

P l a n n i n g  
C o m m i s s i o n

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S t a f f R e p o r t

FOR COMMISSION ACTION  
DECEMBER 5, 2011

## 1928 Saint Mary's Road

**File Number UP 14-11 Application for renewal of a Use Permit for cellular communications equipment and antennas for Sprint located within two roof top cupolas and under the roof of the science building (Brousseau Hall) at Saint Mary's College at 1928 St. Mary's Road.. C (College -Institutional), (RHC)**

### I. Application Basics

#### A. Zoning Permits Required:

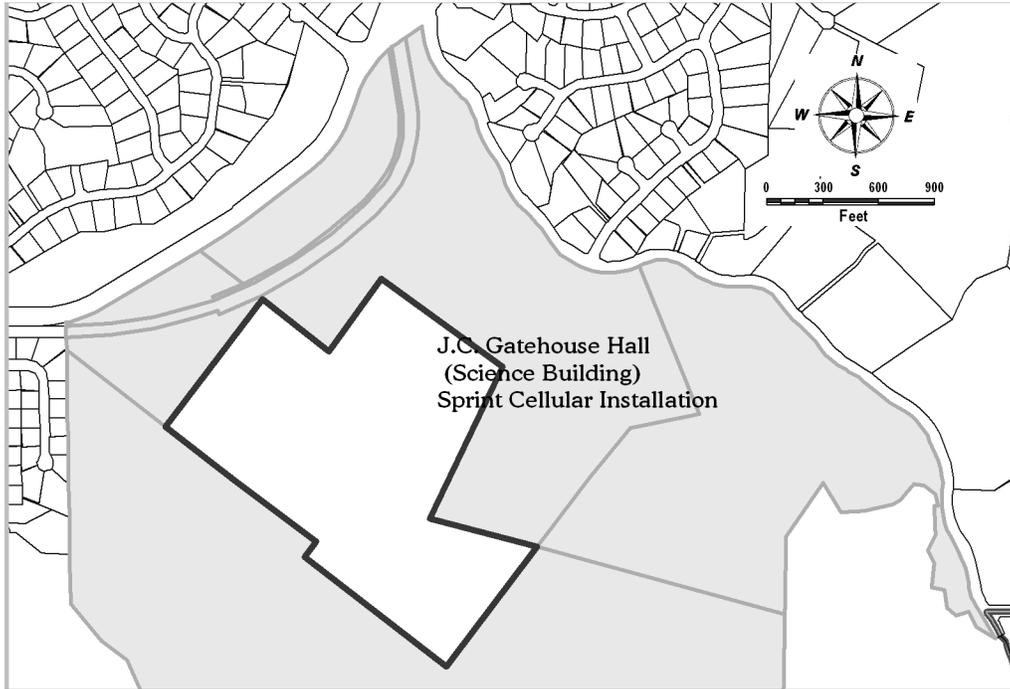
- Use Permit, under MMC Sections 8.08.020 and 8.144.080

**B. CEQA Determination:** Categorically exempt under Section 15302(c) of the California Environmental Quality Act (CEQA) Guidelines ("Replacement of existing utility system and facilities involving negligible expansion of capacity").

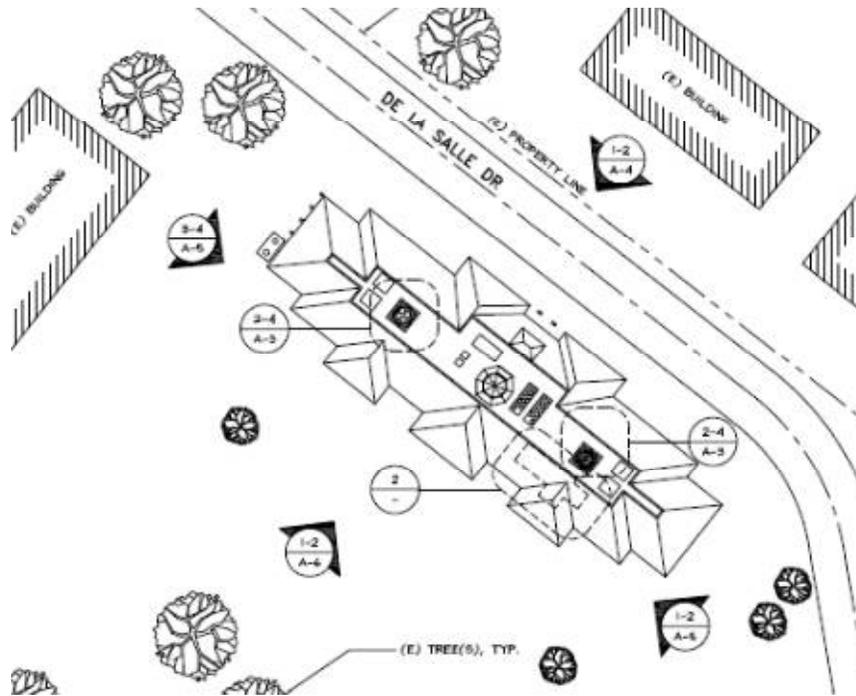
#### C. Parties Involved:

- i Applicant                      Sprint / Black and Veatch, c/o Howard Yee, 2783 Harkness Street., Sacramento, CA 95818
  
- i Property Owner                Saint Mary's College of California, 1928 Saint Mary's Road, Moraga, CA 94575

**Figure 1: Vicinity Map**



**Figure 2: Site Plan**



**Brousseau Hall (Science Building) at Northeast side of SMC Campus**

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		College Campus	C (Institutional)	Community Facilities
Surrounding Properties	North	Vacant / Single Family Residential further north	OS-M / 1 & 2-DUA further north	MOSO Open Space / Residential 1 & 2 du/ac beyond
	South	Saint Mary's College Campus / Open Space further south	C (Institutional) / OS-M further south	Community Facilities / MOSO Open Space beyond
	East	Las Trampas Creek / Hungry Horse Ranch further east	Study District / Bollinger Canyon further east	S (Study Area) / Contra Costa County jurisdiction beyond
	West	Single Family Residential and Open Space	3 DUA and OS-M	Residential 3 du/ac and MOSO Open Space

**Table 2: Special Characteristics**

Characteristic	Applies to Project?	Explanation
Slope / Geotechnical	No	Site where Brousseau Hall is located is nearly level.
Creeks	No	The site is not located within the riparian corridor for Las Trampas Creek, which is further north and east of the project.
Scenic Corridor	No	Brousseau Hall is not within 500-feet of St. Mary's Road.
Wireless Communications Ordinance Standards	Yes	Specific standards are listed in Tables 4 and 5 in this report.

