COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 17, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Use Permit, a Coastal Development Permit, a Planned Agricultural District Permit, Architectural Review, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow a new telecommunications facility to be co-located onto an existing 149.3-foot high transmission tower. The site is located west of Cabrillo Highway, approximately 3 miles south of the city of Half Moon Bay, in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00143

PROPOSAL

The applicant (Verizon Wireless) proposes to install a telecommunications facility onto an existing 149.3-foot high guyed lattice tower. The project facilities would add three antenna panels and associated equipment flush mounted at a height of 140 feet, with the top of the antennas located below the tower's maximum height. The tower is located adjacent to a proposed 750 sq. ft. lease area (surrounded by a 6' high slatted chain link fence), which would include the tower, an equipment shelter, stand-by diesel generator and other associated infrastructure. The project includes minor clearing for the lease area to construct a 12-foot wide, 150-foot long graveled driveway from Meyn Road to the project site. All new energy lines to the facility would be placed underground.

RECOMMENDATION

Certify the Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, for County File Number PLN 2014-001438, by making the required findings and adopting the conditions of approval.

SUMMARY

The project is located amidst an “antenna farm” (consisting of 30 differently purposed telecommunication towers, some of which are over 50 years), located on a 200-acre parcel located between Highway 1 (State designated scenic corridor) and the ocean. The remainder of the parcel is used for cattle grazing. Due to its significant distance from the Highway, the added antennas onto the existing tower will be minimally visible, with the ground-located equipment and infrastructure not visible at all. This application is consistent with the intent for co-location and reduces the need for additional towers in the scenic corridor. The project has been reviewed against and found to be in conformance with the applicable PAD zoning regulations, General Plan and LCP policies, Architectural Review standards and Use Permit findings. The purpose of the facility is to provide voice and data coverage services along this stretch of Highway 1, which is presently marginally served by Verizon.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 17, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, a Coastal Development Permit, and a Planned Agricultural District Permit, pursuant to Sections 6500 and 6512, 6328 and 6350 of the County Zoning Regulations, respectively, and Architectural Review, pursuant to County Streets and Highways Code, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow a new telecommunications facility consisting of the installation of three antennas mounted onto an existing 149.3-foot high transmission tower. The site is located approximately 3 miles south of the city of Half Moon Bay, in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00143 (Verizon)

PROPOSAL

The applicant proposes to install an unmanned wireless telecommunications facility onto an existing 149.3-foot high guyed lattice tower. The project facilities would add three 12" wide x 6' long antennas (as well as 3 TMAs and 6 RRUs) to be flush mounted at a height of 140 feet, with the top of the antennas located approximately 2.5 feet below the tower's maximum height. The tower is located adjacent to what would be Verizon's 25' x 30' lease area (surrounded by a 6' high slatted chain link fence), which would include the tower and a 12' x 17'(204 sq. ft.) pre-fabricated equipment shelter, stand-by diesel generator and other associated infrastructure. The project includes minor clearing for the lease area and constructing a 12-foot wide (within a 15-foot wide access/utilities easement), 150-foot long graveled driveway from Meyn Road to the project site. Attachments C through H provide details illustrating the project.

The site is located on the west side of Cabrillo Highway (Highway 1), a State designated scenic corridor, south of incorporated Half Moon Bay, just north of Martins Beach. This application is consistent with the intent for co-location and reduces the need for additional towers in the scenic corridor. The purpose of the facility is to provide voice and data coverage services along this stretch of Highway 1, which is presently marginally served, with the closest Verizon site 2.5 miles away.

RECOMMENDATION

Certify the Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, for County File Number PLN 2014-001438, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dave Holbrook, Project Planner

Applicant: Verizon

Owner: Seahawk Ranch, LLC

Location: 1 Meyn Road, Half Moon Bay

APN: 066-310-220

Size: 200 acres

Project Site (Lease Area) Size: 750 sq. ft.

Existing Zoning: PAD/CD (Planned Agricultural District/Costal Development)

General Plan Designation: Agriculture

Sphere-of-Influence: None

Existing Land Use: Agricultural grazing, utility transmission towers, and wireless telecommunication facilities

Water Supply: Not required or proposed for this application

Sewage Disposal: Not required or proposed for this application

Flood Zone: Flood Zone X (areas of minimal flooding), Panel No. 06081C0270E, effective October 16, 2012

Williamson Act: The subject parcel is not encumbered with a Williamson Act contract.

Environmental Evaluation: Initial Study and Negative Declaration issued with a public review period from October 29, 2014 through November 17, 2014.

Setting: The project site is located on a 200-acre parcel which is bordered by Cabrillo Highway (a State-designated Scenic Corridor) to the east and the Pacific Ocean on the

west. The generally flat site is located about three miles south of the Half Moon Bay city limits and just north of Martin's Beach. The surrounding zoning is also PAD, with its primary uses being agricultural (where a few such parcels also have residences). The parcel is primarily developed (as an "antenna farm") with at least 30 utility/radio transmission towers (ranging in height from 50 ft. to 200 ft.), some of which have existed for over 50 years, including two other cellular facilities (AT&T and Sprint-Nextel) located on a tower about 320 ft. south of the subject site. The only significant building on the parcel is a 2,537 sq. ft., two-story structure (built in 1931) and a detached garage which has long operated as a "ship-to-shore" communications facility, located about 350 feet northeast of the subject site (employees working there average from a few to 15 persons). A water reservoir is located generally northeast of this building and serves as a water source for the ongoing agricultural activities on the parcel (cattle grazing and crop production). While there is no public access, Meyn Road (a paved private road) provides access from Cabrillo Highway to both the subject site and to other tower and communications facilities on the parcel. The subject tower (onto which Verizon proposes to co-locate) is currently leased by Globe Wireless, which hosts elements of a high frequency (HF) radio receiving antenna focused on the northern Pacific Ocean which is used to receive HF data.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The following is a discussion of how the project complies with all applicable General Plan policies.

Chapter 1 - Vegetative, Water, Fish and Wildlife Resources

Policy 1.2 (*Protection of Sensitive Habitats*) requires that sensitive habitats are protected from reduction in size or degradation.

Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat as listed by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service. The project site is located approximately 700 ft. from the Pacific Ocean and about a quarter mile from the known saltmarsh habitat of the Saltmarsh Common Yellowthroat, which is recognized by the Federal Wildlife Service as a "Species of Concern," but is not on the federal or state rare or endangered species list. There have been no critical habitat rules or conservation plans published for the Saltmarsh Common Yellowthroat. There are no mapped or known sensitive habitats on the parcel. Taken together, the project complies with the applicable policies of this Chapter.

Chapter 2 - Soil Resources

Soil resource policies call for protection and preservation of soil as a resource (Policy 2.1), minimization of soil erosion (Policy 2.2), protection of productive soil resources (Policy 2.4), and minimize depletion of productive soil resources in Agricultural Areas (Policy 2.5) to address retention of soil resources.

The project site will be accessed via a proposed 12-ft. wide, 150-ft. long graveled access road taking off from Meyn Road. Upon review of the access plans, the Coastside Fire Protection District has not required any road improvements. Some minor land clearing will be required to prepare the 750 sq. ft. lease area and to install the graveled access road, as well as some trenching for installation of underground energy lines from the nearest power pole to the lease area and tower. To ensure that erosion during construction is minimized, the applicant's proposed erosion control plan (Attachments I and J) will be implemented at the time of construction, pursuant to a Condition of Approval (Attachment A), to ensure compliance with Policy 2.2.

The subject parcel contains two areas stipulated as "prime soils" (Attachment L). One is at the southerly end of the parcel, over 2,000 feet from the project site, with the other located at the northern end of the parcel, about 600 feet from the project site. The project site, given such distances and the size of the lease area, will have no impacts on these prime soils areas. Additionally, the area of the parcel that accommodates grazing is well away from that area utilized as the "antenna farm" for the many telecommunication towers and facilities. Taken together, the project complies with the cited policies 2.1, 2.4 and 2.5.

Chapter 4 - Visual Quality

Policies 4.20 (*Utility Structures*) and 4.21 (*Scenic Corridors*) require minimizing the adverse visual quality of utility structures and discuss the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. Policies for site planning in scenic corridors call for facilities to be set back outside of views from road rights-of-way (Policy 4.55), and in a manner which does not disrupt the visual harmony of the natural landscape (Policy 4.56). Other site planning policies require that exterior lighting be minimized (Policy 4.59), that any new roads should be sensitive to existing visual qualities (Policy 4.60), that storage areas are required to be screened so they are not visible from scenic corridors (Policy 4.62), and that, when possible, new distribution lines should be placed underground (Policy 4.63).

The subject tower onto which Verizon proposes to co-locate their cellular facilities is located on a parcel that hosts many towers and poles for various communication purposes. This parcel is located between Cabrillo Highway and the Pacific Ocean, sitting entirely within the Cabrillo Highway State Scenic Corridor (considered in this context a "scenic vista" as seen from the Highway). The existing tower onto which Verizon would co-locate is located approximately 1,780 ft. (1/3 mile) from the Highway, about 700 ft. from the Pacific Ocean, and sited amidst over 20 other towers and poles to the north and south of the subject tower. Due to existing vegetation between the tower and the Highway, the proposed equipment shelter and other lease area infrastructure to support the Verizon facility is not visible at all from Cabrillo Highway. Due to the distance of the Verizon facility from the Highway as well as the flat topography between the site and the Highway, the new 150-ft. long road access will not be visible. From the vantage point of south and northbound travel along the Highway, the sheer distance of the subject tower (amidst the surrounding ones) ensures that its visibility is not significant. The trees further block the towers heading in a southbound direction. The submitted photo simulations (Attachment K), which show the tower as existing and as proposed (with Verizon's facilities attached toward the top of the tower), appears quite a distance away from the Cabrillo Highway vantage point; the distinction between what the tower looks like without versus with the Verizon antenna elements is minimally discernable. New power lines from existing sources to the Verizon facility will be placed underground. The project also proposes no night-time lighting (which would be prohibited in any case) except for emergency lighting necessary for night time maintenance within the lease area. Based on these aspects of the proposal, visual changes will be nearly indiscernible from Cabrillo Highway, and the project complies with the applicable policies of this Chapter.

Chapter 5 - Historical and Archaeological Resources

Policy 5.1 (*Historic Resource Protection*) requires protection of historic resources for their historic, cultural, social and educational values and enjoyment of future generations. Policy 5.20 (*Protection of Archaeological/Paleontological Resources*) requires a site survey to determine if any such resources are present when new development is proposed. This project was referred to the Northwest Information Center (which administers the California Historical Resources Information System) at Sonoma State University. Their comments came back indicating that while two previous studies of the project area identified no cultural resources located in the area's surveyed portion, which included the project site itself, they still recommended that a study of the unsurveyed area be completed prior to the commencement of project activities. Given that the only area of new disturbance would be that required for Verizon's lease area (as well as some trenching for underground energy/utility lines), such a broader study is not necessary. While their report also noted the

old (circa 1931) “ship-to-shore” communications building located nearby, the project, given its distance (350 feet away) and confined development within the lease area, will not affect that building in any way. Thus, no additional study of that building is necessary. However, while the project site does not likely host any known historic or archaeological resources, a Condition of Approval (Attachment A) is recommended to ensure that proper measures are taken in the event that any project-related grading/excavation reveals any such resources, including (if necessary) contact with the Native American Heritage Commission should any human remains be found. Therefore, the project meets the cited policies of this chapter.

Chapter 9 - Rural Land

General Plan Rural Land Policy 9.23 (*Land Use Compatibility in Rural Lands*) (a) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the scenic and harmonious nature of the rural lands; and (b) seeks to (1) promote land use compatibility by encouraging the location of new commercial development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan designation of “Agriculture.” Telecommunications facilities are allowed on agricultural lands with an approved use permit since the facilities are integral to public safety and the economy. The proposed facility includes placing antennas onto an existing tower which is clustered with several other such facilities, to ensure that agricultural uses can continue on the subject parcel. The proposed co-location also ensures that there is little impact to the nature of the rural land or scenic qualities. The overall impact of the new facility, including aesthetic impact, is minimal since the change to the existing tower is minor, and the potential for agricultural use on the parcel is not diminished.

2. Conformance with the Local Coastal Program

Policy 1.1 of San Mateo County’s adopted Local Coastal Program (LCP) requires that a Coastal Development Permit (CDP) is required for all development in the Coastal Zone. This project is consistent with applicable LCP policies as discussed below:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, nor (2) diminish the ability to keep all prime

agricultural land and other lands suitable for agriculture in agricultural production.

As discussed in the General Plan (*Rural Land Use*) Section above, the new facility has a small footprint and is clustered with other development on the parcel. There are other facilities in the immediate vicinity, which have existed for decades without impacting agriculture on the parcel. Coastal resources are not impacted due to the distance from the ocean and the lack of public access on the site, and any future installation of panel antennas on the tower would require further review for determined compliance with applicable land use policies. This project will not have a significant effect on any future agricultural activities or coastal resources and thus complies with this policy.

b. Agriculture Component

Applicable policies are: (1) Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) which lists acceptable uses on Prime Agricultural Lands, and (2) Policy 5.8 (*Conversion of Prime Agriculture Designated as Agriculture*) which requires that: (a) no alternative site exists, (b) there are clearly defined buffer areas between agricultural and non-agricultural uses, (c) the productivity of agricultural land will not be diminished, and (d) public service and facility expansions and permitted uses do not impair agricultural viability, including increased assessment costs or degraded air and water quality.

As discussed in the General Plan (*Soil Resources*) section above, the subject parcel contains two areas stipulated as “prime soils” (Attachment L), neither of which have any close proximity to the subject site. The remaining soils on the parcel would be considered “Lands Suitable for Agriculture.” While the project site (as is the all of antenna farm’s other telecommunication facilities) is located on this latter soils category, all of these facilities (including the subject site) are clustered together and fenced from those portions of the parcel that are actively used for agriculture. The project is a co-location onto a tower within this area, and does not consume any agriculturally used land or otherwise diminish the parcel’s potential for such use in the future. Additionally, the area of the parcel that accommodates grazing is well away from that area utilized as the “antenna farm” for the many telecommunication towers and facilities. Thus, the project complies with these policies.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) states that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. Further, all uses shall be compatible with the maintenance of biologic productivity of the habitats.

