MEETING OF SEPTEMBER 18, 2012

AGENDA ITEM NO. 5A

Application I.D.:	PA2012-0005
Application Type:	Conditional Use Permit and Design Review (Complex Project)
Location:	2130 Ralston Avenue
Applicant:	Modus, for Sprint/Nextel
Owners:	David & Leslie Vallerga
APN:	044-274-120
Zoning:	E-1 (Executive Administrative)
General Plan Designation:	Co (Office Commercial)
Environmental Determination:	Categorically Exempt, Section 15303, Class 3(e)

PROJECT DESCRIPTION

The applicant has requested approval of a Conditional Use Permit and Design Review application to remove three antennas, and the installation of six new antennas and associated equipment on the roof and within the existing equipment room of the subject property office building.

RECOMMENDATION

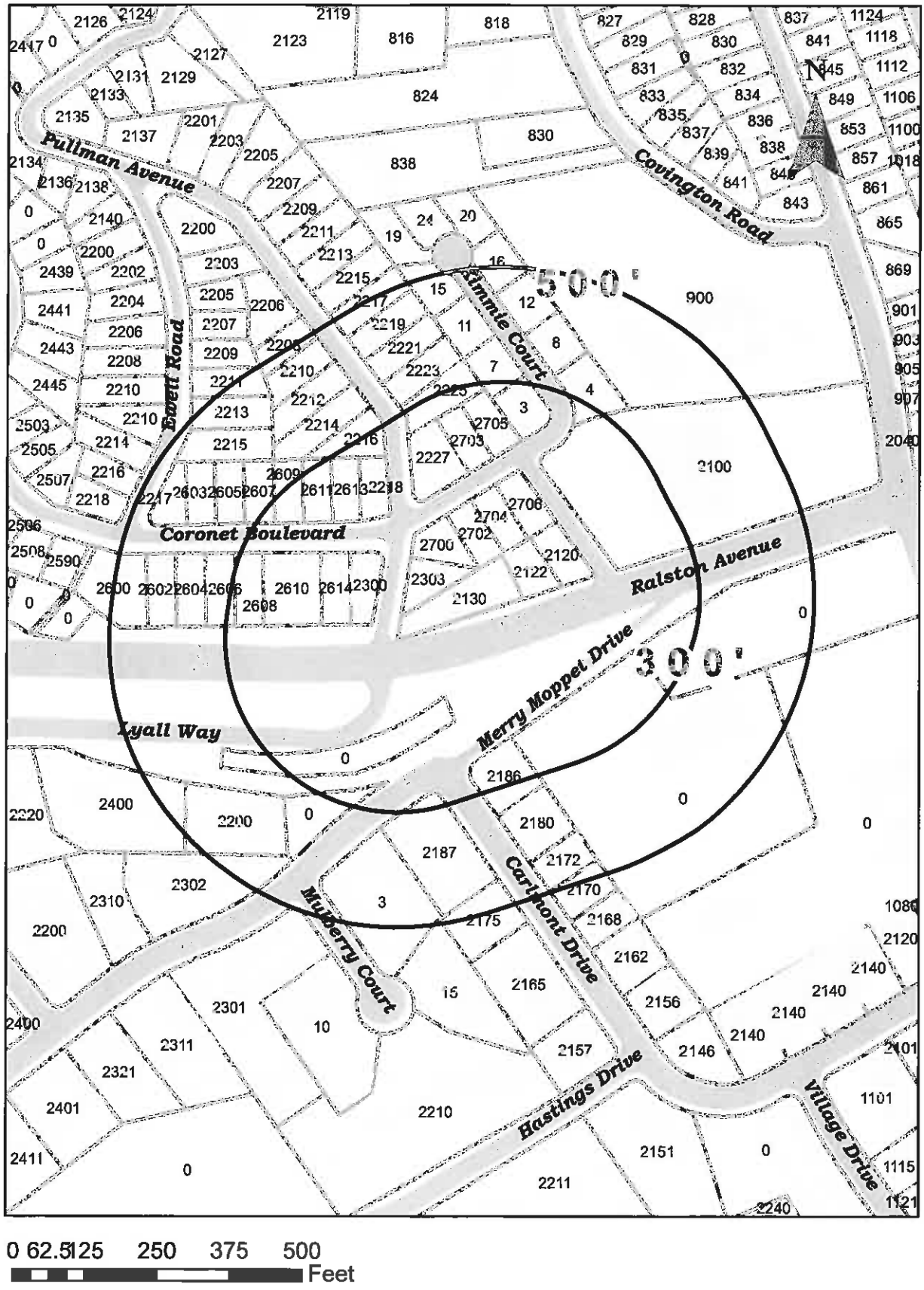
Staff recommends the Planning Commission approve the Conditional Use Permit and Design Review applications subject to the conditions of approval contained in the attached resolution[1].

ZONING/GENERAL PLAN DESIGNATION

The site is located within the E-1 Executive Administrative Zoning District and is designated Co – Office in the General Plan. A wireless facility is permitted for this property with approval of a Conditional Use Permit.

[1] Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

300/500-foot radius map



PRIOR ACTIONS

A review of planning files resulted in finding seven prior communication facility applications granted for the subject property. These included the following:

- 1992 – A building permit to renovate an existing bath/storage room and locate an equipment/communication facility, and two poles consisting of three-panel antennas (total of six panel antennas).
- 1999 – A Conditional Use Permit approval for the replacement of six-panel antennas located on two existing poles.
- 2000 – A Conditional Use Permit and Design Review approval for a pole antenna consisting of two panel antennas.
- 2001 – A Conditional Use Permit and Design Review approval for a wireless radio satellite facility (XM Radio).
- 2001 – A Conditional Use Permit and Design Review approval for three-panel antennas and a screen/parapet along the existing building's roofline.
- 2001 – Design Review approval for a final Landscape/Irrigation Plan (in association with a communication facility application).
- 2008 - A Conditional Use Permit and Design Review approval for three-panel antennas and associated equipment.
- 2011 – Conditional Use Permit and Design Review approval for the replacement an existing wireless antenna and installation of three new antennas and associated equipment.

SITE CONDITIONS

The project site is located on the north side of Ralston Avenue east of Pullman Avenue. Single-family residences adjoin the subject site at the rear and east side of the property. The site is somewhat screened from the street and adjacent properties by mature trees/vegetation.

The existing office building currently has other roof-mounted antennas on the building that are owned and operated by Sprint/Nextel (consisting of three-panel antennas and a GPS antenna), AT&T Mobility (nine-panel antennas and a GPS antenna), T-Mobile (three-panel antennas and a GPS antenna), and XM Satellite (consisting one dish/antenna and one Omni antenna). These four entities have wireless facilities within the building/property (*Total antenna types based on previous planning applications and the current Sprint application*).

PROJECT ANALYSIS

The applicant has proposed to modify the existing site by removing three (3) existing panel antennas and installing six (6) new panel antennas that are 72" in height.

Each of the antennas will be fed by one or more Remote Radio Units (RRU) mounted adjacent to the antennas. The antennas are installed in a typical three-sector configuration containing two antennas in each sector as follows:

- Sector A antennas are oriented at an azimuth of 95 degrees.
- Sector B antennas are oriented at an azimuth of 170 degrees.
- Sector C antennas are oriented at an azimuth 240 degrees.

All of the six foot high antennas will be partially screened by the existing roof parapet. Associated equipment cabinets will be located in a designated equipment room within the basement of the office building linked to the antenna(s) by coax cables (cables located on the roof will be housed in tray covers).

Existing & Proposed Antenna Types
Existing Antennas Sprint / Nextel: Three (3) existing panel antennas and one (1) GPS antenna. AT&T Mobility: Nine (9) existing panel antennas. T-Mobile: Three (3) existing panel antennas and one (1) GPS antenna. XM Satellite: One (1) dish/antenna and one (1) Omni antenna. **Proposed Antennas** Sprint/Nextel: Replacing/removing three panel antennas and one GPS antenna, and adding six (6) new antennas and one GPS antenna.
**22 total existing and proposed antenna types (Net increase of three panel antennas). (*Total antenna types based on previous planning application/files and current Sprint application).*

Wireless Facility Engineering Review

A radio frequency analysis for the site was prepared by Enviro Business, Inc. (EBI Consulting) (see Attachment IV). The EBI report states that based on worst-case predictive modeling, there are no predicted areas on any accessible rooftop or ground-level walking/working surface related to the proposed Sprint antennas that exceed the FCC' occupational or general public exposure limits at this site.

The EBI report further states that based on worst-case predictive modeling, there are no areas at ground level related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site.

