COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Use Permit, a Coastal Development Permit, a Planned Agricultural District Permit, a Grading Permit, an Architectural Review Permit, and certification of a Mitigated Negative Declaration to allow a new telecommunications facility consisting of a 123-foot tall monopine with six panel antennas and associated equipment within a 1,205 sq. ft. enclosure. The project is located on two parcels, 186.86 acres and 108.58 acres, with access located on one parcel and the equipment on the other, in the unincorporated Pacifica area of San Mateo County.

County File Number: PLN 2010-00054 (NSA Wireless/Verizon)

PROPOSAL

The modification and restructuring of Cabrillo Highway was the impetus for the applicant, NSA Wireless, Inc., representing Verizon Wireless, to propose a new telecommunications facility which will consist of a 123-foot monopine telecommunications tower within a 37-foot 4-inch by 32-foot 4-inch lease area. The site will allow the transmission of a signal down the new Devil's Slide Tunnel. According to the applicant, the project site was the only area approved by CalTrans that would also satisfy the angle requirements that are necessary to allow the network connection to communicate with the tower on the other side of the tunnel.

In addition to the monopine tower, there will be a 1,205 sq. ft. enclosed lease area for equipment. The access road to the facility is existing, except for approximately 300 feet, and will be improved to meet fire protection standards. Grading in the amount of 1,550 cubic yards is associated with the road work.

The site is adjacent to potential habitat areas for two species of concern, the California red-legged frog and the San Francisco garter snake. A biological assessment was conducted and resulted in numerous mitigation measures which have been developed and added to the project to ensure that no wildlife will be negatively impacted during construction and operation of the facility.

RECOMMENDATION

1. That the Planning Commission certify the Mitigated Negative Declaration.

2. That the Planning Commission approve the Use Permit, Coastal Development Permit, Planned Agricultural District Permit, Grading Permit and Architectural Review Permit, County File Number PLN 2010-00054, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The applicant is proposing a 123-foot monopine wireless telecommunications facility with associated equipment adjacent to Cabrillo Highway. The two most significant issues related to the project are proximity to endangered species habitat for the California red-legged frog and the San Francisco garter snake, and the proposed structure height in a State scenic corridor.

The project site is on private property currently developed with a boarding kennel and stable. The telecommunications facility is proposed approximately 1/4 mile to the east of the boarding facility. This site was selected by the applicant to address the transmission challenges posed by the new Devil's Slide Tunnel. Access to the site will occur along newly resurfaced Shamrock Ranch Road, which extends westward from Peralta Road. The total new ground disturbance will include 0.17 acres of previously disturbed lands that currently support low-growing native vegetation.

Site selection was based on network integration, topographical challenges and the ability to get lease and easement permissions. The proposed monopine will be visible from Highway 1 but due to topography, existing vegetation and camouflage, the monopine would be visible to vehicle passengers for only short periods of time and will not be visible to residential and commercial properties to the east.

Environmental impacts are limited since the area of land disturbance is small and in areas already disturbed. In addition, workers on-site will be trained to implement precautions to protect species of concern, and relocation of any specimen discovered during construction is required.

The most recent biological assessment, conducted in 2012 and submitted by the applicant, states that the biologist did not observe California red-legged frog specimens or a secondary habitat (burrows or deep crevices) within the project area. The established Environmentally Sensitive Area where previous occurrences of endangered species were documented in the past will be protected pre-, during-, and post-construction with the mitigation measures and conditions of approval associated with the proposal.

The visual impact will be limited because the proposed wireless facility is disguised as a pine tree and the monopine will only be visible for short periods of time from passengers travelling at high speed.

Staff is recommending approval of the project, finding that the environmental and visual impacts have been mitigated and the proposal complies with the Wireless Telecommunication Facilities Ordinance and the Local Coastal Program.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, Coastal Development Permit, and Planned Agricultural District Permit, pursuant to Sections 6500, 6512, 6328, respectively, of the San Mateo County Zoning Regulations, a Grading Permit for 1,510 cubic yards, pursuant to Section 8600 of the County Ordinance Code, an Architectural Review Permit, pursuant to Section 261 of the State Streets and Highways Code, and certification of a Mitigated Negative Declaration to allow a new telecommunications facility consisting of a 123-foot tall monopine with six panel antennas and associated equipment within a 1,205 sq. ft. enclosure. The project is located on two parcels, 186.86 acres and 108.58 acres, with access proposed via one parcel and facility equipment proposed on the other in the unincorporated Pacifica area of San Mateo County.