The closest sensitive habitat occurs along the Purisima Creek that outfalls to the ocean at the subject parcel's southern-most boundary. However, the subject site is about 2,800 feet (over 1/2 mile) north of the creek and its designated habitat. That is the only sensitive habitat on the subject parcel. As discussed in the General Plan (*Vegetative, Water, Fish and Wildlife Resources*) section above, California Natural Diversity Data Base Maps reveal that the project parcel hosts the Saltmarsh Common Yellowthroat, which is a Federal "species of concern." As discussed under General Plan Policy 1.2, the proposed facility (tower and lease area) is about a 1/4 mile northeast of the marshland. Staff's responses to these issues ensure that the project will have no impact on either the sensitive habitat along the creek or that of the cited Saltmarsh Common Yellowthroat, ensuring compliance with the cited policies of this Component.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall.

Development on this parcel includes several transmission towers which have been located on the western side of the parcel. The project site is on a tower located approximately 510 feet from the edge of a 50-foot high bluff overlooking the Pacific Ocean and nearly a half-mile from Highway 1. These aspects of the project make it compliant with these policies.

Policy 8.6 (*Streams, Wetlands, and Estuaries*) seeks to: (1) setback development from waterways, (2) prohibit structural development which adversely affects visual quality, (3) retain open visual appearances, and (4) retain wetlands intact with respect to visual and ecological fragility.

As previously stated, the proposed development is more than 1,400 feet from the saltmarsh, known habitat of the Yellowthroat bird.

The project's location will in no way adversely affect visual quality or ecological fragility of the wetlands.

Policy 8.15 (*Coastal Views*) is designed to prevent development from blocking views.

There is no public access to the site from the road or beach, and the tower for the proposed antennas already exists. The antennas are flush mounted and small in size, and the changes generated by the project will not block any views.

Policy 8.18 (*Development Design*) requires that development blend with, and is subordinate to the environment and the character of the area, and be as unobtrusive as possible and not detract from the natural open space or visual qualities of the area. Policy 8.19 (*Colors and Materials*) calls for development with: (1) colors and material which blend with surrounding physical conditions, and (2) not use highly reflective surfaces and colors. Policy 8.22 (*Utilities in State Scenic Corridors*) requires new utility distribution lines to be installed underground.

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) applies the Visual Quality Element policies of the County General Plan, the Primary Scenic Resources Areas Criteria of the RM Zoning District (Section 6325.1 of Chapter 10A.2), and the Rural Design Policies of the LCP. Compliance with these requirements can be found in the discussion of these issues provided in Sections A.1., A.2.d., and A.4.b. of this report.

As previously discussed in Section A.1., as well as in this Section, the scope, design (flush mount antennas onto an existing tower that does not increase its height) and location of the proposed facility minimizes any visual impact. Any future addition of antennas to the transmission tower, or other substantive design modifications, will require re-review by the Planning Commission to determine compliance with applicable visual land use policies.

Conditions of Approval Nos. 3 - 5 are recommended to ensure that the antennas are flush mount so they are less visible, all cables and other equipment are non-reflective, or painted a non-reflective color. Finally, power for this facility will be provided by underground wires.

3. Conformance with the Coastal Development Zoning Regulations

The proposed development is located on a parcel zoned PAD/CD (Planned Agricultural District/Coastal Development). Uses are deemed "compatible" if

they do not significantly detract from, or inhibit, the use of the property for agriculture, and conform to the Local Coastal Program (LCP), including the requirement of a CDP. Compliance with the LCP was discussed in the previous section.

4. Conformance with the Planned Agricultural District (PAD) Zoning Regulations

a. Conformance with the PAD Development Standards

Wireless communications facilities are considered to be a compatible use in Section 6710.1.8, and are allowed per Section 6500 of the Zoning Regulations with the issuance of a use permit, in addition to complying with the Wireless Telecommunication Facilities Ordinance (Section 5 of this report).

The proposed facility is not fully compliant with the PAD development standards on the chart below. The proposal will utilize an existing transmission tower which exceeds the height allowed in the PAD. Per Section 6405 of the Zoning Regulations, height can be exceeded, with the issuance of a use permit, which is further discussed in Section 7 of this report.

Development Standards	Required	Proposed
Maximum Height of Structures	36 feet	Equipment Cabinet: 6 feet Existing Tower: 149.3 feet Antennas: 140 feet Chapter 22, Article 2, Section 6405 of the County Zoning Regulations allows for consideration of structures in excess height through the use permit provisions.
Minimum Front Yard Setback (from Highway 1)	50 feet	Approximately 1,780 feet
Minimum Side Yard Setbacks	20 feet	Approximately 850 feet (left side), 2,200 feet (right side)
Minimum Rear Yard Setback (from bluffs along Ocean)	20 feet	Approximately 600 feet

b. Conformance with the Criteria for Issuance of a PAD Permit

Issuance of a Planned Agricultural District Permit requires the project to comply with Section 6355 of the Zoning Regulations (*Substantive Criteria for Issuance of a Planned Agricultural Permit*). Two parts of

the Regulations are applicable, 6355.A (*General Criteria*) and 6355.D (*Criteria for the Conversion of Prime Agricultural Lands*).

(1) General Criteria

Per Section 6355.A (*General Criteria*), the following findings must be made:

(a) That the encroachment of all development upon land which is suitable for agricultural uses shall be minimized;
(b) That all development shall be clustered;
(c) That every project shall conform to Chapter 20A.2 of the Zoning Regulations (*Site Design Criteria*). *Applicable criteria stated in these sections include location, siting and design to: (1) fit the environment and preserve the pre-existing character; (2) to preserve and fit to the natural topography and minimization of grading; and (3) not substantially detract from natural characteristics or wildlife habitats. In addition, all development is to be sited to minimize the impacts of noise, light and glare on adjacent properties and the larger community*.

Findings can be made based on previous discussions found in this report. For compliance with Items “a” and “b” above, see the discussion of the LCP in Section A.2., and for compliance with Item “c”, see the discussion of the General Plan Policies in Section A.1. of this report.

(2) Criteria for the Conversion of Prime Agricultural Land

Conversion of prime agricultural land requires that (a) no alternative site exists, (b) there is a buffer between agricultural and non-agricultural uses, (c) productivity on adjacent land will not be affected, and (d) air and water quality will not be impacted.

As previously discussed in the LCP Agriculture Component, the project will not impact agricultural productivity on the site or in the surrounding area. The portion of land where the transmission towers are located is fenced; however, grazing, which is the existing agricultural use, can occur on the remainder portion of the land. No environmental impacts to air or water have been identified from this proposal. The conversion of the prime farmland is pre-existing, temporary and reversible. Based on these factors, the proposal complies with these criteria.

5. Conformance with Wireless Telecommunication Facilities Ordinance

The proposal involves a co-location facility on an existing tower which was not evaluated for co-location when it was initially approved. Therefore, the proposal is subject to the sections of the Wireless Telecommunication Facilities (WTF) Ordinance listed below:

a. Section 6512.2 - *Development and Design Standards for New Wireless Telecommunication Facilities that are Not Co-Locations*

Development standards address prohibition of new facilities in areas with sensitive habitats (Section 6512.2.A), discourage placement in residential zones (Section 6512.2.B), require that co-location be investigated as an alternative to a new facility, if it can provide equivalent coverage with less environmental impact (Section 6512.2.C), and state that new facilities should be constructed to support co-location (Section 6512.2.D).

As previously mentioned, there is no sensitive habitat in the immediate vicinity of the proposed facility. The marshland habitat of the Yellowthroat is approximately a quarter mile south of the project site. The surrounding area is agricultural and has very few residences. The applicant investigated other locations; however, this site provides both the desired coverage and integration with the existing network, as well as an existing tower to locate onto. The subject property has served as an "antenna farm" for several decades and, on a case-by-case basis, co-location is considered. In addition, the proposed facility does not limit additional future co-location by another carrier.

Section 6512.2.E (and 6513.1.B) states that adverse visual impacts should be limited through: (1) siting out of public view, (2) use of existing and new vegetation, and (3) preventing excessive height. Section 6512.2.F (and 6513.1.C) states that the new facilities shall minimize visual impact by the application of paint colors which blend in with the surrounding area, and require the use of non-reflective material (Sections 6512.2.G and 6513.1.D). Section 6512.2.H requires compliance with underlying zoning requirements.

As previously mentioned in the Section A.2. (*LCP; Visual Resources Component*) of this report, the project has been designed and located so to minimize the visual impact. In addition, it has been assigned mitigation measures and conditions to comply with these standards regulating color and glare.

Compliance with the LCP, PAD and CD policies and regulations was discussed in Sections 2 and 3 of this report. The proposal complies

with Section 6512.2.I of the WTF Regulations, which state that no "structure" shall exceed a maximum height of 150 feet; the existing tower is 149.3 feet in height and the addition of the cellular antenna panels and facilities will not exceed that height.

b. Section 6513 - *Permit Requirements and Standards for Co-Location Facilities*

Section 6513.A requires review similar to a new facility if there was no environmental document prepared for the initial facility (see previous section), and Section 6513.B requires building permits (see Condition of Approval No. 13).

c. Section 6513.1 - *Development and Design Standards for Co-Location Facilities*

Section 6513.1.A requires that the facility to be used for co-location is in compliance with the use permit. There was no use permit issued by the County for the initial transmission towers which exist on the site. All other standards in this section are identical to those in the section for new facilities.

d. Section 6513.2 - *Performance Standards for Co-Location Facilities*

Section 6513.2.A states that facilities shall not be lighted, Section 6513.2.B states that the applicant shall get all necessary licenses, and Section 6513.2.C requires that permanent power be obtained. Section 6513.2.D requires that equipment be removed if the FCC license is lost or the site is no longer needed. Section 6513.2.E requires maintenance painting, Section 6513.2.F requires erosion and sediment control, Section 6513.2.G requires diesel generators to comply with the noise ordinance, and Section 6513.2.H is to allow the County to potentially use the lower area of the tower for public safety communication use. Conditions of Approval have been added to ensure compliance with these requirements.

e. Section 6513.3 - *Additional Requirements and Standards for Co-Location Facilities in the Coastal Zone*

Additional requirements in the Coastal Zone include that (a) co-location facilities located between the first public road and the sea, or on the seaward side of Highway 1, shall only be allowed if the facility is not visible from a public location, or will be attached to an existing structure in a manner that does not significantly alter the appearance of the existing structure; (b) co-locations must comply with the LCP and CD Zoning District; (c) at time of renewal or amendment, new

technology should be used to reduce environmental impacts; and (d) pursuant to Public Resources Code Sections and California Code of Regulations, co-located facilities on an existing wireless telecommunication facility shall require a CDP (Section 6513.3).

The installation of three flush mount antennas and other associated elements onto an existing transmission tower, which has existed for decades, will create a minor change in the appearance of the tower, particularly given its distance and limited visibility from Cabrillo Highway. The applicant provided photo simulations of the antennas attached to the existing tower (see Attachment K). In addition, as previously stated, there is no public access from the site which also limits the visibility of the transmission tower.

The applicant has filed a complete application with the County as required by Section 6513.4 (*Application Requirements for Co-Location Facilities*).

6. Conformance with Architectural Review Policy

The architectural standards for the Cabrillo Highway State Scenic Corridor are derived from the General Plan and the Local Coastal Program. The prime policy consideration is "preventing the erection of structures, additions or alterations which do not properly relate to their sites or to the scenic character of Cabrillo Highway." Architectural Review objectives are similar to the criteria discussed in Sections A.1. and A.2. of this report. Staff has determined that the proposal, as conditioned, meets the scenic corridor standards because the antennas will be a relatively small addition in size to the existing tower, and the visual impact from the added antennas as well as the equipment lease area are minimally perceptible due to its distance from Cabrillo Highway, with the tower and antennas being only partially visible from a few public vantage points.

7. Conformance with the Use Permit Findings

Under the provisions of Section 6500, wireless communications facilities are permitted in the Planned Agricultural District (PAD) with the issuance of a use permit. Two findings are required to be made in order for a use permit to be issued:

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

The project's lack of impact on coastal resources is discussed in Sections A.1. through A.4. of this report. Also, the facility, as conditioned, will not be detrimental to the public welfare or injurious to the neighborhood. The proposal is for six panel antennas on an existing 149.3-foot high tower. The proposed addition does not increase the height of the tower nor impede the use of the remainder of the parcel and surrounding area for agricultural purposes, and the conditions of approval ensure that the public welfare is not injured by the proposed facility.

New cellular communications facilities, such as the proposed project, require the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the Federal Communications Commission's (FCC) public exposure limits. The RF Report submitted (Attachment M) concludes that the Verizon antennas, placed as proposed, will be at 0.023% of the applicable public limit, with the cumulative effect of the proposed and other two existing cellular facilities (AT&T and Sprint-Nextel) at 1.2% of the public exposure limit.

The RF report analyzes the emissions resulting from the proposed equipment, in addition to estimations of the RF from the existing antennas on-site, which are utilized by multiple communications companies. The proposed antennas will be placed well above the ground level, which greatly reduces the exposure levels and potential for harm to the public. In addition, the site is on private property, and the site's location is fenced off from the remainder of the parcel so access to workers or guests of the property owner is also restricted.

Based on the FCC methodology or calculating power density, the proposed antennas comply with the controlled exposure limit and the uncontrolled/ general population exposure limit. The project site, considering the existing uses on the site and the infrequency of access to this region of the property, has diminished the potential for human or animal exposure to radio frequency energy generated by the antenna. As such, staff has determined that this finding can be made.

b. Find that the use is necessary for the public health, safety, convenience, or welfare.

