



County of San Mateo

Planning & Building Department

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March 3, 2014

Chris Fowler for Verizon Wireless
14960 Karl Avenue
Monte Sereno, CA 95030

Dear Mr. Fowler:

Subject: **LETTER OF DECISION**
File Number: PLN 2007-00469
Location: 7400 Stage Road in Unincorporated San Gregorio
APN: 081-240-020

On February 26, 2014, the San Mateo County Planning Commission considered a Coastal Development Permit, Use Permit Amendment and Architectural Review Permit, pursuant to Sections 6328 and 6500 of the County Zoning Regulations and Section 7700 of the State Streets and Highways Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow modifications to an existing cellular facility. The modifications consist of one additional 15-ft. tall monopole with associated panel antennas to be added to the site that consists of two 15-ft. tall monopoles and an 800 sq. ft. equipment structure located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by adopting the required findings and conditions of approval as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on March 12, 2014.

An approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Angela Chavez, Project Planner, at (650) 599-7217 or Email: achavez@smcgov.org.

Sincerely,



For Heather Hardy
Planning Commission Secretary

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cc: Department of Public Works
Building Inspection Section
Environmental Health Division
CALFIRE
County Assessor
Sara Armstrong

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2007-00469

Hearing Date: February 26, 2014

Prepared By: Angela Chavez
Project Planner

Adopted By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures identified in the Mitigated Negative Declaration and agreed to by the applicant and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

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 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize visual impacts in accordance to the Visual Resources Component of the LCP.
6. That the project conforms to the specific findings required by policies of the San Mateo County LCP. Staff has added conditions which further limit visual impacts by

requiring the new monopole and antennas to be painted a dark green color to match the existing monopoles and antennas, blend in with the existing vegetation, and requiring the existing coaxial cable route to be utilized thereby reducing the amount of vegetation removal further minimizing visual impacts.

Regarding the Use Permit, Found:

7. That the establishment, maintenance and/or conducting of the proposed use, under the circumstances of the particular case and as conditioned, will not result in a significant adverse impact to coastal resources, and will not be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative RF level for this project site will be in compliance with Federal Communication Commission's requirements for the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property or public improvements.
8. That the approval of this cellular telecommunications facility is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users.

Regarding the Architectural Review, Found:

9. That the proposed cellular communication facility, as conditioned, is in compliance with the architectural design standards for the Cabrillo Highway State Scenic Corridor. These standards call for quiet, unobtrusive designs that are both integral to the site and complementary to the surrounding natural terrain. The proposal complies with these design goals by creating a monopole that utilizes mature trees as a backdrop and locates the equipment structure downslope.

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 February 26, 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. The use permit shall be for the proposed project only. Any change in design or intensity of use shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and possible consideration at a public hearing.
3. The Coastal Development Permit shall be valid for one year, by which time the associated building permit shall have been issued.

4. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
5. This use permit remains valid until November 12, 2018. Renewal of this permit shall be applied for six months prior to expiration to the Current Planning Section and shall be accompanied by the renewal application and fee applicable at that time.
6. The Department of Fish and Game has determined that this project is not exempt from the Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,231.25 at the time of filing of the Notice of Determination by the County Planning and Building Department staff within 10 business days of the approval.
7. The applicant shall file a copy of the current FCC and CPUC license with the Current Planning Section. The applicant shall be required to keep a current copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Current Planning Section if, at any time, the FCC or CPUC license is revoked or suspended.
8. Prior to the final inspection for the building permit, the applicant shall paint and maintain all the monopoles and antennas a dark green color to match existing equipment and blend in with the surrounding vegetation.
9. At the time of use permit renewal, if staff has determined, based on a field inspection, that the color of the monopoles or fence slats is no longer in compliance with the approved colors, the applicant shall repaint the structures or install new fence slats prior to use permit renewal.
10. The applicant shall underground all utilities associated with the project.
11. Prior to the issuance of a building permit, the applicant shall provide an erosion and sediment control plan for any utility trenching. Should other methods of utility installation be used (e.g., boring) to minimize disturbance of soil, the applicant shall provide an erosion and sediment control plan addressing entry and exit points.
12. Prior to the issuance of a building permit, the applicant shall submit a revegetation plan for review and approval by the Current Planning Section. Said plan shall address replanting of all disturbed areas with native plant species to address erosion.
13. The underground coaxial cable from the equipment structure to the monopoles shall utilize the existing disturbed area on the face of the project hillside. In no case shall any additional coastal scrub brush be removed.
14. Only the minimum vegetation necessary shall be removed to accommodate the construction of the monopole.

15. Access to the proposed monopole locations shall utilize either the footpath which loops north from the equipment structure area up the hill to the monopole site or the disturbed cable run area. No additional vegetation shall be removed to provide access to the monopole site.
16. Prior to the issuance of a building permit, the applicant shall submit to the Current Planning Section for review and approval a drainage plan which 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 days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two 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. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. 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.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural best management practices required by the approved erosion control plan.
17. Prior to the final inspection for the building permit, the applicant shall present photos to the Current Planning Section to verify that the revegetation plan has been implemented.
 18. Prior to the issuance of the building permit, the applicant shall submit to the Current Planning Section a copy of the Bay Area Air Quality Management District (BAAQMD) Permit in compliance with the Statewide Air Toxics Control Measure for Stationary Diesel Engine.
 19. All construction activities associated with the proposed project shall be limited to 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 80-dBA level at any one moment.
 20. No tree cutting is allowed by this permit. Removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
 21. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the County Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. This permit, if required, shall be considered at a public hearing with the Planning Commission prior to commencement of any grading activities.

22. The applicant shall paint all the existing equipment located within the leased equipment area an earth toned brown color to blend with the natural environment. Prior to the issuance of a building permit and prior to painting of the equipment, the applicant shall submit a color sample to the Planning Department for review and approval. The fencing surrounding the equipment structure shall be coated in black vinyl and have dark green plastic slats installed. No barbed wire shall be allowed as part of the fencing surrounding the facility.

Building Inspection Section

23. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.

Department of Public Works

24. The applicant shall comply with all requirements of the Department of Public Works at the building permit stage of the application.

Cal-Fire

25. The applicant shall comply with all Cal-Fire requirements at the building permit stage of the application.
26. The applicant shall maintain the required road and site improvements as detailed by Cal-Fire, to its satisfaction, through the duration of this permit.