

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

DATE: February 17, 2022

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 6512.6 of the San Mateo County Zoning Regulations, for the continued operation of a cellular facility located at 15010 Skyline Boulevard in the unincorporated North Skyline area of San Mateo County.

County File Number: PLN 2009-00264 (T-Mobile Skyline Use-Permit)

PROPOSAL

The applicant is proposing to continue the operation of a macro-cellular facility that consists of a 120-foot-tall cellular self-support tower (with a lightning rod extending an additional 8 feet in height), antennas, and associated equipment (cabinets and equipment shelters) located within an existing fenced equipment area. Aside from a separately issued Building Permit case, BLD 2021-00888, which qualifies for ministerial review pursuant to Assembly Bill 2421 as a minor modification that includes a 50 KW diesel generator with tank on a new concrete slab, portable fire extinguisher, and disconnect switch, no physical changes are proposed to the facility under this renewal.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Renewal, County File Number PLN 2009-00264, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Delaney Selvidge, Project Planner, DSelvidge@smcgov.org

Applicant: Matthew David – Synergy, a Division of Advantage Engineers o/b/o T-Mobile West LLC

Owner: James F. Wickett

Location: 15010 Skyline Road, North Skyline

APN(s): 067-340-080 (access road passes through 067-340-090 and 067-340-110)

Size: 1.017 acres

Existing Zoning: Timberland Preserve Zone (TPZ)

General Plan Designation: Open Space

Sphere-of-Influence: None

Williamson Act: Not contracted

Existing Land Use: Utility transmission tower and wireless telecommunication facility

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Zone X (area of minimal flood hazard); FEMA Parcel No. 06081C0295E, effective date October 16, 2012.

Environmental Evaluation: Categorically exempt under the provision of Section 15303, Class 1, of the California Environmental Quality Act (CEQA) related to the continued operation of existing public or private facilities involving no changes or expansion of use.

Setting: The project site is located near the Skegg's Point scenic turnout along Skyline Boulevard within unincorporated Woodside area and is 700 feet west of Skyline Boulevard, which lies within the Skyline State Scenic Corridor. The parcel is elevated from Skyline Boulevard and is accessed via a private dirt road off of Skyline Boulevard.

Chronology:

<u>Date</u>	<u>Action</u>
April 28, 2010	- Use Permit and Architectural Review, PLN 2009-00264, approved to allow the expansion of an existing 128-foot-high wireless telecommunication facility by adding seven (7) antennas at a height of 75-80 feet.
January 26, 2011	- Building Permit (BLD 2010-00814) finalized to complete work allowed by Use Permit.
July 12, 2019	- Minor Modification approved by staff to allow relocation and replacement of various antennas and equipment within the existing lease area (BLD 2019-01334). Did not meet the definition of substantial change.

- December 24, 2020 - Minor Modification approved by staff to allow relocation and replacement of various antennas and equipment within the existing lease area (BLD 2020-02563). Did not meet the definition of substantial change.
- April 12, 2021 - Minor Modification approved by staff to install a 50 kw diesel generator on a new concrete slab and install a new automatic transfer switch (BLD 2021-00888).
- July 22, 2021 - Use Permit Renewal application submitted.
- October 25, 2021 - Use Permit Renewal deemed complete.
- February 17, 2022 - Zoning Hearing Officer public hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Compliance with Conditions of Last Approval**

The conditions from the last approval by the Planning Commission on April 28, 2010 are assessed below for project compliance and if the conditions should be retained or revised.

Current Planning Section

1. **This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on April 28, 2010. Minor adjustments to the project in the course of apply for building permits may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.**

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, but modified to: This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on February 17, 2022. 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. **Prior to final inspection for the building permit, the applicant shall ensure, by painting if necessary, that the antennas are a non-reflective, medium-gray color, which blends in with the existing tower and decreases their visibility from the scenic roads in the area.**

Compliance with Condition? Yes, the applicant obtained approval for the initial installation (building permit number BLD 2010-00814).

Recommended to Retain Condition? Yes, but modified to: Prior to final inspection for a building permit, the applicant shall ensure by painting if necessary, that all new and existing antennas, cabinets, emergency generator and associated equipment are a non-reflective, medium-gray color, to blend in with the existing tower and decrease their visibility from the scenic roads in the area.

3. **The applicant shall submit the following fees to the Current Planning Section:**

Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filling fee of \$2,010.25 (fee effective January 1, 2010), as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee (total \$2,060.25). The check shall be made payable to the San Mateo County Clerk and submitted to the project planner to file with the Notice of Determination.

Compliance with Condition? Yes, all applicable fees were paid within four days of initial approval of the use permit.

Recommended to Retain Condition? No, these fees have previously been paid and are no longer applicable to the permit.

4. **At the time of use permit renewal, if staff has determined, based on a field inspection, that the color of the antennas is no longer in compliance with the approved color of non-reflective gray, the applicant shall repaint the structure and/or dish antennas.**

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, but modified to: The applicant shall be responsible for maintaining the color of the antennas, monopole, and all associated equipment in compliance with the approved non-reflective gray color.

5. **This use permit shall be valid for ten (10) years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.**

Compliance with Condition? Yes, the applicant has submitted for renewal of the use permit and paid the applicable fees.