The project was peer-reviewed by the City's third party telecommunications engineering firm- RCC Consultants, Inc (RCC) in a report dated August 1, 2012. A Copy of the report/peer review is included in Attachment VI. RCC has reviewed the proposed project and concluded that:

- Based on the coverage prediction maps provided and the fact that Sprint is establishing new LTE services in the area, Sprint has demonstrated that the site is necessary to provide LTE services in the subject area.

- The proposed design is considered reasonable and consistent with industry best practices to provide coverage in areas similar to the subject target area.

- The proposed installation will meet Federal Communications Commission guidelines pertaining to radio frequency emissions exposure.

At the time the EBI consultant had visited the project site on behalf of Sprint, AT&T (one of the other carriers located at the project site) had a total of six (6) antennas located at the subject site. Since that time, AT&T has modified their existing facility and has installed three (3) additional antennas as part of their 2011 Conditional Use Permit and Design Review approval. Since the Sprint EMF report does not reflect the current AT&T modification, staff is requiring the following Condition:

- *Prior to the issuance of a building permit, the applicant shall submit a revised EMF report that reflects the exposure levels for all existing antennas and the exposure levels generated by the Sprint antennas combined with the existing antennas onsite. Such report shall be peer reviewed by the City's third party consultant RCC Inc. to insure the proposed installation meets the Federal Communications Commission guidelines pertaining to radio frequency emissions exposure to the occupational and general public.*

NEIGHBORHOOD OUTREACH STRATEGY

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach Strategy attached to this report. The applicant reported mailing notices to all property owners within 300 feet of the site informing residents of the project. The applicant reported holding an open house at the Belmont Library on May 23, 2012 in which no comments of opposition were received. The applicant appears to have achieved the outreach strategy tasks.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act as it qualifies under Section 15303, Class 3(e):

> *"Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."*

The proposed antennas and equipment comply with this designation and are exempt per CEQA.

PERMIT REVIEW

The applicant's proposal for a wireless facility requires a Conditional Use Permit and Design Review. The following is a discussion for each requested entitlement.

SIGNAL RECEIVING OR TRANSMITTING ANTENNAS ANALYSIS

Section 25 of the Belmont Zoning Ordinance establishes that all wireless communications facilities in the City of Belmont secure approval of a Conditional Use Permit. Thus, in order to make findings of approval for the Conditional Use Permit, the Planning Commission must determine that the telecommunication facility meets standards and requirements of the Wireless Communication Ordinance.

Section 25.7.1 – Definitions

The Ordinance defines a Building Mounted Antenna as "a device, mounted to a building or rooftop equipment screen that transmits or receives electromagnetic signals". The subject Sprint wireless antennas will be attached to the roof of the existing office building and can be reviewed by the wireless communication facility standards.

Section 25.7.2. – Standards

General Standards

A. Building mounted antennae are encouraged.

The proposed antennas are considered building-mounted as they would be attached to the existing office building.

B. Where building-mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles on the site.

As mentioned above, the proposed antennas are considered building-mounted as they would be attached to the existing office building.

C. In order to minimize overall visual impacts, wireless communication facilities should be designed to promote facility and site sharing.

The existing office building currently has other roof-mounted antennas on the building that are owned and operated by Sprint/Nextel, AT&T Mobility, T-Mobile and XM Satellite Radio. The subject property appears to be the most appropriate location in the general vicinity for a wireless communications facility as it is the only property in the general area that does not have a residential General Plan designation.

D. Wireless communication facilities should avoid any unreasonable views from neighboring properties.

The project site contains mature trees/vegetation on site that will generally help to screen the antennas from neighboring properties. The antennas will also be partially obscured from view by an existing screen/parapet on the second story of the building. The antennas will be painted to match the existing color of the parapet along the roof of the existing office building.

E. No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area or scenic area unless it is screened to appear as a natural environmental feature.

The proposed antennas will not be visible from a public trail or other recreation areas. Additionally, all equipment associated with the proposed antennas will be located in the basement and on the roof of the office building. The existing trees/vegetation on site will generally assist in screening the proposed wireless facility components from public view.

1. Site Location Standards:

A. Wireless communications facilities may be considered at the following locations, provided that other City requirements are satisfied:

3. <u>Commercial and Industrial Land:</u>

Wireless communication facilities may be installed on sites with Commercial, Industrial, and Mixed Uses General Plan designations.

The project site is designated Co – Office in the City General Plan, which is considered a Commercial land use designation. The site is appropriate for installation of a wireless communications facility.

A. Wireless communication facilities are not permitted on any property with a residential General Plan land use designation unless a variance pursuant to Section 14 to this standard is granted.

The property does not have a residential land use designation and thus no variance to this standard is required.

2. Standards for Building-Mounted Antennas:

A. Building-mounted antennae and any ancillary equipment shall be in scale and architecturally integrated with the building design in such a manner as to be visually unobtrusive.

The antennas will be partially obscured from view by an existing screen/parapet on the second story of the building. The antennas will be painted to match the existing color of the parapet along the roof. The existing trees/vegetation onsite will generally screen the proposed communication facility from public view. Additionally, all equipment associated with the proposed antennas will be located in the basement and on the roof of the existing office building, out of public view.

B. When feasible, colors and materials shall match the existing building.

The new antennas will be appropriately painted to blend with the existing screen/parapet on the second story of the building.

C. Any ancillary equipment shall be adequately screened from public view.

As discussed above, all equipment associated with the proposed antennas will be located out of public view, within the basement and on the roof of the office building.

D. Building-mounted antennae and any ancillary equipment shall not extend more than 15 feet above the main structure's height limit of the zoning district within which the facility is located.

The maximum height allowed for any building-mounted antennae and ancillary equipment is 15 feet above the main building height limit for the district. In this instance, the E-1 District allows a maximum height of 35 feet; thus the maximum height for an antenna would be 50 feet. The highest proposed panel antennas will be at approximately 29-feet from grade level. Thus, the proposed roof-mounted elements meet the height requirements for the district.

E. Building-mounted antennae and any ancillary equipment shall avoid any interference with public views, unless the applicant demonstrates that no other feasible location within the City is available.

Staff believes the project will not disrupt any public views as assessed from Ralston Avenue, Pullman Avenue, and the surrounding areas.

Other conditions:

Section 25.7.5 provides authority to impose additional appropriate conditions on a project by project basis to ensure land use compatibility. The following additional conditions apply to this project and would be added to the permit:

1. The applicant may be required to correct any and all future interference problems experienced by neighbors with respect to reception problems caused by this facility.

2. The applicant shall agree to adjust, correct or remove the antennas to the satisfaction of the City of Belmont should the transmission from the antennas interfere with Belmont emergency transmission or communication facilities.

3. If the facility is abandoned in the future, the applicant will be required to remove the wireless communication antennae and equipment from the site.

CONDITIONAL USE PERMIT ANALYSIS

Section 11.5.1 of the Zoning Ordinance requires the following findings be made prior to the issuance of A Conditional Use Permit:

A. The location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities and services of the vicinity.

The wireless communication facility as proposed is compatible with other uses in the neighborhood in that the site is designated for professional office uses. Surrounding uses include residential properties on three sides. The facility is proposed to be sited and painted to limit visual impacts to surrounding uses. Each antenna will be placed on the roof behind the parapet along the roofline of the existing office building.

A photo-simulation of the proposed project indicates each antenna that would be visible from all views surrounding the site (see Attachment VIII). The dwelling to the east is located downhill from the project site; thus, limited views of the proposed antennas on the east side would be possible. Residential uses to the south, across Ralston Avenue, are screened by dense vegetation. The residence to the west across Pullman Avenue has a limited number of windows facing the office building. Therefore, views from the residence to the west do not appear to be significantly impacted by the proposed antennas. Residences to the north of the project site would be most affected in terms of view. However, the location/placement of the proposed antennas on the building, in combination with the existing vegetation appears to help diffuse any significant visual impacts for those properties to the north.

Construction of the proposed wireless communication facility will not place an undue burden on existing transportation, utilities and services in the vicinity since the project only requires on-site

visits by Sprint personnel for regular maintenance of this facility. This finding can be made in the affirmative.

B. The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls and fences, parking and loading facilities, landscaping and such other provisions required by this Ordinance.

The site allows the proposed use to conform to conditions of development as required by the Belmont Zoning Ordinance (BZO). The proposed wireless facility will not infringe upon required setbacks, open space, walls and fences, parking and loading facilities, landscaping and other provisions required by the BZO. This finding can be made in the affirmative.

C. The site will be served by streets of capacity to carry the traffic generated by the proposed use.

The proposed use will generate minimal additional traffic in that it will generally involve only limited visits by maintenance personnel. The site is served by Ralston Avenue, a major arterial route in the City that can accommodate the traffic generated by the proposed use. This finding can be made in the affirmative.

D. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity or the general welfare of the City.

The conditions of approval of this permit include standards in accordance with the Wireless Communication Ordinance to ensure land use compatibility. In addition, a condition stating that appropriate warning signs shall be posted at the base of the antenna(s) and at the building access ladder is included in the permit to help prevent occupational exposures in excess of FCC guidelines. The proposed wireless communication facility, as conditioned by this permit, appears to not adversely affect other properties in the vicinity or the general welfare of the City. This finding can be made in the affirmative.

DESIGN REVIEW

The proposed building mounted antennas are required to meet the Design Review Principles in Section 13.5.3 of the City of Belmont Zoning Ordinance. The following is an analysis of the applicable standards for the proposed application:

A. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.

The proposed antennas have been designed to have a minimal impact on neighborhood aesthetics with the use of colors that would match the color of the parapet along the roof line of the existing office building. There is adequate mature landscaping on the site and within the surrounding neighborhood that will generally help screen the wireless facility from surrounding residential

properties. Additionally, all equipment associated with the proposed antennas will be located in the basement and on the roof of the building, out of public view.

B. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements. The intent with respect to review of color is to avoid the use of extreme color.

The applicant proposes to paint antennas the same color as the parapet along the roof line of the existing office building. As mentioned earlier, all equipment associated with the proposed antennas will be located out of public view, within the basement and on the roof of the building.

C. Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.

Existing vegetation on site includes primarily mature shrubs and screening trees along Ralston Avenue (within the public right-of-way) and at the southwest corner of the site. Other vegetation is found on the adjacent properties to the east, north and south (across Ralston Avenue) of the site. The proposed project does not include any new fences, walls or landscaping. Staff believes the mature landscaping on the subject property and surrounding the site generally provides a sufficient barrier/screen between the proposed wireless facility and the closest residence(s).

D. Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.

Warning signs shall be posted two feet in the front of the proposed Sprint antennas and at the building access ladder; satisfaction of this requirement (if not already in place) will be a condition of approval. The signs will not be visible to the general public.

E. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

No buildings are proposed for this project.

F. Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.

Vehicular and pedestrian access to the building would not be altered or changed as a result of this application.

G. Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.

No new landscaping is proposed on the site in conjunction with this application. The existing vegetation on site which includes mature trees/vegetation on site and a row of screening trees along Ralston Avenue is appropriate for the proposed use.

A Design Review approval for a final landscape/irrigation plan was approved and installed for the site in 2001. It should be noted that some pruning measures were required for these screening trees in 2006 to address traffic circulation and site visibility issues associated with turning movements from Pullman Avenue.

Staff has considered the applicant's request for Design Review and finds it generally consistent with the Design Review Ordinance Principles (Section 13.5.3). Staff reviewed the proposed wireless facility installation and believes the proposal (as conditioned) conforms to all required standards and is generally compatible with neighboring properties.

CONCLUSION AND RECOMMENDATIONS

Based on the foregoing analysis, staff recommends approval of the Conditional Use Permit and Design Review application with the conditions of approval as specified in Attachment III of this report.

ACTION ALTERNATIVES

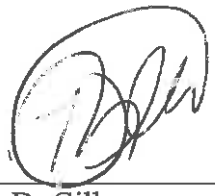
1. Continue the project and direct staff to work with the applicant to redesign the wireless telecommunications facility.

2. Deny the Conditional Use Permit and Design Review application.

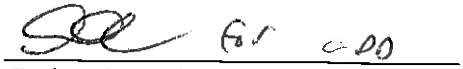
ATTACHMENTS

I. 300/500 Foot Radius Map (incorporated as Page 2 of report)
II. Resolution approving the Conditional Use Permit and Design Review
III. Conditions of Approval
IV. RF Frequency Analysis by EBI Inc, August 1, 2012
V. Neighborhood Outreach Strategy
VI. RCC Consultants, Inc report dated August 1, 2012
VII. Applicant's plans and submittal materials (Commission only)
VIII. Photo Simulation (Commission only)

Respectfully submitted,



Rob D. Gill
Associate Planner



Carlos de Melo
Community Development Director

CC: Applicant/Property Owner

RESOLUTION NO. 2012

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ALLOW MODIFICATIONS TO AN EXISTING SPRINT/NEXTEL COMMUNICATION FACILITY AT 2130 RALSTON AVENUE (PA2012-0005)

WHEREAS, Modus, Inc., on behalf of Sprint/Nextel, request a Conditional Use Permit and Design Review approval to remove three existing antennas, and the installation of six new antennas and associated equipment on the roof and within the existing equipment room of the office building located at 2130 Ralston Avenue; and,

WHEREAS, a public hearing was duly noticed, held, and closed on September 18, 2012; and,

WHEREAS, the Planning Commission hereby adopts the staff report dated September 18, 2012, and the facts contained therein as its own findings of facts; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Conditional Use Permit and Design Review to remove three existing antennas, and the installation of six new antennas and associated equipment for Sprint/Nextel at 2130 Ralston Avenue, subject to the conditions in Exhibit "A", upon finding that:

Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act as it qualifies under Section 15303, Class 3.

> *"Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."*

Conditional Use Permit

The Commission may grant the Conditional Use Permit subject to the following findings of BZO Section 11:

A. The location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities and services of the vicinity.

The wireless communication facility as proposed is compatible with other uses in the neighborhood in that the site is designated for professional office uses. Surrounding uses include residential

properties on three sides. The facility is proposed to be sited and painted to limit visual impacts to surrounding uses. Each antenna will be placed on the roof behind the parapet along the roofline of the existing office building.

A photo-simulation of the proposed project indicates each antenna that would be visible from all views surrounding the site. The dwelling to the east is located downhill from the project site; thus, limited views of the proposed antennas on the east side would be possible. Residential uses to the south, across Ralston Avenue, are screened by dense vegetation. The residence to the west across Pullman Avenue has a limited number of windows facing the office building. Therefore, views from the residence to the west do not appear to be significantly impacted by the proposed antennas. Residences to the north of the project site would be most affected in terms of view. However, the location/placement of the proposed antennas on the building, in combination with the existing vegetation appears to help diffuse any significant visual impacts for those properties to the north.

Construction of the proposed wireless communication facility will not place an undue burden on existing transportation, utilities and services in the vicinity since the project only requires on-site visits by Sprint personnel for regular maintenance of this facility. This finding is affirmed.

B. The site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls and fences, parking and loading facilities, landscaping and such other provisions required by this Ordinance.

The site allows the proposed use to conform to conditions of development as required by the Belmont Zoning Ordinance (BZO). The proposed wireless facility will not infringe upon required setbacks, open space, walls and fences, parking and loading facilities, landscaping and other provisions required by the BZO. This finding is affirmed.

C. The site will be served by streets of capacity to carry the traffic generated by the proposed use.

The proposed use will generate minimal additional traffic in that it will generally involve only limited visits by maintenance personnel. The site is served by Ralston Avenue, a major arterial route in the City that can accommodate the traffic generated by the proposed use. This finding is affirmed.

D. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity or the general welfare of the City.

The conditions of approval of this permit include standards in accordance with the Wireless Communication Ordinance to ensure land use compatibility. In addition, a condition stating that appropriate warning signs shall be posted at the base of the antenna(s) and at the building access ladder is included in the permit to help prevent occupational exposures in excess of FCC guidelines.

The proposed wireless communication facility, as conditioned by this permit, appears to not adversely affect other properties in the vicinity or the general welfare of the City. This finding is affirmed.

Design Review

The project is consistent with Design Review Ordinance Principles of Section 13.5.3 of the Belmont Zoning Ordinance as follows:

A. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.

The proposed antennas have been designed to have a minimal impact on neighborhood aesthetics with the use of colors that would match the color of the parapet along the roof line of the existing office building. There is adequate mature landscaping on the site and within the surrounding neighborhood that will generally help screen the wireless facility from surrounding residential properties. Additionally, all equipment associated with the proposed antennas will be located in the basement and on the roof of the building, out of public view.

B. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements. The intent with respect to review of color is to avoid the use of extreme color.

The applicant proposes to paint antennas the same color as the parapet along the roof line of the existing office building. As mentioned earlier, all equipment associated with the proposed antennas will be located out of public view, within the basement and on the roof of the building.

C. Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.