County File Number: PLN 2010-00054 (NSA Wireless/Verizon Wireless)

PROPOSAL

The applicant, NSA Wireless, Inc., representing Verizon Wireless, proposes to construct a new telecommunication facility which will consist of a 123-foot monopine telecommunication tower placed within a 37-foot 4-inch by 32-foot 4-inch lease area. Six new panel antennas will be installed within two sectors (3 antennas per sector) at a height of 115 feet above ground level.

In addition to the monopine tower, there will be a 1,205 sq. ft. enclosed lease area for equipment. The lease area will be enclosed with a 10-foot tall retaining wall and topped with a 3-foot chain link fence and barbed wire. The lease area will include a 12-foot by 16-foot wireless equipment shelter near the base of the new telecommunications tower, a 48kw generator, and a 499-gallon propane tank. Power will be routed east along the access road to an existing power pole located approximately 800 feet east of the facility. The access road is existing except for approximately 300 feet, and will be improved to meet fire protection standards. Grading associated with the road work is 1,550 cubic yards.

Numerous mitigation measures have been developed and added to the project to ensure that no wildlife will be negatively impacted during construction and operation of the facility.

RECOMMENDATION

1. That the Planning Commission certify the Mitigated Negative Declaration.

2. That the Planning Commission approve the Use Permit, Coastal Development Permit, Planned Agricultural District Permit, Grading Permit and Architectural Review Permit, County File Number PLN 2010-00054, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Project Planner, 650/363-1828

Applicant: NSA Wireless for Verizon Wireless

Owner: Dana Dehman

Location: 100 Shamrock Ranch Road, Pacifica

APNs: 023-741-010 and 023-741-020

Size: 186.86 acres and 108.58 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development) and RM (Resource Management)

General Plan Designation: Agriculture Rural, Open Space Rural

Sphere-of-Influence: Pacifica

Existing Land Use: Dog and horse boarding facilities and open space

Water Supply: Not Applicable for this project

Sewage Disposal: Not Applicable

Flood Zone: Zone X, Area of Minimal Flooding, Community Panel Number 06081C0128E, effective October 16, 2012.

Environmental Evaluation: Negative Declaration with posting period from January 15, 2014 through February 18, 2014.

Setting: The site is on private property commonly known as Shamrock Ranch. Existing uses on the site are a boarding kennel and stable. The animal operations are primarily on the eastern portion of the property. The telecommunications facility is proposed approximately 1/4 mile to the east of the boarding facility, in an area near the right-of-way easement for a state highway project, commonly known as the Devil's Slide Tunnel (Pacific Coast Highway). Access to the site will occur along newly resurfaced Shamrock Ranch Road, which extends westward from Peralta Road.

The subject parcels have hilly terrain, are covered in low growing brush, and lightly populated with trees. The proposed facility will be disguised as a tree and will be visible from vehicles travelling at high speed on the highway. In addition, the site's remote location and the surrounding topography will assist in minimizing visual impacts of the monopine.

In 1995, two species of concern, the California Red-Legged Frog and the San Francisco Garter Snake, were identified in the vicinity, and an Environmentally Sensitive Area (ESA) was developed in consultation with U.S. Fish and Wildlife Service (USFWS) biologists to protect the habitat. Alteration to the land will be minimal. The total ground disturbance will include 0.17 acres of previously-disturbed lands and a small extension to the leased area for the facility and equipment. Mitigation measures have been incorporated into this proposal to continue protection of the ESA and to reduce environmental impacts to less than significant.

Chronology:

Date		Action
March 2, 2010	-	Application submitted - deemed incomplete at intake Environmental study is required
March 6, 2012		Applicant revised plans in response to agency comments
April 26, 2012	-	Additional environmental information sought/CalTrans and Cal-Fire approval outstanding
November 7, 2012 -	-	Biological study submitted with other outstanding materials
October 1, 2013	-	Project is complete/Cal-Fire approves plans
January 15, 2014 -	-	Negative Declaration is completed and published
February 18, 2014		Review period ends
February 26, 2014	-	Planning Commission hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan Policies

The following is a discussion of how the project complies with all applicable General Plan Policies and objectives:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.22 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.23 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Protect Vegetative Resources*), Policy 1.27 (*Regulate Development to Protect Sensitive Habitats*), and Policy 1.31 (*Regulate the Location, Siting and Design of Development in Sensitive Habitats*) seek to protect vegetative, water, fish and wildlife resources, including sensitive habitat areas.