The project will increase reliability and capacity for the existing communications system which is utilized by both the coastal residents of San Mateo County as well as those visitors traveling along Highway 1. This facility will provide voice and data coverage services along this stretch of Highway 1, which is presently marginally served, with the closest Verizon site 2.5 miles away. Thus, the project is

necessary for public health, safety, convenience or welfare in this regard.

Staff has determined this finding can be made.

A use permit can be issued for a telecommunications facility which exceeds the maximum height of the zoning district in which it is located, per Section 6405 of the Zoning Regulations. This provision states that no facility shall exceed the height of 150 feet on land zoned PAD. A condition of approval (No. 2) has been added to this proposal which would require the antennas to be attached to the tower at a height no greater than 150 feet. With this condition of approval, the project complies with all regulations, and the use permit findings can be made.

B. ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project, pursuant to the California Environmental Quality Act (CEQA). It was determined that there will not be any significant impact created by the proposed co-location. A Negative Declaration was posted on October 29, 2014, with the public review period ending on November 17, 2014. No comments were received. A copy of the Negative Declaration is attached to this staff report (Attachment N).

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location/Parcel Map
C. Overall Site Plan with Enlargement Areas
D. Project Site Shown on Detailed Parcel Map
E. Project Site as Located on Site Survey
F. Project Site Plan Detail
G. Antenna Configuration and Equipment Shelter Elevations
H. Project Equipment & Tower Elevations
I. Erosion Control Plan
J. Erosion Control Measures
K. Photo Simulations
L. Prime Soils Map
M. RF Report
N. Initial Study and Negative Declaration

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00143 Hearing Date: December 17, 2014

Prepared By: Dave Holbrook, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Negative Declaration, Find:

1. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.

2. That, on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.

3. That the Negative Declaration reflects the independent judgment of San Mateo County.

4. The mitigation measures identified in the Negative Declaration, agreed by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Plan (LCP), since the project will improve cellular services to Coastside users without causing a significant visual impact due to the distance from the roadway, vegetation screening, and the small size of the antennas to be installed on the existing tower.

6. That the project conforms to the specific findings required by policies of the San Mateo County LCP related to the protection of agricultural land, since the project does not interfere with existing or future agriculture on the site due to the small scale of the project.

Regarding the Planned Agricultural District Permit, Find:

7. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural District Permit contained in Section 6350 of the Zoning Regulations, including the fact that this facility is both co-located onto an existing tower, is clustered with other similar telecommunication facilities and poses no impact to the ongoing agricultural viability and use of the parcel.

Regarding the Architectural Review, Find:

8. That the proposed project is in compliance with the architectural design standards for the Cabrillo Highway State Scenic Corridor, since the project will add flush mount antennas and other related elements to an existing tower, creating only a small change to the existing visual environment - including the development within the lease area - as seen from Cabrillo Highway.

Regarding the Use Permit, Find:

9. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative radio frequency electromagnetic field levels for this project site will be 0.023% of the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property or public improvements.

10. That the project is necessary for public health, safety, convenience or welfare, as it will allow for increased transmission capability for San Mateo County coastal residents and Cabrillo Highway travelers.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on December 17, 2014. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. Any changes in use or intensity of the cellular facility (that otherwise do not qualify as a “minor modification”) may require an amendment to the Use Permit and/or Coastal Development Permit. Any such amendment to these permits shall require compliance with all application and fee requirements, and permit approvals prior to construction.

3. The cables, which connect the antennas to the power source, shall not be reflective and shall be run on the inside of the tower.

4. No materials used for installation shall be reflective or painted a reflective color.

5. The equipment area for this facility shall be fenced and screened with brown slats to match the existing AT&T equipment area in the immediate vicinity.

6. Prior to final inspection for the building permit, the applicant shall paint and maintain the antennas a medium gray color to blend in and have low visibility from the scenic roads in the area.

7. The applicant shall submit the following fees to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of $2,181.25 (fee effective January 1, 2011), as required under California Department of Fish and Wildlife Code Section 711.4(d), plus a $50.00 recording fee (total $2,231.25). The check shall be made payable to San Mateo County, and submitted to the project planner to file with the Final Notice of Determination.

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

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

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

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

12. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

    a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

    b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

    c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

    d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

    e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

    f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

13. All grading and construction activities associated with the proposed project shall be limited from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

14. Permanent activated emergency lighting, activated by facility technicians for only nighttime repair or maintenance, is allowed. Such lighting shall only be activated only for the time needed. Nighttime lighting of the equipment area at the base of the tower is prohibited.

15. Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

16. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

17. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

18. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

    a. Water all active construction areas at least twice daily.

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

    c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

    d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

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

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

    g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

    h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

    i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

    j. Replant vegetation in disturbed areas as quickly as possible.

19. Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for

the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

20. Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

    b. Minimize the area of bare soil exposed at one time (phased grading).

    c. Clear only areas essential for construction.

    d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

    e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

    f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

21. Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), Verizon shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.

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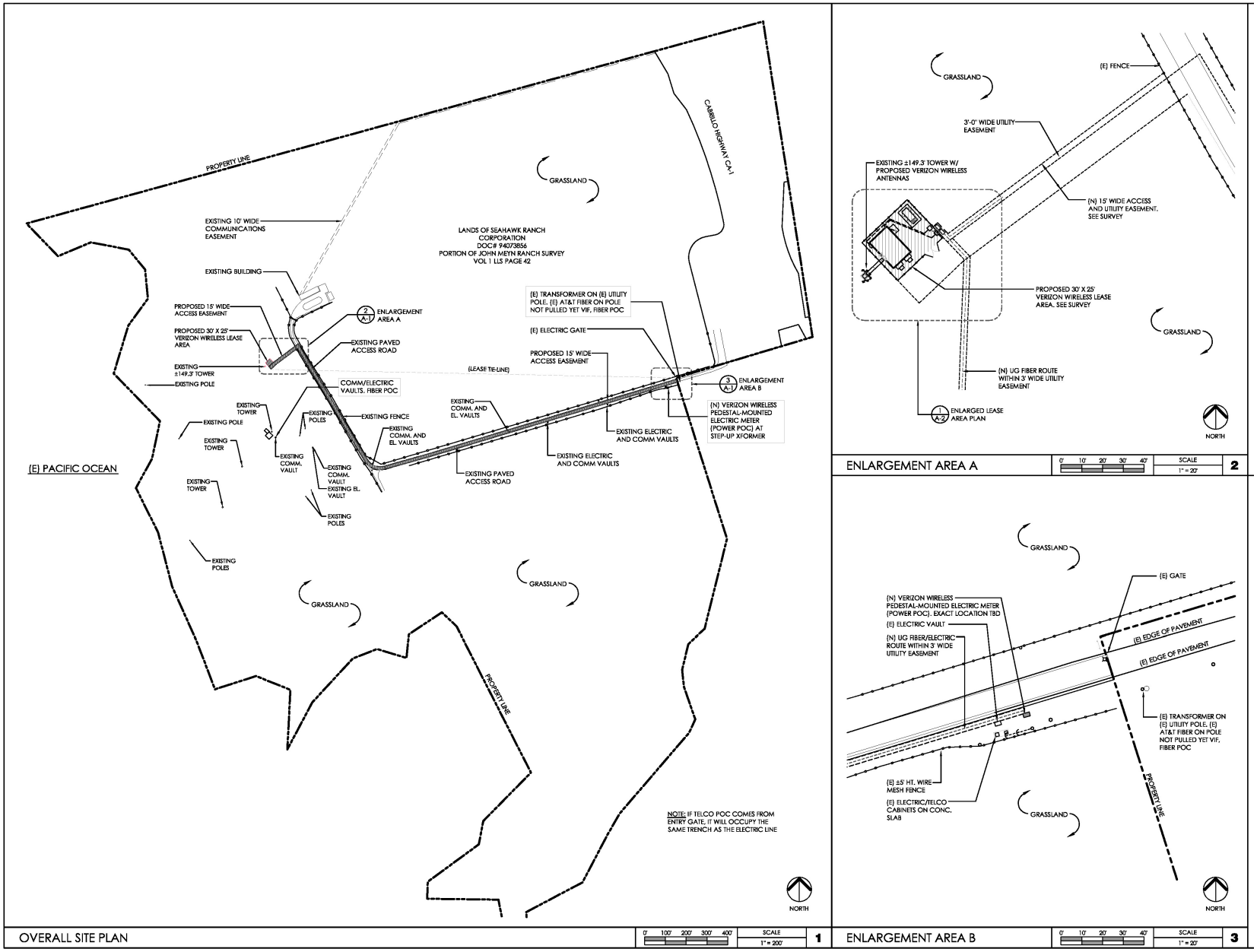
San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **B**

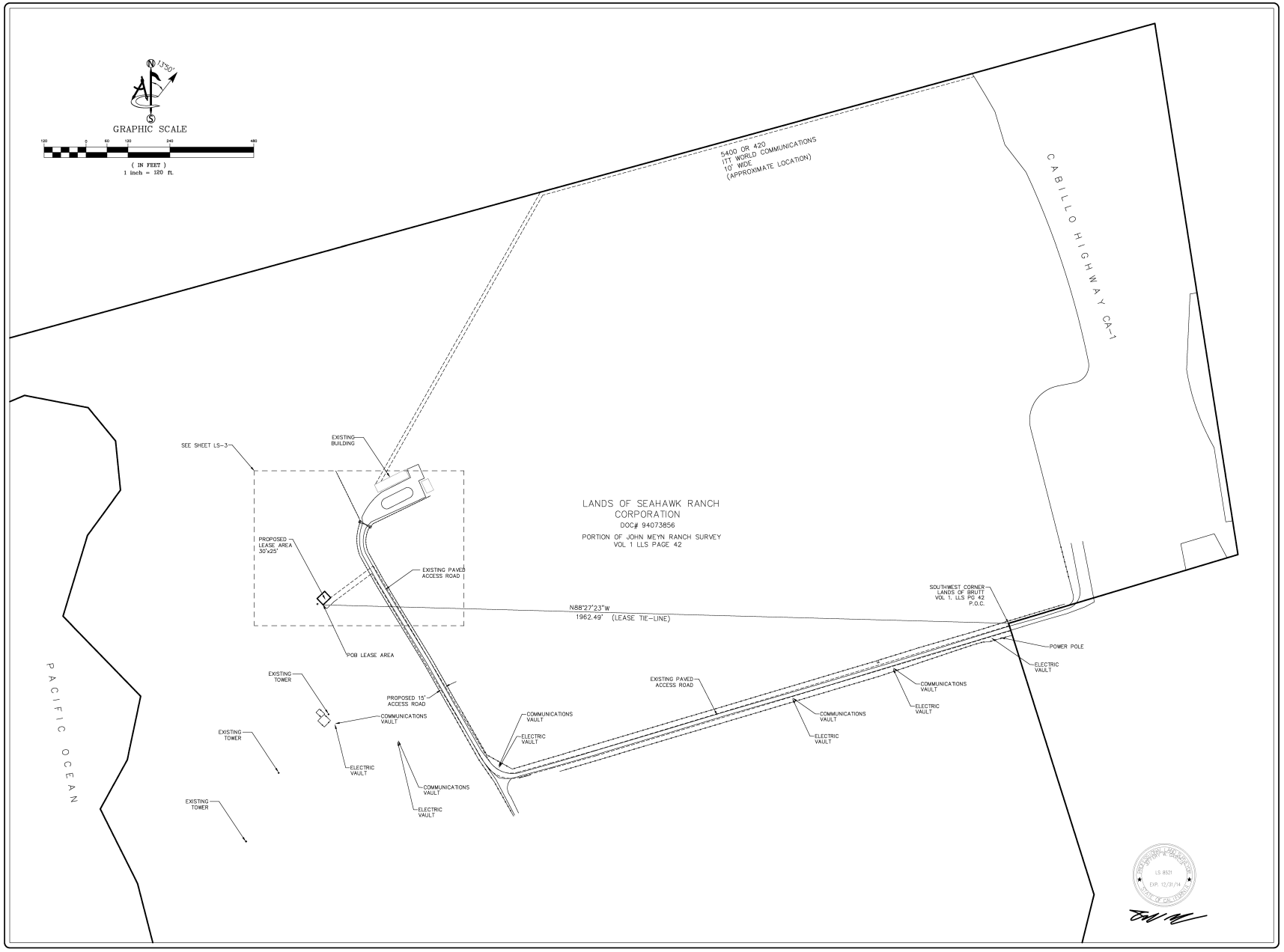
File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **C**