Existing vegetation on site includes primarily mature shrubs and screening trees along Ralston Avenue (within the public right-of-way) and at the southwest corner of the site. Other vegetation is found on the adjacent properties to the east, north and south (across Ralston Avenue) of the site. The proposed project does not include any new fences, walls or landscaping. The Planning Commission believes the mature landscaping on the subject property and surrounding the site generally provides a sufficient barrier/screen between the proposed wireless facility and the closest residence(s).

D. Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.

Warning signs shall be posted two feet in the front of the proposed AT&T antennas and at the building access ladder; satisfaction of this requirement (if not already in place) will be a condition of approval. The signs will not be visible to the general public.

E. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

No buildings are proposed for this project.

F. Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.

Vehicular and pedestrian access to the building would not be altered or changed as a result of this application.

G. Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.

No new landscaping is proposed on the site in conjunction with this application. The existing vegetation on site which includes mature trees/vegetation on site and a row of screening trees along Ralston Avenue is appropriate for the proposed use.

A Design Review approval for a final landscape/irrigation plan was approved and installed for the site in 2001. It should be noted that some pruning measures were required for these screening trees in 2006 to address traffic circulation and site visibility issues associated with turning movements from Pullman Avenue.

The Planning Commission has considered the applicant's request for Design Review and finds it generally consistent with the Design Review Ordinance Principles (Section 13.5.3). The Planning Commission reviewed the proposed wireless facility installation and landscaping and believes the proposal (as conditioned) conforms to all required standards and is generally compatible with neighboring properties.

* * * * * * * * * * * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on September 18, 2012 by the following vote:

AYES,
COMMISSIONERS:_____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS:_____
ABSTAIN,
COMMISSIONERS:_____
RECUSED,
COMMISSIONERS:_____

_____
Carlos de Melo
Planning Commission Secretary

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL
CONDITIONAL USE PERMIT & DESIGN REVIEW
2130 RALSTON AVENUE (APPL. NO.PA2012-0005)

I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:

A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions:

Planning Division

1. Construction shall conform to the plans on file in the Planning Division for Appl. No. 2012-0005 and date-stamped January 26, 2012. The Director of Community Development may approve minor modifications to the plans.

2. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

3. Prior to issuance of building permits, the property owner shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that he/ she has read, understands and agrees to these conditions of approval.

4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.

5. In the event that this approval is challenged by a third party, the property owner and all assignees will be responsible for defending against this challenge, and agrees to accept responsibility for defense at the request of the City. The property owner and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.

6. Prior to the issuance of a building permit, the applicant shall submit a revised EMF report that reflects the exposure levels for all existing antennas, and the exposure levels generated by the Sprint antennas combined with the existing antennas onsite. Such report shall be peer reviewed by the City's third party consultant RCC Inc. to insure the proposed installation the Federal Communications Commission guidelines pertaining to radio frequency emissions exposure to the occupational and general public.

7. Signage: A sign shall be posted two feet in the front of the proposed Sprint antennas and at the building access ladder (if not already in place) instructing maintenance personnel to contact Sprint prior to working near an antenna. RF warning signs shall also be posted two feet in the front of the proposed Sprint antennas and at the bases of the building access ladder (visible to the general public).

8. The applicant shall be required to correct any and all future interference problems experienced by neighbors with respect to reception problems caused by this facility.

9. The applicant shall agree to adjust, correct or remove the antennas to the satisfaction of the City of Belmont should the transmission from the antennas interfere with Belmont emergency transmission or communication facilities.

10. If the wireless communications facility ceases to be used by the current or future operators of the facility, such operators of the former facility shall be required to remove the wireless communication antennae, equipment structure, and all its contents from the site.

11. The applicant shall post these Conditions of Approval and the approved site plans for the approved wireless communications facility use such that it is permanently and clearly visible to all facility personnel. Such posting shall also include contact information/phone numbers for noise complaints associated with operation of the facility.

12. All construction activity shall be in compliance with the standards established in Section 15-102(c) of the Belmont Noise Ordinance (Maximum 65 dBA for daytime hours [8:00 AM to dusk], Maximum 55 dBA for nighttime hours [dusk to 8:00 AM]).

13. The proposed panel antennas and all mounting equipment shall be painted the same color as the parapet along the roof line of the existing office building.

14. No existing trees (protected or non-protected) or vegetation shall be removed or damaged by the construction activities of this project or in association with the proposed Sprint facility.

15. The exterior roof access ladder shall be fitted with a climbing lock, if not already installed.

Building Division

1. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. Plans shall conform to approved plans and shall show building materials and color scheme.

2. The construction/maintenance crew shall post hours of operation and phone numbers for noise complaints during construction of the facility.

3. The applicant/owner shall require all contractors and subcontractors to make a good faith effort to contact a construction and demolition provider.

4. The project manager shall notify contractors and subcontractors of the City's expectation of maximizing diversion of solid waste.

5. The applicant/owner shall be responsible in investigating opportunities for salvaging materials for reuse.

6. The applicant shall specify on the plan that the 2006 IBC, 2006 UPC, 2006 UMC and 2005 NEC as amended by the State of California and all applicable City of Belmont ordinances will be employed during this project.

II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:

A. The following conditions shall be met prior to the issuance of the first building permit (i.e., foundation permit) and/or site development permits except as otherwise specified in the conditions.

1. The property owner/applicant shall apply for and obtain temporary encroachment permits from the Department of Public Works for work in the City public right-of-way, easements or property in which the City holds an interest, including driveway, sidewalk, sewer connections, sewer clean-outs, curb drains, storm drain connections, placement of a debris box.

B. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.

1. The owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.

2. Failure to comply with any permit conditions may result in a "Stop Work" order or other penalty.

3. The owner/applicant shall submit a dust control plan for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled. The measures shall also include:

   (a) Water all active construction sites at least twice daily.

   (b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

   (c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

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

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

   (f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

   (g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.

   (h) Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.

   (i) Replant vegetation in disturbed areas as quickly as possible.

   (j) Watering should be used to control dust generation during the break-up of pavement.

   (k) Cover all trucks hauling demolition debris from the site.

   (l) Use dust-proof chutes to load debris into trucks whenever feasible.

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

   (n) 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 in proper running order prior to operation.

   (o) Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.

   (p) Use alternative fueled construction equipment, if possible.

   (q) All vehicle speeds on unpaved roads shall be limited to 15 mph.

(r) Post a 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 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.

4. Verify location of utility meters, valves, back flow preventers, and hydrants with appropriate utility company. Show relationship of each to site improvements, such as retaining walls.

C. The following conditions shall be met prior to occupancy except as otherwise specified in the conditions.

1. After the City permits are approved but before beginning construction, the owner/applicant shall hold a preconstruction conference with Building and Public Works Department staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all subcontractors who are responsible for grading and erosion and sedimentation protection controls.

2. Failure to comply with any permit condition may result in a "Stop Work" order or other penalty.

3. The owner/applicant shall ensure that applicable Best Management Practices (BMPs) from the San Mateo Stormwater Pollution Prevention Program (STOPPP) are followed to prevent discharge of soil or any construction material into the gutter, stormdrain system or creek.

4. The owner/applicant shall ensure that all construction personnel follow standard BMPs for stormwater quality protection during construction of project. These includes, but are not limited to, the following:

a. Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.

b. Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, washwater or sediment, and non-stormwater discharges to storm drains and watercourses.

c. Use sediment controls, filtration, or settling to remove sediment from dewatering effluent.

d. Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated.

e. Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers or fencing.

f. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching or other measures as appropriate.

g. Perform clearing and earth moving activities only during dry weather (April 15 through November 14).

h. Limit and time applications of pesticides and fertilizers to prevent polluted runoff.

i. Limit construction access routes and stabilize designated access points.

j. Do not track dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT:

1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.

2. No debris boxes or building materials shall be stored on the street.

3. Flag persons shall be positioned at both ends of blocked traffic lanes.

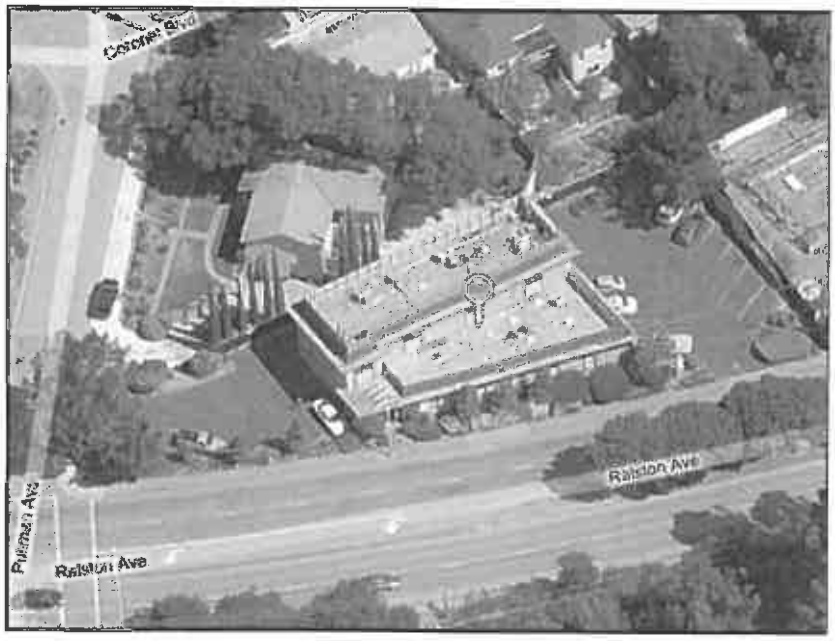
4. 24-hour written notice to the Police Department is required before any lane closure.