Recommended to Retain Condition? Yes, but modified to: This use permit shall be valid for ten (10) years from the date of final approval (until February 17, 2032). 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 in effect at the time of application submission if continuation of this use is desired. Any modification 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.

6. **The applicant shall receive and maintain approval from the Federal Communications Commission (FCC) for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation within 30 days of notice of revocation.**

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, but modified to: The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license 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 within 10 days if, at any time, the FCC or CPUC license is revoked or suspended.

7. **Any changes in use or intensity of use shall require an amendment to the use permit. Amendment to this use permit shall require compliance with all application, fee payment, and public hearing requirements, prior to construction**

Compliance with Condition? Yes, although no amendment is proposed.

Recommended to Retain Condition? No, combined with Condition No. 5 above.

8. **This installation shall be removed in its entirety at that time when this technology becomes obsolete, or this facility is no longer needed. Applicant shall notify the Current Planning Section within 30 days if it ceases to use the facility.**

Compliance with Condition? Yes, the facility is still in use.

Recommended to Retain Condition? Yes, but modify to reflect the language in the Wireless Telecommunication Ordinance: This installation shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area.

9. **The applicant shall obtain a building permit and install the antennas and miscellaneous power/communication lines in accordance with the approved plans and conditions of approval. Any new cabling shall be installed underground.**

Compliance with Condition? Yes, a building permit was obtained for initial construction on November 12, 2010 and finalized on January 26, 2011 (BLD 2010-00814).

Recommended to Retain Condition? Yes, in the event future minor modifications are approved.

10. **During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:**
 - a. **Using filtration materials on storm drain covers to remove sediment from dewatering effluent.**
 - b. **Stabilizing all denuded areas and maintaining erosion control measures continuously between October 30 and April 30.**
 - c. **Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.**

- d. **Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.**
- e. **Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.**
- f. **Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.**

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, in the event future minor modifications are approved.

- 11. **This use permit does not allow for any removal of existing tree on the project site. Any tree removal will require a separate permitting process.**

Compliance with Condition? Yes, no trees were removed on the project site during construction of the site.

Recommended to Retain Condition? Yes, no trees are proposed for removal as part of this Use Permit renewal.

2. Additional Recommended Conditions of Approval

Current Planning recommends the following standard telecommunication conditions of approval.

- a. 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.
- b. The fence shall be maintained in good condition and graffiti free, and any graffiti or damage to the fence shall be promptly repainted and/or repaired using the same material and/or color to match the appearance of the existing fence.
- c. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
- d. 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.

- e. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.

3. Conformance with the General Plan

Staff has reviewed the proposal and determined that the project complies with all applicable General Plan policies, specifically:

Visual Quality

Policies 4.21 (*Utility Structures*) and 4.22 (*Scenic Corridors*) seek to minimize the adverse visual quality of utility structures and protect and enhance the visual quality of scenic corridors by managing the location and appearances of structural development. More specifically General Plan policies for development along scenic corridors are found in Policies 4.48-4.55 (*Architectural Design Standards for Rural Scenic Corridors*) and Policies 4.56 through 4.69 (*Site Planning for Rural Scenic Corridors*). Applicable architectural standards address topography, scale, screening, colors and materials, and height. Site planning policies include development standards such as setbacks, clustering, lighting, screening and underground utilities which minimize the visual impact of new development. The project is in compliance with all aforementioned General Plan policies, as discussed below.

The existing utility tower is approximately 700 feet northwest of Skyline Boulevard and is located within the Skyline State Scenic Corridor. The facility is almost completely screened from Skyline Boulevard by tall trees.

The telecommunications facility is clustered on the existing tower with no outdoor lighting on the antennas and uses an existing access road which is heavily vegetated, and other than the point of entry from Skyline, is not visible from the State Scenic Corridor. The existing ground equipment associated with the antennas is screened from view by a slatted fence, and there are no overhead utility connections.

None of the existing vegetative screening of the site is proposed to be altered. Only the existing 8-foot antenna extension is visible when standing near the roadway, but not when traveling by vehicle. Continued growth of trees in the vicinity will continue to screen this facility from the public view.

The project is in compliance with all applicable General Plan Visual Quality Policies, since the location and design of the existing facility, in combination with the natural attributes of the site, minimize visual impacts of the facility along the scenic corridor and no changes are proposed to the existing facility.

General Land Use

The subject parcel is designated “General Open Space”. The continued use of a small portion of the site for telecommunications facilities does not preclude use of the adjacent land for open space enjoyment and the proposal would therefore be consistent with the subject parcel’s land use designation.

4. Conformance with the Zoning Regulations

The project parcel is zoned TPZ, a district established to protect forest resources and timberlines in San Mateo County. Uses are deemed “compatible” if they do not significantly detract from the use of the property for/or inhibit growing and harvesting of timber. Wireless telecommunication facilities are allowed in this district subject to the issuance of a Use Permit. The initial Use Permit for this site was granted on April 28, 2010 for a term of ten (10) years. The applicant is seeking to renew the use permit to allow continued operation of the facility. No physical changes are proposed with this renewal.