The subject property contains a mapped Environmentally Sensitive Area (ESA). A site specific biological assessment dated November 6, 2012 was prepared by EBI Consulting. The assessment evaluated the site for animal inventory of federal and state endangered species and habitat, which included the potential presence of the San Francisco Garter Snake and the California Red-Legged Frog. The areas of particular concern were referenced as “Action Area” and include the lease area, access road, utility easements and the immediate surrounding property. Neither species was found on the site, however, it was stated that the area is potential habitat and should be protected. All proposed development and associated work are outside of the mapped, environmentally sensitive portions of the property.

To ensure that no degradation of the site occurs, mitigation measures have been developed to be included in any approved project. The measures include reassessing the site prior to construction, training for workers at the site and relocation procedures for any species of concern encountered during construction. These precautions will ensure that the project complies with General Plan wildlife resource policies.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*), and Policy

2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) seek to minimize grading, soil erosion and sedimentation, minimize the removal of vegetative cover, protect and enhance natural plant communities, and protect productive soil resources by measures such as clustering development.

The project involves some grading to recondition and improve an existing access road. The road will be extended to provide access to the project site. The proposed grading will cover 0.17 acres, consists of shallow earthwork, and is mostly over previously disturbed areas. There is no prime soil on the site and no agricultural resources will be impacted.

All grading in the County is subject to a comprehensive set of policies and regulations to ensure that the soil disturbance does not have negative impacts. The policies and regulations are represented in both mitigation measures and conditions of approval, and will address erosion control, protection of sensitive vegetative areas and minimization of ground disturbance.

c. Visual Quality

Policy 4.1 (*Protection of Visual Quality*), Policy 4.3 (*Protection of Vegetation*), Policy 4.14 (*Appearance of New Development*), Policy 4.20 (*Utility Structures*), Policy 4.21 (*Scenic Corridors*), and Policy 4.23 (*Rural Development Design Concept*) seek to promote and enhance good design, site relationships and other aesthetic considerations, minimize tree and vegetation removal, minimize the adverse visual quality of utility structures, and protect the visual quality of scenic corridors. In addition, the Rural Site Planning Policies, Architectural Design Standards for Rural Scenic Corridors, and Site Planning for Rural Scenic Corridors policies seek to locate, site and design structures to conform to the natural environment, minimize grading, encourage clustering of development, and encourage shared driveways to limit the number of entries onto a scenic road.

The modification and restructuring of Cabrillo Highway was the impetus for a tower at this site, since the applicant's network signal connection was impaired by the new construction. The site was selected by the applicant because its location will allow the transmission of a signal down the new Devils Slide Tunnel. In addition the proposed project was able to integrate with the existing land uses with minimal disruption. The access road to the monopine is an existing road which is used by the animal boarding facilities on the site. Grading quantities have been minimized since a new road is not

being proposed, just improvements to the existing one and a small extension to the project site.

Considerations by the applicant with respect to site selection include to ensure that the installation/operation of the wireless facility would not interfere with the operation of the ranch, would not affect the environmental areas, and would not interfere with the construction and maintenance of the bridge. The applicant states that a minimum of 75 feet vertical from the bridge is necessary to be outside of the CalTrans aerial easement.

The proposed monopine will be visible from Cabrillo Highway, but due to topography, existing vegetation and camouflage, the monopine would not be visible to residential and commercial properties to the east. The monopine will be visible to passengers in vehicles on Cabrillo Highway, but due to their speed, view of the monopine will be brief and visual impacts minimal. The proposed facility has been located and adequately disguised to minimize the associated visual impacts.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources.

The site has been reviewed for historical resources by referencing the California Historical Resources Information System and a site specific archeological study. No historic resources were identified in the site specific survey, and no resources are anticipated to be uncovered by the construction and operation of the proposed facility. The conducting of a survey is in compliance with Policy 5.20.

As a precaution, mitigation measures were added to the project to ensure the protection of historical and archeological resources. Mitigation Measure No. 22, which halts activities if any historical or archeological evidence is uncovered, ensures compliance with Policy 5.21.

e. Rural Land Use

Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) seeks to minimize the impacts of non-agricultural development on soils with agricultural capability or in areas that support agricultural activities.