Certification of Approved Final Conditions:

_____ _____

Rob D. Gill, Associate Planner Date

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



Prepared for:
Sprint Nextel
6391 Sprint Parkway
Mailstop: KSOPHT0101-Z2650
Overland Park, KS 66251-2650

Site No. SF54XC256A
Ralston Professional Building
2130 Ralston Avenue
Belmont, California 94002
San Mateo County
37.511526; -122.296943 NAD83
Site Type: rooftop

EBI Project No. 62112076
August 1, 2012

EBI CONSULTING
Creating Value for Your Business

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) monitoring and modeling for Sprint Site SF54XC256A located at 2130 Ralston Avenue in Belmont, California to determine RF-EME exposure levels from existing and proposed Sprint wireless communications equipment at this site. As described in greater detail in Section 11.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME monitoring and modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

EBI field personnel visited this site on October 26, 2011. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of Sprint's proposed transmitting facilities independently and in relation to all collocated facilities at the site.

1.0 Location of all Existing Antennas and Facilities and Existing RF Levels

This project involves the removal of three (3) existing Sprint antennas and replacement with six (6) proposed Sprint wireless telecommunication antennas on a rooftop located at 2130 Ralston Avenue in Belmont, California. There are three Sectors (A, B and C) proposed at the site, with two (2) antennas that may be installed per sector.

EBI conducted a site visit on October 26, 2011. At the time of the site visit, AT&T, T-Mobile, and XM had antennas and a satellite dish, in addition to the Sprint antennas, located on the rooftop located at 2130 Ralston Avenue in Belmont, California. Measurements were taken at the rooftop and ground levels to record existing RF-EME levels resulting from these antennas in addition to the existing Sprint antennas prior to the installation of Sprint's proposed equipment.

During the survey, no spatially averaged power density readings above 8.6920% of the FCC's occupational MPE (43.4600% of the general public MPE) were encountered on any rooftop surface. In addition, no spatially averaged power density readings greater than 7.6650% of the FCC's uncontrolled or general public MPE were encountered at ground level.

2.0 Location or all Approved (but not installed) Antennas and Facilities and Expected RF Levels from the Approved Facilities

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 Number and Types of WTS within 100 Feet of the Proposed Site and Estimates of Cumulative EMR Emissions at the Proposed Site

With the exception of the antennas mentioned in Section 1.0, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 Location and Number of the Sprint Antennas and Back-up Facilities per Building and Number and Location of Other Telecommunication Facilities on the Property

Sprint proposes the removal of three (3) existing Sprint antennas and replacement with six (6) proposed Sprint wireless telecommunication antennas on a rooftop located at 2130 Ralston Avenue in Belmont, California. There are three Sectors (A, B and C) proposed at the site, with two (2) antennas that may be installed per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and the 1900 MHz frequency ranges and one antenna transmitting in the 1600 MHz frequency range. The Sector A antennas will be oriented 95° from true north. The Sector B antennas will be oriented 170° from true north. The Sector C antennas will be oriented 240° from true north. The bottoms of the Sector A and B antennas will be approximately 12 feet above a lower rooftop. The bottoms of the Sector C antennas will be approximately 23 feet above ground level.

At the time of the site visit AT&T, T-Mobile, and XM had antennas and a satellite dish, in addition to the Sprint antennas, located on the rooftop located at 2130 Ralston Avenue in Belmont, California. There were six (6) AT&T antennas, three (3) T-Mobile antennas, and an XM satellite dish located on the rooftop. The panel antennas for AT&T and T-Mobile were included in the modeling using information collected on site, information provided to EBI, and generally accepted industry standards. The XM satellite dish was not included in the modeling, because there was not enough information, however monitoring was done around it.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power for modeling purposes was assumed to be 20 Watts per transmitter for the 800 MHz antenna and there will be one (1) transmitter operating at this frequency. The operating power for the purpose of modeling was assumed to be 20 Watts per transmitter and one (1) transmitter operating in the 1600 MHz frequency range. Additionally, for modeling purposes it was assumed to be 20 Watts per transmitter and five (5) transmitters operating at the 1900 MHz.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE BUILDING

The effective radiated power (ERP) for the 800 MHz transmitter combined on site is 1,275 Watts. The ERP for the 1600 MHz transmitters combined on site is 1,824 Watts. The ERP for the 1900 MHz transmitters combined on site is 12,735 Watts. The ERP for the AT&T antennas combined on site was assumed to be 1,590 Watts, for modeling purposes. The ERP for the T-Mobile antennas combined on site was assumed to be 1,197 Watts, for modeling purposes.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the information indicates that the proposed antennas are to be installed on both existing and new pipe mounts behind an existing stealth wall on the rooftop and operating in the directions, frequencies, and heights mentioned in section 4.0 above. The surrounding area consists of residential structures and a school.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no predicted areas on any accessible rooftop or ground-level walking/working surface related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 46.50 percent of the FCC's general public limit (9.30 percent of the FCC's occupational limit). The composite exposure level from modeling all other existing carriers panel antennas on this site combined with Sprint's proposed antennas is 46.5 percent of the FCC's general public limit (9.30 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. The composite exposure level from combining the monitoring of all existing carriers antennas on this site combined with the modeling of Sprint's proposed antennas is 89.96 percent of the FCC's general public limit (17.992 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. This is an over-estimate as it double counts the Sprint antennas and also assumes that the highest monitored location is the same as the highest modeled location.

Based on worst-case predictive modeling, there are no areas at ground level related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the Sprint antennas combined with the modeling of the other existing carrier's panel antennas onsite is 12.70 percent of the FCC's general public limit (2.54 percent of the FCC's occupational limit). At ground level, the maximum power density generated by the Sprint antennas combined with the monitoring of the existing antennas onsite is 20.365

percent of the FCC's general public limit (4.073 percent of the FCC's occupational limit). This is an over-estimate as it double counts the Sprint antennas and also assumes that the highest monitored location is the same as the highest modeled location. The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

There are no modeled areas on the rooftop or ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS (DISCUSS SIGNAGE FOR THOSE WHO SPEAK LANGUAGES OTHER THAN ENGLISH)

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that additional signage be installed for the new antennas making people aware of the antennas locations. Also workers elevated above the roof or ground level should be made aware of the antennas locations. There are no fields in front of the proposed Sprint antennas and therefore barriers are not recommended.

Additionally, there are areas where workers elevated above the ground and rooftop may be exposed to power densities greater than the general population and occupational limits. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the time of the site survey, it was noted that there was a yellow "Caution" sign, a green "Information" sign and a blue "Notice" sign located on the cover of the rooftop access ladder. Additionally, a yellow "Caution" sign and a green "Information" sign were posted at each sector of antennas.

Additionally, access to this site is accomplished via a roof access door located on the main roof. Access to the facility is monitored and as such, the general public is not able to access the rooftop.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix A below.

11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental

passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1600 MHz and 1900 MHz frequency ranges. For the Sprint equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm^2 and an uncontrolled MPE of 0.53 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

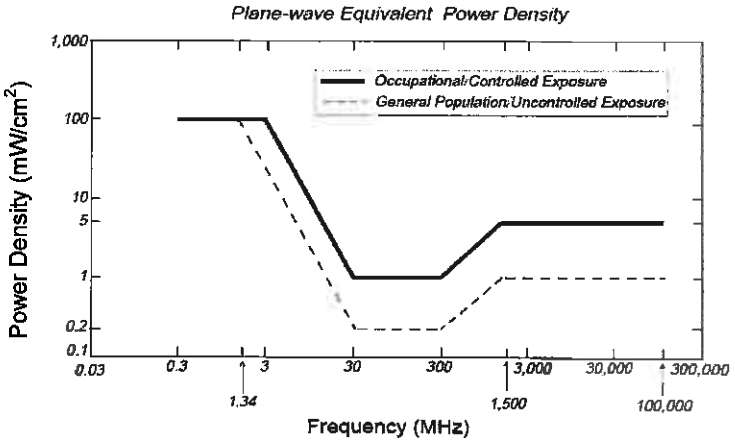
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

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
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

12.0 LIMITATIONS

This report was prepared for the use of Sprint Nextel. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information collected during the site survey andprovided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 2130 Ralston Avenue in Belmont, California.