**Table 3: Project Chronology**

Date	Action
Nov. 8, 2011	Application submitted
Nov. 17, 2011	Application deemed complete
Nov. 22, 2011	Public hearing notices mailed/posted
Dec. 5, 2011	PC hearing
Jan. 16, 2011	PSA deadline <sup>1</sup>
	Design Review Board action not required because no exterior changes are proposed

1. Project must be approved or denied within 60 days after being deemed complete if exempt from CEQA, or 60 days after adoption of a negative declaration, or 180 days after adoption of an EIR (Govt. Code Section 65950).

**Table 4: General Development Standards for Wireless Communications**

Development Standards from MMC Section 8.144.030	Standard	Proposed	Comment
Ground Mounted Equipment			Not Applicable
Roof and Building Mounted Equipment	Located far from outer edge of building	Antennas within architectural cupolas at ridge of roof – other equipment hidden under roof.	Complies
	Painted to match exterior of building or background	The color of the cupolas will remain the same.	No exterior change to the appearance of Brousseau Hall
	Avoid mounting equipment on peaks of roofs	Cupolas are on peak of roof, but the antennas will not be visible.	The cupolas are an architectural element of the building design and they screen the antennas
	Equipment shall be screened or hidden from view	All the equipment and antennas are hidden by the building roof and cupolas	Complies
Radio Frequency Emissions	Facility shall comply with FCC standards	Radio Frequency Compliance Report submitted 11-17-11	Complies with FCC public exposure limits.
Collocation with existing facilities	Encouraged to collocate	Project is collocated with SMC building	Complies
Exterior Lighting	To be manually operated and used only during night maintenance	No exterior lighting is proposed	All equipment and antennas are within the building or cupolas
Location of facility	Where feasible facility shall be on publicly owned property	Site is owned by Saint Mary's College of California	Town owned property located north of SMC is zoned Open Space and is visible from scenic corridor
Removal of Equipment	Must be removed 30 days after discontinuation of use	Issue not addressed in application	This requirement can be included as a condition if project is approved
Description of Site Selection Process	Coverage objectives and alternate site analysis shall be submitted	This is replacement of an existing cellular transmission facility	Additional antennas will be added inside the cupolas but the number of equipment cabinets will be reduced.
Proximity to Residential Buildings and property lines	300-feet minimum to a residential building and 100-feet minimum to a residential property line	Project is not located within 300-feet of a residential property line	Complies

## II. Project Setting

### A. Neighborhood / Area Description:

Brousseau Hall is located at the northeast side of the campus, east of Galileo Hall and west of Madigan Gymnasium. The name of this building was changed from J.C. Gatehouse Hall after it was built in 1999. The structure is a three-story, 55,374 square foot Spanish Colonial style building with two large cupolas at either end of the roof as pictured in the elevation below:



### Sprint Cellular Antennas inside cupolas above roof and equipment under roof

### B. Site Conditions:

The exterior of the existing building will not be changed. Both the existing and modified installation will be entirely screened from view by the roof and cupolas on Brousseau Hall.

## III. Project Description

On May 15, 2000 the Planning Commission approved Resolution 07-2000, enclosed as **Attachment C**, for Sprint-PCS to install a telecommunication facility with eight 56" tall by 8" wide panel antennas inside the ventilation cupolas and seven 66" tall by 36" wide equipment cabinets located behind the mansard roof on the new science building. Inadvertently, this use permit was not renewed when it expired in 2005; however under SB 1627 [Government Code Section 65964-(b)], the expiration date should actually have been 2010. In October, 2011, Sprint requested some upgrades to the existing facility as follows:

- i Modify equipment and antennas within the existing leased area – no exterior changes.
- i Remove three 4'-8" high panel antennas and install eight 6' high panel antennas.
- i One new equipment cabinet will be installed in Phase 1.
- i Remove four equipment cabinets and install two new equipment cabinets in Phase 2.

- i Upon completion there will only be two equipment cabinets in the leased enclosure.

Sprint was told that they would need to file for a new use permit, since the previous one had expired. The application and plans for renewal of the use permit were filed on November 8, 2011. On November 17, 2011 the Town received the Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report for the proposed installation, which is included as **Attachment D**. The report estimated the theoretical worst-case power density from the Sprint antennas and determined that the proposed exposures on any accessible rooftop-level walking/working areas would not exceed the FCC's occupational and general public exposure limits.

#### IV. Community Discussion

##### A. Neighbor/Community Concerns:

A Public Hearing Notice was mailed on November 22, 2012 to property owners within 300 feet of the central parcel at Saint Mary's College. The notice area map, mailing list and public hearing are included as **Attachment E**. As of the date this report was written, the Town has not received any correspondence regarding the application.

##### B. Committee Review:

No exterior changes are proposed to Brousseau Hall and Design Review Board approval of the project will not be required.

#### V. Issues and Analysis

##### A. Key Issues:

There are no issues of any significance for the renewal and upgrade of this existing cellular transmission facility. The antennas and equipment will remain totally screened from view and the exterior of the building will not be changed.

##### B. General and Area Plan Consistency:

General Plan Policy Analysis: The 2002 General Plan contains several policies applicable to the project, including the following:

1. Guiding Principal 7–: Encourage land uses, development patterns, and utilization of new communication and transportation technologies that may help reduce automobile trips and air pollution, ensuring that new wireless communication facilities are sited and designed to preserve the Town's unique visual character.

Staff Analysis: The proposed Sprint cellular installation complies with this policy and will continue to provide wireless service for the Saint Mary's campus without any adverse visual impact on the architectural character of the college.

2. Policy CD1.1– Location of New Development: To the extent possible, concentrate new development in areas that are least sensitive in terms of environmental and visual resources, including:
  - a) Areas of flat or gently sloping topography outside of flood plain or natural drainage areas.
  - b) The Moraga Center area and Rheem Park area.
  - c) Infill parcels in areas of existing development.

Staff Analysis: The proposed location of the new equipment cabinets and replacement antennas is the same as the existing equipment approved in 2000 and complies with this General Plan policy as “infill” area of existing development.