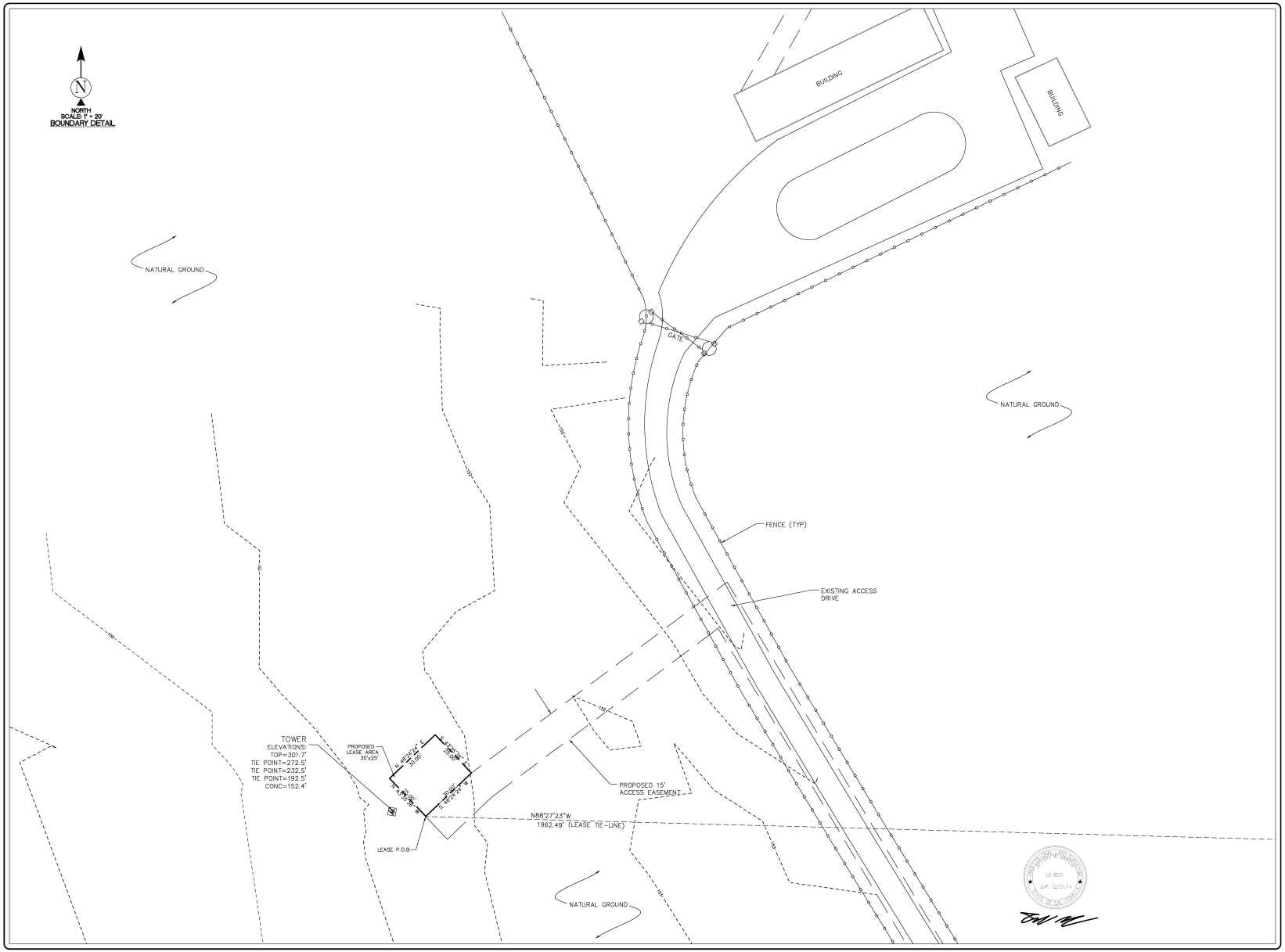
File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **D**

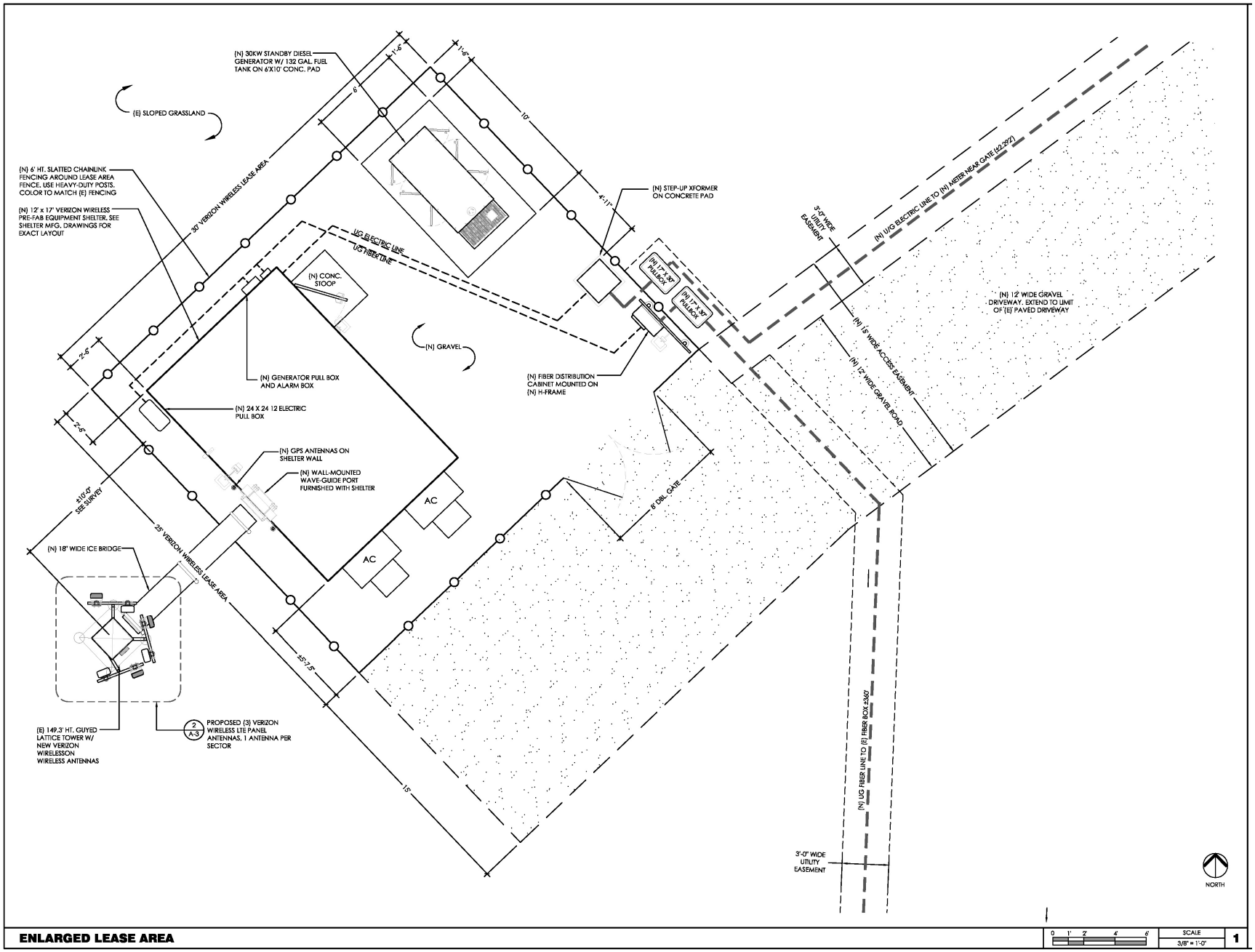
File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **E**

File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **F**

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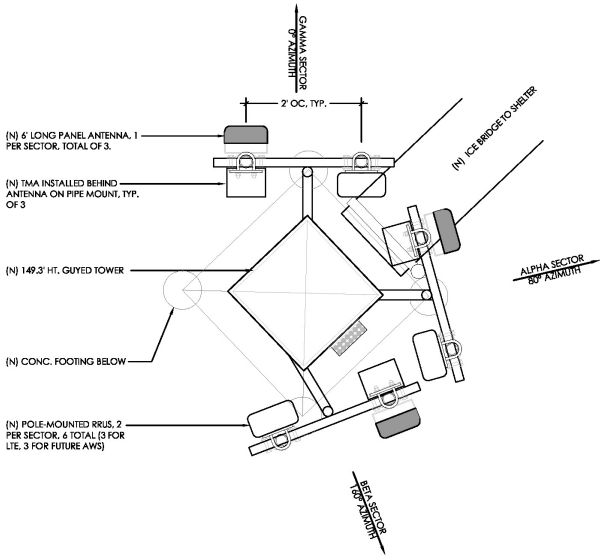
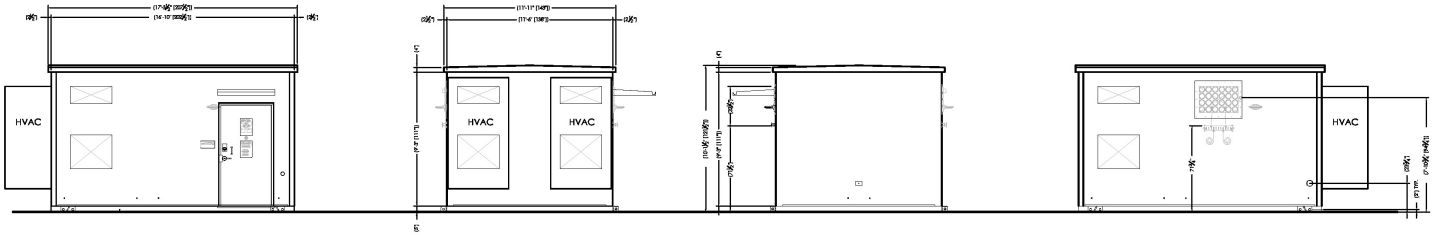


ANTENNA CONFIGURATION

1' 6" 0 6" 1' | SCALE 1" = 1'-0" | 1



EXTERIOR ELEVATION "A"

EXTERIOR ELEVATION "B"

EXTERIOR ELEVATION "D"

EXTERIOR ELEVATION "C"

NOTES:

1. ELEVATIONS BASED ON MODEL #SVWS01 11'-6" X 16'-10" CONCRETE SHELTER AS MFG BY CELLXION, 5031 HAZEL JONES ROAD, BOSSIER CITY, LOUISIANA 71111, VOICE: (318) 213-2900, WWW.CELLXION.COM
2. ELEVATIONS SHOWN FOR DIMENSIONAL PURPOSES ONLY. REFER TO MFG DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION
3. ONLY (1) WAVEGUIDE LOCATION WILL BE INSTALLED
4. FOUNDATION DESIGN PREPARED BY SHELTER MFG

