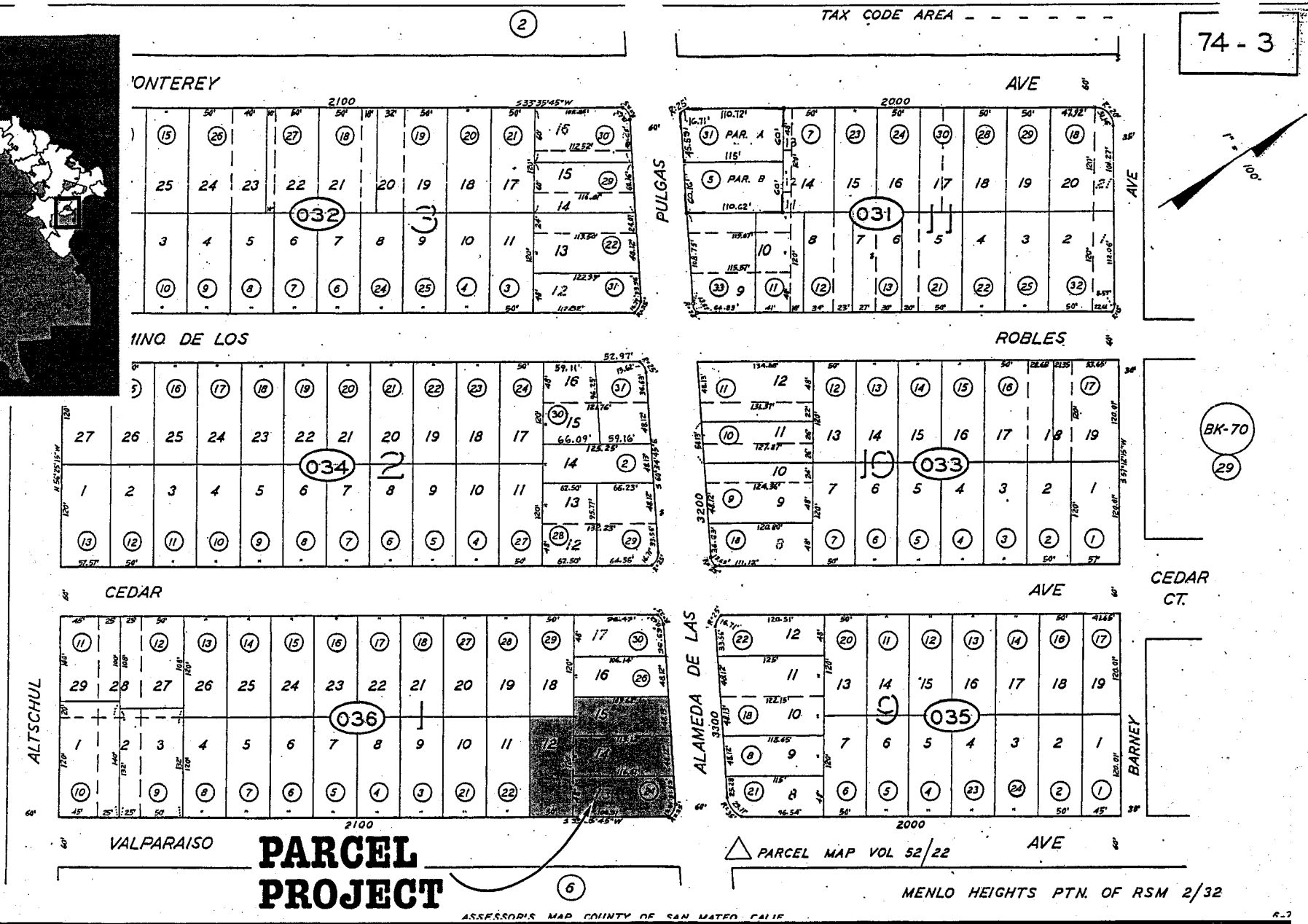


ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

6-2

San Mateo County Board of Supervisors' Meeting

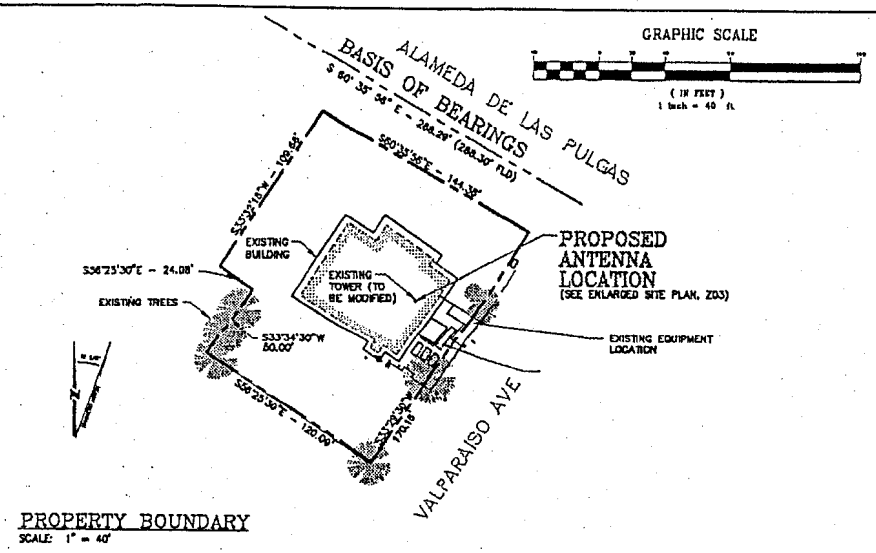
Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

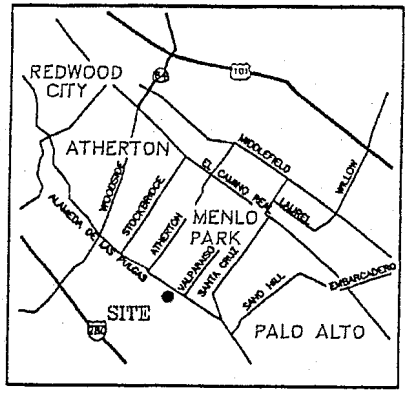
CDRA\plan05-154 12-

ATTACHMENT C

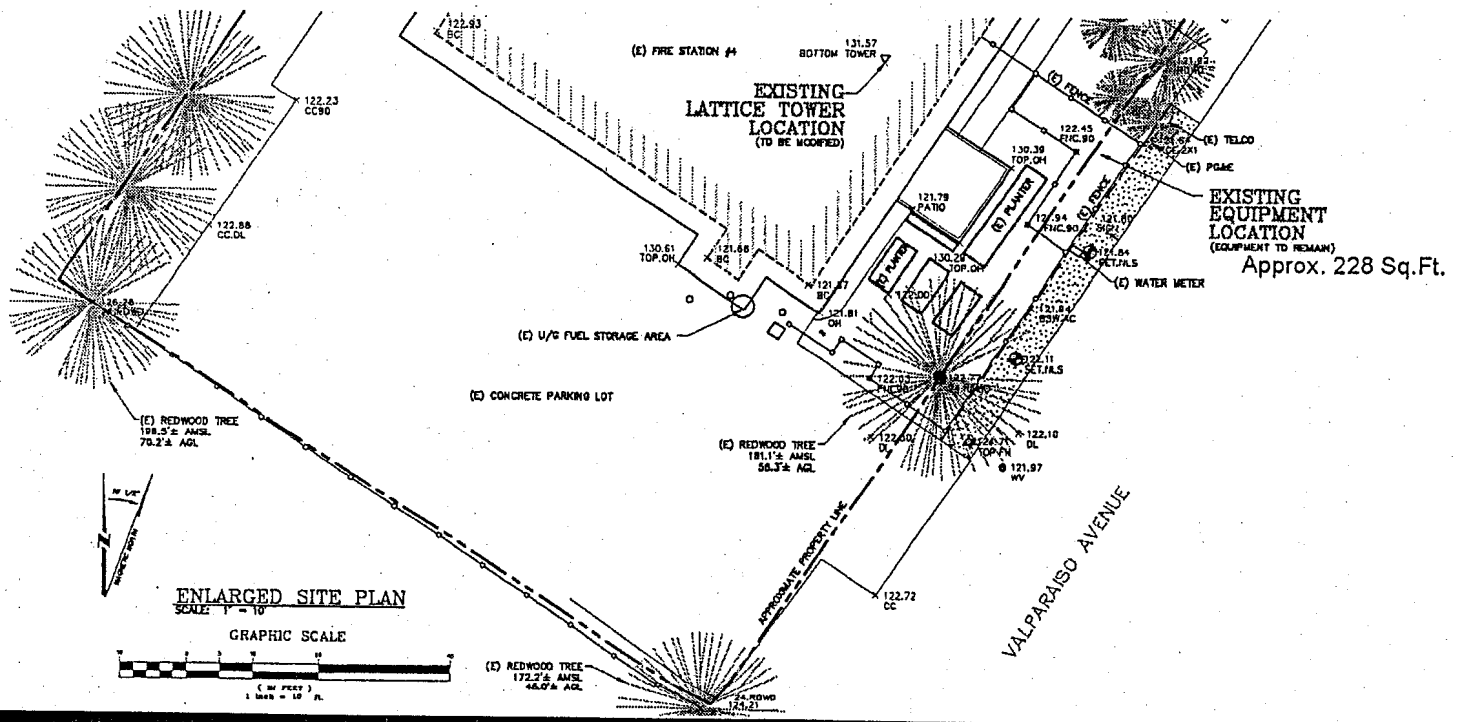


LEGEND

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BSW	BACK SIDEWALK
CC	CONCRETE
COR	CORNER
DL	DRIPLINE
FNC	FENCE
FH	FIRE HYDRANT
NLS	SET NAIL & SHINNER
OH	OVERHANG
RDWD	REDWOOD TREE
WV	WATER VALVE
	LOCATION TIC MARK
42.56 TOP BANK→	SPOT ELEVATION / SPOT DESCRIPTION
	FENCELINE
AMSL	ABOVE MEAN SEA LEVEL
AGL	ABOVE GROUND LEVEL



VICINITY MAP
N.T.S.