5. Conformance with the Wireless Telecommunication Ordinance

While this facility is existing and the applicant has applied for renewal of the existing Use Permit, Section 6512.6 of the Wireless Telecommunication Facilities Ordinance requires that renewals for expired Use Permits shall be subject to the standards and procedures for a new telecommunication facility.

According to Section 6512.2 of the Wireless Telecommunication Facilities Ordinance, Development and Design Standards for New Wireless Telecommunication Facilities That Are Not Co-Location, all new wireless telecommunication facilities must meet the following minimum applicable standards. Where appropriate more restrictive requirements may be imposed as a condition of use permit approval.

a. Development and Design Standards

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

The project site is not located in a mapped sensitive habitat as defined by Policy 1.8 of the General Plan.

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

The existing wireless telecommunication facility is located in the TPZ Zoning District and not within a residentially zoned area. Furthermore, while no co-location currently exists on the parcel, future co-location opportunities are available on the existing structure.

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

The facility was established in 2010 and has been in operation since. The applicant, T-Mobile, is proposing to continue their utilization of this facility. If a different location for the cellular facility were proposed, there would be the potential for new environmental impacts depending on the location of the new site and construction of a new facility elsewhere. Maintaining the current facility minimizes potential environmental impacts while continuing to provide consistent coverage. Conditions of approvals requiring the facility to maintain all applicable FCC licenses and/or remove the facility in its entirety within 90 days and restore the area if any such licenses are revoked have been included in the recommended conditions of approval to ensure that this facility has as little environmental impact as possible.

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

While no co-location currently exists on the parcel, the applicant has stated that the existing tower is available for co-location if there is interest from other telecommunication providers.

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

The existing tower is located in a heavily wooded area and Current Planning Condition No.2, requires that the tower, associated antennas, and all supporting equipment be maintained in the approved gray color to blend into the surrounding landscape. This reduces the visual impacts of the facility and enables it to blend in with its surroundings to the maximum extent possible.

Section 6512.2.H requires compliance with the underlying zoning district.

The project site is located within the Timberland Preserve Zone, refer to Section 2.a above for further discussion.

Section 6512.2.I requires the height of the facility to be no greater than the height limit established in the zoning district, or for TPZ districts, in forested areas, not to exceed the height of the forest canopy by more than 10 percent or five feet, whichever is less, or in no case more than 150 feet; and be as minimal as possible and not cover more than 15 percent in area of the lot or an area greater than 1,600 square feet.

The existing facility is permitted to a maximum height 128 feet (top of 8-foot lightning rod extension) as allowed under the original Use Permit approval. No changes are proposed to the existing permitted facility under this renewal. The existing lease area of the facility measures approximately 532 sq. ft. which equates to an approximate lot coverage of 0.012 percent. No expansion of the lease area footprint of the facility is proposed.

Section 6512.L prohibits diesel generator as emergency power sources unless electricity, natural gas, solar, wind or other renewable energy sources are not feasible.

A building permit (BLD 2021-00888) was issued on November 8, 2021 for the installation of an emergency backup diesel generator pursuant to Assembly Bill 2421 to be located within the equipment lease area. Though the applicant is installing an emergency diesel generator, the facility's primary source of power will continue to be from PG&E. The facility would only be powered by the generator during such times as power to the facility is turned off (such as during a high wind advisory) or during a power failure. The generator will operate on an emergency basis only to ensure the continuation of cellular and emergency services in the area. Other renewable and reliable energy sources that can operate on an emergency basis are not feasible at this time and would require the construction of additional infrastructure and further site disturbance and development.

b. Performance Standards

The project, as proposed and conditioned, meets the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facilities and visual resource protection. There is no lighting proposed, proper licenses have been obtained from both the FCC and CPUC, power for the facilities will continue to be provided by PG&E, there is minimal visual impact, and the conditions of approval require maintenance and/or removal of the facilities when no longer in operation. Furthermore, access to the site is existing and the facility does not generate noise in excess of the County's Noise Ordinance.

6. Compliance with the Use Permit Findings

Under the provisions of Section 6500 and 6512.6 of the Zoning Regulations, wireless telecommunication facilities are permitted in the TPZ Zoning District subject to the issuance of a Use Permit. In order to approval the subject Use Permit renewal, the following findings must be made:

1. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvement in said neighborhood.**

Wireless telecommunication facilities, including the subject renewal, require compliance with applicable FCC public exposure limits. The applicant has submitted documentation that states that the site is within applicable exposure limits. The site is not located in the Coastal Zone, so will not impact coastal resources.

Furthermore, the location of the existing facility (in a heavily wooded area) screens the facility from public viewpoints. No physical changes are proposed under this renewal and continued operation of the facility will not cause significant increases in traffic to access the site as the facility is unmanned and requires maintenance only on a quarterly basis. Additionally, the facility has maintained compliance with its Use Permit conditions of approval, with the exception of submitting a timely renewal application. Therefore, there is no evidence to suggest that the continued operation of the facility and addition of an emergency generator will impact nearby property or public improvements.

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

The continued operation of the existing facility at this location will allow for continued cellular communication coverage for private citizens and public agencies. The facility has been in operation for over ten (10) years and community members, businesspersons, and residents have come to rely on coverage provided by the facility to support daily conversation and to provide assistance in emergency situations. Furthermore, no physical changes to the facility are proposed.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15303, Class 1 of the California Environmental Quality Act (CEQA), related to the continued operation of existing public or private facilities involving no changes or expansion of use.

