



February 1, 2024

MasTec Network Solutions  
3443 Airport Road  
Sacramento, CA 95834

Via Email: [Paul.Benedyuk@mastec.com](mailto:Paul.Benedyuk@mastec.com)

Re: 10 Main Gate Road, Novato; APN 157-980-10  
Application Completeness; File P2024-002; Eligible Facilities Request

Dear Mr. Benedyuk:

This letter is regarding the Eligible Facilities Request (EFR) application submitted on January 4, 2024, to the City of Novato for the existing PG&E lattice tower located at 10 Main Gate Road. A summary of the proposed scope of work is summarized below and more fully described and depicted on the plan set with a revision date of 7/10/2023:

- Remove: 4 antennas, 1 squid, 12 coax, 1 cabinet;
- Install: 10 antennas, 3 squids, 5 RRUs, 6 H-frames, 5 DC trunks, 2 fiber trunks, 1 DC 12, 1 battery cabinet, 4 battery strings, 7 rectifiers, 1 6648, and 1 XMU;
- Relocate: Various other components.

Per FCC Report and Order 14-153, State law, and Novato Municipal Code (NMC) [Section 19.40.070](#) - *Initial Application Review*, an application shall be reviewed for completeness and accuracy before they are accepted as being complete within the first 30 days of application submittal.

The following checklist specifies the information and documentation required to submit a complete project modification application for an EFR under Section 6409(a) and pursuant to the authorities granted by City of Novato Ordinance No. 1654 adopted by the Novato City Council on October 8, 2019.

Planning staff has completed an initial review of your submitted application materials and determined that your project is **incomplete** for further processing. Please reference the “Staff Comment” section under each checklist item for more information.

**COMPLETENESS REVIEW CHECKLIST - EFR**

<b>Forms, Deposit, &amp; Authorizations</b>
<b>Application Form</b> An applicant shall submit a complete Planning Division application for a <a href="#">Zoning/Planning/Subdivision Action</a> .

Note that a property owner signature is required on the application form; a separate written authorization signed by the property owner can be submitted in-lieu of a signed application form.

If the existing facility to be modified is located on a building, pole, or other structure that is owned by the City or other public entity, the application must be signed by an authorized representative of the City or the other public entity and accompanied by the license or other agreement authorizing applicant's use of such property.

STAFF COMMENTS: Complete.

### **Cost Reimbursement & Application Deposit**

An applicant shall acknowledge and agree that the proposal for a project modification under an eligible facilities request will cause the City to incur costs and expenses and shall be responsible to enter into a [Cost Recovery Agreement](#) and reimburse the City for all costs incurred in connection with the proposal, which includes without limitation costs related to application review, application processing, site inspection, and any other costs reasonably related to or caused by the request for authorization to modify an existing wireless facility of any kind or nature including engineers', attorneys', or technical consultants' fees and costs incurred by the City in connection with the request.

An applicant shall submit a processing deposit with the application for a project modification under an eligible facilities request. The deposit required for the application may not cover all reimbursable costs and in that event the applicant shall have the obligation to reimburse City for all such costs 10 days after a written demand for reimbursement and reasonable documentation to support such costs. The City shall have the right to withhold any permits or other approvals in connection with the wireless facility until and unless any outstanding costs have been reimbursed to the City.

Please contact the Planning Division for the deposit amount.

STAFF COMMENTS: Complete.

### **Title Report & Regulatory Authorization**

An applicant shall submit a preliminary title report (or other definitive evidence of property ownership satisfactory to the City) prepared in the last six months.

An applicant shall submit evidence (e.g., applicable FCC license) of the wireless provider's regulatory status under federal and California law to provide the services and modify the existing wireless facility addressed in the application.

If the application is to modify an existing wireless facility located within the public right-of-way, the applicant shall certify the wireless provider is a telephone corporation or state the basis for its claimed right to enter the right-of-way and provide a copy of its certificate of public convenience and necessity (CPCN), if a CPCN has been issued by the California Public Utilities Commission.

STAFF COMMENTS: Complete.

### Existing Permits & Regulatory Approvals

Provide true and correct copies of all permits and other regulatory approvals issued for the existing wireless facility to be modified, including without limitation all conditions of approval applied to the facility.

STAFF COMMENTS: Complete.

### Eligibility Justification & Project Narrative

Provide a statement that the application is for an eligible facilities request under Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012, including an explanation of how the proposed modification is an “eligible facilities request”, and written documentation sufficient to establish that it will not cause a “substantial change” (as that term is defined by Section 1.61400(b)(9) of 47 CFR Part 1 Subpart U) to an existing wireless facility.

The written narrative shall be keyed to the plans and other pertinent documents (including photographs and photo simulations) explaining the changes to the existing wireless facility site and supporting why the request is an “eligible facilities request” or any request for modification of an existing wireless tower or base station pursuant to Section 6409(a), and addressing the items listed below. Bare conclusions not factually supported do not constitute a complete written narrative.