ENLARGED SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

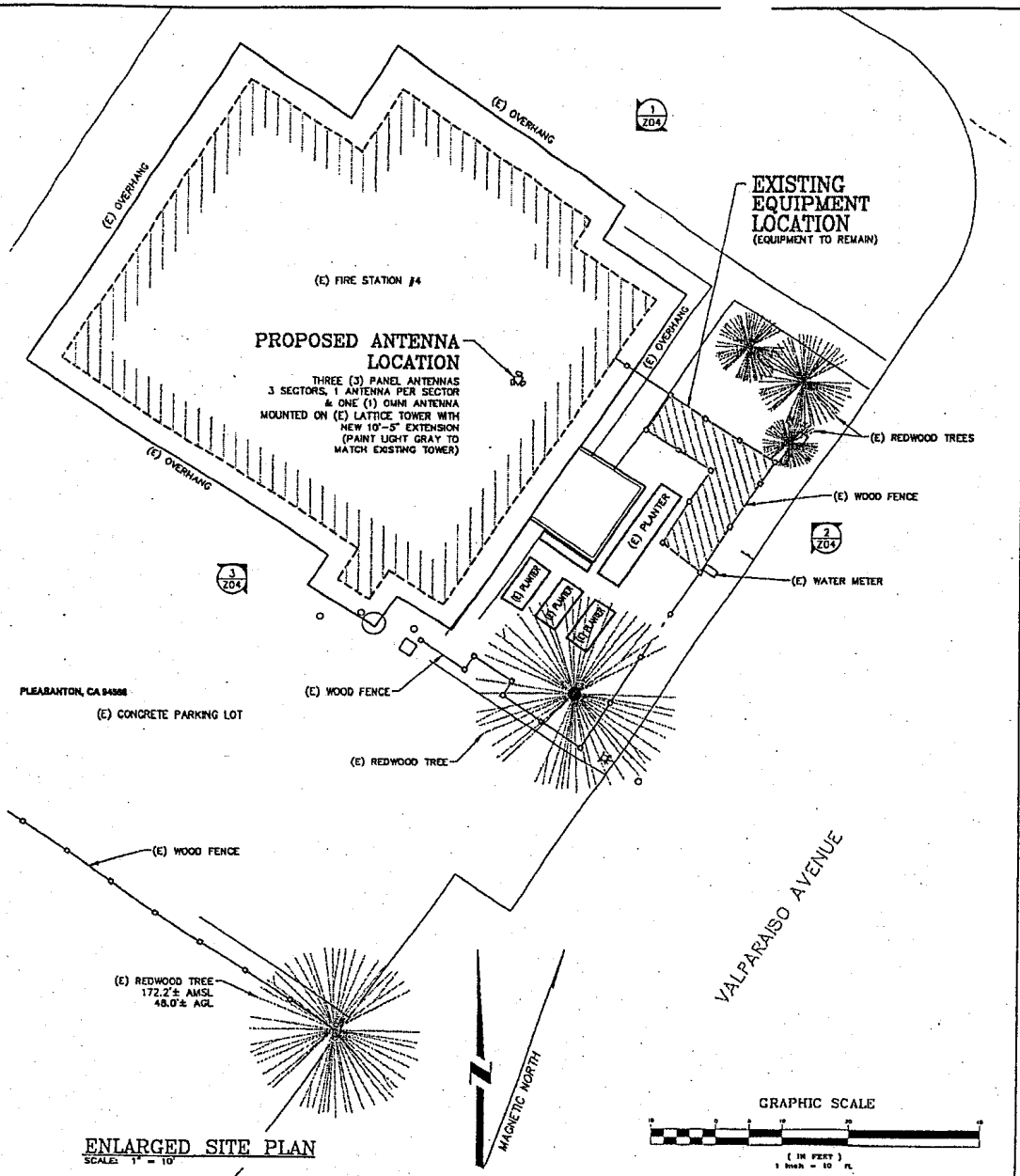
San Mateo County Board of Supervisors' Meeting

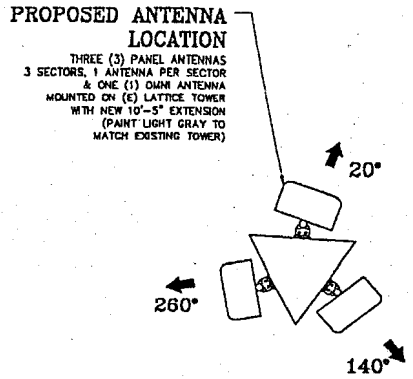
Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

ATTACHMENT D





ENLARGED ANTENNA AZIMUTH
SCALE: 1" = 1'-0"

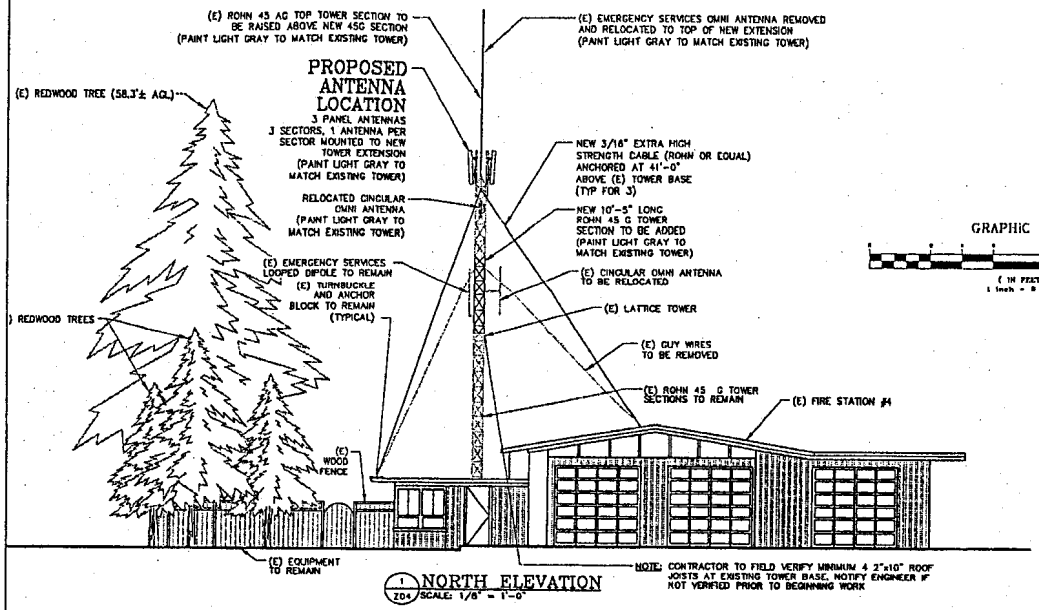
San Mateo County Board of Supervisors' Meeting

Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

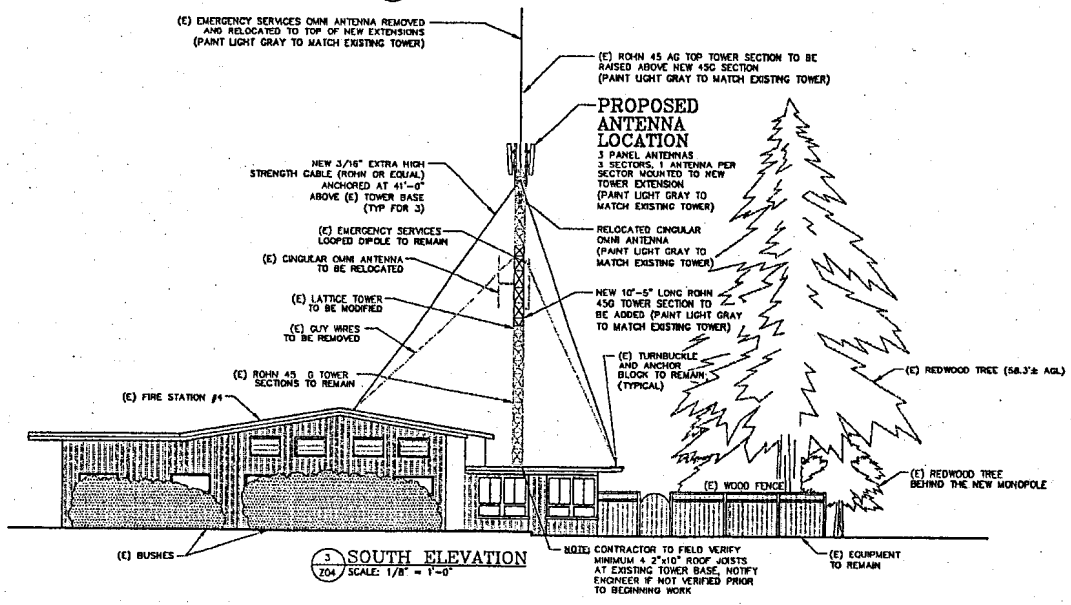
ATTACHMENT E

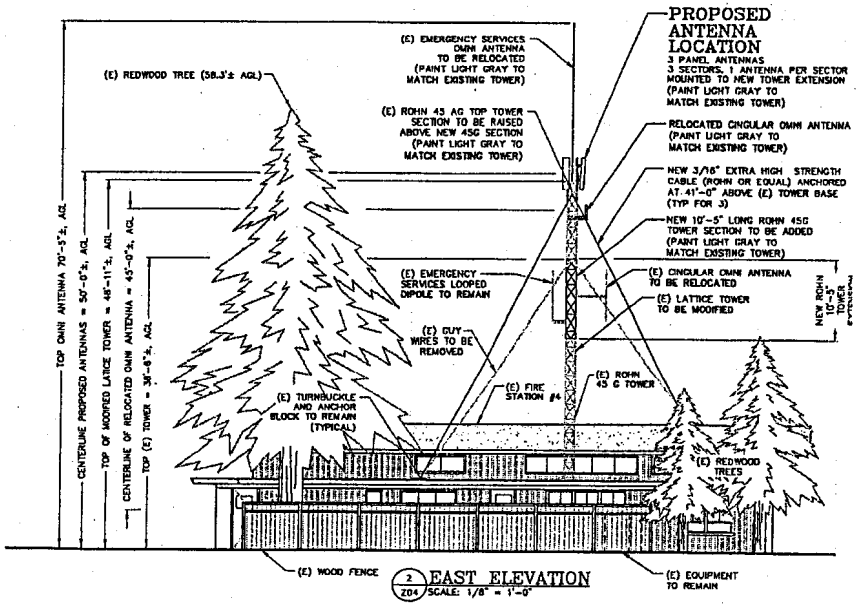


GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

NOTE:
CONTRACTOR TO FIELD VERIFY MINIMUM 4 2"x10" ROOF JOISTS AT EXISTING TOWER BASE, NOTIFY ENGINEER IF NOT VERIFIED PRIOR TO BEGINNING WORK