EBI has conducted theoretical modeling combined with onsite monitoring to estimate the worst-case power density from Sprint antennas and the other existing carriers' antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed Sprint project is in compliance with FCC rules and regulations.

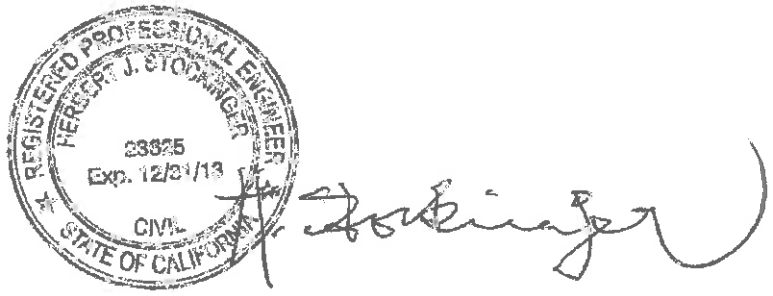
Additionally, based on the FCC criteria, there are no measured areas on any accessible rooftop and ground-level walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

Certifications

Reviewed and Approved by:



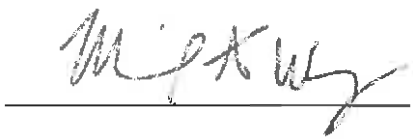
Herbert J. Stockinger, PE
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Field Personnel Certification

I, Michael Way, state that:

- I am an employee of Envirobusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in the proper use of the RF-EME measurement equipment, and have successfully completed EBI training in the policies and procedures for site survey protocols.
- All information collected during the site survey and contained in this report is true and accurate to the best of my knowledge and based on the data gathered.



Preparer Certification

I, Timothy Costa, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data collected during the site survey and provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Appendix B

Roofview® Export File

StartGapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	X Offset	Y Offset	Number of envelope		List Of Areas
120	100	150	120	20	20	1	$AE$81:DJAE$81:$DZ$200	$AE$81:$CZ$200

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
SPT A1	Sprint	800	20	1	3	1/2 LDF	0.5		17.53194	KMW	ET-X-TS-72-16-65-19-IR	66	42	12		6	13.85	72;95		ON•
SPT A1	Sprint	1900	20	2	3	1/2 LDF	0.5		35.06388	KMW	ET-X-TS-72-16-65-19-IR	66	42	12		6	16.85	65;95		ON•
SPT A1	Sprint	1900	20	3	3	1/2 LDF	0.5		52.59582	KMW	ET-X-TS-72-16-65-19-IR	66	42	12		6	16.85	65;95		ON•
SPT A2	Sprint	1600	20	1	3	1/2 LDF	0.5		17.53194	KMW	H2-X-LU-65-17-IR	70	44	12		6	15.4	65;95		ON•
SPT B1	Sprint	800	20	1	3	1/2 LDF	0.5		17.53194	KMW	ET-X-TS-72-16-65-19-IR	42	26	12		6	13.85	72;170		ON•
SPT B1	Sprint	1900	20	2	3	1/2 LDF	0.5		35.06388	KMW	ET-X-TS-72-16-65-19-IR	42	26	12		6	16.85	65;170		ON•
SPT B1	Sprint	1900	20	3	3	1/2 LDF	0.5		52.59582	KMW	ET-X-TS-72-16-65-19-IR	42	26	12		6	16.85	65;170		ON•
SPT B2	Sprint	1600	20	1	3	1/2 LDF	0.5		17.53194	KMW	H2-X-LU-65-17-IR	38	24	12		6	15.4	65;170		ON•
SPT C1	Sprint	800	20	1	3	1/2 LDF	0.5		17.53194	KMW	ET-X-TS-72-16-65-19-IR	7	25	23		6	13.85	72;240		ON•
SPT C1	Sprint	1900	20	2	3	1/2 LDF	0.5		35.06388	KMW	ET-X-TS-72-16-65-19-IR	7	25	23		6	16.85	65;240		ON•
SPT C1	Sprint	1900	20	3	3	1/2 LDF	0.5		52.59582	KMW	ET-X-TS-72-16-65-19-IR	7	25	23		6	16.85	65;240		ON•
SPT C2	Sprint	1600	20	1	3	1/2 LDF	0.5		17.53194	KMW	H2-X-LU-65-17-IR	5	29	23		6	15.4	65;240		ON•
ATT A1	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	81	54	23.75		4.5	12	65;65		ON•
ATT A2	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	81	51	12.75		4.5	12	65;95		ON•
ATT A3	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	79	40	12.75		4.5	12	65;95		ON•
ATT C1	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	18	8	23.75		4.5	12	65;240		ON•
ATT C2	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	16	11	23.75		4.5	12	65;240		ON•
ATT C3	ATT	850	33.33	1			3		16.70457	Unknown	Unknown	15	13	23.75		4.5	12	65;240		ON•
TMO A1	T-Mobile	1900	20	1			3		10.02374	Unknown	Unknown	75	63	23.5		5	16	65;95		ON•
TMO B1	T-Mobile	1900	20	1			3		10.02374	Unknown	Unknown	31	20	12.5		5	16	65;170		ON•
TMO C1	T-Mobile	1900	20	1			3		10.02374	Unknown	Unknown	9	21	23.5		5	16	65;240		ON•

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Modus, LLC
115 Sansome Street, 14th Floor
San Francisco, CA 94104

Authorized Agent for Sprint

Community Outreach Meeting Affidavit

I, Kyra O'Malley, do hereby declare as follows:

1. I have conducted a Community Outreach Meeting for the proposed new construction or alteration of a wireless telecommunication facility at 2130 Ralston Avenue (project address).
2. The meeting was conducted at Belmont Library (location/address) on May 23, 2012 (date) from 6 pm to 7 pm (time).
3. I have included the mailing list, meeting notice, sign-in sheet, and issues/response summary.

Executed this day, May 31, 20 12 in San Francisco, CA.

Signature

Kyra O'Malley
Name

Land use planner
Title

Community Outreach Meeting on a Wireless Communication Facility proposed in your neighborhood

To: Neighbors and owners within 2310 Ralston Avenue, Belmont

Meeting Information

Date: Wednesday, May 23, 2012
Time: 6:00 p.m.
Where: Belmont Library
1110 Alameda De Pulgas
Belmont, CA 94002

Applicant

Sprint Nextel USA
c/o Modus Inc.
115 Sansome St, 14th Floor
San Francisco, CA 94104

Sprint Site Information

Address: 2130 Ralston Avenue
Belmont, CA 94002
APN: 044-274-120
Zoning: E2-1

Contact Information

Kyra O'Malley
115 Sansome St, 14th Floor
San Francisco, CA 94104
Tel. (530) 574-1517

Sprint Nextel USA has applied for zoning approval to upgrade an existing Sprint facility at 2130 Ralston Avenue. The proposed modification would replace the existing technology to LTE (Long Term Evolution) service, which provides improved performance by increasing data speed and reducing latency. LTE is a successor to the current generation of UMTS 3G (radio frequencies used by third generation wireless Universal Mobile Telecommunications System networks). This update will improve service for Sprint customers with significantly faster data rates for both uploading and downloading.

You are invited to attend an informational community meeting on Wednesday, May 23, 2012 at 6:00 p.m. at Belmont Library located at 1110 Alameda De Pulgas to learn more about the project. This project will be scheduled for Planning Commission review after our neighborhood meeting. Architectural plans and photographic simulations will be available for your review at the meeting.

If you are unable to attend the meeting and would like to request information, please contact Kyra O'Malley at (530) 574-1517 or at komalley@modus-corp.com.

Community Outreach Meeting Summary
2130 Ralston Avenue (Sprint Site ID#: SF54XC256)
May 23, 2012

Present at the meeting:
Representing Sprint:
Kyra O'Malley, Land Use Planner, Modus, Inc
David Oliver, RF Emissions and Safety, EBI

Meeting attendees:
0

Meeting Notes:

No one attended the community outreach meeting on May 23, 2012. We did not receive any phone calls either from the residents near 2130 Ralston Avenue.

1. I will contact my neighbors by:

After submittal, the applicant will set up a public outreach meeting for the neighbors within 300 feet of the wireless facility. The public notice will be sent out 2 weeks before the date of the meeting.