The project site will be approximately 1,200 sq. ft. on two large rural parcels totaling nearly 300 acres. The proposal requires only limited alteration of the land's existing conditions for installation and operation of the wireless telecommunications facility since the lease area is small and the grading is shallow and mostly along an existing access route.

There is no existing agricultural activity occurring on the parcels, and the scope and nature of the project will not diminish agricultural capabilities in the future. There is only a minor impact to these rural parcels. For further discussion of agricultural impacts, please see Section 2.b.

f. Geotechnical Hazards

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) seeks to avoid locating development in areas of geotechnical hazard.

The project does not require ground disturbance at depths more than a few feet deep, and is not near any fault lines. The project site is not within an area known for earthquake faults or other known geotechnical hazards.

2. Conformance with the Local Coastal Program

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

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states 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.

This proposal will not have a significant effect on any future agricultural activities or coastal resources. As discussed in the Rural Land Use Section above, the proposed facility has a small footprint, has clustered equipment, and has an access road footprint which will overlay with some other development on the parcel. Coastal resources are not impacted due to the distance from the ocean and the lack of public access on the site. In addition, the facility will not

have the appearance of standard telecommunications equipment; it will be disguised as a tree.

Collocation on this facility in the future would require further review for determined compliance with applicable land use policies. For discussion of the Project's impact on agricultural resources, please see Section b., below.

b. Agriculture Component

Applicable policies are: (1) Policy 5.6 (*Permitted Use on Lands Suitable for Agricultural Lands Designated as Agriculture*) lists acceptable uses on non-Prime Agricultural Lands, and (2) Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) requires that (1) no alternative site exists, (2) continued or reviewed agricultural use of the soils is not feasible, (3) there are clearly defined buffer areas between agricultural and non-agricultural uses, (4) the productivity of agricultural land will not be diminished, and (5) public service and facility expansions and permitted uses do not impair agricultural viability, including increased assessment costs or degraded air and water quality.

The LCP policy does not specifically speak to the use of Lands Suitable for Agriculture lands for wireless telecommunications facilities, however, telecommunications facilities are allowed in all zoning districts with the issuance of a use permit, per Section 6512.1.

The telecommunications facility and associated equipment are located on land zoned Planned Agricultural District (PAD), and the access road crosses land zoned Resource Management (RM). The two parcels total nearly 300 acres. The land on the subject parcels is hilly and there is no prime agriculture soil. The proposed project will not impact agricultural uses, since there are no existing agricultural uses on the property. Access to the project lease area is shared with existing uses on the property to minimize disturbance to the land. In addition, the facility can be removed without impact to the soil. For these reasons, staff finds that the project will not impair future agricultural viability on the project parcel.

c. Sensitive Habitats Component

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

The California Natural Diversity Data Base Maps, and the 1990 study of the area mentioned earlier in this report, identify the subject parcels as historically known habitat for the California Red-Legged Frog and the San Francisco Garter Snake, federally threatened and endangered species, respectively. A 2007 survey confirmed continued occurrence of the CRLF in the area, however the most recent biological assessment, conducted in 2012 and submitted by the applicant, states that the biologist did not observe specimens or a secondary habitat (burrows or deep crevices) for the CRLF within the project area, and the project area was not suitable for the San Francisco Garter Snake to remain in, although it may pass through. This biological assessment confirms that the Environmentally Sensitive Area (ESA) was developed in consultation with U.S. Fish and Wildlife Service (USFWS) biologists to protect the California Red-Legged Frog habitat as a protected area, and furthermore, provides mitigation measures (see Mitigation Measures 8-18 in Attachment A) to be followed to ensure that the project does not have a significant impact on potential habitat areas.

The conclusion from the biological studies is that occurrence of the CRLF or the San Francisco Garter Snake may occur; the project site is not primary habitat for either endangered species. All development, including access roads, is outside of the ESA. The ESA will be protected pre-, during-, and post-construction with the mitigation measures and conditions of approval associated with the proposal.

Based on these aspects of the project, no impact to the sensitive habitat on the parcel is anticipated and the project will comply with the Sensitive Habitat Component of the Local Coastal Program.