San Mateo County Board of Supervisors' Meeting

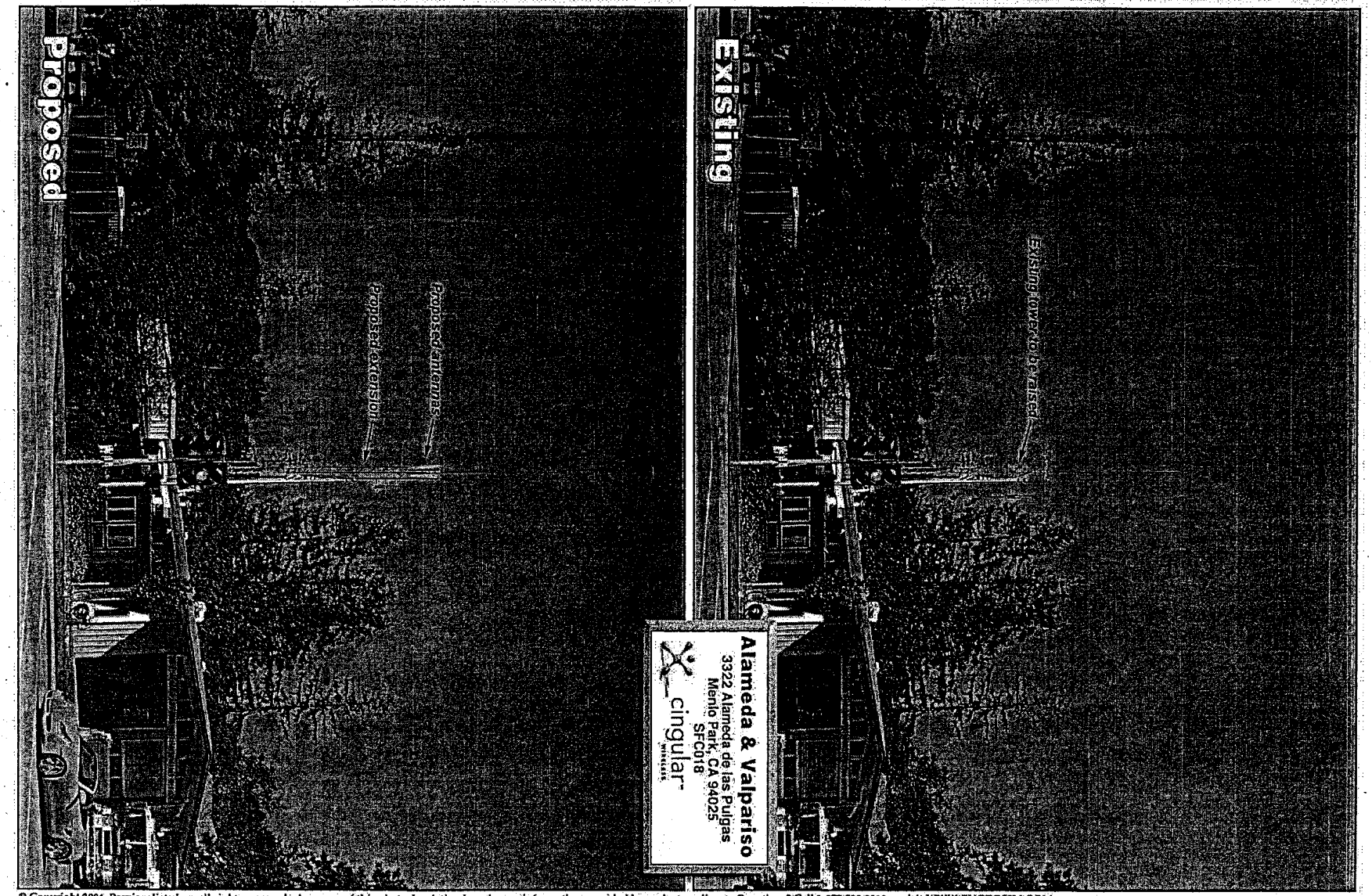
Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

ATTACHMENT F

Photosimulation of view looking west across Alameda de las Pulgas from Valparaiso.



Previsualists

San Mateo County Board of Supervisors' Meeting

Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

ATTACHMENT G

Photosimulation of view looking south from across Alameda de las Pulgas.

Previsualists

San Mateo County Board of Supervisors' Meeting

Owner/Applicant: **Cingular Wireless (formerly AT&T)**

Attachment:

File Numbers: **PLN 2005-00154**

018

ATTACHMENT H

cingular WIRELESS

RF Exposure Analysis for Cingular Wireless Antenna Facility

SFC018 – Alameda Valparaiso
Menlo Park Fire Station #4
3322 Alameda de las Pulgas
Menlo Park, CA

March 31, 2005

Prepared for Cingular Wireless

by

GENERAL DYNAMICS
Network Systems

Table of Contents

1. INTRODUCTION 3

2. SITE DATA 3

3. RF EXPOSURE PREDICTION 3

4. FCC GUIDELINES FOR EVALUATING THE ENVIRONMENTAL EFFECTS OF RF RADIATION 4

5. COMPARISON WITH STANDARDS 4

6. CONCLUSION 4

7. FCC LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE 5

8. EXHIBIT A 6

9. FOR FURTHER INFORMATION 7

10. REFERENCES 7

1. Introduction

This report constitutes an RF exposure analysis for the proposed Cingular Wireless antenna facility to be located at ***Menlo Park Fire Station #4, 3322 Alameda de las Pulgas, Menlo Park, CA.*** This analysis uses site-specific engineering data to determine the predicted levels of radio frequency (RF) electromagnetic energy in the vicinity of the proposed facility and compares those levels with the Maximum Permissible Exposure (MPE) limits established by the Federal Communications Commission.

2. Site Data

(Pls. see attached MPE Analysis Sheet)

3. RF Exposure Prediction

The following equations established by the FCC, in conjunction with the site data, were used to determine the levels of RF electromagnetic energy present in the vicinity of the proposed facility[1]:

$$PowerDensity = \frac{0.64 * N * EIRP(\theta)}{\pi * R^2} \ (mw/cm^2) \qquad \textit{Eq. 1-Far-field}$$

Where, N= Number of channels, R= distance in cm from the RC (Radiation Center) of antenna, and $EIRP(\theta)$ = The isotropic power expressed in milliwatts in the direction of prediction point.

$$PowerDensity = \frac{P_{in} / ch * N * 10^3}{2 * \pi * R * h * \alpha / 360} \ (mw/cm^2) \qquad \textit{Eq. 2-Near-field}$$

Where P_{in}/ch = Input power to antenna terminals in watts/ch, R = distance to center of radiation, h = aperture height in meters, α = 3 dB band-width of horizontal pattern.

4. FCC Guidelines for Evaluating the Environmental Effects of RF Radiation

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by a Second Memorandum Opinion and Order. These new rules represent a consensus of the federal agencies responsible for the protection of public health and the environment, including the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Health and Safety (NIOSH), and the Occupational Safety and Health Administration (OSHA).

---

[1] RF exposure is measured and predicted in terms of power density in units of milliwatts (mW), a thousandth of a watt, or microwatts (μ W), a millionth of a watt, per square centimeter (cm^2). Data comparing predictive analysis with on site measurements has demonstrated that power density can be effectively predicted at given locations in the vicinity of a wireless antenna facility.

Under the laws that govern the delivery of wireless communications services in the United States, as amended by the Telecommunications Act of 1996, the FCC has exclusive jurisdiction over RF emissions from personal wireless antenna facilities, which include cellular, PCS, messaging and aviation sites.[2] Pursuant to its authority under federal law, the FCC has established rules to regulate the safety of emissions from these facilities.

5. Comparison with Standards

Exhibit A shows the levels of RF electromagnetic energy as one moves away from the antenna facility. As shown in Exhibit A, the maximum power density is 8.69 μ W/cm^2 which occurs at 47 feet from the antenna facility. The more restrictive threshold value of 550 μ W/cm^2 for uncontrolled environment has been used as reference. Included in the analysis are 4 antenna systems representing each technology (TDMA, GSM850, GSM1900 & UMTS). Table 1 below shows the Maximum Permissible Exposure (MPE) limits established by the FCC. There are different MPE limits for public/uncontrolled and occupational/controlled environments.

Table 1: Maximum Permissible Exposure limits for RF radiation

100% Public/Uncontrolled	*100% Occupational/controlled*	*Maximum power density at accessible location*
550 μ W/cm^2	2,750 μ W/cm^2	8.69 μ W/cm^2

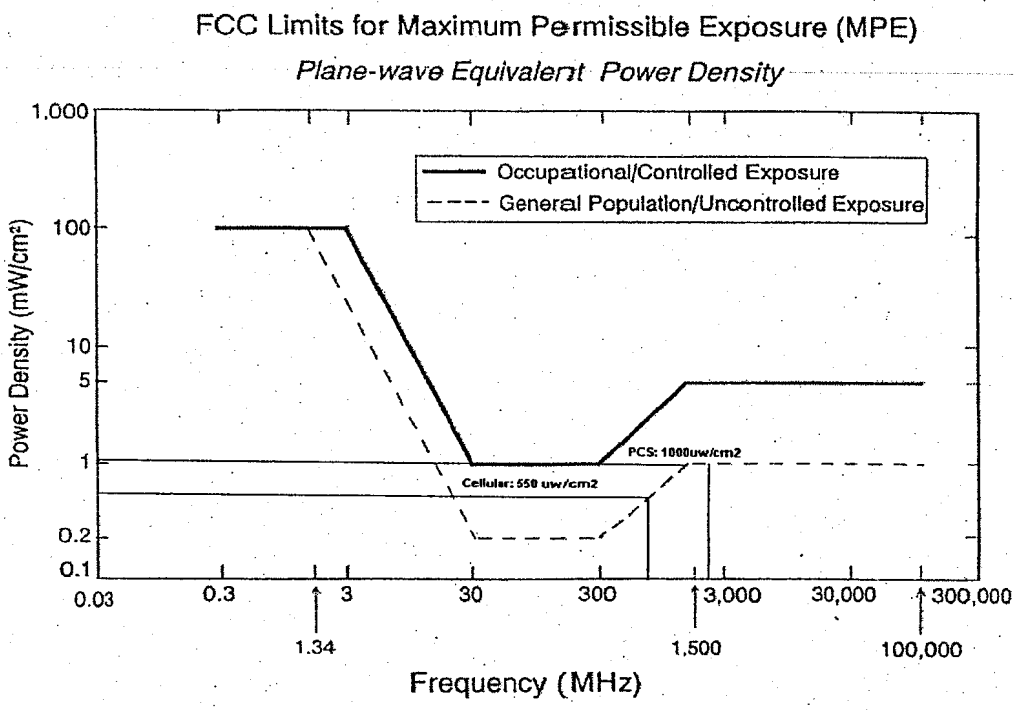
The maximum power density at the proposed facility represents only 1.6% of the public MPE limit.