C. REVIEWING AGENCIES

Woodside Fire Protection District
Building Inspection Section
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans – Existing Facility/Self Support Tower with approved generator
- D. Radio Frequency Attestation, dated July 14, 2021

DLS:cmc – DLSGG0017_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00264 Hearing Date: February 17, 2022

Prepared By: Delaney Selvidge,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15303, Class 1 of the California Environmental Quality Act (CEQA), for the continued operation of existing public or private facilities involving no changes or expansion of use.

For the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, 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, since the facility will continue to comply with all applicable Federal Communications Commission (FCC) Rules and Regulations regarding public and occupational radio frequency exposure limits and is not visible from public view points. Furthermore, the site is not located in the coastal zone, will continue to require only minimal routine service visits of the otherwise non-staffed facility, will not generate additional traffic, and is located on private property which is not accessible by the general public.
3. That the project is necessary for the public health, safety, convenience or welfare as continued operation of the existing facility at this location will allow for continued cellular communication coverage for private citizens and public agencies and which community members, businesspersons, and residents have come to rely on to support daily conversation and to provide assistance in emergency situations. Furthermore, no physical changes to the facility are proposed.

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 on February 17, 2022. 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. Prior to final inspection for a building permit, the applicant shall ensure by painting if necessary, that all new and existing antennas, cabinets, emergency generator and associated equipment are a non-reflective, medium-gray color, to blend in with the existing tower and decrease their visibility from the scenic roads in the area.
3. The applicant shall be responsible for maintaining the color of the antennas, monopole, and all associated equipment in compliance with the approved non-reflective gray color.
4. This use permit shall be valid for ten (10) years from the date of final approval (until February 17, 2032). 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 in effect at the time of application submission if continuation of this use is desired. Any modification 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.
5. The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license 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 within ten (10) days if, at any time, the FCC or CPUC license is revoked or suspended.
6. This installation shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area.
7. The applicant shall obtain a building permit and install the antennas and miscellaneous power/communication lines in accordance with the approved plans and conditions of approval. Any new cabling shall be installed underground.

8. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 30 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
9. This use permit does not allow for any removal of existing tree on the project site. Any tree removal will require a separate permitting process.
10. 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.
11. The fence shall be maintained in good condition and graffiti free, and any graffiti or damage to the fence shall be promptly repainted and/or repaired using the same material and/or color to match the appearance of the existing fence.
12. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
13. 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.

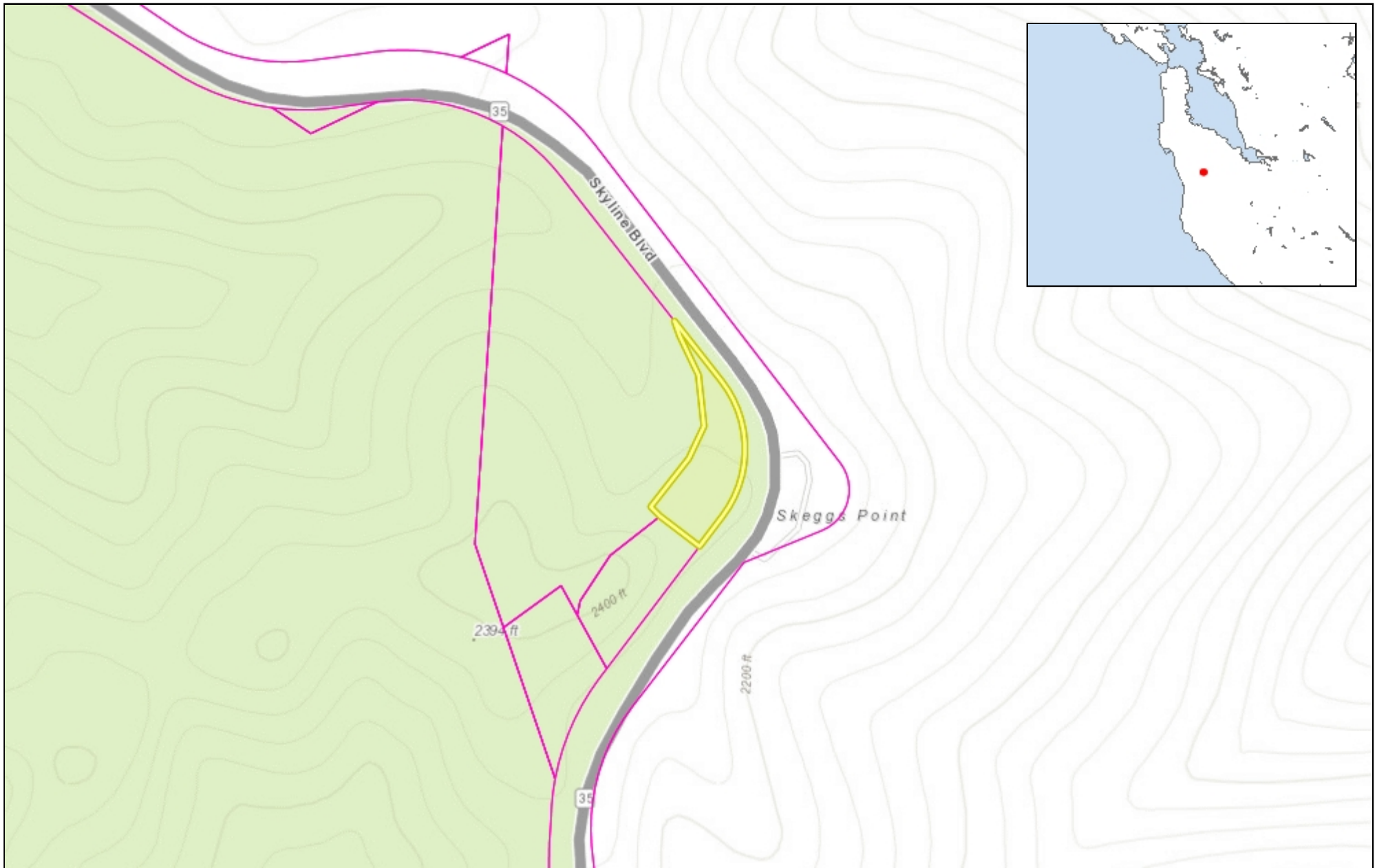
14. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.