3. Policy CD1.7– Wireless Communications Facilities: Regulate the location and design of wireless communications facilities, satellite dishes and other miscellaneous antennas in accordance with the Town’s Ordinance No. 176 and the Federal Communications Act.

Staff Analysis: The proposed installation conforms to the development standards in the Wireless Communications Ordinance and FCC standards.

4. Policy OS6.2– Noise Levels: Ensure that noise from all sources is maintained at levels that will not adversely affect adjacent properties or the community, especially during evening and early morning hours. Reasonable exceptions may be made in the interest of public safety.

Staff Analysis: The noise levels cannot exceed 60 dba at the property line. Staff has not received any complaints of noise from the existing facility and would expect that the newer equipment has no higher noise levels. In any case, the restriction on the noise level will be a recommended condition of approval.

## VI. General Conditions of Approval

Under MMC Section 8.144.070, the Planning Commission may include conditions of approval deemed necessary to ensure visual and land use compatibility with the surroundings so as to avoid adverse effects on the health, safety, and welfare of the town’s residents, to protect existing vegetation, and to minimize the proliferation of such facilities, including but not limited to:

- A. Wireless communications facilities shall have a non-reflective finish and be painted to be compatible with the surrounding area and landscaped to minimize visual impacts; *(NOTE: The colors and materials of the existing cupolas and building roof will remain the same)*
- B. If not screened from view, equipment enclosures shall be compatible with the design scale, materials, colors and landscaping of other existing structures on the site; *(NOTE: All equipment will be screened from view)*
- C. Stealth design of antennas shall be required as necessary to minimize visual impact. *(NOTE: The original ventilation cupolas were duplicated in fiberglass to*

*appear to be stucco like the walls of the building and allow the antennas to be concealed within and at the same time allow the RF signal to pass through. The cupolas are therefore a "stealth" design for the antennas.)*

- D. Wireless communication facilities shall be constructed and operated in such a manner as to minimize noise impacts on nearby residents and the public. Noise reduction shall be accomplished through the following measures:
1. A maximum allowable exterior noise level of sixty (60) dB at the property line of the facility must not be exceeded.
  2. Any maintenance or testing that will create noise that is audible from residences and other nearby sensitive receptors shall occur between the hours of eight a.m. to five p.m. Monday through Friday, excluding emergency repairs.
  3. Backup generators shall comply with the same noise standards referenced above and shall only be operated during power outages, emergency occurrences, or for testing and maintenance in accordance with subsection (D)(2) of this section. *(NOTE: The noise level requirements will be included as conditions of approval. This project does not include a standby generator.)*
- E. Additional landscaping or other screening shall be provided. *(NOTE: Since this is a roof top installation, additional landscaping is not necessary for screening.)*

## VII. Required Findings for a Conditional Use Permit

MMC Section 8.12.120 lists the required findings that must be made to grant the Conditional Use Permit, as follows:

1. The proposed use is appropriate to the specific location **because it is collocated inside an existing building and entirely screened from view. The installation will not require any exterior modifications to the existing building.**
2. The proposed use is not detrimental to the health, safety, and general welfare of the Town **because the Sprint cellular antennas would be located more than 300-feet from any residence and the electromagnetic radiation from the antennas will comply with the FCC limits. As required by the Town's wireless communications ordinance, Sprint will need to periodically submit RF emissions reports to verify that the facility remains compliant with the FCC standards for RF emissions.**
3. The proposed use will not adversely affect the orderly development of property within the Town **because the proposed modifications to the existing cellular transmission facility will be located in the same leased area under the roof and inside the cupolas.**
4. The proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within

the Town **because the replacement and new equipment and antennas will be at the same location as the previously approved equipment.**

5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plans **because it will maintain the coverage of the cellular service provider and allow wireless communication in an emergency consistent with General Plan policy PS1.6.**
6. The proposed use will not create a nuisance or enforcement problem within the neighborhood **because the installation will be on private property with restricted access to the leased space for the installation.**
7. The proposed use will not encourage marginal development within the neighborhood **because the project site is already used by Sprint for wireless service to the Saint Mary's campus and surrounding area.**
8. The proposed use will not create a demand for public services within the Town beyond that of the ability of the Town to meet in light of taxation and spending restraints imposed by law **because the wireless facility will be maintained by Sprint and does not require Town service.**
9. The proposed use is consistent with the Town's approved funding priorities **because no expenditure of Town funds is required.**

## VIII. Recommendation

The proposed upgrades of the existing Sprint cellular transmission equipment on the science building at Saint Mary's College is consistent with the Town's Wireless Communications Ordinance and the policies in the General Plan. Staff recommends approval of the use permit on the consent agenda, since there are no anticipated controversial issues with the project. Staff has prepared a draft Resolution with findings and conditions, which is enclosed as **Attachment A.**

### Attachments:

- A. Draft Resolution
- B. Project Plans, received November 8, 2011
- C. Planning Commission Resolution 07-2000 approving original Sprint installation
- D. Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report
- E. Notice of Public Hearing
- F. Correspondence Received (none as of November 30, 2011)

**Staff Planner:** Richard Chamberlain, chamberlain@moraga.ca.us, (925) 888-7040

# ATTACHMENT A

## **DRAFT RESOLUTION**

**BEFORE THE TOWN OF MORAGA PLANNING COMMISSION**

**In the Matter of:**

Renewal of a Use Permit for Sprint wireless )  
communications equipment and antennas )  
located within two roof top cupolas and under )  
the roof of the science building (Brousseau )  
Hall) at Saint Mary's College at 1928 St. )  
Mary's Road. (APN 258-150-005) )

**Resolution No. xx-2011 PC**

File No. UP 14-2011

Planning Commission Adoption

Date: December 5, 2011

Effective Date:

December 15, 2011 (If not appealed)

**WHEREAS**, use permit number 02-2000 was approved on May 15, 2000 to allow Sprint PCS to install a wireless communications facility on the roof of J.C. Gatehouse Hall, which was subsequently renamed Brousseau Hall, at Saint Mary's College; and

**WHEREAS**, on July 16, 2009 staff requested the Town Attorney to render an opinion on whether the 5-year initial period for a wireless conditional use permit stipulated under MMC Section 8.144.080-B was contrary to SB 1627 [Government Code Section 65964-(b)] and whether the requirement for annual testing to verify compliance with FCC radio frequency emissions standards was in conflict with FCC regulations under Section 332 in US Code Title 47, Chapter 5, subchapter III, Part I and would infringe on FCC authority; and