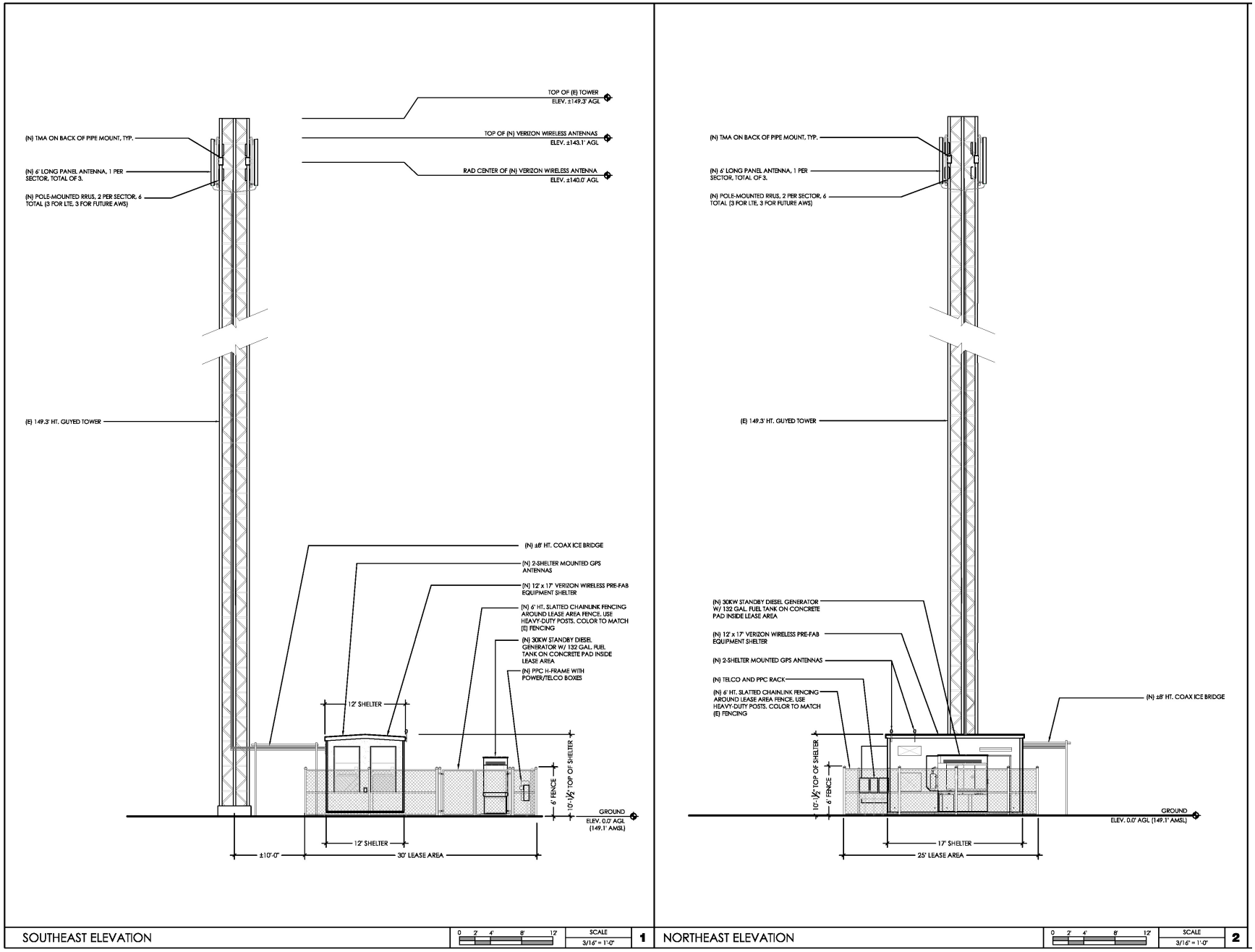
EQUIPMENT SHELTER ELEVATIONS

4' 2' 0 2' 4' | SCALE 1/4" = 1'-0" | 3

San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **G**

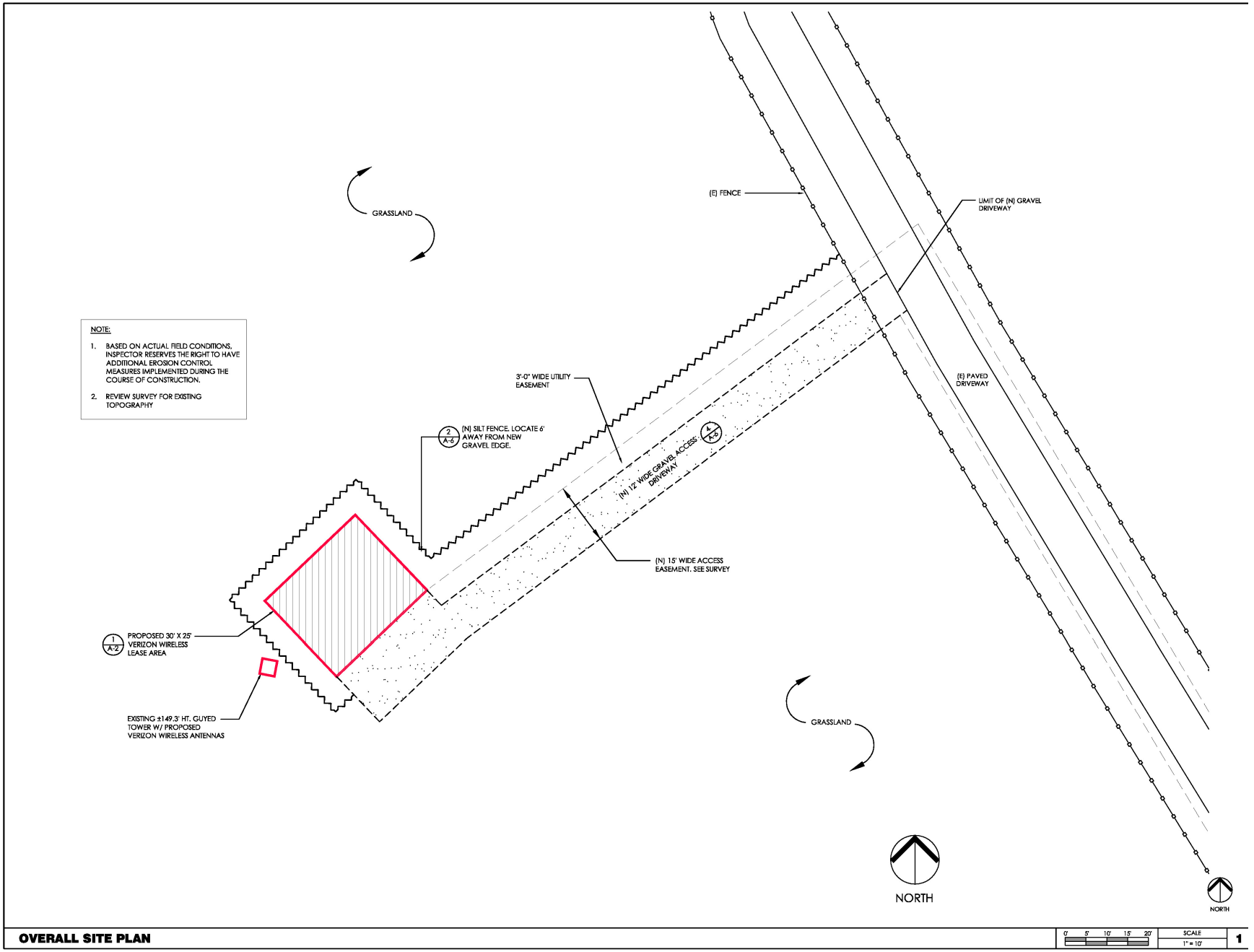
File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **H**

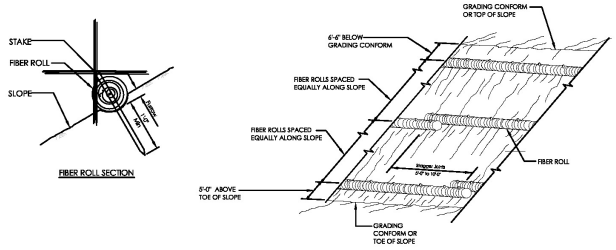
File Numbers: **PLN2014-00143**



San Mateo County Planning Commission Meeting

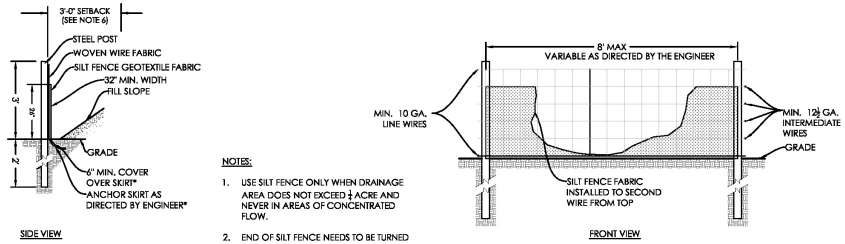
Owner/Applicant: **VERIZON WIRELESS** Attachment: **I**

File Numbers: **PLN2014-00143**



COIR ROLL

SCALE: NOT TO SCALE | 1

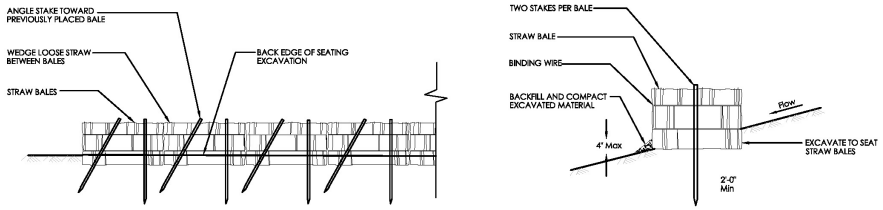


NOTES:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED ¼ ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.

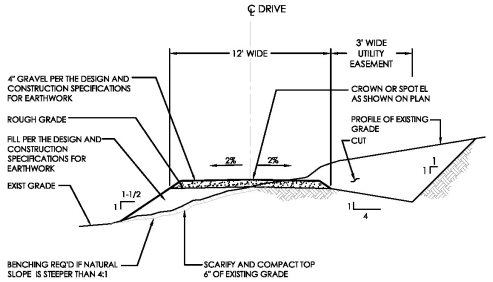
TEMPORARY SILT FENCE

SCALE: NOT TO SCALE | 2



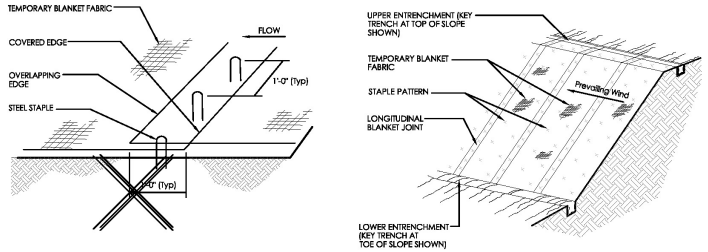
TEMPORARY STRAWBALE BARRIER

SCALE: NOT TO SCALE | 3



GRAVEL ROAD SECTION

SCALE: NOT TO SCALE | 4



EROSION CONTROL BLANKET

SCALE: NOT TO SCALE | 5

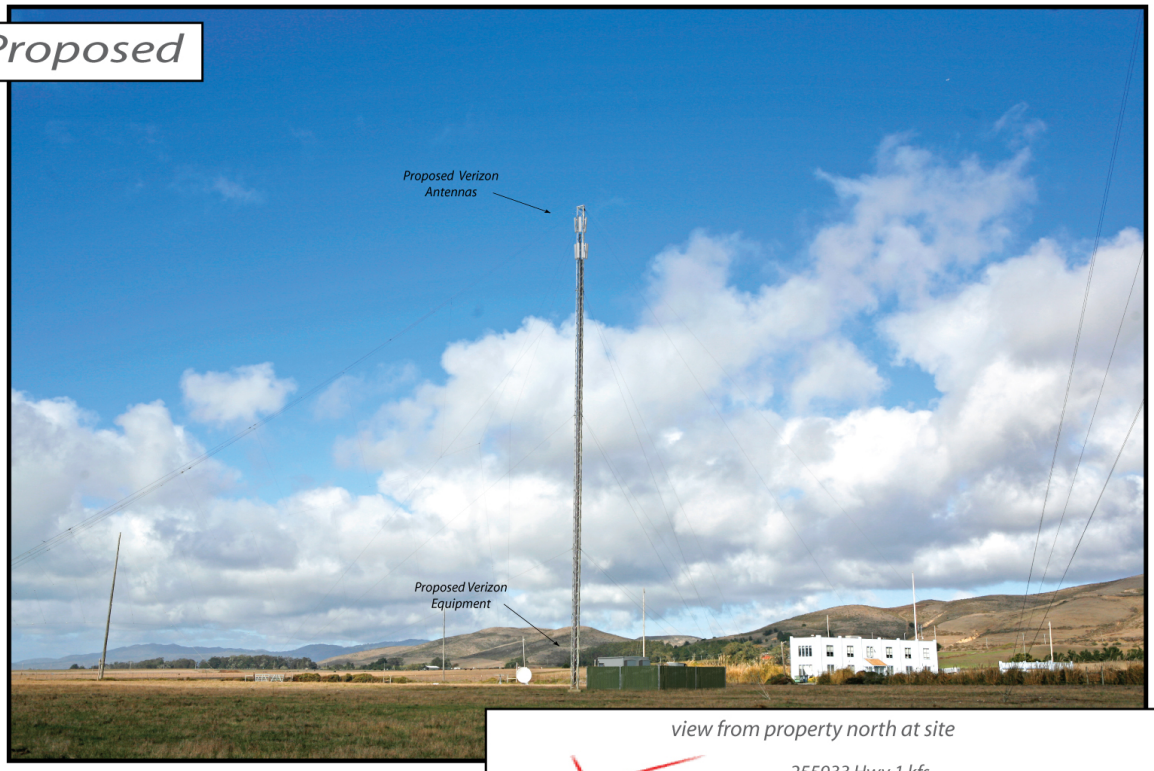
1. EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY OF SAN MATEO ENVIRONMENTAL SERVICES AGENCY PLANNING AND BUILDING DIVISION REGULATIONS FOR EXCAVATING, GRADING, FILLING AND CLEARING ON LANDS IN UNINCORPORATED SAN MATEO COUNTY (FROM CHAPTER 8, DIVISION VII, SAN MATEO COUNTY ORDINANCE CODE) AND FINAL DRAFT (APRIL 2004) VERSION OF THE SAN MATEO COUNTY WATERSHED PROTECTION PROGRAM MAINTENANCE STANDARDS.
2. PROJECTS PROPOSED FOR DEMOLITION SHALL OCCUR BETWEEN OCTOBER 1ST AND APRIL 15TH AND SHALL FOLLOW AN EROSION CONTROL AND SEDIMENTATION CONTROL PROGRAM APPROVED AND IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE PRIOR TO THE START OF ON-SITE EARTHWORK. EARTHWORK THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES SUCH AS DRAINAGE DITCHES AND SEDIMENTATION BASINS MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE CONTROL FACILITIES. AFTER OCTOBER 1ST, ALL EROSION CONTROL MEASURES MAY BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1ST, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
3. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL BY SEPTEMBER 1ST AND IMPLEMENTATION COMPLETED BY OCTOBER 1ST. ALL SITE WORK EXCEPT IMPLEMENTATION OF THE EROSION CONTROL PLAN WILL BE SUBJECT TO SUSPENSION BY THE CITY IF THE REQUIREMENTS OF THIS GENERAL NOTE ARE NOT MET.
4. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND MAINTAINED BETWEEN OCTOBER 1 AND APRIL 15 ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) MANUAL OF STANDARDS ANY RUSHEN AND SEDIMENT CONTROL MEASURES AND SEDIMENTATION CONTROL HANDBOOK AND THEIR LATEST ADDITIONS UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES ALL
5. ALL LOOSE SOIL AND DEBRIS SHELL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATION AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR THE SIDE SHALL BE MAINTAINED CELESTE TO MINIMIZE SEDIMENT LADEN WHAT OFF TO A STORM DRAIN SYSTEM THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY 8 INCH MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG AND EACH CONSTRUCTION ENTRANCE TO THE SITE MAINTAIN ENTRANCE SUCH THAT MUD AND DEBRIS ARE NOT TRACKED ONTO ADJOINING PUBLIC RIGHT-OF-WAY ANY MUD THAT IS TRAPPED ONTO PUBLIC STREETS CHUBBY REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER
6. TEMPORARY SILT FENCE: TEMPORARY SILT FENCE SHALL BE INSTALLED ON CONTOUR A MINIMUM OF 6' FEET TO THE DOWNSTREAM/DOWNHILL SIDE OF ANY EXCAVATION OR BACKFILL. TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS, WITH THE SUPPORTING POSTS ON THE CREEK SIDE OF THE FENCE STRUCTURE. SILT FENCE LINES SHALL BE UNBROKEN, WITH SILT FENCING PIECES WOUND TOGETHER TO FORM A CONTIGUOUS STRUCTURE AS SHOWN ON THE PLANS. NO EXCAVATION OR BACKFILL WORK SHALL COMMENCE UNTIL TEMPORARY SILT FENCE HAS BEEN PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER. ATTENTION IS DIRECTED TO SECTION 20-2, "TEMPORARY EROSION CONTROLS," FOR ADDITIONAL REQUIREMENTS. THE ENGINEER MAY REQUIRE PARALLEL SILT FENCING IF NECESSARY TO CONTAIN THE FULL LIMITS OF EXCAVATION AND BACKFILL AND PLACE SILT FENCE ON CONTOUR, PARALLEL SILT FENCE SHALL OVERLAP THE HORIZONTAL PROJECTION OF THE PRIMARY SILT FENCE BY NOT LESS THAN EIGHT (8) LINEAR FEET. NO SILT FENCING SHALL BE PLACED IN OR ACROSS ANY FLOWING STREAM.
7. TEMPORARY EROSION CONTROL: THE CONTRACTOR SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF SECTION 100, "WATER POLLUTION CONTROL," SECTION 17, "DEVELOP AND APPLY WATER," THIS SECTION, AND THE DIRECTIONS OF THE ENGINEER THROUGHOUT THE WORK. TEMPORARY EROSION CONTROLS MAY CONSIST OF STRAW LOGS, STRAW MULCH, SILT FENCING, TEMPORARY BERMS, SETTLING BASINS OR ANY COMBINATION OF THESE OR OTHER MEANS ACCEPTABLE TO THE ENGINEER TO PREVENT POLLUTED RUNOFF AND/OR WIND EROSION. THE CONTRACTOR IS ENCOURAGED TO REVIEW THE BEST MANAGEMENT PRACTICES (BMPS) INCLUDED IN THE COUNTY OF SAN MATEO MAINTENANCE STANDARDS FOR INSTALLATION AND MAINTENANCE RECOMMENDATIONS. TEMPORARY EROSION CONTROLS SHALL BE APPLIED, MAINTAINED AND REMOVED BY THE CONTRACTOR AS SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER. THE COMPLYING OPERATIONS UNTIL TEMPORARY EROSION CONTROL MATERIALS HAVE BEEN DELIVERED TO THE WORK SITE. THE CONTRACTOR SHALL CERTIFY IN WRITING THAT THE QUANTITY OF TEMPORARY EROSION CONTROL MATERIALS AT THE SITE IS SUFFICIENT TO PROTECT AND/OR CONTAIN ANY STOCKPILES OR SOILS THAT WILL BE EXPOSED BY THE WORK, AND SHALL SPECIFY THE TYPE OF MATERIAL AND INTENT AT THE CONCLUSION OF THE WORK WEEK TO THE SATISFACTION OF THE ENGINEER. THE ENGINEER SHALL ALSO REQUIRE THE INSTALLATION OF TEMPORARY EROSION CONTROLS AT THE CONCLUSION OF ANY WORK DAY WHEN RAIN AND/OR WIND IS OCCURRING OR FORECAST.
8. KEEP DISTURBED AREAS AS SMALL AS POSSIBLE. CAREFUL SITE SELECTION WILL HELP ON THIS POINT. THE SITE, OR CORRIDOR, SHOULD BE ABLE TO ACCOMMODATE THE DEVELOPMENT WITH A MINIMUM OF GRADING. THE DEVELOPMENT PLAN SHOULD FIT ITS TOPOGRAPHIC, SOIL, AND VEGETATIVE CHARACTERISTICS WITH A MINIMUM OF CLEARING AND GRADING. NATURAL COVER SHOULD BE RETAINED AND PROTECTED WHEREVER POSSIBLE. CRITICALLY ERODIBLE SOIL, STEEP SLOPES, STREAM BANKS, AND DRAINAGEWAYS SHOULD BE IDENTIFIED. THE DEVELOPMENT CAN THEN BE PLANNED TO DISTURB THESE VULNERABLE AREAS AS LITTLE AS POSSIBLE.
9. STABILIZE AND PROTECT DISTURBED AREAS AS SOON AS POSSIBLE. TWO METHODS ARE AVAILABLE FOR STABILIZING DISTURBED AREAS: MECHANICAL (OR STRUCTURAL) METHODS AND VEGETATIVE METHODS. IN SOME CASES, BOTH ARE COMBINED IN ORDER TO RETARD EROSION.
10. KEEP STORMWATER RUNOFF VELOCITIES LOW. THE REMOVAL OF EXISTING VEGETATIVE COVER DURING DEVELOPMENT AND THE RESULTING INCREASE IN IMPERMEABLE SURFACE AREA AFTER DEVELOPMENT WILL INCREASE BOTH THE VOLUME AND VELOCITY OF RUNOFF. THESE INCREASES MUST BE TAKEN INTO ACCOUNT WHEN PROVIDING FOR EROSION CONTROL.
11. PROTECT DISTURBED AREAS FROM STORMWATER RUNOFF. BEST MANAGEMENT PRACTICES CAN BE UTILIZED TO PREVENT WATER FROM ENTERING AND RUNNING OVER THE DISTURBED AREA. DIVERSIONS AND OTHER CONTROL PRACTICES INTERCEPT RUNOFF FROM HIGHER WATERSHED AREAS, STORE OR DIVERT IT AWAY FROM VULNERABLE AREAS, AND DIRECT IT TOWARD STABILIZED OUTLETS.
12. RETAIN SEDIMENT WITHIN THE CORRIDOR OR SITE AREA. SEDIMENT CAN BE RETAINED BY TWO METHODS: FILTERING RUNOFF AS IT FLOWS AND DETAINING SEDIMENT-LADEN RUNOFF FOR A PERIOD OF TIME SO THAT THE SOIL PARTICLES SETTLE OUT. THE BEST WAY TO CONTROL SEDIMENT, HOWEVER, IS TO PREVENT EROSION.
13. ALL BMPS TO CONFORM TO CA STATE WATER QUALITY CONTROL BOARD STANDARDS AND PROCEDURES, LATEST EDITION.
14. A WASHOUT AREA IS REQUIRED. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP COVERING THE CONTAINMENT AREA AND EARTHEN DIKE SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
15. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
16. STANDBY CREWS SHALL BE ALERTED BY THE PERMITEE OF THE CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
17. IF ANY GRADING OPERATIONS, OTHER THAN LEASE AREA FINISH GRADING, ARE TO BE PERFORMED DURING OCT. 1ST THROUGH APRIL 15TH, AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF SAN MATEO PRIOR TO THE COMMENCEMENT OF SUCH GRADING OPERATIONS.
18. TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
19. GRAVEL BAGS AND STRAW BALES SHALL BE STOCKPILES ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. GRAVEL BAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED GRAVEL BAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.

