITESAFE
RF COMPLIANCE EXPERTS
A BUSINESS OF FDH VELOCITEL

Mission San Pedro - 291900
Radio Frequency (RF) Site Compliance Report

101 A Street, Dale City, CA 94014

200 N. Glebe Road • Suite 1000 • Arlington, VA 22203-3728
703.276.1100 • info@sitesafe.com

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1 Executive Summary

Complete Wireless Consulting on behalf of Verizon Wireless has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, 291900 - Mission San Pedro, located at 101 A Street, Dale City, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65. The actions needed to make this site compliant are located in Section 3.2.

This document and the conclusions herein are based on the information provided by Verizon Wireless.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

2 Regulatory Basis

2.1 FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

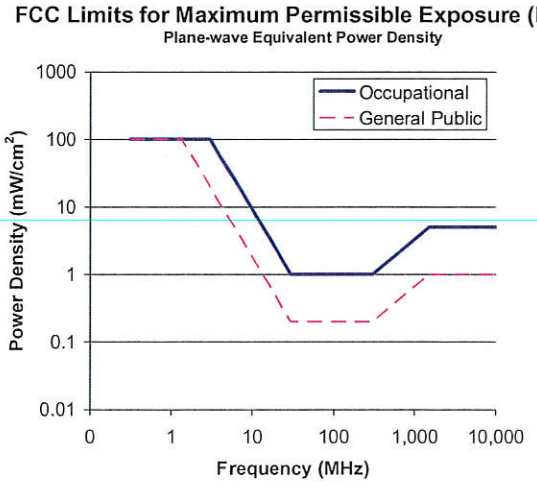
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	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

2.2 OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

(a) Each employer –

(1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;

(2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.

3 Site Compliance

3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65. The actions needed to make this site compliant are located in Section 3.2 below.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site.

The RF exposure modeling in this report is limited to the roof working surfaces. Because of the design of the antennas and the RF absorbing and reflecting nature of building materials, RF levels inside the building will be much less than on the roof. Sitesafe has measured thousands of sites across the country and has taken many detailed indoor measurements. Typical maximum levels in indoor spaces immediately below or behind antennas are 1,000 times below the FCC's exposure limits for the general public, and the largest we have recorded are 100 times below those limits. These levels are similar to what you would encounter close to a Wi-Fi access point.

Any deviation from the Verizon Wireless's proposed deployment plan could result in the site being rendered non-compliant.

3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

The site will be made compliant if the following are implemented:

- Restrict access to the site (by lock, alarm or sign-in sheet), preventing anyone from the general public access to the site;
- Post RF signs such that a person could read and understand the signs prior to accessing the site;

Site Access Location

Lock or restrict rooftop access point(s)
Install a Yellow Caution Sign.
Install a Verizon Wireless NOC Information Sign.
Install a 10-Step Guideline Sign.

Verizon Wireless Proposed Alpha Sector Location

Install a Yellow Caution Sign.
Install a 10-Step Guideline Sign.
Install a barrier of dimensions 10' long.

Verizon Wireless Proposed Beta Sector Location

No action required.

Verizon Wireless Proposed Gamma Sector Location

Install a Yellow Caution Sign.
Install a 10-Step Guideline Sign.
Install a barrier of dimensions 20' long.

4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Maintain a 3 foot clearance from all antennas: There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

Site RF Emissions Diagram: Section 5 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

5 Analysis

5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC General Population Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- Gray represents areas predicted to be at 5% of the MPE limits, or below.
- Green represents areas predicted to be between 5% and 100% of the MPE limits.
- Blue represents areas predicted to be between 100% and 500% of the MPE limits.
- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
- Red areas indicated predicted levels greater than 5000% of the MPE limits.

General Population diagrams are specified when an area is accessible to the public; i.e. personnel that do not meet Occupational or RF Safety trained criteria, could gain access.

If trained occupational personnel require access to areas that are delineated as **Blue** or above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.