6. Conclusion

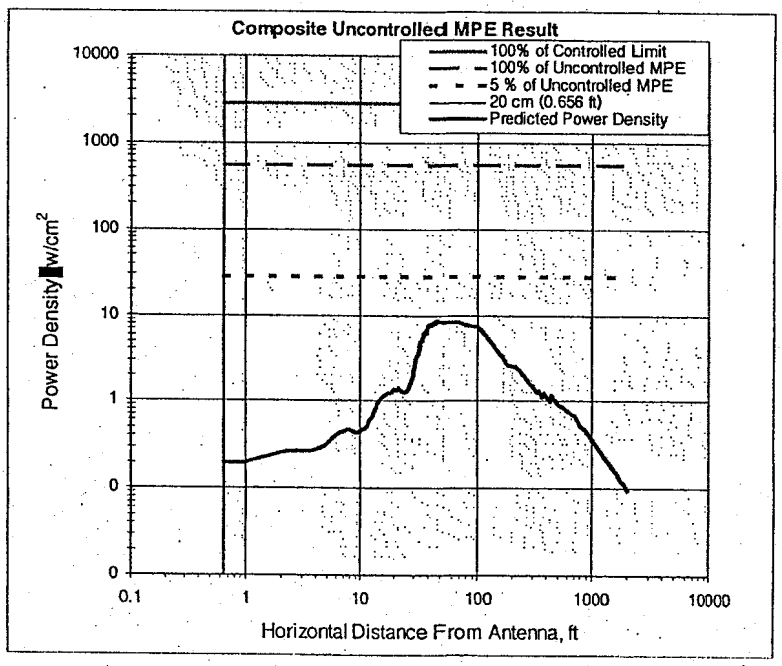
This analysis show that the maximum power density in accessible areas at this location is 8.69 μ W/cm^2, a level of RF energy that is well below the Maximum Permissible Exposure limit established by the FCC.

[2] 47 U.S. C. Section 332 (c) (7)(B)(iv) states that "[n]o State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

7. FCC Limits for Maximum Permissible Exposure



8. Exhibit A



SFC018 Calculated Power Density as a function of horizontal distance from fixed station antenna system.

9. For Further Information

Additional information about the environmental impact of RF energy from personal wireless antenna facilities can be obtained from the Federal Communications Commission:

Federal Communications Commission
Office of Engineering and Technology
Washington, DC 20554

Internet address: www.fcc.gov
RF Safety Web Site: www.fcc.gov/oet/rfsafety

10. References

[1] The Communications Act of 1934, as amended by the Telecommunications Act of 1996, 47 U.S.C. Section 332 (c)(7)(B)(iv).

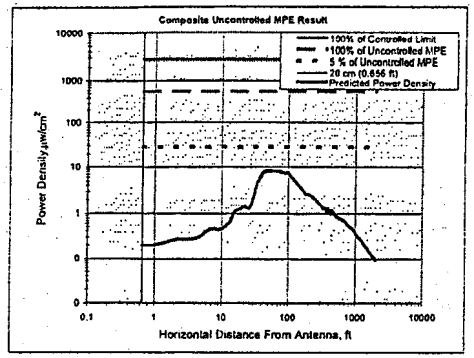
[2] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Notice of Proposed Rulemaking, ET Docket 93-62, 8 FCC Rcd 2849 (1993).

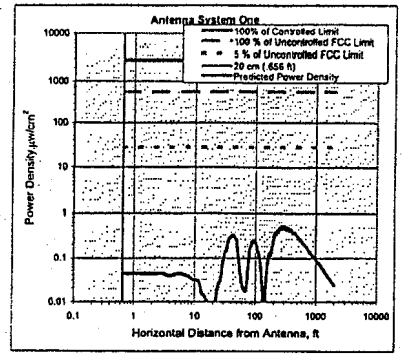
[3] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Report and Order, ET Docket 93-62, FCC 96-326, adopted August 1, 1996. 61 Federal Register 41006 (1996).

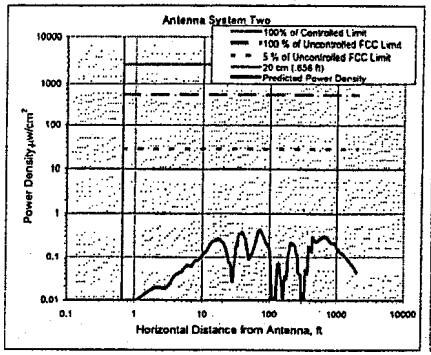
[4] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Second Memorandum Opinion and Order, ET Docket 93-62, adopted August 25, 1997.

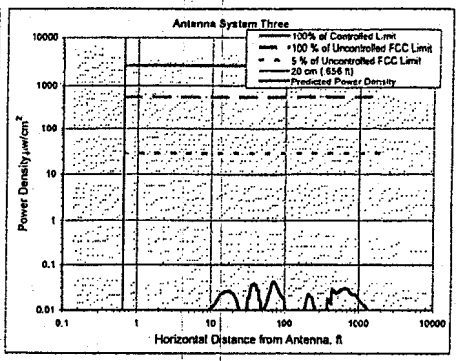
[5] *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio frequency Electromagnetic Fields*, OET Bulletin 65, August, 1997.

MPE Analysis:
SFC018 - Alameda Valparaiso Proposed Config.
Menlo Park Fire Station #4
3322 Alameda de las Pulgas
Menlo Park, California









Number of Antenna Systems: 4

Meets FCC Controlled Limits for The Antennas Systems.

Meets FCC Uncontrolled Limits for The Antenna Systems.

Meets 5% of FCC Uncontrolled Limits for The Antenna Systems.

No Further Maximum Permissible Exposure (MPE) Analysis Required.

	Power Density µW/cm²	Power Density % of limit	@Horiz. Dist. feet
Maximum Power Density =	8.69	1.58	47.00
63.27 times lower than the MPE limit for uncontrolled environment			
Composite Power (ERP) = 1,344.00 Watts			

Site ID: SFC018 - Proposed Antenna Config
Site Name: Alameda Valparaiso
Site Location: Menlo Park, CA

Performed By: J. Maqui
Date: 3/31/2005

Antenna System One

	units	Value
Frequency	MHz	850
# of Channels	#	4
Max ERP/Ch	Watts	80
Max Pwr/Ch Into Ant	Watts	1.184867364
(Center of Radiator)	feet	56
Calculation Point (above ground o roof surface)	feet	6
		0
		0
Antenna Model No.	TBXLHB-6565A-VTM_850ACO_2dg	
Max Ant Gain	dBd	14
Down tilt	degrees	0
Miscellaneous Att	dB	1
Height of aperture	feet	4.35
Ant HBW	degrees	65
Distance to Ant$_{bottom}$	feet	47.825
WOS?	Y/N?	n

Ant System ONE Owner: Cingular GSM 850
Sector: X/Y/Z
Azimuth: 30/130/300

Antenna System Two

	units	Value
Frequency	MHz	1900
# of Channels	#	4
Max ERP/Ch	Watts	160
Max Pwr/Ch Into Ant	Watts	3.581953922
(Center of Radiator)	feet	56
Calculation Point (above ground o roof surface)	feet	6
		0
		0
Antenna Model No.	TBXLHB-6565A-VTM_1920ACO_2dg	
Max Ant Gain	dBd	16.5
Down tilt	degrees	0
Miscellaneous Att	dB	1
Height of aperture	feet	5.1
Ant HBW	degrees	63
Distance to Ant$_{bottom}$	feet	47.45
WOS?	Y/N?	n

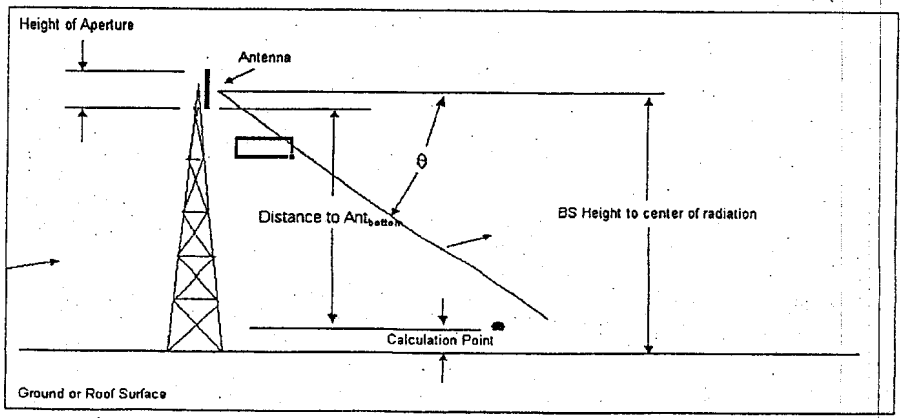
Ant System TWO Owner: Cingular GSM 1900
Sector: A/B/C
Azimuth 30/130/300

Antenna System Three

	units	Value
Frequency	MHz	1900
# of Channels	#	2
Max ERP/Ch	Watts	32
Max Pwr/Ch Into Ant	Watts	0.716390764
(Center of Radiator)	feet	56
Calculation Point (above ground o roof surface)	feet	5
		0
		0
Antenna Model No.	TBXLHB-6565A-VTM_1920ACO_2dg	
Max Ant Gain	dBd	16.5
Down tilt	degrees	0
Miscellaneous Att	dB	1
Height of aperture	feet	4.35
Ant HBW	degrees	63
Distance to Ant$_{bottom}$	feet	47.825
WOS?	Y/N?	n

Ant System Three Owner: Cingular UMTS 1900
Sector: A/B/C
Azimuth 30/130/300

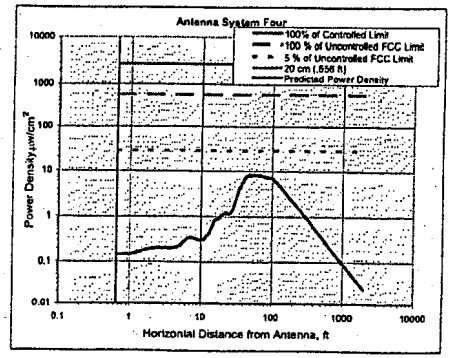
The graphs illustrates the calculated power density as a function of horizontal distance from fixed station antenna systems



Prepared by: J. Maqui
RF Engineering
General Dynamics - Wireless Services

025

MPE Analysis:
SFC018 - Alameda Valparaiso Proposed Config.
Menlo Park Fire Station #4
3322 Alameda de las Pulgas
Menlo Park, California



Antenna System Four

	units	Value
Frequency	MHz	850
# of Channels	#	16
Max ERP/Ch	Watts	20
Max Pwr/Ch Into Ant	Watts	6.180339855
(Center of Radiator	feet	30
Calculation Poin	feet	6
(above ground o		0
roof surface)		0
Antenna Model No		DLA_VP_07_360_0X
Max Ant Gain	dBd	5.1
Down tilt	degrees	0
Miscellaneous Att	dB	1
Height of aperture	feet	2.6
Ant HBW	degrees	360
Distance to Ant$_{bottom}$	feet	22.7
WOS?	Y/N?	n

Ant System Four Owner: Cingular TDMA 850
Sector: Omni
Azimuth: 360

TELECOMMUNICATIONS
ENGINEERING
ASSOCIATES

1160 Industrial Road, #15
San Carlos, CA 94070
Telephone: 650-596-1100
Facsimile: 650-367-7240
http://www.tcomeng.com

July 17, 2004

Mike Mangiantini
Project Manager for AT&T Wireless Services
10370 Old Placerville Rd, Suite 106
Sacramento, CA 95827

Dear Mr. Mangiantini:

Thank you for the opportunity to review AT&T's proposed modification to the telecommunications antenna tower at Fire Station 4 in Menlo Park. I have reviewed the drawings and enthusiastically support the project. The proposed changes will benefit radio communication for law enforcement, fire, and the emergency medical service.