DLS:cmc – DLSSGG0017_WCU.DOCX




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514 

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

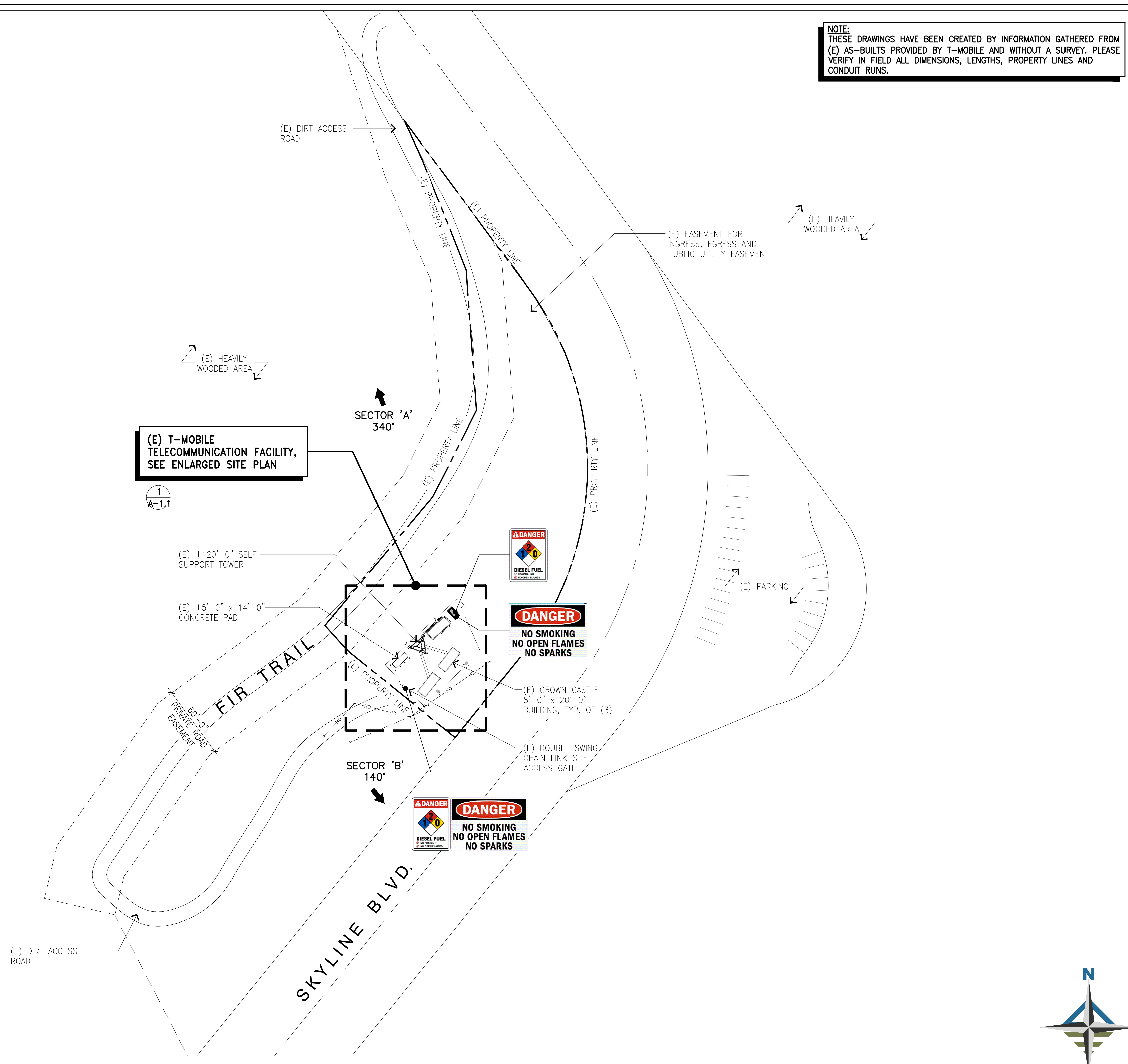
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
 (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
 VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND
 CONDUIT RUNS.