Explain how the existing tower or base station is to be modified, including addressing the following items:

- a) Does the modification increase the overall height of the tower or base station? If so, describe the proposed height increase;
- b) Does the modification increase the width and/or protrusions of appurtenances and/or transmission equipment from the tower or base station? If so, describe the increases in width and/or protrusions;
- c) Does the modification involve the installation of new ground-mounted equipment cabinets where no such equipment cabinets were previously permitted? If so, describe all new ground-mounted equipment cabinets, including the number of such cabinets;
- d) Does the modification involve the installation of any new ground-mounted equipment cabinets that are larger in height and/or volume than any existing ground-mounted equipment cabinets? If so, describe the increases in height and/or volume versus existing ground-mounted equipment cabinets;
- e) Does the modification involve any excavations and/or deployment of wireless equipment outside the boundaries of the existing permitted facility, including any physical, wireline, and/or interconnections to other locations? If so, describe such modifications;

- f) Explain how the requested modification of the tower or base station does not defeat any previously proposed, observed, or required concealment (stealth) elements from the prior permit(s) authorizing the existing facility; and
- g) Explain how the requested modification(s) to the tower or base station complies with any proposed improvements, circumstances, and/or required conditions of approval from the prior permit(s) authorizing the existing facility, including proposed means of maintaining concealment elements of the existing facility.

**STAFF COMMENTS: Incomplete. An eligibility justification and project description that includes responses to the above statements was not provided.**

**Existing & Modified Wireless Facility Construction Drawings**

An applicant shall submit true and correct construction drawings, prepared, signed and stamped by a California licensed or registered engineer, that depict all existing and proposed improvements, equipment, and conditions related to the wireless facility modification. The construction drawings must:

Include a scaled site plan depicting:

- a. All property lines, streets (with center lines), and easements (existing and proposed) related to the subject property on which the existing wireless facility is located.
- b. The location and labeled outside dimensions of all existing building(s) and eligible support structure(s) on which the existing wireless facility is located;
- c. The location and labeled outside dimensions of any modifications proposed to the existing building(s) and eligible support structure(s);
- d. The location and labeled outside dimensions of any ground-level equipment area for the existing wireless facility and that of the modified facility;
- e. The location and labeled dimensions of all ground-level wireless equipment and appurtenances for the existing wireless facility and modified facility;
- f. The location and size of all driveways, parking spaces, walkways, trails, and outside stairs and landings and any structural supports, enclosures, or other appurtenances associated with the existing and modified wireless facility potentially affecting vehicle, parking, pedestrian, or bicycle movements.
- g. The location and type of all existing and modified exterior lighting, including street lighting if applicable.

**STAFF COMMENTS: Complete.**

Provide scaled plan views and elevations depicting the physical dimensions, including height and width, of the existing and modified wireless facility. The plan views and elevations must include any existing or proposed screening measures (e.g., fencing, parapets, etc.) for wireless equipment.

STAFF COMMENTS: Complete.
Identify the number, type, and model of any proposed antenna(s) and accessory equipment and provide cut sheets that contain the technical specifications for all existing and proposed antennas and accessory equipment, which includes without limitation the manufacturer, model number and physical dimensions.
STAFF COMMENTS: Complete.
Identify all modified electric and data backhaul utilities, which shall include the locations for all conduits, cables, wires, handholes, junctions, transformers, meters, disconnect switches, and points of connection.
STAFF COMMENTS: Complete.
<b>Photos &amp; Photo Simulations</b>
An applicant shall submit site photographs showing the existing wireless facility in context from at least three vantage points from surrounding public streets or other publicly accessible spaces, together with a vicinity map that shows the site location and the photo location for each vantage point.
An applicant shall submit color photo simulations of the modified wireless facility based on the vantage points selected for photographs of the existing wireless facility.
STAFF COMMENTS: Complete.
<b>Radio Frequency (RF) Compliance Report</b>
An applicant shall submit an RF exposure compliance report that certifies that the modified wireless facility, as well as any collocated wireless facilities, will cumulatively comply with applicable federal RF exposure standards and exposure limits. The RF report must be prepared and certified by an RF engineer acceptable to the City. The RF report must include the actual frequency and power levels (in watts effective radiated power (ERP)) for all existing and proposed antennas at the site and exhibits that show the location and orientation of all transmitting antennas and the boundaries of areas with RF exposures in excess of the uncontrolled/general population limit (as that term is defined by the FCC) and also the boundaries of areas with RF exposures in excess of the controlled/occupational limit (as that term is defined by the FCC). Each such boundary shall be clearly marked and identified for every transmitting antenna at the project site.
STAFF COMMENTS: Complete.
<b>Acoustic Analysis</b>
An applicant shall submit an acoustic analysis prepared and certified by an engineer for the modified wireless facility involving the placement of new equipment demonstrating compliance with the City's noise ordinance (NMC <a href="#">Section 19.22.070</a> ). The acoustic analysis must also include an analysis of the manufacturers' specifications for all existing and proposed noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines. In lieu of an acoustic analysis, an applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all existing and proposed equipment will not, both individually and cumulatively, exceed the applicable limits.

STAFF COMMENTS: Complete.

**Shot Clock Extension**

Provide a statement indicating whether the applicant may be agreeable to extending the time periods set forth in 47 C.F.R. Section 1.6100(c) and in accordance with Government Code Section 65964.1 and applicable FCC decisions, as defined within that section.

**STAFF COMMENTS: Incomplete. A statement was not provided in any of the submitted documents.**

Please contact me with any questions at (415) 493-4711 or [bwalker@novato.org](mailto:bwalker@novato.org).

Sincerely,



Brett Walker, AICP  
Senior Planner