**WHEREAS**, on August 27, 2009 the Town Attorney ruled that Government Code section 65964(b) prohibits the Town from limiting the conditional use permit to less than 10 years; and

**WHEREAS**, the Town Attorney advised that as long as the Town does not impose more stringent emissions regulations than those imposed by the FCC, the Town would not be preempted by federal law from requiring tests to verify compliance with the FCC regulations for radio frequency emissions; and

**WHEREAS**, use permit number 02-2000 was not renewed in 2005 and technically expired on May 15, 2010 in accordance with the provisions in SB 1627 [Government Code Section 65964-(b)]; and

**WHEREAS**, an application to renew the use permit for the existing wireless communication installation on the roof of Brousseau Hall was submitted on November 8, 2011 by Howard Yee on behalf of Sprint / Black & Veatch; and

**WHEREAS**, Sprint intends to upgrade the existing equipment and antennas with no exterior changes to the existing building roof or cupolas; and

**WHEREAS**, three 4'-8" high panel antennas in the fiberglass ventilation cupolas will be replaced with eight 6' high panel antennas; and

**WHEREAS**, one new equipment cabinet will be installed in Phase 1 and four equipment cabinets will be removed and replaced with two new equipment cabinets in Phase 2; and

**WHEREAS**, upon completion there will only be two equipment cabinets in the leased enclosure under the roof; and

**WHEREAS**, the application was deemed complete on November 17, 2011 after receiving the Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report; and

**WHEREAS**, the project is categorically exempt pursuant to Section 15302(c) of the California Environmental Quality Act (CEQA) Guidelines, which includes replacement of existing utility system and facilities involving negligible expansion of capacity; and

**WHEREAS**, a public hearing notice was mailed to the property owners within 300 feet of the project site on November 22, 2011 for the Planning Commission hearing on the project; and

**WHEREAS**, the Planning Commission held a public hearing on December 5, 2011 to consider renewal of the use permit and plans for Sprint to upgrade the existing equipment and antennas; and

**WHEREAS**, the Planning Commission inquired whether any member of the commission or any member of the public wanted the application to be taken off the consent agenda for discussion; and

**WHEREAS**, no one requested that the application be discussed at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the Town of Moraga hereby conditionally approves the use permit for the renewal of the Sprint wireless communications facility on the roof of Brousseau Hall at Saint Mary's College, with the following findings and subject to the conditions listed herein:

**PART 1: REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT FROM MMC**  
**Chapter 8.12.120**

1. The proposed use is appropriate to the specific location because it is collocated inside an existing building and entirely screened from view. The installation will not require any exterior modifications to the existing building.
2. The proposed use is not detrimental to the health, safety, and general welfare of the Town because the Sprint cellular antennas would be located more than 300-feet from any residence and the electromagnetic radiation from the antennas will comply with the FCC limits. As required by the Town's wireless communications

ordinance, Sprint will need to periodically submit RF emissions reports to verify that the facility remains compliant with the FCC standards for RF emissions.

3. The proposed use will not adversely affect the orderly development of property within the Town because the proposed modifications to the existing cellular transmission facility will be located in the same leased area under the roof and inside the cupolas.
4. The proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town because the replacement and new equipment and antennas will be at the same location as the previously approved equipment.
5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plans because it will maintain the coverage of the cellular service provider and allow wireless communication in an emergency consistent with General Plan policy PS1.6.
6. The proposed use will not create a nuisance or enforcement problem within the neighborhood because the installation will be on private property with restricted access to the leased space for the installation.
7. The proposed use will not encourage marginal development within the neighborhood because the project site is already used by Sprint for wireless service to the Saint Mary's campus and surrounding area.
8. The proposed use will not create a demand for public services within the Town beyond that of the ability of the Town to meet in light of taxation and spending restraints imposed by law because the wireless facility will be maintained by Sprint and does not require Town service.
9. The proposed use is consistent with the Town's approved funding priorities because no expenditure of Town funds is required.

## **PART 2: CONDITIONS OF APPROVAL:**

1. The proposed use and facility shall be substantially in conformance with the plans stamped "Planning Commission Official Exhibit" and dated December 5, 2011.
2. If a standby or backup generator is required in the future, Sprint shall apply for a use permit amendment for approval of the location and screening of the generator. Any fuel tanks for a backup generator will require measures to insure that spillage or leakage from tanks is contained. A backup generator would be subject to the same noise standards referenced in condition 4, below, and shall only be operated during power outages, emergency occurrences, or for testing and maintenance.
3. There shall be no exterior lighting, except during an emergency repair at night. There shall be no flashing beacons at the tops of the antenna.

4. The Sprint Wireless facility shall be maintained and operated in such a manner as to minimize noise impacts to the public as follows:
  - a. The maximum allowable (peak level) exterior noise level outside the building shall be 60 dBa.
  - b. Maintenance or testing of the facility that creates audible noise that could be heard by students or faculty inside the building shall occur only between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, excluding emergency repairs.
  - c. Any other mechanical equipment at the facility, such as air conditioning units, pumps, etc., shall be designed so that average sound levels do not exceed 40 dB(a) outside the building between 10:00 p.m. and 7:00 a.m., or 45 dB(a) between 7:00 a.m. and 10:00 p.m. Noise associated with the communication equipment shall not be perceptible from off-site.
5. The applicant shall apply for and pay all appropriate fees for the building permit, plan checks and inspections.
6. Construction hours shall be limited to the hours from 8 a.m. to 5 p.m. in accordance with the Town's Noise Ordinance and to minimize potential disturbance on the campus. Although work is not prohibited on weekends, your contractors should try to schedule noisy construction activities, such as jackhammers or other equipment using compressed air, to weekdays only. This requirement shall be added to the specifications for the construction work so that contractors bidding on the project will be informed of the working hours.
7. In accordance with SB 1627 [Government Code Section 65964-(b)], this use permit shall be valid for an initial period of ten years. The conditional use permit may be extended by the Planning Commission for an additional ten year period following a public hearing and verification of continued compliance with the conditions of approval and a showing that the facility has been upgraded to minimize its impact, including community aesthetics, to the greatest extent permitted by the technology that exists at the time of renewal and is consistent with the provisions of federal law.
8. Within thirty (30) days after the facility has been completely upgraded, and every five years thereafter, Sprint shall conduct tests to verify compliance with FCC radio frequency emissions standards and provide such test results to the town. Such testing shall be conducted during normal business hours and on a non-holiday weekday with the facility operating at maximum power and shall measure total emissions from the transmitter site.
9. In the event that the radio frequency emission test results exceed the FCC standards or scientific and/or medical data determine the wireless telecommunication operation to be detrimental to the health and safety of the citizens of Moraga, the Town shall reserve the right to revoke the use permit.