T-Mobile
 Stick Together®
 1855 GATEWAY BLVD., SUITE 900
 CONCORD, CA 94520

PROJECT INFORMATION:
CUP RENEWAL
SF13073B
CROWN-SKEGGS PEAK
 15010 SKYLINE BLVD.,
 WOODSIDE, CA 94062
 SAN MATEO COUNTY

CURRENT ISSUE DATE:
 06/29/21

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/29/21	90% ZD, ISSUED FOR REVIEW	VHB


PLANS PREPARED BY:

 a division of 
 7543 Woodley Ave., #201, Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

 a division of 
 7543 Woodley Ave., #201, Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708

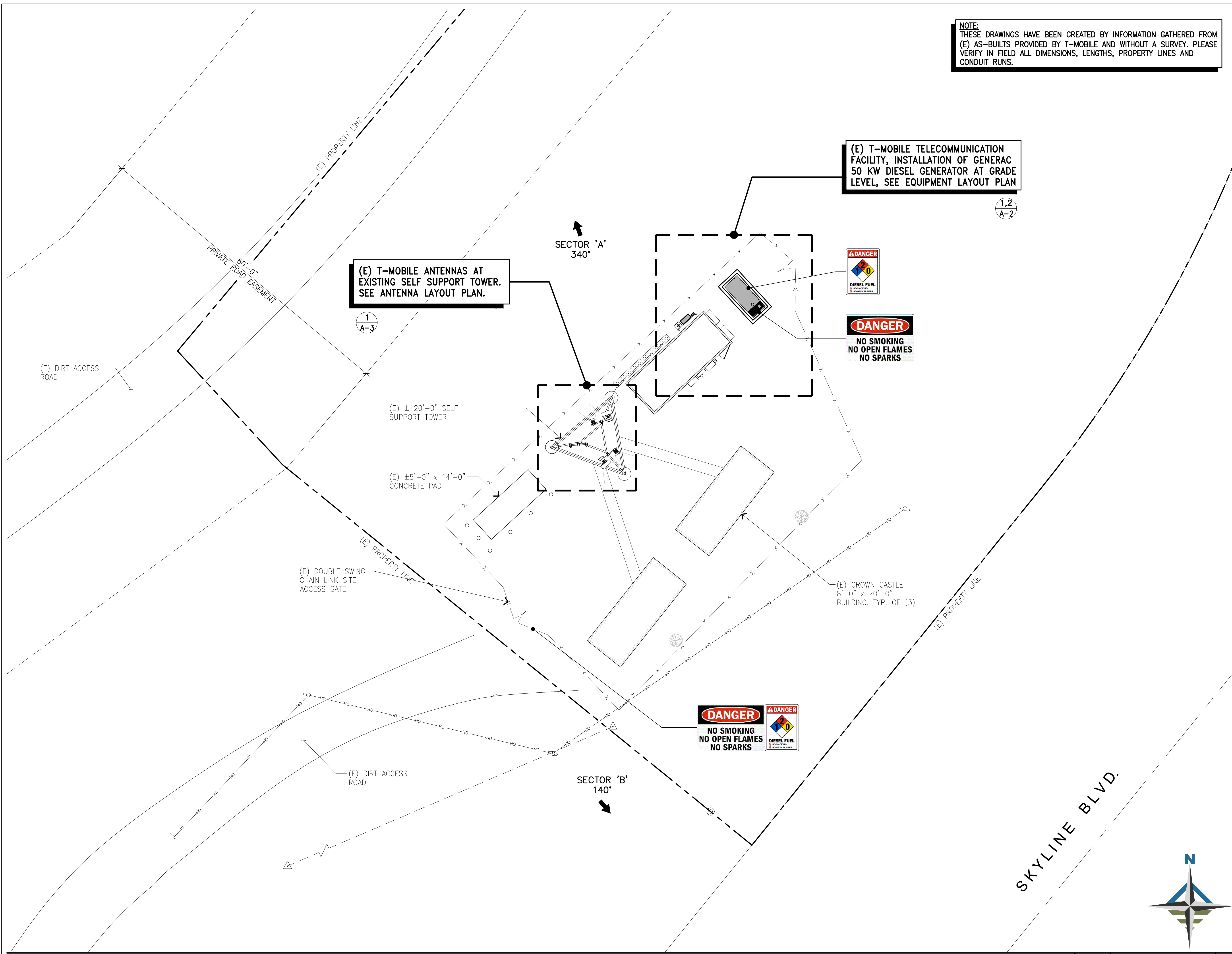
DRAWN BY:	CHK.:	APV.:
VJA	SYNERGY	AB

LICENSURE:


SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **A**
 SF13073B





NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

T-Mobile
 Stick Together®
 1855 GATEWAY BLVD., SUITE 900
 CONCORD, CA 94520

PROJECT INFORMATION:
 CUP RENEWAL
 SF13073B
 CROWN-SKEGGS PEAK
 15010 SKYLINE BLVD.,
 WOODSIDE, CA 94062
 SAN MATEO COUNTY

CURRENT ISSUE DATE:
 06/29/21

ISSUED FOR:
 ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/29/21	90% ZD, ISSUED FOR REVIEW	VHB