The existing antenna tower at Fire Station 4 has not been updated in many years and your project affords police and fire radio users an excellent opportunity to upgrade this facility.

Our firm is contractually responsible for design, engineering and maintenance of the police and fire radio systems that are located at Fire Station 4. Please feel free to contact me if you have any technical questions about the police and fire equipment.

Sincerely,

Daryl Jones
President

c: Chief Paul Wilson, Menlo Park Fire Protection District
Jan Lanier, Menlo Park Police Department

February 17, 2005

Mike Mangiantini
AT&T Wireless
10370 Old Placerville Road, Suite 106
Sacramento, CA 95827

Dear Mr. Mangiantini:

SUBJECT: Summary of Comments from a Public Workshop November 15, 2004, regarding an amendment of an existing cellular facility, 3322 Alameda De Las Pulgas APN 074-036-240; County File Number PLN 2004-00338

Thank you for your participation in the public workshop. The information and comments exchanged were useful to foster the necessary understanding of concerns of the surrounding community as this process continues. The purpose of this letter is to summarize the comments received at the workshop and include additional comments received from other reviewing agencies.

Key Comments and Concerns of the Community

Five community members of Menlo Park residing near the proposed project were present at the meeting and their comments and concerns are summarized as follows:

Safety and General Aesthetics

1. There was a question raised regarding what would be the total wattage emitted from the proposed site and at what point would the electro-magnetic frequency waves reach ground level.

2. There was a question regarding whether the existing antennas would remain or be eliminated as part of the change, whether the new tower and antennas need to be 71 feet high, and could the antenna tower be expanded at a lower height in order to be less visible.

3. There was concern in relation to the location of the new pole and if it could be located in the rear yard of the property, behind the fire station, to be less visible from Alameda De Las Pulgas.

ENVIRONMENTAL SERVICES AGENCY

Agricultural Commissioner/ Sealer of Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

PLANNING AND BUILDING
455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

4. There was a question of regarding whether it was possible to build multiple smaller cellular facility sites in place of the tall-proposed monopole or if the existing tower could be upgraded at its existing location.

5. Neighbors asked if other sites were possible for the monopole location.

Comments From Other Reviewing Agencies

Staff has received comments from the Building Inspection Section following the preliminary review of this project. Their comments are listed below for your information.

Building Inspection Section

The project will require a building permit.

Next Stage in Process

If you choose to move forward with your project, you must submit a formal application to the Planning Division for a major subdivision (see enclosed application materials). Once the required application materials are submitted and all applicable fees are paid, the Planning Division will move forward with the required environmental review and preparation for the public hearing on the project.

If you have any questions regarding the contents of this letter or the application process, please do not hesitate to contact me directly at 650/363-1852.

Sincerely,

Olivia Sun Boo
Project Planner

OSB:cdn - OSBP0227_WCN.DOC

cc: Rich Gordon, Board of Supervisors
Marcia Raines, Director, Environmental Services Agency
George Bergman, Zoning Hearing Officer
Jim Eggemeyer, Interim Planning Administrator
Dave Holbrook, Senior Planner
Miruni Soosaipillai, County Counsel
Peter Vajgel and Elizabeth Morton, Property Owners
Stacy and Michael Molano, Property Owners
Kathy and Bill Helfrich, Property Owners

Kevin Guy

From: Judy Kenney [JAKenney@co.sanmateo.ca.us]
Sent: Monday, April 03, 2006 6:11 PM
To: Kevin Guy
Cc: Lisa Aozasa
Subject: Fwd: opposition to Cingular Tower

Kevin, thought I would forward this letter to you as well. You may want to let Mike Mangiantini of Cingular Wireless know about Ms. Gump's concerns. I will give George Bergman a copy in advance of the meeting and then put copies on the table the day of the meeting.

Judy

>>> Lisa Aozasa 4/3/2006 5:41 PM >>>
Judy - I received this letter regarding Item No. 3 on the 4/6 ZHO agenda. Please copy/distibute as needed for the meeting. Thanks!

Lisa Aozasa
San Mateo County Planning & Building Division
455 County Center, Redwood City, CA. 94063 laozasa@co.sanmateo.ca.us
Phone: 650/363-4852 Fax: 650/363-4849

>>> "Trish Gump" <gumpfamily@comcast.net> 4/3/2006 4:26 PM >>>

I am opposed to the extension of the communications tower and antenna on the corner of Alameda and Valparaiso. This is a neighborhood which years ago lost its battle to extend Valparaiso up the hill-making our road a heavily used and dangerous street for our children for the sake of the City of Menlo Park. In addition, we house 2 (or is it 3) half-way houses in this small area. Isn't that enough? Not only would the construction be a tremendous eye sore but I am not convinced that the frequencies, even if considered below a harmful range, are ok. I've already had cancer once and I am very careful not to use a cell phone on a regular basis and do not allow my children to either. Surely, if the project is needed it should be built in a commercial zone, not a neighborhood like this.

In addition, I've asked Cingular wireless users if they are able to get service here and they said yes. So who actually needs the tower? Is there a reason, other than they think they can, build it in this particular spot? Why not on higher ground where it wouldn't need the height (7 stories!) or away from houses just to be safe. I think this is just another stab at a neighborhood that doesn't have anyone looking out for it. Please don't allow it.

Sincerely,

Patricia Gump
2172 Valparaiso
Menlo Park, CA 94025
(650) 854-3085

ATTACHMENT L

San Mateo County Environmental Services Agency

Application for Appeal

Planning and Building Division

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

☑ To the Planning Commission

☐ To the Board of Supervisors

A. Appellant Information

Name: Josh Becker + Jana Hunter
2098 Valparaiso Ave Menlo Park, CA 94025

Phone, W: H: 650-561-9467

Address: Peter Vajgel + Elizabeth Martin
2155 Valparaiso Ave

Zip: Menlo Park, CA 94025

B. Appeal Information

Permit Numbers involved:
PLN 2005-00154

I hereby appeal the decision of the:

- ☐ Staff or Planning Director
- ☒ Zoning Hearing Officer
- ☐ Design Review Committee
- ☐ Planning Commission

made on April 6th 2006 to approve/deny the above-listed permit applications.

I have read and understood the attached information regarding appeal process and alternatives.

☑ yes ☐ no

Appellant's Signature:

Date: 4/24/06

C. Reason for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

Attached

The community of University Heights urges the county to reconsider it's decision about the Cingular tower at Alameda de las Pulgas for the following reasons -

1) The representative of Cingular failed to demonstrate a clear need for extension of the capacity and coverage in the area. This was requested prior the hearing by Elizabeth Morton (property owner). Elizabeth Morton asked in a call to the county that the maps of the coverage and capacity be provided and explained at the meeting. The request was ignored. Multiple neighbors in the community were shocked to learn that Cingular says it needs to enhance coverage in the area. Cingular has the BEST coverage of all cell companies in the area. In fact several neighbors SWITCHED TO Cingular only because of the excellent coverage in the area.

We will go on to discuss other issues, but fundamentally, this decision must be overturned because need has not been demonstrated.

What then is Cingular's motivation? Is Cingular trying to enhance the capacity so that they don't have to install multiple sites in the area and thus cover the area only by the means of boosters in other communities where they know high towers would not be approved? Or is this facility going to be used as a replacement of other facilities in other areas? The public has the right to know why this site has been chosen for expansion given that there is no need for expansion the area itself.

If given the opportunity to present at the appeal hearing we will bring two petitions – One from area residents who oppose the tower but are unable to attend the hearings and one from area residents who CURRENTLY USE Cingular who will attest to the fact that they already have excellent coverage and thus see absolutely no need to extend the tower at all.

2) The county is under a false impression that a compromise has been achieved by limiting the tower to be 71 feet with only 3 panels. However this is EXACTLY what AT&T asked for in its original proposal a few years ago. Thus this isn't a compromise at all. Cingular just came back with a higher tower proposal and then 'compromised' down to ITS original goal. Cingular got exactly what it wanted. This sets an extremely dangerous precedent - cell companies can come with overstated requests only to get a "compromise" which is exactly what they really want. If we approve this here then Cingular will certainly start to use this strategy in other parts of the county with similarly negative results for the communities themselves.

The neighborhood already lives with a compromise - we have an existing tower. We are already paying the price and we don't see any reason why we should pay a higher price. We urge the county to reconsider the decision and deny the applicant request in its entirety.

Let's not let Cingular get away with trying to trick the community by just coming back with a higher request the 2nd time around. We made this decision once and we should stick by it.

3) The representative of Cingular engaged in other questionable claims and logic -

a) At the beginning of the meeting the representative of Cingular claimed that the panels at a lower height don't represent a value to the company. He established an impression that the panels at a lower height than 51 feet are useless. However immediately after the decision to limit 3 panels to 51 feet he requested that the additional 3 panels be put at a lower height. This request clearly demonstrates that the panels could function at a lower height than 51 feet and that the representative relied on the lack of technical knowledge of the public and the county.

b) The representative claims that the current proposal is exactly what was proposed by the neighborhood at a public meeting with the prior owner of the tower – AT&T. The summary of comments from a public workshop from November 15, 2004 has these alternative proposals -

1) Find alternative location
   - Cingular ignored this request.
2) Build multiple smaller sites rather than one tall tower
   - Cingular ignored this request
3) Upgrade the existing tower at its existing location
   - This is probably what the representative of Cingular had in mind. However, the upgrade suggestion was meant to increase the means of panels and not the height. Further, given that there is already more than adequate coverage by Cingular in the area we are questioning even the need for panel upgrade.

For all of these reasons we appeal the decision of April 6th.

Thank you.

Josh Becker
Jonna Hunter
Peter Vajgel
Elizabeth Morton

ATTACHMENT M

San Mateo County Environmental Services Agency

Application for Appeal

Planning and Building Division

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

☐ To the Planning Commission

☑ To the Board of Supervisors

Appellant Information

Name: Cingular Wireless
Mike Mangiantini, Project Manager

Phone, W: 916-759-7254

Address: 10411 Old Placerville Road
Suite 210

Zip: Sacramento, CA 95827

Appeal Information

Permit Numbers involved: PLN2005-00154

I have read and understood the attached information regarding appeal process and alternatives.

☑ yes ☐ no

I hereby appeal the decision of the:

☐ Staff or Planning Director
☐ Zoning Hearing Officer
☐ Design Review Committee
☑ Planning Commission

made on August 9 20 06, to approve/deny the above-listed permit applications.