2. I will inform my neighbors of the project by:

Mailing public notices that inform them of the upcoming outreach meeting. The applicant will provide plans of the proposed design, photo simulations, and RF report. The neighbors will have an opportunity to ask questions, or let the applicant know of concerns regarding the particular site.

3. I will gather feedback from my neighbors by:

The neighbors will be able to speak the outreach meeting by asking questions or stating concerns. The applicant as well as a RF representative will be attending the meeting.

4. Here is the schedule for my outreach strategy:

A. Contact: Mailed a notice to neighbors with in 300 Ft.

B. Informing public meeting at Belmont Library - May 23

C. Feedback No one attended meeting or call - NO Feedback

5. As property owner, I, David and Leslie Vallegra *(print property owner's name)*, hereby acknowledge that I will make every reasonable effort to obtain neighbor comments on my project prior to presenting my request to the Planning Commission or City Council in public hearing. I understand that the purpose of the Neighborhood Outreach Strategy is to foster a positive and constructive dialogue regarding my project and its possible effects on surrounding homeowners and tenants.

Ky O'Malley — Jan 26, 2012

~~Property Owner's~~ Signature — Date

Applicant

Wireless Facility Engineering Review

Sprint Application for Site No. FS54XC256
2130 Ralston Avenue, Belmont, CA

Dieter J. Preiser, PMP
8/1/2012

RCC Consultants, Inc. - Western Regional Office
266 E. 33rd Street, San Bernardino, CA 92404
909.881.0250 Tel, 909.881.8979 Fax

Sprint Application for Site No. FS54XC256
2130 Ralston Avenue, Belmont, CA

RCC Consultants, Inc. has been engaged by the City of Belmont to conduct a peer review, consistent with recognized industry standard practices, of the proposal from Sprint to modify an existing wireless base station facility at 2130 Ralston Ave, Belmont, CA. RCC has performed many similar peer reviews for municipal clients throughout the US, including several in the San Francisco Bay area.

Methodology

In conducting a peer review, RCC reviews and analyzes site application documents against wireless industry standards and best practices. In this case, RCC considered the application and supplemental materials submitted by Sprint, including the coverage maps and construction drawings. RCC also reviewed and validated the calculations presented in the EBI Consulting RF Compliance Study.

Site Location

The facility proposed for modification is located on the roof of a two-story office building on the northeast corner of Ralston Avenue and Pullman Avenue in an E-1 zone. The immediate area to the North is a single-family residential neighborhood. The site already serves as a wireless facility for Sprint, as well as T-Mobile and AT&T. In addition, XM operates a small satellite antenna from this location. Figure 1 provides an aerial view of the vicinity, while Figure 2 is an aerial view of the site.

Figure 1 - Aerial View of the Vicinity

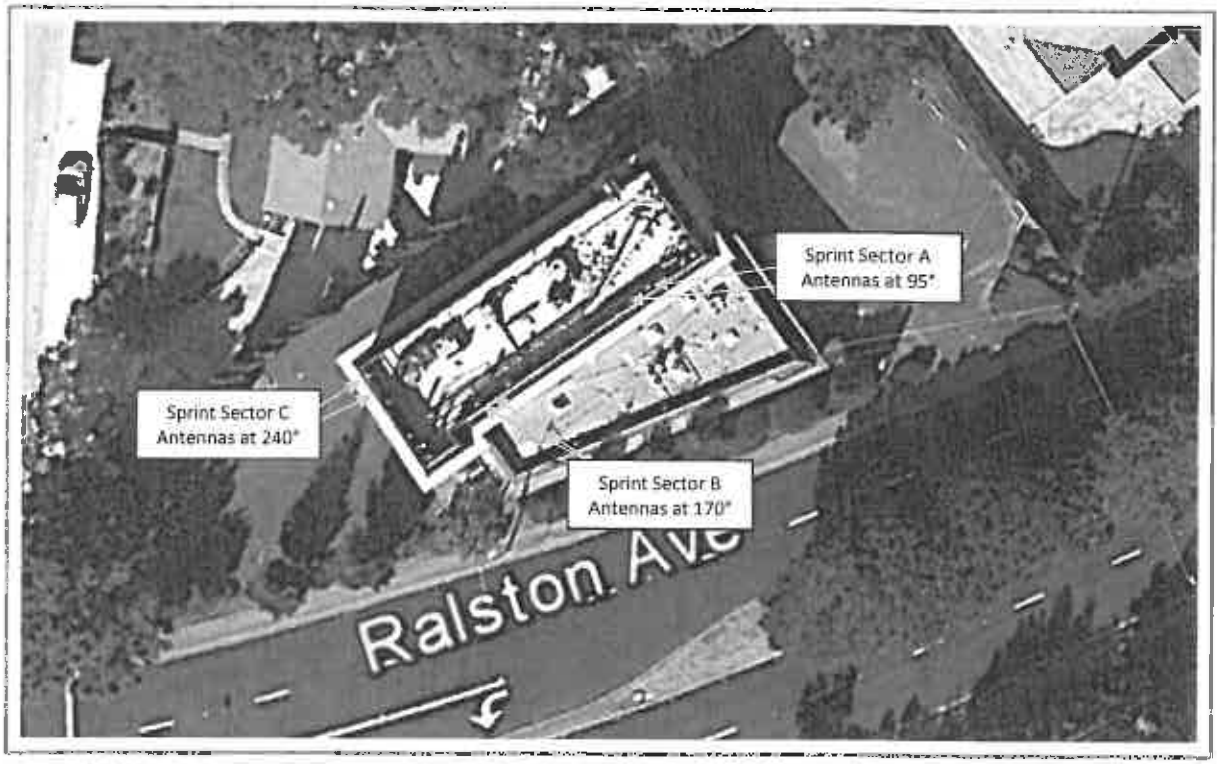


Figure 2 – Site Aerial Photo

Background

Sprint is licensed by the Federal Communications Commission to operate in portions of the Cellular (870 MHz), LTE (1600 MHz) and PCS (1950 MHz) frequency bands. This application is for the modification of an existing wireless facility to add new 4th Generation (4G) high speed mobile data services and make certain other configuration changes at the site. The proposed 4th generation technology to be deployed is based on the international standard known as Long Term Evolution (LTE).

Proposed Site Configuration

The applicant has proposed to modify the existing site by removing three (3) existing panel antennas and installing six (6) new panel antennas that are 72" in height. Each of the antennas will be fed by one or more Remote Radio Unit (RRU) mounted adjacent to the antennas.
The antennas are installed in a typical three-sector configuration containing two antennas in each sector as follows:

- Sector A antennas are oriented at an azimuth of 95 degrees with an installation height of 12' above the lower roof level to the bottom of the antenna
- Sector B antennas are oriented at an azimuth of 170 degrees with an installation height of 12' above the lower roof level to the bottom of the antenna
- Sector C antennas are oriented at an azimuth 240 degrees with an installation height of 23' above ground to the bottom of the antenna

Associated equipment cabinets will be located in a designated equipment room within the building.

Justification for the Site

The application materials provided to RCC for evaluation did not contain a specific statement as to the need or justification for the proposed site modifications. However, based on RCC's experience with similar upgrades, the proposed changes should provide improved phone and data services by making modifications to existing Sprint CDMA (870 and 1950 MHz) services and adding new 4G services in the both the 1600 MHz and 1950 MHz bands. Sprint submitted a coverage map depicting existing 1900 MHz CDMA coverage in the area from the current configuration at this site and existing adjacent sites (See Figure 4), as well a composite coverage map that shows the expected CDMA and LTE coverage in the 1900 MHz band after the site is modified (See Figure 5). No coverage maps were provided that showed the existing and proposed coverage from the 870 MHz and 1600 MHz bands. Also, Sprint did not indicate what level of service is depicted on the maps, i.e. in-building, in-vehicle, or on-street. Based on RCC's experience with similar installation and the resultant RF coverage, RCC believe that the maps represent in-building coverage which is the generally accepted design criteria used by virtually all wireless carriers in areas such as this.