PLANS PREPARED BY:

 a division of 
 7543 Woodley Ave., #201, Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

 a division of 
 7543 Woodley Ave., #201, Van Nuys, CA 91406
 Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: VJA CHK.: SYNERGY APV.: AB

LICENSURE:


SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: **A-1.1** REVISION: **A**
 SF13073B

PROJECT INFORMATION:

CUP RENEWAL
SF13073B
CROWN-SKEGGS PEAK

15010 SKYLINE BLVD.,
WOODSIDE, CA 94062
SAN MATEO COUNTY

CURRENT ISSUE DATE:

06/29/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	06/29/21	90% ZD, ISSUED FOR REVIEW	VHB

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

VJA SYNERGY AB

LICENSURE:



SHEET TITLE:

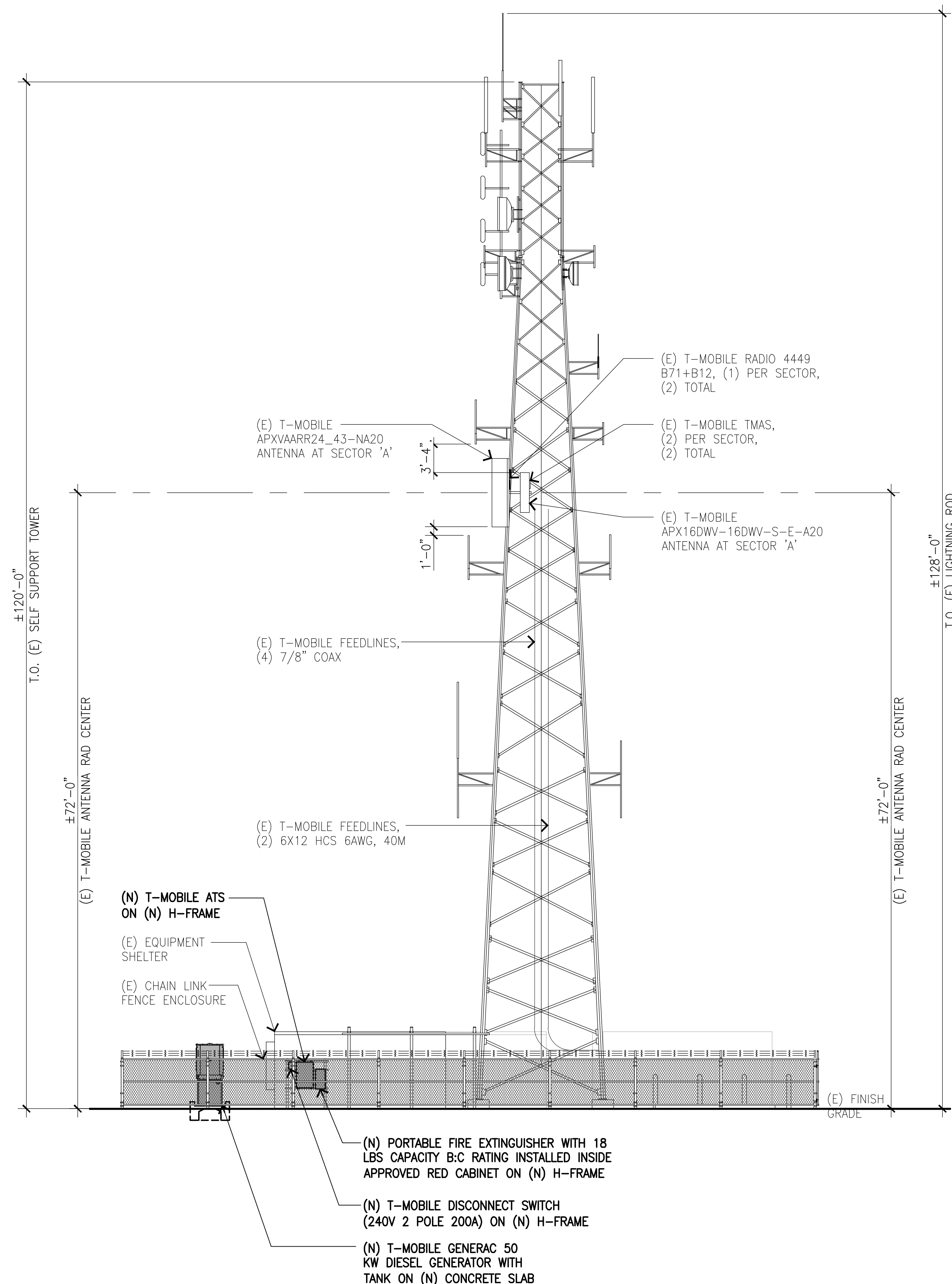
ELEVATIONS

SHEET NUMBER: REVISION:

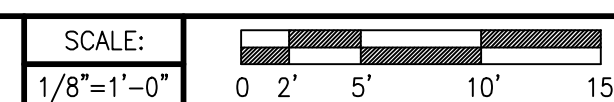
A-4

A

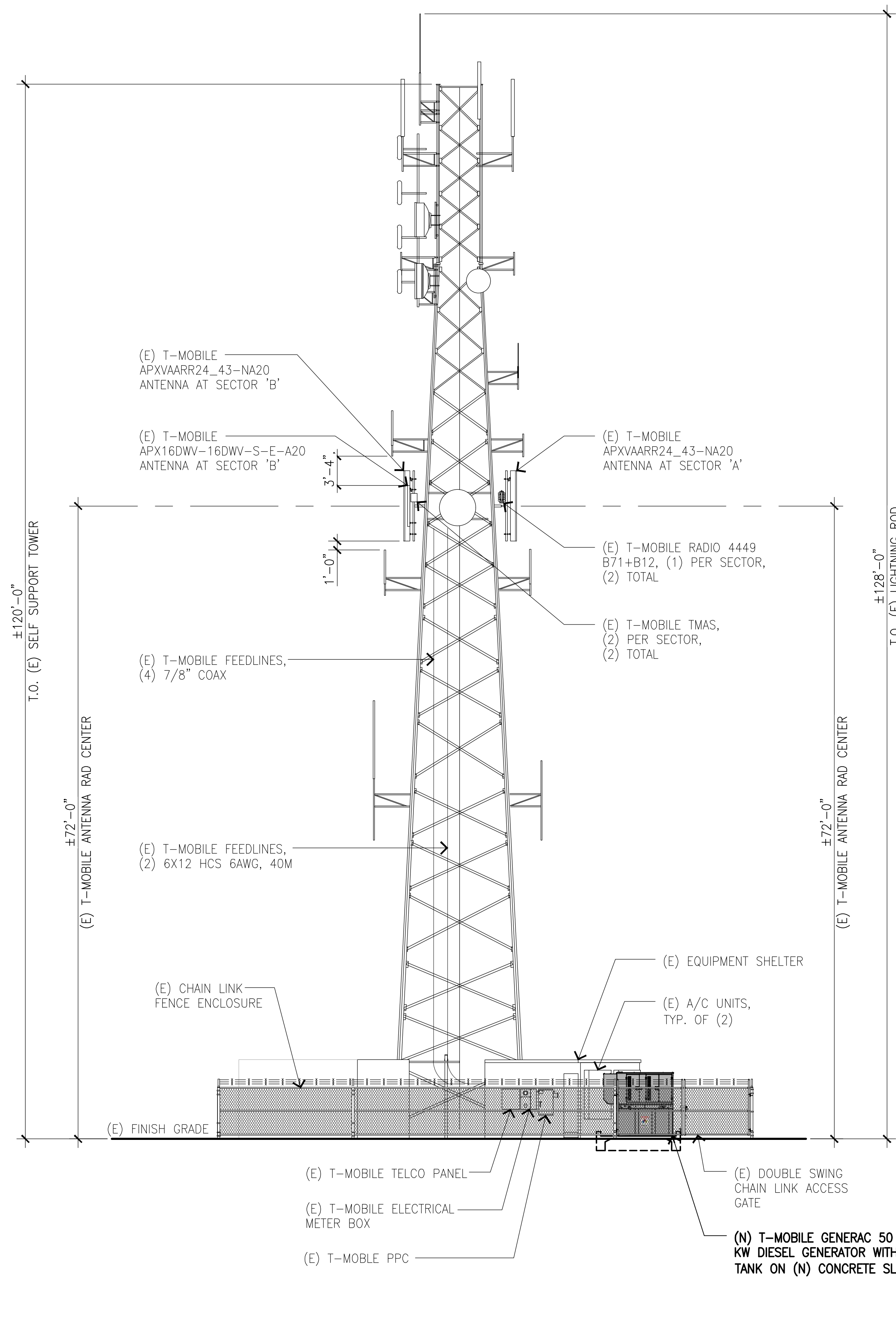
SF13073B



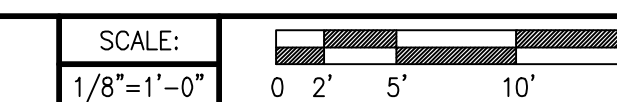
NORTHWEST ELEVATION



2



NORTHEAST ELEVATION



1



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



Certification of Compliance

Site Address: [15010 Skyline Blvd., Woodside, CA 94062]

Application No.: [PLN2009-00264]

Date: [July 14, 2021]

As a [Sr. RF Manager] at T-Mobile, I attest to the following regarding the proposed wireless communications system application, Site Number: [SF13073B], located at [15010 Skyline Blvd] ("Proposed Facility"):

1. The application involves the [renewal of the Conditional Use Permit for the existing wireless telecommunications facility and will include a proposed emergency back-up generator.]
2. All T-Mobile base station radios meet or exceed applicable Federal Communications Commission's (FCC) regulations/requirements.
3. The Proposed Facility will:
 - a. Be operated at frequencies and power levels authorized by the FCC,
 - b. Comply with all current FCC guidelines, including OET Bulletin 65 for cumulative measurements of radio frequency power densities and electromagnetic fields, and
 - c. Comply at all times with current FCC regulations concerning interference with reception of television and radio broadcasts or any public safety frequencies servicing the city and its residents.

DocuSigned by:

Bill Daugherty

Signature: _____

Name: Bill Daugherty

Title: Senior RF Manager

Date: 7/19/2021