Appellant's Signature: Mike Mangiantini

Date: August 22, 2006

Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

Cingular Wireless ("Cingular") is a regulated public utility with a duty, a federal license, and an obligation to provide reliable wireless communications services to the public. In order to maintain the quality, capacity, and reliability of the Cingular network, we need to implement a minor modification at our existing antenna facility at the subject site. The planning staff and Zoning Administrator both recommended approval of the proposed project. On appeal, the Planning Commission reversed the Zoning Administrator's approval, basing its decision on two findings, neither of which are true.

The first Planning Commission finding was that the project would be "detrimental to the public welfare and injurious to property and improvements in the neighborhood". There is no evidence to support this finding, only a subjective opinion presented by the neighborhood that visual impacts would detract from the aesthetic appeal of the neighborhood and would impair the ability of residents within the area to enjoy their properties. The truth is that there would be no noise, odors, pollution, traffic, unsafe conditions, obnoxious activities, garbage, overburdening of utility systems or roads, or any other environmental impacts associated with the proposed site modification. The existing 60-foot tower would be extended by 10'-5" and three low profile, panel antennas would be added. Visual impacts would be minimal. The project would not be injurious in any way to property and improvements in the area. There would be no physical or economic damage, no impaired use or enjoyment of properties in the area, nor any other kind of damage or injury.

The second finding was that the project "is not necessary for the public health, safety, convenience, or welfare". Nothing could be further from the truth. Our antenna facility serves 2,400 customers every day, and that number is growing. Some customers make voice calls, others send and receive text messages or images, and others check e-mail or access the internet. Sometimes our network is used to complete emergency "911" calls. As a public utility, we have a responsibility to deliver these wireless services to the community, and we do not take it lightly. Our existing site, as configured, is operating at 100% capacity. We have trouble getting our signal into buildings and homes, due to the height of our antennas and the relatively dense tree cover in the area. The proposed modification will add much-needed capacity and will provide better network access, signal strength, hand-off, and call completion rates wherever our customers are using their phones, including in their homes.

FABBRO, MOORE & ASSOCIATES, INC.
REAL ESTATE APPRAISERS · ANALYSTS · CONSULTANTS

October 31, 2006

Mr. Mike Mangiantini
Project Manager
Cingular Wireless
c/o General Dynamics
2659 Colliers Canyon Road
Livermore, California 94551

Re: Consulting Services
Use Permit Application PLN 2005-00154
3322 Alameda de las Pulgas
Assessor's Parcel Number 074-036-240
Menlo Park, California 94025

Mr. Mangiantini:

In accordance with your request, I have analyzed the likely effect of a proposed wireless communications tower extension on the market values of nearby properties. Cingular Wireless has an existing antenna located at 3322 Alameda de las Pulgas in Menlo Park, which is the site of Menlo Park Fire District Station #4. Cingular has proposed adding an extension to the existing wireless communications tower.

The existing wireless communications facility at 3322 Alameda de las Pulgas reportedly was initially installed about 20 years ago. According to a representative of Cingular Wireless, the tower was raised to its current height (59.67 feet according to county planning documents) in about 1995. The tower has a lattice structure extending a little more than halfway up and then extends as a thin antenna spire through the remaining area.

At present, the tower is clearly visible from Alameda de las Pulgas and from several properties located within a block of the fire station site. However, due to the topography, street pattern, and landscape pattern of the neighborhood, the tower is not visible from the vast majority of properties in the neighborhood.

Cingular Wireless has proposed increasing the height of the existing tower by slightly less than 11 feet, to a height of about 71 feet, and has applied for the necessary use permit that would be needed for that request. In addition to raising the height of the structure, the proposed design changes would include raising the height of the lattice portion of the structure, which would rise to a height of roughly 50 feet. At the top of the lattice area, the

611 Veterans Boulevard, Suite 216 · Redwood City, CA 94063 · (650) 365-5633 · Fax (650) 365-5681

applicant would install three cellular antennas. The remainder of the structure would consist of a thin omindirectional antenna spire.

The proposed project was approved at the Zoning Hearing Officer hearing on April 6, 2006, subject to certain conditions of approval. The hearing officer's decision was subsequently appealed by several residents of the University Heights neighborhood. The appeal was heard and upheld at the July 26, 2006 meeting of the San Mateo County Planning Commission. An August 9, 2006 staff report addendum set forth the reasons for denial of the use permit application. The stated reasons were that "The appearance of the heightened tower combined with the panel antennas would result in significant visual impacts that would detract from the aesthetic appeal of the neighborhood and would impair the ability of residents within the area to enjoy their properties" and that "The increase in signal coverage would be insufficient to justify the significant visual impact of the heightened tower and panel antennas." In August of 2006, Cingular appealed the planning commission decision to the San Mateo County Board of Supervisors.

If the proposed project were to be approved and constructed, the tower would be visible from a greater range than the existing facility. However, due to the topography, street pattern, and landscape pattern of the neighborhood, the tower still would not be visible from the vast majority of properties in the neighborhood.

The purpose of this consulting assignment is to estimate the likely effect of the proposed wireless communications tower extension on the market values of nearby properties. The methodology used to conduct the analysis consists of standard techniques and procedures commonly used by real estate appraisers and other analysts to examine data with the intention of isolating the effects of a variable on a property or a group of properties.

In the course of this assignment, I examined market evidence obtained from properties located in the area of a wireless communications tower and/or antenna facilities and evidence from properties unaffected or affected to a lesser degree by any nearby communications towers or antennas. The data were analyzed in a number of ways to determine the effect on value resulting from proximity to the antenna tower. For example, relevant market indicators (such as sale price and marketing time information) from a "control" property or group of properties situated near a tower/antenna site were compared with the data obtained from a property or group of properties considered reasonably comparable except in terms of proximity to the tower/antenna site. Particular attention was paid to obtaining control properties that clearly were within visual range of a tower/antenna site, in order to analyze the apparent effect that aesthetic concerns would have on property values.

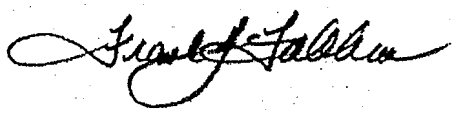
I collected sales comparable data, as well as other pertinent data, from the subject's main competitive market area, which was considered to be properties located within San Mateo County and Santa Clara County. Sales data have been obtained from real estate agents, the multiple listing service, public record sources, the consultant's files, and other sources. All of the sales have been verified by the consultant. The sales were analyzed through an examination of their physical and economic characteristics, and a comparison of those

characteristics. All known, significant, relevant factors affecting value were considered in the analysis. The results of all developed case studies are summarized in this report.

Based on the evidence obtained in my research, I have concluded that the proposed wireless communications tower extension would most likely have no effect on the market values of properties within visual range of the tower or on properties within the neighborhood. The case studies conclusively show that there is no apparent effect on market value resulting from proximity to a wireless communications facility. The data also clearly show that there is no effect on the marketing time resulting from proximity to a wireless communications facility. The supporting data, analyses, and results are presented within the body of the report. If you wish to discuss this report further, please call.

Respectfully submitted,

FABBRO, MOORE & ASSOCIATES, INC.



Frank J. Fabbro

cingular
raising the bar

RF ANALYSIS
FOR
PROPOSED SITE MODIFICATION
CINGULAR SITE #SFC018
3322 ALAMEDA DE LAS PULGAS, MENLO PARK

Cingular's proposed height increase and antenna change at the cell site located at 3322 Alameda de las Pulgas, SFC018, has two purposes: (1) capacity expansion and (2) coverage improvement. Capacity expansion is needed since the current configuration with omni antennas does not allow Cingular to install the additional equipment needed to handle the growing demand for wireless services in this area. SFC018 currently serves approximately 2,400 customers per day, and usage levels associated with both voice calls and high speed data communications are growing steadily. Current levels of resource occupation at this site are at the limit of what is technically manageable with our present facilities, and as customer usage continues to grow the situation will deteriorate even further. Consequently, additional delays in the implementation of the site modification will result in a raise in the number of blocked calls and the concomitant customer frustration.

Exhibit A shows traffic volume and growth in daily minutes of use for SFC018 and the number of blocked calls from January to September 2006. The voice traffic has grown by 40% since January 2006, and the number of blocked calls has increased 27 times, 20 blocked calls a day to 540 blocked calls a day. Cingular anticipates that this traffic growth trend will continue in 2007 and 2008. Additionally, Exhibit B shows the occupancy of the voice channels in SFC018, with the green line marking the maximum current capacity. The graph on Exhibit B clearly illustrates that the cell does not have enough resources to attend the demand, resulting in blocked calls.

Data traffic has also grown significantly, as shown in Exhibit C. This is because data intensive products are being used more frequently as customers expect and demand high data speeds for mobile applications. Cingular is deploying a nationwide, next generation network that will offer broadband-like speeds to mobile users, but the equipment required to offer those services cannot be installed using the current configuration in SFC018 since an antenna change is required.

Coverage improvement is needed since the existing antenna and height were designed to provide vehicular and on street coverage. However, over the last few years there has been a shift in cell phone usage patterns. Increasingly, our customers rely on mobiles as their main communication media, and as such they expect and demand coverage wherever they need it, most of the time nowadays at home. Hence, we have

to supply coverage indoors, and in order to do so we need to increase the height of our antennas at SFC018. This will provide a clearer signal, not obstructed by trees, capable of reaching houses more effectively.

Wireless coverage and availability is very important for the safety of our customers and the public in general since the ubiquity of cell phones allows users to make emergency calls anywhere and anytime. In case of disaster, first responders would have a convenient alternate communication network, with enough capacity to handle their communication needs.

The map on Exhibit D presents the current coverage of site SFC018 and our surrounding sites. The red color represents areas where signal is weak, and indoor coverage will range from limited to non-existent. Yellow represents areas where coverage inside a car is weak, and mobiles used while driving may drop. Green represents areas where indoor coverage exists. Exhibit D shows that current coverage of SFC018 is limited and we have opportunities for improvement. Exhibit E presents the coverage of SFC018 after the proposed modification; as can be seen, our indoor coverage improves dramatically.