EROSION CONTROL NOTES

6

Existing

Proposed



view from property north at site

verizon

255933 Hwy 1 kfs
1 Meyn Road, Half Moon Bay, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

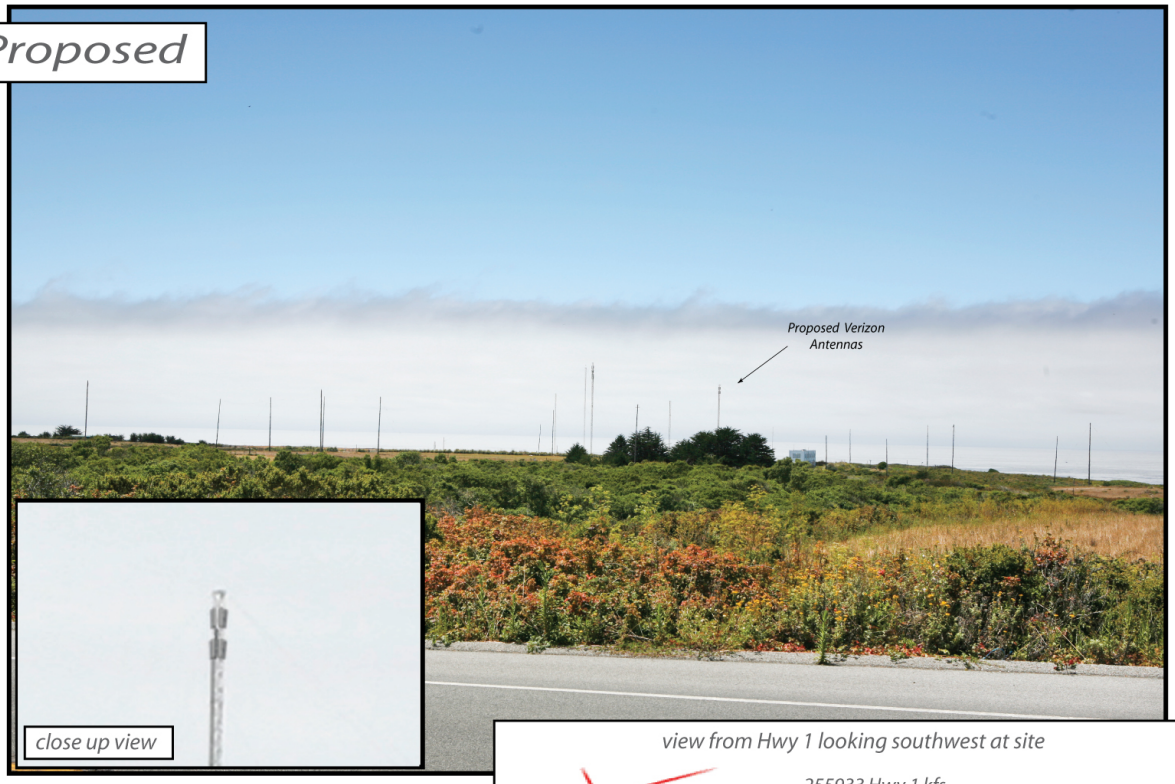
San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **K**

File Numbers: **PLN2014-00143**

Existing

Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Hwy 1 looking southwest at site

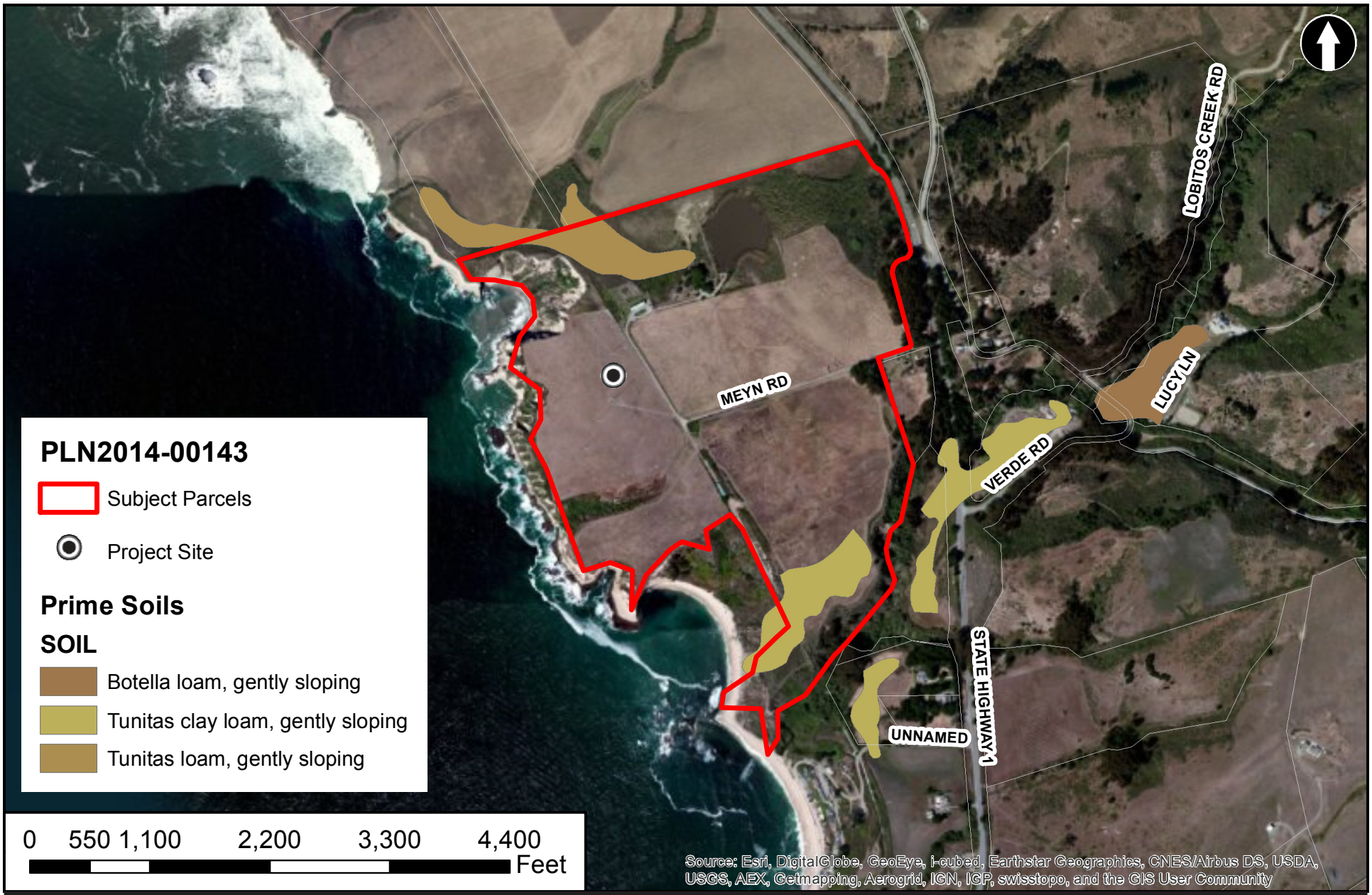
verizon

255933 Hwy 1 kfs
1 Meyn Road, Half Moon Bay, CA

San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **K**

File Numbers: **PLN2014-00143**



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San Mateo County Planning Commission Meeting

Owner/Applicant: **VERIZON WIRELESS** Attachment: **L**

File Numbers: **PLN2014-00143**

Verizon Wireless • Proposed Base Station (Site No. 255933 "HWY 1 KFS")
1 Meyn Road • Half Moon Bay, California

PLN 2014-00143

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 255933 "HWY 1 KFS") proposed to be located at 1 Meyn Road in Half Moon Bay, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on an existing lattice tower sited at 1 Meyn Road in Half Moon Bay. The proposed operation will, together with the existing base stations at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. 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. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by V-One Design Group, Inc., dated March 3, 2014, it is proposed to install three Quintel Model QS6658-2 directional panel antennas on the existing 149-foot lattice tower sited, along with several other tall towers, in an open field located past the west end of Meyn Road in Half Moon Bay. The antennas would be mounted with up to 10° downtilt at an effective height of about 140 feet above ground and would be oriented individually toward 0°T, 80°T, and 160°T. The maximum effective radiated power in any direction would be 4,480 watts, representing simultaneous operation at 3,190 watts for AWS and 1,290 watts for 700 MHz service; no operation at cellular or PCS frequencies is proposed for this site.