10. All equipment associated with this wireless communication facility shall be removed within thirty days of the discontinuation of use and the site shall be restored to its original preconstruction condition in a manner consistent with continued use by any collocated facility. The town shall be given thirty (30) days notice of intent to discontinue use of the facility prior to discontinuation of use.
11. This approval and each condition contained herein shall be binding upon the applicant and any transferor, or successor in interest.
12. If there is no appeal, Planning Commission approval will be valid for one year from the effective date of this resolution of approval. You must obtain a building permit for construction of your project within one year or you may request an extension of the approval for one additional year. The request must be in writing to the Planning Director and should show good cause as to why the design approval should be extended.
13. These conditions of approval shall be included with and made part of all plans submitted for plan check and/or any permits, including building permits.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Moraga on December 5, 2011, the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Stacia Levenfeld, Chair

Attest: \_\_\_\_\_  
Shawna Brekke-Read, Planning Director

# ATTACHMENT B

**PROJECT PLANS,  
RECEIVED NOVEMBER 8, 2011**

# ATTACHMENT C

**PLANNING COMMISSION  
RESOLUTION 07-2000  
APPROVING ORIGINAL  
SPRINT INSTALLATION**

**BEFORE THE PLANNING COMMISSION OF THE TOWN OF MORAGA**

In the Matter of:

An approval of a use permit for a Sprint PCS )  
Wireless Telecommunications facility located )  
on the roof of J.C. Gatehouse Hall (Science )  
Building) at the Saint Mary's College )  
Campus at 1928 Saint Mary's Road. )  
\_\_\_\_\_ )

**RESOLUTION NO. 07-2000**

File No. UP-02-2000

Adoption Date:

May 15, 2000

Appeal Period Ends:

May 25, 2000

**WHEREAS**, on May 1, 2000 Sprint PCS / Comcor Advisory (applicant) and Saint Mary's College (Owner) submitted an application for a use permit to install a telecommunication facility with eight 56" tall by 8" wide panel antennas to be hidden inside the ventilation cupola and seven 66" tall by 36" wide equipment cabinets located behind the mansard roof on the new science building (J.C. Gatehouse Hall) at Saint Mary's College; and

**WHEREAS**, the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15303 of the State Environmental Guidelines Section; and

**WHEREAS**, on May 4, 2000, a public hearing notice for the application was mailed to property owners within 300 feet of the property and the notice was published in the Contra Costa Times on May 5, 2000; and

**WHEREAS**, on May 15, 2000, the Planning Commission held a public hearing and received testimony from the applicant and interested parties.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Moraga that the Sprint PCS Wireless Telecommunications facility, with eight panel antennas inside the ventilation cupola and seven equipment cabinets located behind the mansard roof on J.C. Gatehouse Hall (Science Building) at the Saint Mary's College Campus is hereby approved with the following findings and conditions:

**FINDINGS:**

Specific findings necessary for all conditional use permits under Section 8-404 of the Municipal Code and as required by Section 8-6008 of the Municipal Code:

- (1) **The proposed use is appropriate to the specific location;**  
The Sprint PCS facility will be entirely hidden by architectural features of the science building and conforms to the development standards in Section 8-6003(b) of the Wireless Communications Facilities; Satellite Dish and Miscellaneous Antennas Ordinance.

- (2) **The proposed use is not detrimental to the health, safety, and general welfare of the Town;**  
The conditions of approval of the use permit and Section 8-6008(b) of the Wireless Communications Facilities; Satellite Dish and Miscellaneous Antennas Ordinance require the applicant to conduct annual testing to verify compliance with FCC radio frequency emissions standards to assure there will be no adverse impact to public health and safety or the general welfare of the Town.
- (3) **The proposed use will not adversely affect the orderly development of property within the Town;**  
The Sprint PCS facility is consistent with the general development standards listed under Section 8-6003(b) of the Wireless Communications Facilities; Satellite Dish and Miscellaneous Antennas Ordinance for roof and building mounted equipment. The antennas will be screened from view inside the ventilation copula and the equipment cabinets will be hidden behind the mansard roof. The project will have no impact on the orderly development of property within the Town.
- (4) **The proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town;**  
The Sprint PCS facility is not located within 300 feet of any residential structures off the campus or any student dormitories on campus and will not have an adverse effect on property values or revenue sources within the Town.
- (5) **The proposed use is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;**  
The Sprint PCS facility is an accessory use incidental to the private college under Section 8-3903(4) of the Institutional Zoning District.
- (6) **The proposed use will not create a nuisance or enforcement problem within the neighborhood;**  
The conditions of approval will eliminate any nuisance or enforcement problems.
- (7) **The proposed use will not encourage marginal development within the neighborhood;**  
The Sprint PCS facility will have no effect on the quality of the future improvements at Saint Mary's College or the surrounding area.
- (8) **The proposed use will not create a demand for public services within the Town beyond that of the ability of the Town to meet in the light of taxation and spending restraints imposed by law;**  
The Sprint PCS facility will not create a demand for any additional public services.
- (9) **The proposed use is consistent with the Town's approved funding priorities.**  
The Sprint PCS facility has no impact on the Town's funding priorities.