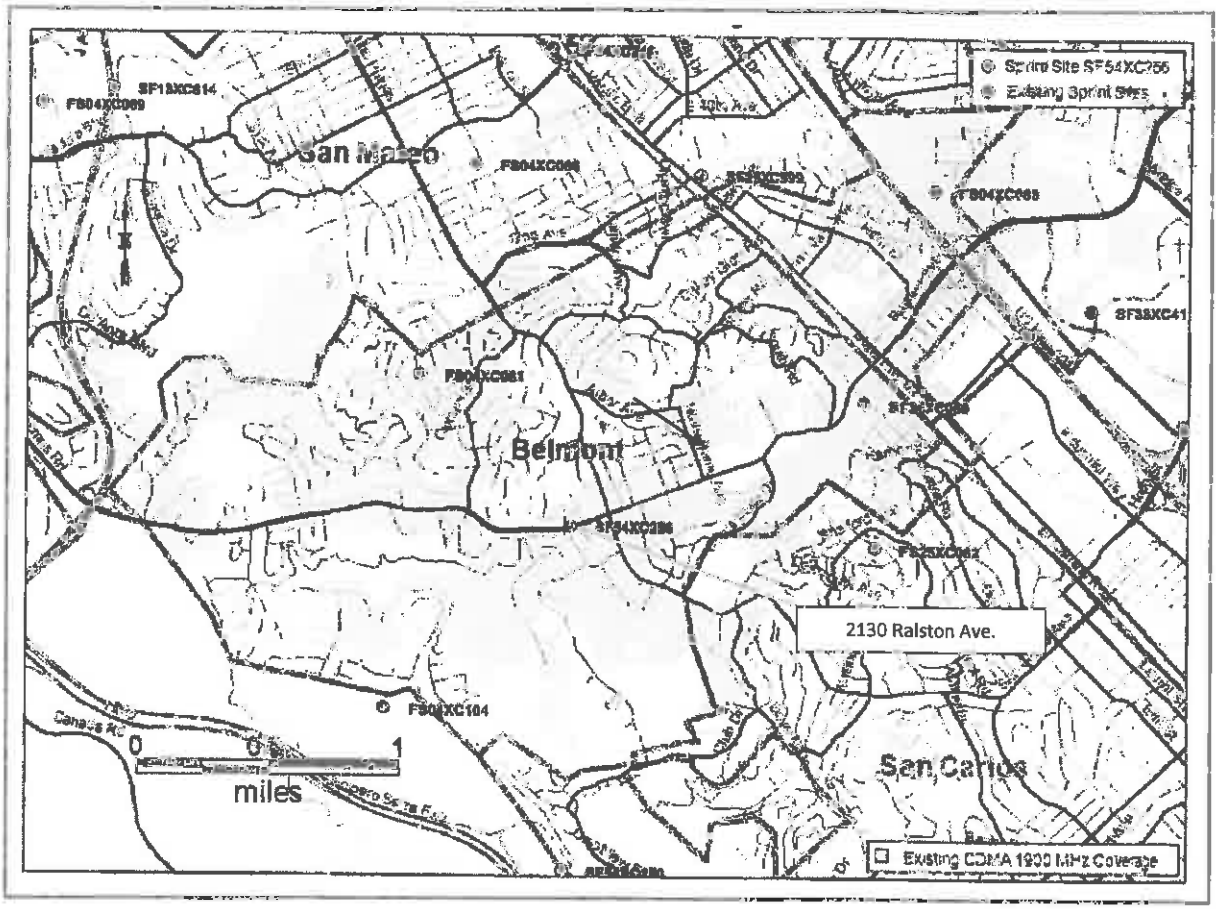


Figure 4 – Modeled Existing CDMA Coverage at 1900 MHz

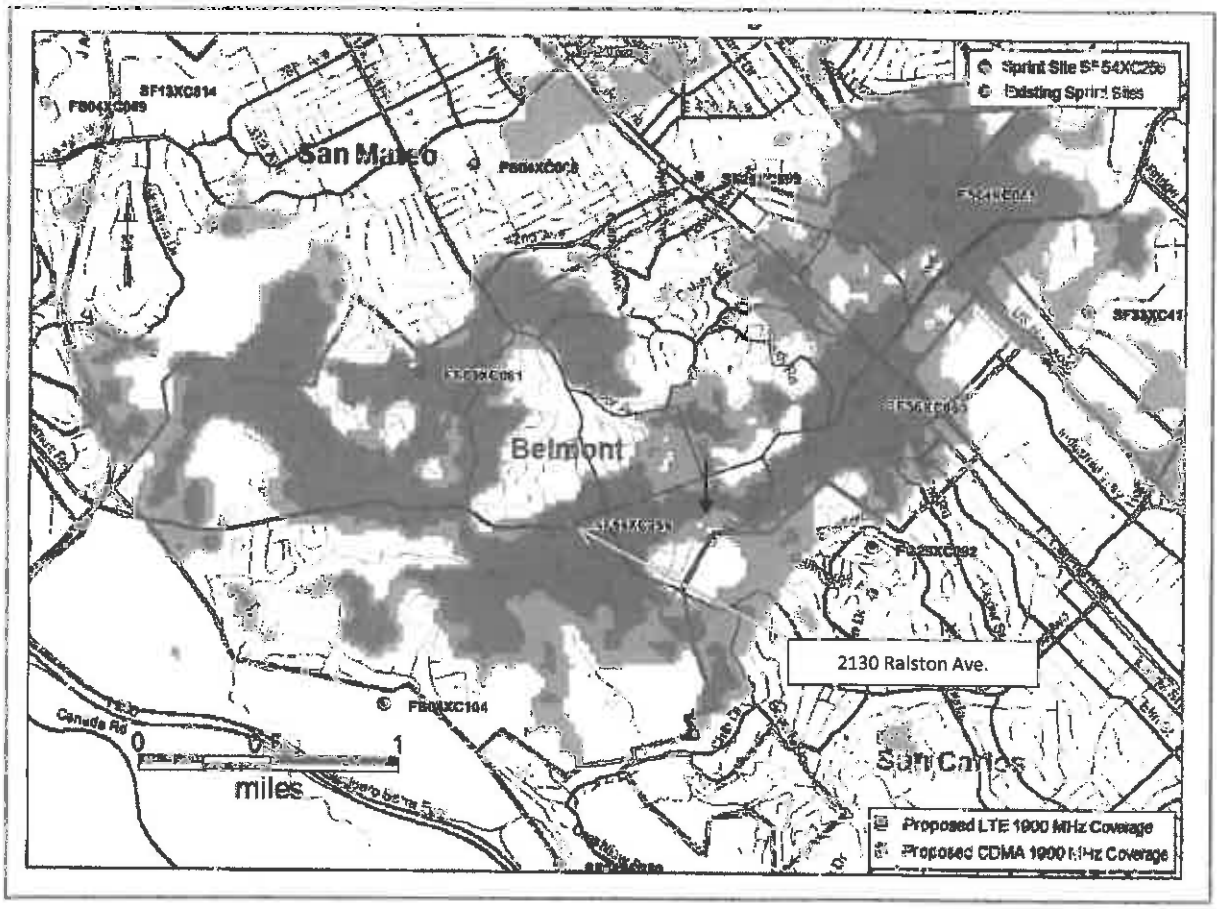


Figure 5 – Modeled Post-Implementation Composite Coverage for CDMA (1900 MHz) and LTE (1900 MHz) services

Alternatives

As this is an application for modification of an existing wireless site, RCC was not presented with any materials for evaluation of alternative sites.

Radio Frequency Emissions Safety

RCC has reviewed a report, dated August 1, 2012, prepared by EBI Consulting on behalf of Sprint, and concurs with its conclusion that the proposed antenna installation will comply with the Federal Communications Commission's guidelines for radio frequency emissions exposure as detailed in their Office of Engineering & Technology Bulletin No. 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields," August

1997 ("OET Bulletin 65"). Based on the OET Bulletin 65, the Maximum Permissible Exposure ("MPE") for the general population/uncontrolled exposure is 0.58 mW/cm^2 in the 870MHz spectrum and 1 mW/cm^2 in the 1600 and 1950 MHz spectrum. Permissible levels for exposure under occupational conditions, such as may be encountered by maintenance personnel, are five times higher.

The EBI Consulting report accounts for the proposed Sprint antennas as well as existing AT&T and T-Mobile antennas at the site. Moreover, EBI presented data from actual field measurements. Worst case calculations indicated that the facility will be well under the maximum permissible exposure limit for the general population/uncontrolled exposure and occupational/controlled exposure anywhere at ground level and within and on the roof of adjacent buildings.

Summary & Conclusion

RCC Consultants, Inc. is of the opinion that:

- Based on the coverage prediction maps provided and the fact that Sprint is establishing new LTE services in the area, Sprint has demonstrated that the site is necessary to provide LTE services in the subject area.
- The proposed design is considered reasonable and consistent with industry best practices to provide coverage in areas similar to the subject target area.
- The proposed installation will meet Federal Communications Commission guidelines pertaining to radio frequency emissions exposure.

Date: August 1, 2012

Dieter J. Preiser

Dieter J. Preiser, PMP