Located on another tower approximately 320 feet to the south are similar antennas for use by AT&T Mobility and Sprint Nextel. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Minimum Height
AT&T	PCS	5,300 watts	Andrew SBNH-1D6565A	7°	164 ft
	Cellular	1,600	Andrew SBNH-1D6565A	10	164
	700 MHz	710	Andrew SBNH-1D6565A	10	164
	AWS	2,100	Andrew SBNH-1D6565A	7	164
Sprint Nextel	PCS	3,000	Andrew RR9017	8	125
	SMR	1,500	Andrew DB844G65	8	125

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.0015 mW/cm^2, which is 0.23% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all three carriers, is 1.1% of the public exposure limit. The maximum calculated cumulative level at any nearby building* is 1.2% of the public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1 Meyn Road in Half Moon Bay, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

April 21, 2014

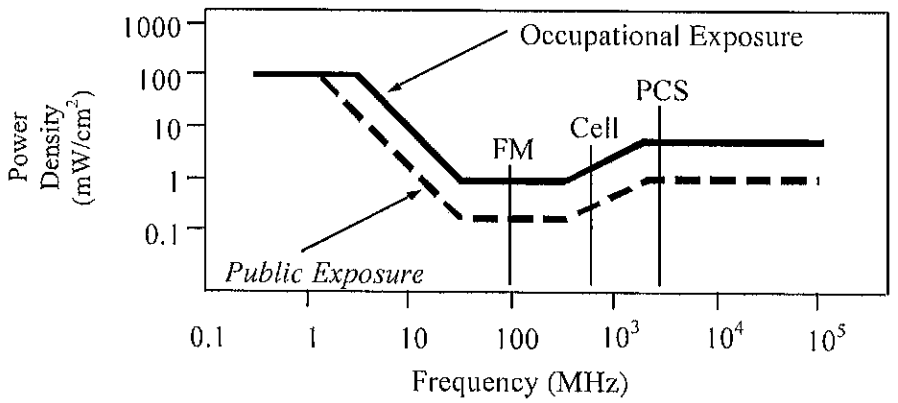
* About 350 feet to the north, based on photographs from Google Maps.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in } mW/cm^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New Verizon Cellular Facility*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2014-00143

OWNER: Seahawk Ranch Corporation

APPLICANT: Core Development Services (Representing Verizon Wireless)

ASSESSOR'S PARCEL NO.: 066-310-220

LOCATION: 1 Meyn Road, Half Moon Bay

Planning Commission Meeting
PLN 2014-00143
Case
N
Attachment

PROJECT DESCRIPTION

The applicant proposes to install an unmanned wireless telecommunications facility onto an existing 149.3-foot high guyed lattice tower. The tower attached facilities would add three 12" wide x 6' long antennas (as well as three TMAs and six RRUs) to be mounted at a height of 140 feet, with the top of the antennas located approximately 2.5 feet below the tower's maximum height. The tower is located adjacent to what would be Verizon's 25' x 30' lease area (surrounded by a 6-foot high slatted chain link fence), which would include a 12' x 17' (204 sq. ft.) pre-fabricated equipment shelter, stand-by diesel generator and other associated infrastructure. The existing tower is currently leased by Globe Wireless, which hosts elements of a high frequency (HF) radio receiving antenna focused on the northern Pacific Ocean which is used to receive HF data.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Mitigation Measure 3: Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

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

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

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

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

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 5: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 6: Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Mitigation Measure 7: Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), Verizon shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: October 29, 2014 – November 17, 2014

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 17, 2014.**

CONTACT PERSON

David Holbrook, Senior Planner
Telephone 650/363-1847
dholbrook@smcgov.org7

David Holbrook, Senior Planner

DJH:fc – DJHY0966_WFH.DOCX
FRM00013(click).doc
(1/11/07)

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. Project Title: New Verizon Cellular Facility

2. Lead Agency Name and Address:

   San Mateo County Planning and Building Department
   455 County Center, 2nd Floor
   Redwood City, CA 94063

3. Contact Person and Phone Number:

   David Holbrook, Senior Planner
   650/363-1837
   dholbrook@smcgov.org

4. Project Location: 1 Meyn Road, Half Moon Bay

5. Assessor's Parcel No.: 066-310-220

6. Project Sponsor's Name and Address:

   Core Development Services (Representing Verizon Wireless)
   Attn: Ashley Woods
   10 Rollins Road, #202
   Millbrae, CA 94030
   714/293-5075

7. General Plan Designation: Agriculture

8. Zoning: Planned Agricultural District (PAD)

9. Description of the Project: The applicant proposes to install an unmanned wireless telecommunications facility onto an existing 149.3-foot high guyed lattice tower. The tower attached facilities would add three 12" wide x 6' long antennas (as well as three TMAs and six RRUs) to be mounted at a height of 140 feet, with the top of the antennas located approximately 2.5 feet below the tower's maximum height. The tower is located adjacent to what would be Verizon's 25' x 30' lease area (surrounded by a 6-foot high slatted chain link fence), which would include a 12' x 17' (204 sq. ft.) pre-fabricated equipment shelter, stand-by diesel generator and other associated infrastructure. The existing tower is currently leased by Globe Wireless, which hosts elements of a high frequency (HF) radio receiving antenna focused on the northern Pacific Ocean which is used to receive HF data.

10. Surrounding Land Uses and Setting: The project site is located on a 200-acre parcel which is bordered by Cabrillo Highway (a State-designated Scenic Corridor) to the east and the Pacific Ocean on the west. The generally flat site is located about 3 miles south of the Half Moon Bay

city limits and just north of Martin's Beach. The surrounding zoning is also PAD, with its primary uses being agricultural (where a few such parcels also have residences). The parcel is developed (as an "antenna farm") with several utility/radio transmission towers (ranging in height from 50 feet to 200 feet), some of which have existed for over 50 years, and is also used for grazing cattle. While there is no public access, Meyn Road (a paved private road) provides access directly from Cabrillo Highway to both the subject site and to all other tower and communications facilities on the parcel. Three other cellular facilities (AT&T, Sprint and T-Mobile) are located on the same parcel, to the south of the subject site.

11. Other Public Agencies Whose Approval is Required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics	X	Greenhouse Gas Emissions		Population/Housing
	Agricultural and Forestry Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The subject tower onto which Verizon proposes to co-locate their cellular facilities is located on a parcel that hosts many towers and poles for various communication purposes. This parcel is located between Cabrillo Highway and the Pacific Ocean, sitting entirely within the Cabrillo Highway State Scenic Corridor (considered in this context a "scenic vista" as seen from the High-way). The existing tower onto which Verizon would utilize is located approximately 1,780 feet (1/3 mile) from Cabrillo Highway, about 700 feet from the Pacific Ocean, and sited amidst over 20 other towers and poles to the north and south of the subject tower. Due to existing vegetation between the tower and Cabrillo Highway, the proposed equipment shelter and other lease area infrastructure to support the Verizon facility are not visible at all. The submitted photo simulations, which show the tower as existing and as proposed (with Verizon's facilities attached toward the top of the tower)				

appears quite a distance away from the Cabrillo Highway vantage point; the distinction between what the tower looks like without versus with the Verizon antenna elements is minimally discernable. The project also proposes no night-time lighting (which would be prohibited in any case, save for emergency lighting necessary for night-time maintenance). Thus, the visual impact is less than significant.				
b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
Discussion: See the discussion provided to question 1.a. above.				
c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
Discussion: See the discussion provided to question 1.a. above.				
d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: Neither the current tower onto which Verizon would attach its equipment, nor the proposed equipment itself would create a new source of significant light or glare. Thus, there would be no impact.				
e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: See the discussion provided to question 1.a. above.				
f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The subject site is not located in a Design Review overlay district. However, being located within a State-designated Scenic Corridor, the project requires, among other permits, Architectural Review. That said, the project complies with the PAD regulations requiring such projects to comply with the Development Review Criteria, which in the context of this question include Scenic Resources Criteria – which the project complies with based on the discussion provided to question 1.a. above. Thus, the project poses no impact.				
g. Visually intrude into an area having natural scenic qualities?			X	
Discussion: See the discussion provided to question 1.a. above.				

2.	**AGRICULTURAL AND FORESTRY RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The parcel on which the subject site is located is <u>within</u> the Coastal Zone. Thus, the question is not relevant to this project at this site. That said, the parcel is not mapped or designated as Prime or Unique Farmland or Farmland of Statewide Importance. The "antenna farm" represents a non-agricultural use that has existed for nearly 50 years. Thus, the project poses no impact.					
b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: While the project parcel is zoned PAD (whose primary purpose is to preserve existing or potential agricultural viability), the project site containing the existing tower onto which Verizon proposes to co-locate is located within a long-standing "antenna farm" facility. Beyond the parameters of the "antenna farm," there is some cattle grazing on the subject parcel, but no ongoing crop agriculture. There is no Open Space Easement or Williamson Act contract on the parcel. Thus, the project poses no impact.					
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
Discussion: See the discussion provided to question 2.a. above.					
d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III				X

	Soils rated good or very good for artichokes or Brussels sprouts?				
Discussion: The subject parcel is located within the Coastal Zone. However, there are no Class I, III or III Soils (considered "Prime") on the subject parcel; thus, the project would not convert such lands. Thus, the project poses no impact.					
e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project, given its location within the developed "antenna farm," would not further result in any damage to soil capability or loss of agricultural land. Thus, the project poses no impact.					
f.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? Note to reader: This question seeks to address the economic impact of converting forest land to a non-timber harvesting use.				X
Discussion: The subject parcel is zoned PAD, not TPZ-CZ. There is also no "forest land" on the parcel. Thus, the question is not relevant to this project at this site and poses no impact.					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		
Discussion: The project and its operation involve minimal hydrocarbon (carbon monoxide; CO_2) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction, a lesser degree from monthly service visits to the Verizon facility once it is operational, and finally during those occasions of power loss when the emergency generator (proposed within the project lease area) would be started (as well as during monthly service visits where the generator would be tested and allowed to run for 15-20 minutes). Taken together, however, the impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. However, regarding emissions from both construction vehicles (employed at the site during the project's construction) and monthly facility maintenance vehicles, the following mitigation measures are recommended to ensure that the impact from such emissions is less than significant:				

Mitigation Measure 1: Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **Mitigation Measure 2:** All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. **Mitigation Measure 3:** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please also see the discussion to question 7.1. (*Climate Change; Greenhouse Gas Emissions*), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.				
b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	
Discussion: See the discussion provided to question 3.a. above.				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
Discussion: See the discussion provided to question 3.a. above.				
d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
Discussion: See the discussion provided to question 3.a. above.				
e. Create objectionable odors affecting a significant number of people?				X
Discussion: The project, once operational, would not create or generate any odors. Thus, the project poses no impact.				
f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

Discussion: In addition to the discussion to question 3.a. above, the only pollutant that the project (a cellular facility) would regularly generate or emit are radio frequency (RF) electromagnetic fields. The applicant submitted a study (by Hammett and Edison, Inc.; see Attachment F) citing the Federal Communications Commission's (FCC) mandate to evaluate the RF impacts on the environment. The study concluded that Verizon's proposal to install directional antennas on the existing tower will, together with the existing base stations at the site, comply with FCC guidelines limiting public exposure to RF energy emissions. Additionally, the project's distance of about 1/3 mile from Cabrillo Highway, together with the very low development density of the surrounding parcels, further reduces the significance of the RF emissions. Regarding the RF emissions, the project impact would be less than significant, with no specific mitigation measure required. During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

Mitigation Measure 4: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

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

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

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

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

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local				X

or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
Discussion: Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is located approximately 700 feet from the Pacific Ocean and a quarter mile from the known saltmarsh habitat of the Saltmarsh Common Yellowthroat, which is a "Species of Concern," but is not on the federal or state rare or endangered species list. There have been no critical habitat rules or conservation plans published for the Saltmarsh Common Yellowthroat. Thus, the project poses no impact.				
b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: See response to question 4.a. above.				
c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: There are no wetlands anywhere on the subject parcel. Located about 700 feet from the Pacific Ocean's bluff edge, the project does not involve any grading or filling; only limited clearing is proposed to accommodate the Verizon lease area. Thus, the project poses no impact.				
d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: The project parcel does not include any creeks or water ways, nor does it (including the project site) fall within any established native resident or migratory wildlife corridors or include any native wildlife nursery. Thus, the project poses no impact.				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X

Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact.				
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.				
g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.				
h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.				

5. CULTURAL RESOURCES. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: Neither the project parcel nor the project site hosts any known historical resources, neither by County, State or Federal listings. Thus, the project poses no impact.				
b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant: **Mitigation Measure 5:** Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director				

of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 5 (as cited above) is added to ensure that the impact is less than significant.				
d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: Neither the project parcel nor the project site hosts any known human remains, including those interred outside of formal cemeteries. The nearest known (and still existing cemeteries dating back to the mid-1800s) are the Pilarcitos Catholic Cemetery just northeast of downtown Half Moon Bay, and the historical Purisima Cemetery, located about 1 1/4 miles north of the subject parcel. Thus, the project poses no impact.				

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: The Seal Cove-San Gregorio Fault Zone, running generally in a northwesterly direction, exits the mainland and into the Pacific Ocean approximately 3 miles south of the project site. This fault's trajectory is located about 1 mile in the ocean due west of the project site. The San Andreas Fault Zone is located approximately 5 to 6 miles east of the project site. That said, while its location and distance from these fault zones could result in strong seismic ground shaking in an earthquake, the impact would be less than significant due to: (1) the project involves no human habitation (although Verizon personnel would do monthly maintenance visits), (2) the 149-foot high tower is located at least 300 feet away from any other structure, and (3) the cellular equipment and structures (i.e., equipment shelter) proposed will require a building permit and thus be subject to the minimum structural and seismic codes inherent in that permitting review and process. Thus, the impact would be less than significant, with no additional mitigation measures proposed.				
ii. Strong seismic ground shaking?			X	
Discussion: While the discussion to question 6.i. above acknowledges that strong seismic ground shaking could occur, the impact would be less than significant as discussed, with no additional mitigation measures proposed.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project parcel is not located in an area of liquefaction or differential settling. Thus, the project poses no impact.				
iv. Landslides?				X
Discussion: The project parcel is not located in an area of known landslides. Thus, the project poses no impact.				
v. Coastal cliff/bluff instability or erosion? *Note: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is located approximately 700 feet from the coastal bluff edge to the west. While there is no documentation of ongoing coastal cliff/bluff instability or erosion, the project's distance from this area ensures that it would pose no such impact.				
b. Result in significant soil erosion or the loss of topsoil?			X	
Discussion: The project site is flat. The project would incur only minor land clearing within the proposed lease area to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant: **Mitigation Measure 6:** Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows,				

and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X

Discussion: Review of past planning permits and associated building permits for similar cellular facilities on this parcel reveals no documentation that the project parcel includes an unstable geologic unit or that the project would result in such a condition; nor would the project potentially result in an on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Thus, the project poses no such impact.

d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X

Discussion: The project parcel is not located on expansive soil, thus poses no impact.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: The project neither requires nor includes any septic tanks or wastewater disposal system, thus poses no such impact.