## CONDITIONS OF APPROVAL:

- 1) The conditional use permit shall be valid for an initial period of five years. The Planning Commission may extend the use permit for an additional five-year period, following a public hearing and in accordance with the following requirements:
  - a) Verification of continued compliance with the conditions of approval.
  - b) Demonstration that the Sprint PCS facility has been upgraded to the greatest extent permitted by the technology that exists at the time of renewal.
  - c) Finding that the facility is consistent with the provisions of federal law.
- 2) Thirty days after approval of the use permit, Sprint PCS shall submit a report showing the total emissions from the proposed antennas on top of the science center. The testing shall be conducted during normal business hours on a non-holiday weekday, from areas within the third story and the rooftop, with the Sprint PCS facility operating at maximum power in accordance with Section 8-6008(b) of the Municipal Code. The Planning Commission may request technical assistance for the purpose of making any determination with regard to compliance with the FCC radio frequency emission standards as stipulated under Section 8-6008(d). The cost of any technical services employed by the Planning Commission shall be borne by the applicant.
- 3) On an annual basis, after the initial radio frequency emissions report required by condition number 2, Sprint PCS shall conduct tests to verify compliance with FCC radio frequency emissions standards and provide the test results to the Town. The annual testing shall be conducted during normal business hours and on a non-holiday weekday, from areas within the third story and the rooftop, with the facility operating at maximum power.
- 4) In the event that the radio frequency emission test results exceed the FCC standards or scientific and/or medical data determine the wireless telecommunication operation to be detrimental to the health and safety of the citizens of Moraga, the Town shall reserve the right to revoke the use permit.
- 5) The installation of the antennas and equipment cabinets shall be substantially in conformance with the plans submitted and stamped official exhibit May 15, 2000, with the eight 56" tall by 8" wide panel antennas hidden inside the ventilation cupola and the seven 66" tall by 36" wide equipment cabinets located behind the mansard roof on the new science building.
- 6) The fiberglass wall panels used to screen the antennas on the ventilation cupola shall be a close match for the cement plaster walls used for the second ventilation cupola on the building to the satisfaction of the Design review Board. An application, including materials and fees, to the Design Review Board is necessary.

- 7) The Sprint PCS facility shall be maintained and operated in such a manner as to minimize noise impacts. Noise reduction shall be accomplished through the following measures:
- a) The maximum allowable (peak level) exterior noise level shall be 60 dB measured at the property line of the facility.
  - b) Maintenance or testing of the facility that creates audible noise shall occur only between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, excluding emergency repairs.
  - c) Backup generators shall comply with the same noise standards referenced above and shall only be operated during power outages, emergency occurrences, or for testing and maintenance in accordance with condition 8.b. above.
- 8) There shall be no exterior lighting, except during an emergency repair at night.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Moraga on May 15, 2000 by the following vote.

**AYES:** Burch, Carey, Metcalf, Rei, Van de Kerchove, Woehleke  
**NOES:** None  
**ABSTAIN:** Tomine  
**ABSENT:** None

---

Matthew L. Rei, Chair

ATTEST:

---

Thomas Sullivan, AICP, Planning Director

# ATTACHMENT D

## **RADIO FREQUENCY – ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT**

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



Prepared for:  
Sprint Nextel  
c/o Black & Veatch  
Corporation  
2999 Oak Rd. Suite 910  
Walnut Creek, CA 94597

Site No. SF33XC721  
St. Mary's College  
1928 Saint Mary's Road  
Moraga, California 94575  
Contra Costa County  
37.842119; -122.107844 NAD83  
rooftop

EBI Project No. 62112131  
November 17, 2011



## **EXECUTIVE SUMMARY**

### **Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) modeling for Sprint Site SF33XC721 located at 1928 Saint Mary's Road in Moraga, 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 modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

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.

## **1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS**

This project involves the removal of three (3) Sprint wireless telecommunications antennas and the installation of eight (8) new Sprint antennas on a rooftop located at 1928 Saint Mary's Road in Moraga, California. There are four Sectors (A, B, C and D) proposed to be replaced at the site, with two (2) antennas that may be re-installed per sector.

Based on drawings and aerial photography review, there are no collocated carriers on the rooftop.

Monitoring results are presented in Appendix C.

## **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**

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) Sprint wireless telecommunications antennas and the installation of eight (8) new Sprint antennas on a rooftop located at 1928 Saint Mary's Road in Moraga, California. There are four Sectors (A, B, C and D) proposed to be replaced at the site, with two (2) antennas that may be re-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 45° from true north. The Sector B antennas will be oriented 135° from true north. The Sector C antennas will be oriented 225° from true north. The Sector D antennas will be oriented 315° from true north. The bottoms of the Sprint antennas will be 9 feet above the main roof level.

Based on drawings and aerial photography review, there are no collocated carriers on the rooftop.

## **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 1,020 Watts. The ERP for the 1600 MHz transmitters combined on site is 1,444 Watts. The ERP for the 1900 MHz transmitters combined on site is 10,188 Watts.

## **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 pipe mounted to the rooftop cupolas, operating in the directions, frequencies, and heights mentioned in section 4.0 above. The building in which Sprint proposed to install the new antennas is located at the St. Mary's College of California campus. The building is further surrounded by residential development to the north and west, and undeveloped land to the south and east.

## **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-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 80.50 percent of the FCC's general public limit (16.10 percent of the FCC's occupational limit). 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 is 2.20 percent of the FCC's general public limit (0.44 percent of the FCC's occupational limit). The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

## **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 antennas and therefore barriers are not recommended.

Additionally, there are areas where workers elevated above the 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.

Additionally, access to this site is accomplished via a roof access door located on the main roof. Access to the facility is assumed unmonitored and as such, the general public is 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 I and Figure I (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<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> 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<sup>2</sup> and an uncontrolled MPE of 0.53 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

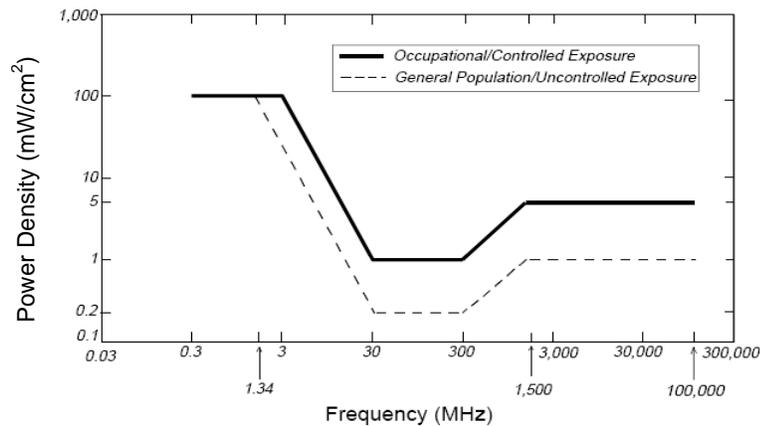
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6

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 <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
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 <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	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)  
 Plane-wave Equivalent Power Density



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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

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 provided 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 1928 Saint Mary's Road in Moraga, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from Sprint 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-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. .

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**

## Preparer Certification

I, Amanda Sabol, 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 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.