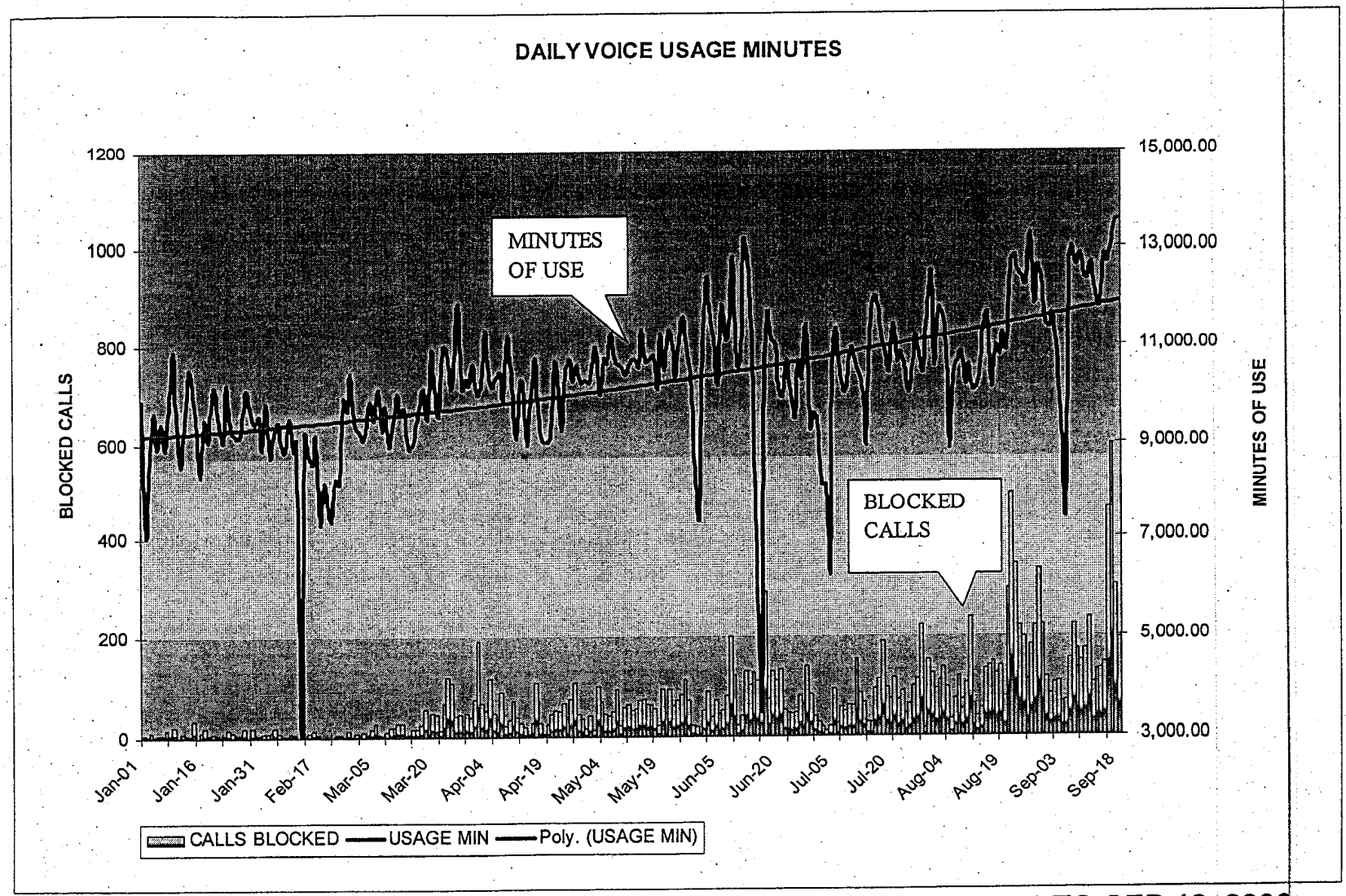


EXHIBIT A: MINUTES OF USE AND BLOCKING FOR SFC018, JAN 1 TO SEP 18, 2006

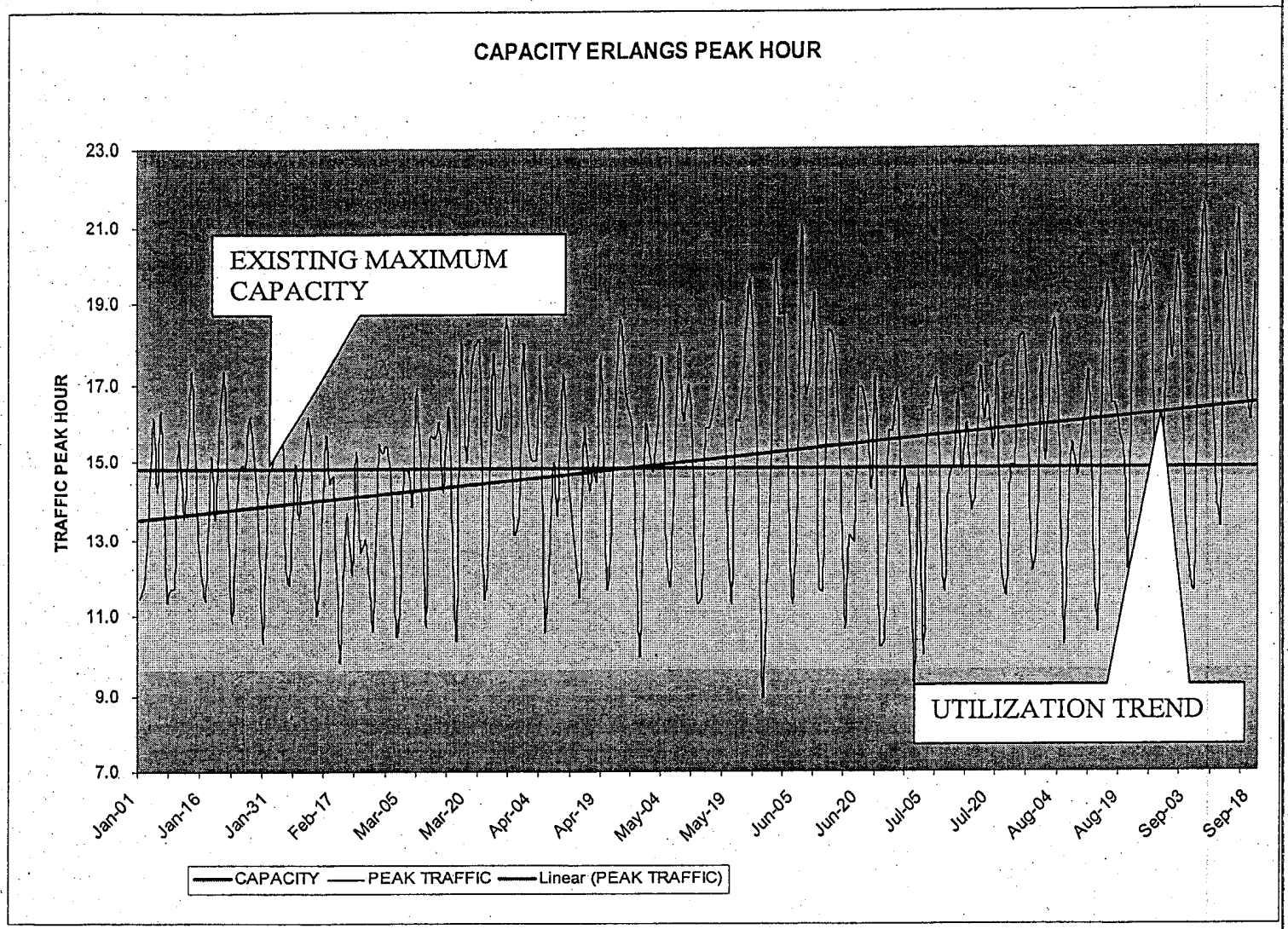


EXHIBIT B: CAPACITY AND UTILIZATION OF SFC018, JAN 1 TO SEP 18, 2006

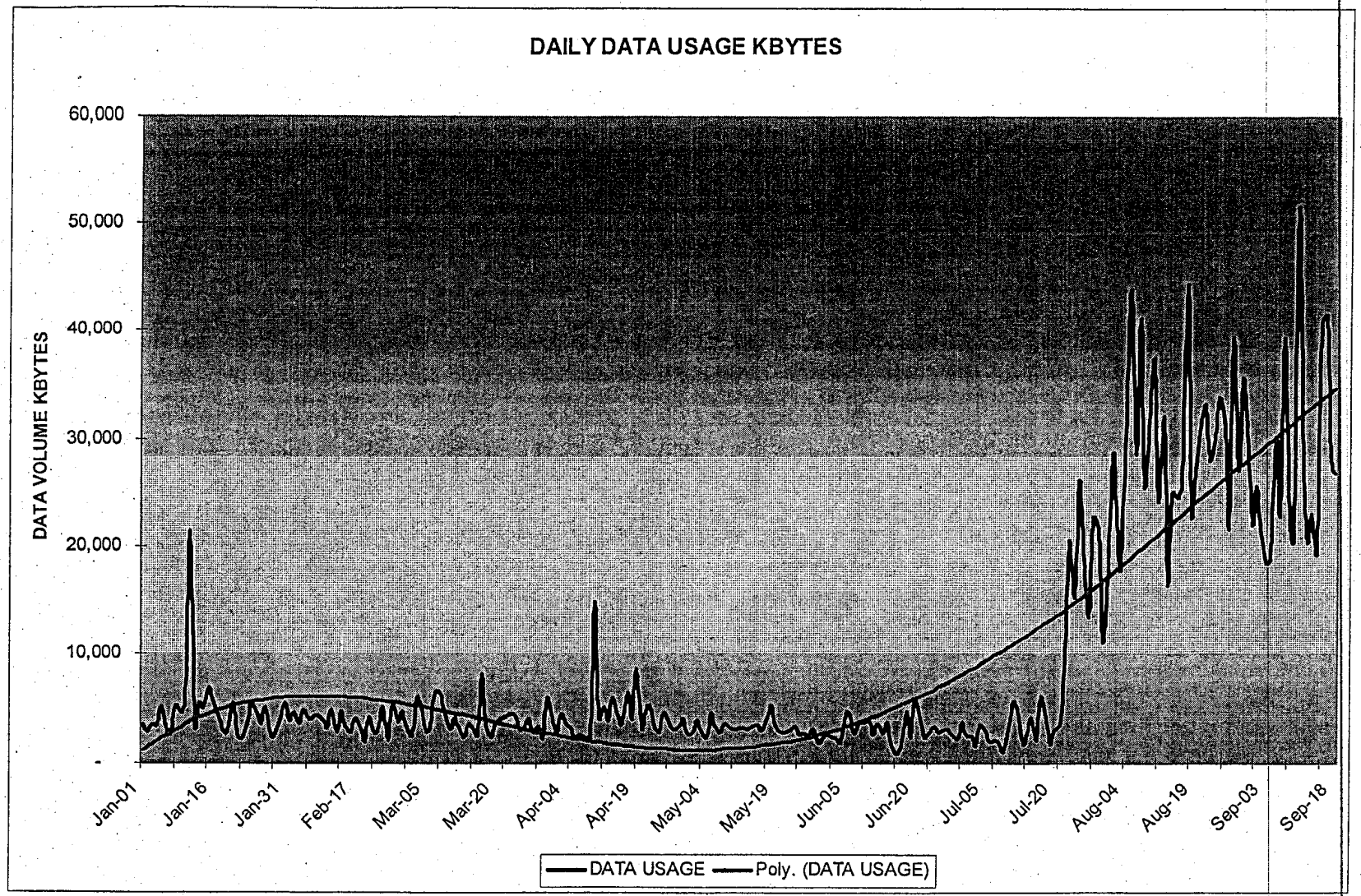


EXHIBIT C: DATA VOLUME IN KILOBYTES FOR SFC018 FROM JAN 1 TO SEP 18, 2006

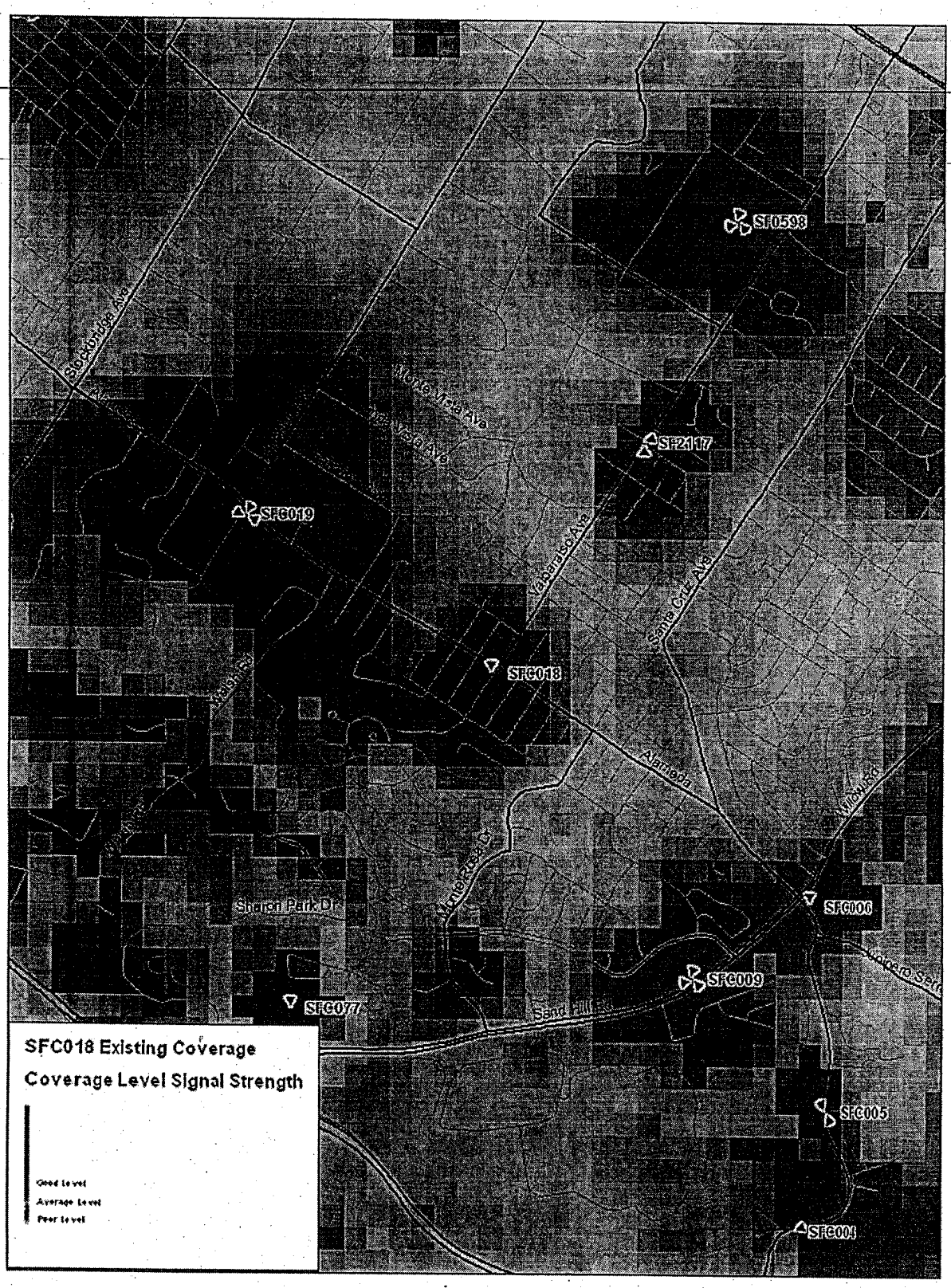


EXHIBIT D: CURRENT COVERAGE OF SFC018 AND SURROUNDING SITES

October 2006

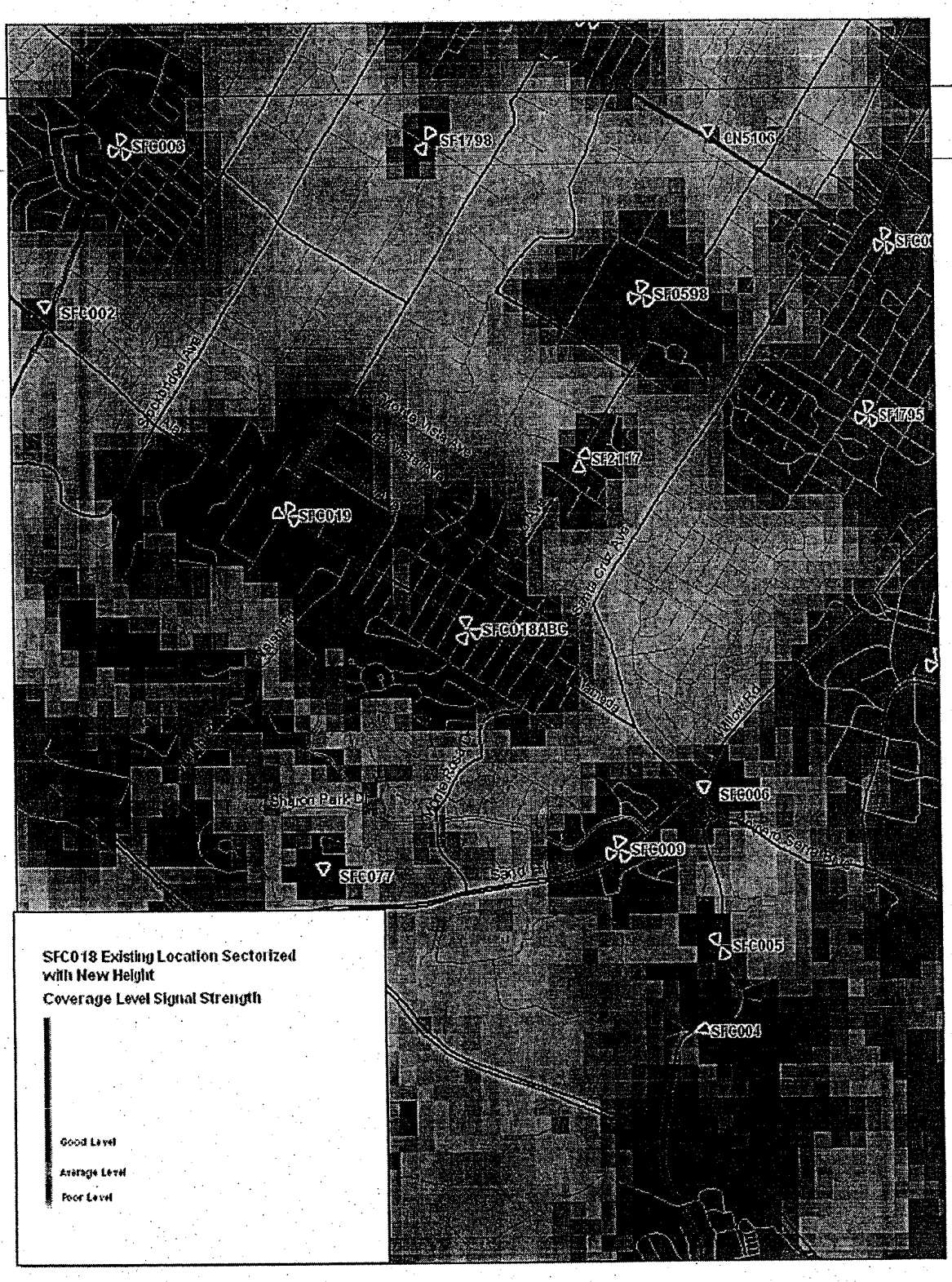


EXHIBIT E: COVERAGE OF SFC018 AND SURROUNDING SITES AFTER MODIFICATION

October 2006

ATTACHMENT P

Kevin Guy

From: Kan Dee Rud [KRud@co.sanmateo.ca.us]
Sent: Monday, August 07, 2006 8:55 AM
To: Carol Bartlett
Cc: Lisa Aozasa; Lisa Grote; Mary Raftery; Kevin Guy
Subject: Re: higher cell tower in County, Menlo

Attachments: Lsaq0862_wfu.doc; pca0809Q_kr.doc; pcd0726Q_8kr.doc


Lsaq0862_wfu.doc (39 KB)


pca0809Q_kr.doc (172 KB)


pcd0726Q_8kr.doc (34 KB)

Dear Ms. Bartlett:

Attached please find the letter of decision from the July 26, 2006 County of San Mateo Planning Commission meeting regarding County File Number PLN2005-00154, as well as the staff report addendum and agenda for the Planning Commission meeting scheduled for August 9, 2006 at 10:30 a.m. in the Board of Supervisors Chambers located at 400 County Center, Redwood City.

I have placed you on our mailing list for this item. If you have questions regarding this matter, please contact the Project Manager, Lisa Aozasa at (650) 363-4852 or the Contract Project Planner, Kevin Guy at (650) 985-2590.

Sincerely,