7. CLIMATE CHANGE. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Greenhouse Gas Emissions (GHE) include CO_2 emissions from vehicles and machines that are fueled by gasoline. The Verizon facility would involve some number of vehicles during construction, a single vehicle making traveling to and from the project site for monthly service visits, and an emergency generator that would also be tested for 15-20 minutes during the monthly visits, or turn on for some indefinite period of time in the event of energy/power loss to the cellular facility. The generator would consume approximately 0.92 gallons per hour (gph) of fuel a month at 25% load on standby and approximately 2.74 gph of fuel a month at 100% load on standby (under a complete power outage).

In order to estimate electricity and gas usage for the project, staff multiplied the estimated demand levels for the Verizon project by four (thus counting the three other existing cellular facilities on the parcel) that would result at full project implementation. This is likely a conservative approach as the Verizon application includes three antenna poles while other applications involve three or fewer poles. Based on the foregoing, estimated project demand levels at full project implementation would be as shown below:

- Electricity: Approximately 35.2 kWh of electricity a month.

- Fuel: Approximately 3.68 gallons per hour (gph) of fuel a month at 25% load on standby and approximately 10.96 gph of fuel a month at 100% load on standby (complete power outage).

For comparison purposes, according to the U.S. Energy Information Administration, the average monthly residential electricity consumption in California is 573 kWh. That being the case, the cellular facility's electrical consumption represents only 6.1% of that figure. As stated in the response to question 3.a., the project would result in additional traffic incurred by Verizon's maintenance crews visiting the site monthly. Estimating two trips a month (to and from the site) for each of the other three cellular facilities would result in six additional trips a month which is a negligible increase.

Project-related minor grading and facility construction will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal.

To ensure new development projects are compliant with the County's 2005 Energy Efficiency Climate Action Plans (EECAP), the Plan provides the EECAP Development Checklist. Planning staff has reviewed the proposal with the Checklist criteria and found that there are no criteria that are applicable for a cellular telecommunications facility as the project describes. Therefore, the project is considered in conformance with the EECAP and the impact would be less than significant, with no additional mitigation measures required, save for those cited under the discussion to question 3.a.

b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
Discussion: See the discussion provided to question 7.a. above.				
c. Result in the loss of forest land or conversion of forest land to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: The project parcel is no considered forest land, nor does it host any such forest canopy. Thus, the project poses no impact.				
d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project site's location of approximately 700 feet from the coastal bluffs to the west and the type, number and distance of surrounding existing structures and infrastructure (e.g., other cellular/communications facilities) ensure no such impact would occur.				

e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The nature of the project, which includes minimal new construction on the ground (infrastructure within their limited lease area) and no additional people, save one or two individuals performing monthly service visits, ensure no impact would occur.				
f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The subject parcel is not located in an anticipated 100-year flood hazard area as mapped by FEMA. It is located in a FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0270E, labeled "Other Flood Areas"; effective October 16, 2012). These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot. Thus, the project poses no impact.				
g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See the discussion provided to question 7.f. above.				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?		X		
Discussion: With regard to the project's emission of radio frequency (RF) electromagnetic fields, see the discussion provided to the question posed in 3.f. above. The batteries that are part of Verizon's equipment contain lead-calcium, which are sealed. Under normal use and handling, these batteries do not emit regulated or hazardous substances. The battery is recyclable and would be disposed of at a local but State regulated construction and demolition debris and processing facility. The mitigation measure added under the discussion to question 17.g. would ensure that the impact from such materials (upon their disposal) is less than significant.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions				X

	involving the release of hazardous materials into the environment?				
Discussion: See the discussion provided to question 8.a. above.					
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: See the discussion provided to question 8.a. above. The project parcel is not located within any such distance to an existing or proposed school. Thus, the project poses no impact.					
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: Neither the project site nor the parcel is included on a list of hazardous materials compiled pursuant to the cited Government Code Section. Thus, the project poses no impact.					
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project parcel is not located within an airport land use plan or within 2 miles of a public airport (Half Moon Bay Airport is located nearly 10 miles to the north). Thus, the project poses no impact.					
f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project parcel is not located within the vicinity of a private airstrip. Thus, the project poses no impact.					
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact.					
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands				X

	are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Discussion: The project parcel is not located within or near a wildlands area, nor adjacent to an urbanized area or near residences intermixed with wildlands. Thus, the project poses no impact.					
i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project includes no housing, thus is not relevant to this question. Thus, the project poses no impact.					
j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See the discussion provided to question 7.f. above.					
k.	Expose people or structures to a signifi-cant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: Aside from the discussion provided in response to question 7.f., no dam or levee is located on or near the subject parcel. Thus, the project poses no impact.					
l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: As stated in the response to question 7.f., the subject parcel is located in a FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0270E, labeled "Other Flood Areas"; effective October 16, 2012). These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot. Thus, the project poses no impact.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum				X

derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
Discussion: The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact.				
b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: See the discussion provided to question 9.a. above.				
c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: There are no streams or rivers on or in any direct proximity to the project parcel. The project improvements (within the proposed 750 sq. ft. lease area; the tower already exists) will not significantly alter the existing drainage pattern on the site. Relative to the potential impacts during project construction, the mitigation measure (No. 6) added under the discussion to question 6.b. will ensure that, all issues taken together, the project will represent a less than significant impact.				
d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: See the discussion provided to question 9.c. above.				
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: In addition to the discussion provided to question 9.c., there no planned stormwater drainage systems on the parcel or in the immediate vicinity. Thus, the project poses no impact.				

f. Significantly degrade surface or groundwater water quality?				X
Discussion: See the discussion provided to question 9.a. above.				
g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: See the discussion provided to question 9.c. above.				

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Physically divide an established community?				X
Discussion: The project is not located within any "established community." It is located on a parcel that is developed with several, unmanned telecommunications facilities. Thus, the project poses no impact.				
b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," "Sensitive Habitats" and "Hazards" Components policies. Likewise, the discussion under Sections 1, 2 and 9 of this document concludes compliance with the PAD zoning regulations, specifically the District's "Substantive Criteria for Issuance of a Planned Agricultural Permit," which this project requires. Telecommunications facilities are allowed in <u>any</u> zoning district upon attaining an approved Use Permit, pursuant to Section 24 (*Use Permits*), which this project requires. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document speaks to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards" and "Water Supply" Elements policies. Thus, the project poses no significant impact.				
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

Discussion: There is no habitat or natural communities conservation plan affecting the project parcel or vicinity. Thus, the project poses no such impact.				
d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: As discussed previously, the project would require only monthly visits by one or two Verizon service personnel at a time. Even upon review of all the other telecommunications facilities on the site, such respective service visits, as would be expected, would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact.				
e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project involves one additional telecommunications facility onto a site that currently hosts several such facilities. Thus, the project poses no such impact.				
f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: While the project parcel itself has been developed over the years and certainly serves to accommodate the existing (and currently proposed) telecommunications facilities, the subject project would not encourage off-site development of presently undeveloped areas (the project parcel is surrounded by similarly zoned areas of minimal development) or increase development intensity of already developed areas (of which there are none, save for the development within the City of Half Moon Bay 3 miles to the north). Thus, the project poses no such impact.				
g. Create a significant new demand for housing?				X
Discussion: The project neither involves housing nor would create any demand for housing. Thus, the project poses no impact.				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: The project neither involves nor results in any extraction or loss of mineral resources. Thus, the project poses no impact.				
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See the discussion provided to question 11.a. above.				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: Aside from some minor noise generation during construction or when the emergency generator is tested or running (and this would be minimal as measured from any adjacent parcel or Cabrillo Highway), the project – upon completion and operation – would not produce any audible noise. Thus, the project poses no impact.				
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: In addition to the discussion around noise generation provided to question 11.a. above, the project would not – upon completion and operation – generate any ground-borne vibration or noise levels. Thus, the project poses no impact.				
c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to question 12.a. above.				
d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to question 12.a. above.				
e. For a project located within an airport land use plan or, where such a plan has not				X

	been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				
Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport (Half Moon Bay Airport is located about 10 miles to the north). Thus, the project poses no impact.					
f.	For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact.					

13. POPULATION AND HOUSING. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The nature of the project – one additional cellular facility on a parcel substantially developed with similar and other telecommunications facilities – would not be expected to induce any population growth, be it new homes on otherwise undeveloped and surrounding parcels or within the developed area of the City of Half Moon Bay to the north. Thus, the project poses no impact.					
b.	Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: See the discussion provided to question 13.a. above.					

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
a.	Fire protection?				X
b.	Police protection?				X
c.	Schools?				X
d.	Parks?				X
e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
Discussion: The project does not involve or is associated with the provision of new or physically altered government facilities, nor will it generate a need for such facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (County Coastside Fire Authority has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.					

15. RECREATION. Would the project:					
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project would not increase the use of existing parks or other recreational facilities. Thus, the project poses no impact.					
b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: See the discussion provided to question 15.a. above.					

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in County's LCP or General Plan). The monthly service visits to and from the site, both as to the number of vehicles on the County's circulation system (i.e., Cabrillo Highway) and relative to access to and from the project parcel (right and/or left turns from SB or NB vehicles on Cabrillo Highway at the intersection of Meyn Road), pose no safety impact to vehicles, pedestrians or bicycles. Thus, the project poses no impacts.				
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: See the discussion provided to question 16.a. above.				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: See the discussion provided to question 16.a. above.				
d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: See the discussion provided to question 16.a. above.				

e. Result in inadequate emergency access?				X
Discussion: In addition to the discussion provided to question 16.a. above, the County Coastside Fire Authority has reviewed and approved the proposed access to the project site. Thus, the project poses no impact.				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: See the discussion provided to question 16.a. above				
g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project will not cause any increase in pedestrian traffic to or change pedestrian patterns around the project site, since the project's only "visitors" will be in the form of service vehicles driving to the project site. Thus, the project poses no impact.				
h. Result in inadequate parking capacity?				X
Discussion: The project site has adequate parking and turnaround capacity for the monthly service visits that, upon being operational, the cellular facility will generate. Thus, the project poses no impact.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The project does not generate any water or wastewater; thus, neither involves nor requires any water or wastewater treatment facilities. Thus, the project poses no impact.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: See the discussion provided to question 17.a. above.				
c. Require or result in the construction of new stormwater drainage facilities or expansion				X

	of existing facilities, the construction of which could cause significant environmental effects?				
Discussion: The project will involve minor clearing for development of its 750 sq. ft. lease area. With the exception of erosion control measures to be implemented during construction of the lease area, the project neither includes nor requires the construction of new stormwater drainage facilities nor expansion of existing facilities. Thus, the project poses no impact.					
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The project does not require any water supply. Thus, the project poses no impact.					
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: See the discussion provided to question 17.a. above.					
f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project will not generate – in its operational mode – any solid waste. That said, the County's local landfill facility is the Ox Mountain Sanitary Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill has permitted capacity for the next several years. Thus, the project poses no impact.					
g.	Comply with Federal, State, and local statutes and regulations related to solid waste?		X		
Discussion: The project will not generate – in its operational mode – any solid waste. However, on those occasions where various infrastructure elements are replaced, changed out or upgraded, some solid waste will be generated. In such situations, the solid waste (i.e., metal antennas and connecting infrastructure) will be removed by the cellular provider. Such materials are either reused or recycled for their metal content, and/or disposed of through an alternative waste stream system in cases where such pieces contain any hazardous materials (the discussion to question 8.a.). That said, the following mitigation measure is recommended to ensure that the impact is less than significant. **Mitigation Measure 7:** Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), Verizon shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.					

h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
Discussion: The Verizon facility is sited, oriented and designed to best suit its purpose of receiving and transmitting cellular/data signals, relative to its remote location, its surrounding topography and proximity to its users/customers. That said, and taking into consideration the discussion provided in response to questions 3.a. and 7.a., the project is designed to minimize energy consumption to the degree reasonable given its performance expectations. The project involves no water elements (thus has no relevance to water conservation) and produces no solid waste (save that discussed in response to questions 17.f. and 17.g.). Finally, the project's energy usage does not economically warrant or justify the use of solar or other alternative energy sources. That said, the project's impact is less than significant.					
i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: Given the answers in response to the questions post in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.					

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
Discussion: As discussed previously, no sensitive habitats or wildlife or plant species are located near or on the project site. Nor are there any archaeological or historical resources on or near the project site. Thus, the project poses no impacts to any such resources.					
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental			X	

effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
Discussion: The project represents one of many telecommunications facilities already existing on the site, and one of the last cellular facilities (with the other three cellular providers already existing). While the project parcel's development as an "antenna farm" represents it as a destination for more such facilities, the permitting and development record has actually been relatively infrequent over the last twenty years. Technology has veered toward existing telecommunications users at the site upgrading/updating their on-site facilities instead of building entirely new ones (be it on that parcel or elsewhere). Satellite communications have also replaced or supplanted, in some cases, facilities that could only have operated via on-ground pole antennas. That said, neither the project nor the entirety of such similar facilities on the project parcel taken altogether poses a significant impact.				
c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed previously, the project – taking into consideration its remote location, its distance from Cabrillo Highway, its minimal CO_2 air emissions from monthly visits, its limited RF emissions less than the federal limit, together with the fact that it does not house people or serve to interfere with any floodways, creek or water bodies – will have a less than significant impact.				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	

AGENCY	YES	NO	TYPE OF APPROVAL
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following mitigation measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Mitigation Measure 3: Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

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

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

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

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

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 5: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 6: Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Mitigation Measure 7: Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), Verizon shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
_____	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Signature)

October 27, 2014

Date

(Title)

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