*Amanda Sabol*

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## **Appendix B**

### **Roofview® Export File**

Map, Settings, Antenna, and Symbol Data Table ... Exported from workbook -> Roof View RF Template\_Sprint Composite.xls  
Done on 11/17/2011 at 9:12:53 AM.

Use this format to prepare other data sets for the RoofView workbook file.

You may use as many rows in this TOP header as you wish.

The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)

If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)

The very next row will be considered the start of that data block.

The first row of the data block can be a header (as shown below), but this is optional.

When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.

All rows above the first marker line 'Start...' will be ignored, no matter how many there are.

This area is for you use for documentation.

End of help comments.

You can place as much text here as you wish as long as you don't place it below  
the Start Map Definition row below the blue line.

You may insert more rows using the Insert menu.

Should you need additional lines to document your project, simply insert additional rows  
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu  
and selecting rows.

**StartMapDefinition**

Roof Max \ Roof Max > Map Max Y Map Max X Y Offset X Offset Number of envelope  
210 210 210 210 0 0 1 \$K\$11:\$HL \$K\$11:\$HL\$220

List Of Area  
\$K\$11:\$HL:

**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 3 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	Freq	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	8	1/2 LDF	0.5	17.05415	KMW	ET-X-TS-72-16-65-19-iR	190	142	9	6	13.9	72;45	ON•			
SPT A1	Sprint	1900	20	2	8	1/2 LDF	0.5	34.10829	KMW	ET-X-TS-72-16-65-19-iR	190	142	9	6	16.9	65;45	ON•			
SPT A1	Sprint	1900	20	3	8	1/2 LDF	0.5	51.16244	KMW	ET-X-TS-72-16-65-19-iR	190	142	9	6	16.9	65;45	ON•			
SPT A2	Sprint	1600	20	1	8	1/2 LDF	0.5	17.05415	KMW	H2-X-LU-65-17-iR	186	146	9	6	15.4	65;45	ON•			
SPT B1	Sprint	800	20	1	8	1/2 LDF	0.5	17.05415	KMW	ET-X-TS-72-16-65-19-iR	188	135	9	6	13.9	72;135	ON•			
SPT B1	Sprint	1900	20	2	8	1/2 LDF	0.5	34.10829	KMW	ET-X-TS-72-16-65-19-iR	188	135	9	6	16.9	65;135	ON•			
SPT B1	Sprint	1900	20	3	8	1/2 LDF	0.5	51.16244	KMW	ET-X-TS-72-16-65-19-iR	188	135	9	6	16.9	65;135	ON•			
SPT B2	Sprint	1600	20	1	8	1/2 LDF	0.5	17.05415	KMW	H2-X-LU-65-17-iR	192	139	9	6	15.4	65;135	ON•			
SPT C1	Sprint	800	20	1	8	1/2 LDF	0.5	17.05415	KMW	ET-X-TS-72-16-65-19-iR	181	139	9	6	13.9	72;225	ON•			
SPT C1	Sprint	1900	20	2	8	1/2 LDF	0.5	34.10829	KMW	ET-X-TS-72-16-65-19-iR	181	139	9	6	16.9	65;225	ON•			
SPT C1	Sprint	1900	20	3	8	1/2 LDF	0.5	51.16244	KMW	ET-X-TS-72-16-65-19-iR	181	139	9	6	16.9	65;225	ON•			
SPT C2	Sprint	1600	20	1	8	1/2 LDF	0.5	17.05415	KMW	H2-X-LU-65-17-iR	185	135	9	6	15.4	65;225	ON•			
SPT D1	Sprint	800	20	1	8	1/2 LDF	0.5	17.05415	KMW	ET-X-TS-72-16-65-19-iR	104	206	9	6	13.9	72;315	ON•			
SPT D1	Sprint	1900	20	2	8	1/2 LDF	0.5	34.10829	KMW	ET-X-TS-72-16-65-19-iR	104	206	9	6	16.9	65;315	ON•			
SPT D1	Sprint	1900	20	3	8	1/2 LDF	0.5	51.16244	KMW	ET-X-TS-72-16-65-19-iR	104	206	9	6	16.9	65;315	ON•			
SPT D2	Sprint	1600	20	1	8	1/2 LDF	0.5	17.05415	KMW	H2-X-LU-65-17-iR	100	202	9	6	15.4	65;315	ON•			

**StartSymbolData**

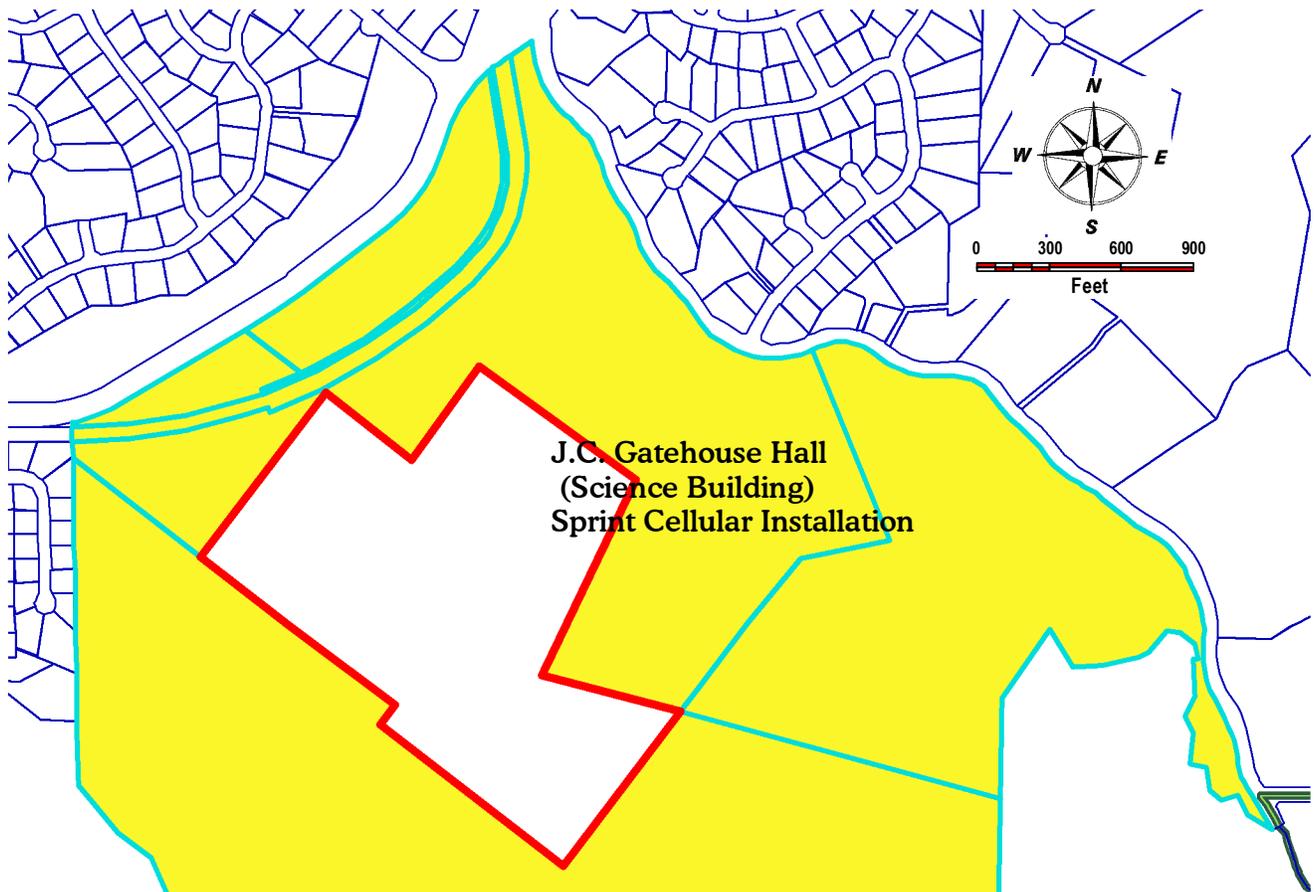
Sym	Map Mark	Roof X	Roof Y	Map Label	Description ( notes for this table only )
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