Kan Dee Rud

Kan Dee Rud
Planning Commission Secretary
Planning & Building Division
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 363-1859
krud@co.sanmateo.ca.us

>>> "Carol Bartlett" <carolbart@hotmail.com> 8/4/2006 6:30 PM >>>

Supervisors,
Contrary to the information I read in the Daily News about residents' objections to a higher tower on Alameda de las Pulgas, I want a higher tower on top of the fire station.
I am local, 4 blocks away, and get very bad cell reception with a weak or, often, non-existent signal. Reception has deteriorated as the number of new, large 2 story houses has increased, which I believe impairs/blocks signal access. Sometimes, I have to go stand in the street to get any signal at all.
The extra tower height, on top of the fire station, shouldn't negatively impact anyone's view. Why is 59'8" OK but not higher?
Maximum building height limit is 36 feet, so anyone looking out a second story window will see tower anyway. What's the difference if it's 59' or 69'?
Don't know who the leader & the 23 other "neighbors" are who've effectively blocked the improvement. I've never got a postcard or a phone call or a flyer inviting my input. Could this protest possibly be from some little special interest group? Was the whole neighborhood in on the discussion?
Mr. Becker lives across the street from the fire station, so he'll get cell reception with even a smaller tower. Help us out, please. Raise the tower to the height requested by Cingular. Those of us a little farther away would like a signal too.
Carol Bartlett

20 Trudy Lane
Menlo Park CA 94025