The key at the bottom also indicates the level or height of the modeling with respect to the main level. The origin is typically referenced to the main rooftop level, or ground level for a structure without access to the antenna level. For example:

Average from 0 feet above to 6 feet above origin

and

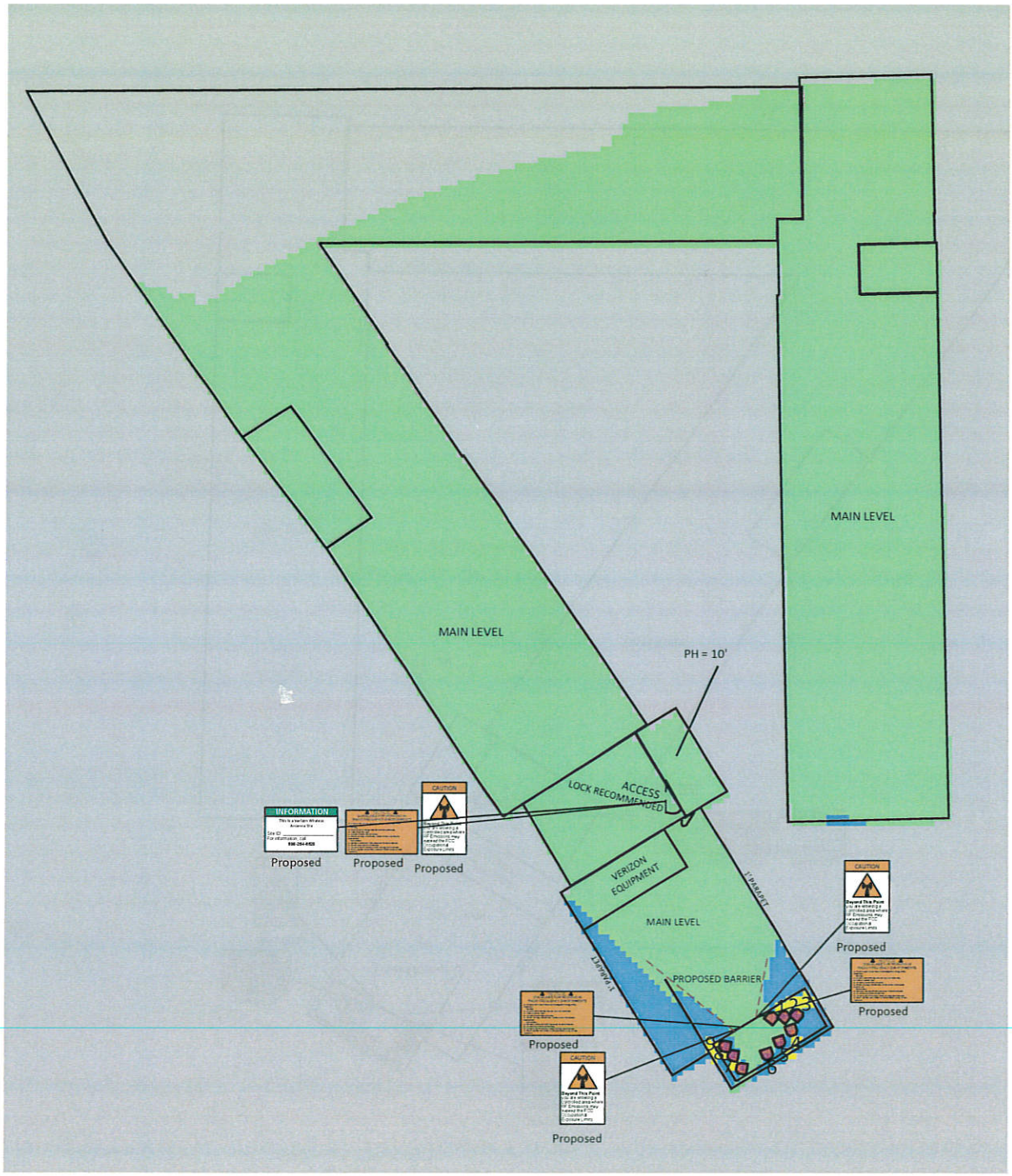
Average from 20 feet above to 26 feet above origin

The first indicates modeling at the main rooftop (or ground) level averaged over 6 feet. The second indicates modeling at a higher level (possibly a penthouse level) of 20 feet averaged over 6 feet.