ATTACHMENT E  
**NOTICE OF PUBLIC HEARING**

# VICINITY MAP AND AREA OF NOTICE

**Project Name: Sprint Cellular Equipment and Antennas on the roof of Brousseau Hall (Science Building) at Saint Mary's College of California**

**File Number: UP 14-11**



**UP 14-11  
Mailed Public Notice  
November 22, 2011**

**Sprint Cellular  
St. Mary's College  
Mailing List**

**Planning  
Commission  
Public Hearing**

APN	Name	Address	City & Zip
258150005	Saint Marys College of California	PO BOX 4200	MORAGA , CA 94575 4200
258150007	Real Estate Services	PO BOX 24055	OAKLAND , CA 94623 1055
258150008	Central Contra Costa Sanitary District	5019 IMHOFF PL	MARTINEZ , CA 94553 4316
	J. Kehoe, Saint Mary's College	1928 Saint Mary's Road	Moraga, CA 94575
	Dennis Rice, Saint Mary's College	1928 Saint Mary's Road	Moraga, CA 94575
	Tim Farley	1928 Saint Mary's Road	Moraga, CA 94575
	Sprint/Black & Veatch c/o Howard Yee	2783 Harkness Street	Sacramento, CA 95818
	<b>Duplicate Addresses</b>		
258140001	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
258140002	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
258150004	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
258150002	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
258150001	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
258150006	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200



# PLANNING COMMISSION

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## NOTICE OF PUBLIC HEARING

### 1928 Saint Mary's Road

**Application for renewal of a Use Permit for a cellular communications equipment and antennas for Sprint located within two roof top copulas and under the roof of the science building (Brousseau Hall) at Saint Mary's College at 1928 St. Mary's Road.. File Number UP 14-11.**

The Planning Commission of the Town of Moraga will hold a public hearing on the above matter, pursuant to Zoning Ordinance Sections 8.08.020 and 8.144.080, on **Monday, December 5, 2011** at the Moraga Library Community Meeting Room, 1500 St. Mary's Road (wheelchair accessible). The meeting starts at 7:00 p.m.

#### PROJECT DATA:

- Modify equipment and antennas within the existing leased area – no exterior changes.
- Remove three 4'-8" high panel antennas and install eight 6' high panel antennas.
- One new equipment cabinet will be installed in Phase 1.
- Remove four equipment cabinets and install two new equipment cabinets in Phase 2.
- Upon completion there will only be two equipment cabinets in the leased enclosure.

#### PERMITS REQUIRED:

- Use Permit

**APPLICANT:** Sprint / Black and Veatch, c/o Howard Yee, 2783 Harkness Street.,  
Sacramento, CA 95818

**OWNER:** Saint Mary's College of California, 1928 St. Mary's Rd., Moraga, CA 94575

**ZONING DISTRICT:** I (Institutional)

**ENVIRONMENTAL REVIEW STATUS:** Categorically exempt under Section 15302(c) of the California Environmental Quality Act (CEQA) Guidelines ("Replacement of existing utility system and facilities involving negligible expansion of capacity").

**ATTACHMENTS:** Vicinity map, project plans (some drawings not included to facilitate mailing; all drawings are available for public review; see "Further Information" below).

#### PUBLIC COMMENT

Comments may be made verbally at the public hearing and in writing before the hearing. Those wishing to speak at the hearing must submit a speaker card by 7:15 p.m. The Commission may limit the number of speakers and the time granted to each speaker. Written comments to the Commission are encouraged and should be directed to:

Planning Department  
329 Rheem Boulevard  
Moraga, CA 94556

Fax: (925) 376-5203  
E-mail: [planning@moraga.ca.us](mailto:planning@moraga.ca.us)

To assure distribution to Commission members prior to the meeting, **correspondence must be received by 12:00 noon, seven (7) days before the meeting.** 15 copies must be submitted of any correspondence with more than ten (10) pages or any item submitted less than seven days before the meeting.

#### COMMUNICATION ACCESS

To request a meeting agenda in large print, or on CD, call (925) 888-7040 (voice). Notice of at least five (5) business days will ensure availability. Agendas are also available on the Internet at: [www.moraga.ca.us](http://www.moraga.ca.us).

#### FURTHER INFORMATION

Questions about the project should be directed to the project planner, (click and enter name), at (925) 888-7040 or [planning@moraga.ca.us](mailto:planning@moraga.ca.us). All project application materials, including full-size plans, may be viewed at the Planning Department, 329 Rheem Boulevard, during normal office hours.

# ATTACHMENT F

**CORRESPONDENCE RECEIVED  
(NONE AS OF  
NOVEMBER 30, 2011)**