Abbreviations used in the RF Emissions Diagrams

PH=##'	Penthouse at ## feet above main roof

RF Emissions Simulation For: Mission San Pedro



% of FCC Public Exposure Limit
Spatial average 0' - 6'

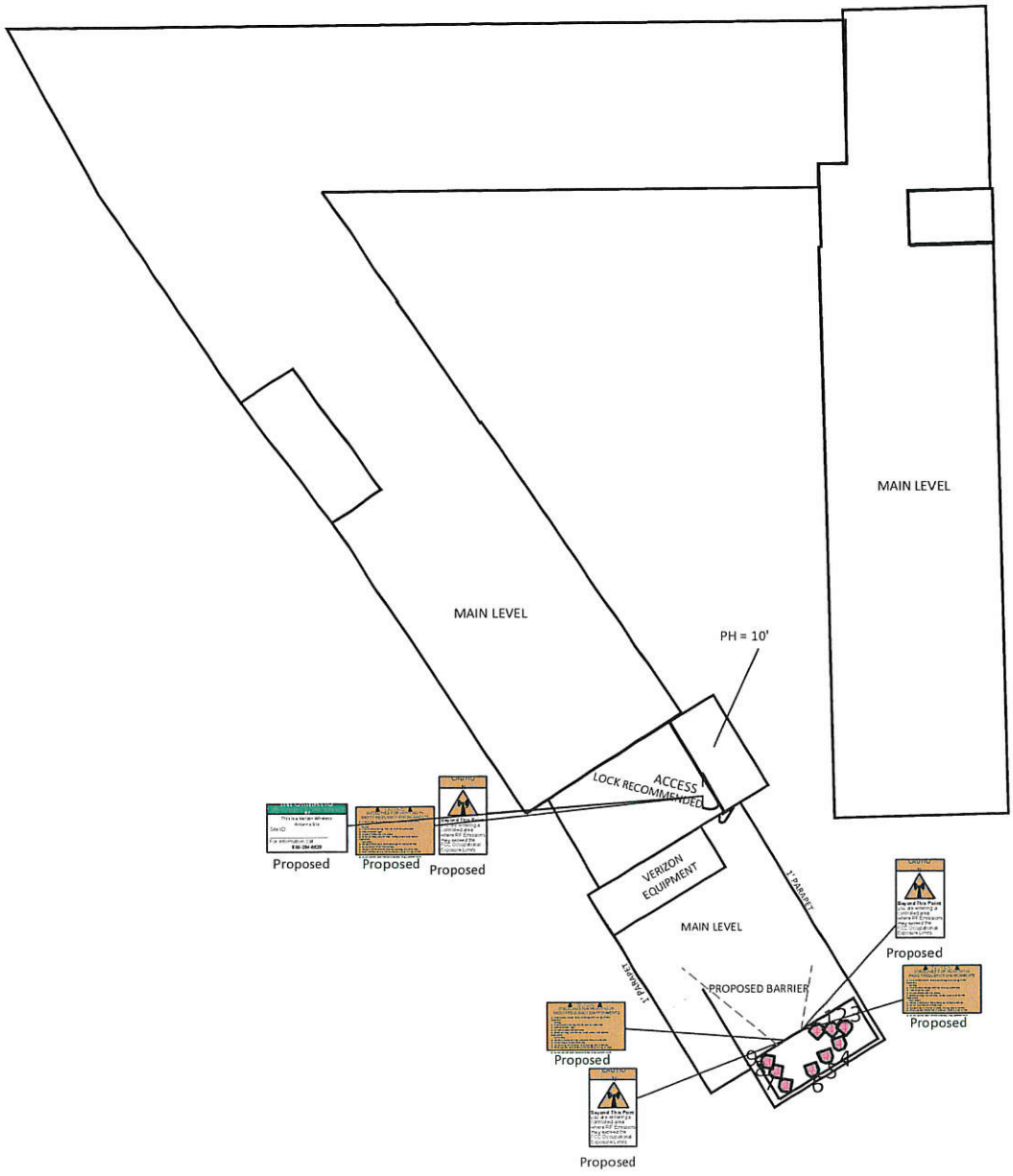
(Feet)
0 15 30

www.sitesafe.com
Site Name:Mission San Pedro

>= 5000	>= 500	>= 100	>= 5	< 5

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE	SPRINT

Signage and Barrier Diagram For: Mission San Pedro



(Feet)

0 15 30

www.sitesafe.com

Site Name:Mission San Pedro

6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at 291900 - Mission San Pedro. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

The following antenna inventory was provided by the customer and was utilized to create the site model diagrams:

Table 3: Antenna Inventory												
Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	VERIZON WIRELESS (Proposed)	751	1902	12.32	40	Andrew SBNHH-1D65B	Panel	6.5	68	139.8'	87.5'	8'
2	VERIZON WIRELESS (Proposed)	1900	3708	15.83	40	Andrew SBNHH-1D65B	Panel	6.5	66	142.1'	87.7'	8'
3	VERIZON WIRELESS (Proposed)	2100	3974	16.34	40	Andrew SBNHH-1D65B	Panel	6.5	63	144.2'	88'	8'
4	VERIZON WIRELESS (Proposed)	751	1902	12.32	160	Andrew SBNHH-1D65B	Panel	6.5	68	143.3'	85.3'	8'
5	VERIZON WIRELESS (Proposed)	1900	3708	15.83	160	Andrew SBNHH-1D65B	Panel	6.5	66	141.2'	83.2'	8'
6	VERIZON WIRELESS (Proposed)	2100	3974	16.34	160	Andrew SBNHH-1D65B	Panel	6.5	63	139'	81'	8'
7	VERIZON WIRELESS (Proposed)	751	1902	12.32	280	Andrew SBNHH-1D65B	Panel	6.5	68	134.5'	78.5'	8'
8	VERIZON WIRELESS (Proposed)	1900	3708	15.83	280	Andrew SBNHH-1D65B	Panel	6.5	66	133'	80.8'	8'
9	VERIZON WIRELESS (Proposed)	2100	3974	16.34	280	Andrew SBNHH-1D65B	Panel	6.5	63	131.6'	82.4'	8'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed.

7 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Kevin Bernstetter.

May 13, 2015

Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

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

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

Gain (of an antenna) – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

General Population/Uncontrolled Environment – Defined by the FCC, as an area where RFR exposure may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

***OSHA* (Occupational Safety and Health Administration)** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Radiation – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All Verizon Wireless employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

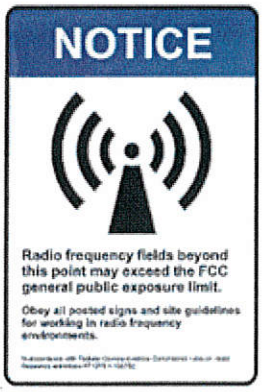
1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal RF Exposure monitor, successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.

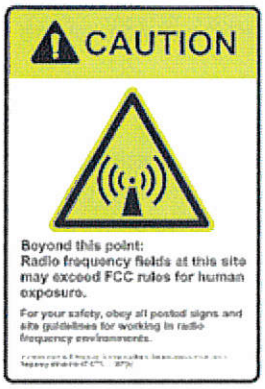
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.

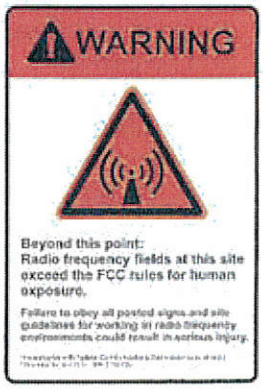
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:

- adding new antennas that may have been located on the site
- removing of any existing antennas
- changes in the radiating power or number of RF emitters

4. Post the appropriate **NOTICE**, **CAUTION,** or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform <u>everyone</u> who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.







5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

6. For a General Public environment the four color levels identified in this analysis can be interpreted in the following manner:

- Gray represents area at below 5% of the General Public MPE limits or below. This level is safe for a worker to be in at any time.
- Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. This level is safe for a worker to be in at any time.

- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. This level is safe for a worker to be in.
- Red areas indicated predicted levels greater than 5000% of the General Public MPE limits. This level is not safe for the General Public to be in.

7. For an Occupational environment the four color levels identified in this analysis can be interpreted in the following manner:

- Areas indicated as Gray are at 5% of the Occupational MPE limits or below. This level is safe for a worker to be in at any time.
- Green represents areas predicted to be between 5% and 20% of the Occupational MPE limits. This level is safe for a worker to be in at any time.
- Yellow represents areas predicted to be between 20% and 100% of the Occupational MPE limits. Only individuals that have been properly trained in RF Health and Safety should be allowed to work in this area. This is not an area that is suitable for the General Public to be in.
- Red areas indicated predicted levels greater than 100% of the Occupational MPE limits. This level is not safe for the Occupational worker to be in for prolonged periods of time. Special procedures must be adhered to such as lock out tag out procedures to minimize the workers exposure to EME.

8. Use of a Personal Protective Monitor: When working around antennas, Sitesafe strong recommends the use of a Personal Protective Monitor (PPM). Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available by visiting both www.Sitesafe.com and www.fcc.gov/oet/rfsafety. OSHA has additional information available at: http://www.osha-slc.gov/SLTC/radiofrequencyradiation.