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

The proposed wireless telecommunications facility must be near Cabrillo Highway to fulfill the purpose of the facility. In this case, as discussed earlier, according to the applicant, the project site was the only area approved by CalTrans that would also satisfy the angle requirements that are necessary to allow the network connection to communicate with the tower on the other side of the tunnel.

The facility will be visible from the scenic highway for a brief period of time from moving vehicles. In addition, the facility is camouflaged as a tree, and therefore the visual impact is small. Photo simulations of the proposed monopine are in Attachment G of this report.

The monopine is approximately a mile from the coast and due to topographical variation in the area, it will not be visible from the coast line and will not block any coastal views. These aspects of the project make it as compliant with these policies as possible while still meeting technical requirements.

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

As discussed in the Sensitive Habitats section of the report, a mapped Environmentally Sensitive Area was identified on the site. This includes three ponds which are potential habitat for the CRLF and the San Francisco Garter Snake. All proposed development is taking place outside of both the mapped boundaries and the boundaries established during a 2012 biological assessment commissioned by the applicant. In addition to the restriction of work in these areas, mitigation measures have been added to the project to ensure that the ecological fragility of the ponds is preserved.

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

The proposed wireless telecommunications facility will not block coastal views. The site is approximately a mile from the ocean and has numerous hills creating an elevation differential which obscure ocean views. Therefore there are no coastal views from or to this location.

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: (1) to use colors and material which blend with surrounding physical conditions, and (2) to not use highly reflective surfaces and colors. Policy 8.22 (*Utilities in State Scenic Corridors*) requires new utility distribution lines to be installed underground.

As previously discussed, the facility will be camouflaged as a pine tree. No reflective materials are allowed to be used on the exterior of the facility. All power connections will be trenched and installed underground.

Three mitigation measures (Condition Nos. 1-3) have been developed and will be applied to any approval to ensure that the facility is as inconspicuous as possible with consideration of the overall height.

3. Conformance with Zoning Regulations

The access road to the proposed facility traverses a parcel zoned RM (Resource Management). There are no setbacks or applicable development standards associated with the RM zoning district for the project since the development activity proposed on RM land is grading for improvement of existing roadways. This type of work is allowed in RM districts without a permit since grading, which complies with the County Ordinance, is excepted from the definition of "development."

The monopine and enclosed equipment area will be located on a parcel zoned PAD/CD (Planned Agricultural District/Coastal Development) and are designated as "Lands Suitable for Agriculture" by the County General Plan; the project parcel contains no prime soils. Staff has reviewed the project for conformance with all applicable PAD Regulations, including the following:

a. Development Standards

Development Standards	**Required**	**Proposed**
Maximum Height Limit	36 ft.	123 ft.*
Minimum Front Yard Setback	50 ft.	50 ft.
Minimum Side Yard Setback		
Left Side:	20 ft.	Approximately 1,200 ft.
Right Side:	20 ft.	Approximately 600 ft.
Minimum Rear Yard Setback	20 ft.	Approximately 2,900 ft.
**Height Limit Exception required*.		

The maximum allowed height limit in the PAD Zoning District is 36 feet. The monopine and new antennas will exceed the maximum allowed height limit of the zoning district. Section 6405 of the County Zoning Regulations allows a height exception for towers, radio towers, and similar structures to be built and used to a greater height than the limit established for the surrounding zoning district upon securing a

use permit, provided that no such exception covers more than 15 percent in area of the lot or has a base greater than 1,600 sq. ft. The proposed facility is less than 1% of the overall acreage and the lease area is only 1,205 sq. ft. Thus, the applicant's request for a use permit which includes a height limit exception to exceed the maximum height limit complies with exceptions in the PAD Zoning District.

The visual impact of this exception is discussed in Section A.2. of this report, Visual Criteria.

b. Substantive Criteria for Issuance of a Planned Agricultural Permit

(1) General Criteria

(a) The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.

(b) All development permitted on a site shall be clustered.

(c) Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code, including the following:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), Section 6324.3 (*Utilities*), Section 6324.4 (*Water Resources Criteria*), Section 6324.5 (*Cultural Resources Criteria*), Section 6324.6 (*Hazards to Public Safety Criteria*), Section 6325.1 (*Primary Scenic Resources Areas Criteria*), Section 6325.3 (*Primary Agricultural Resources Area Criteria*), and Section 6325.4 (*Primary Water Resources Area Criteria*).

There are no agricultural uses on the project site. The site is hilly and there are no prime soils on the land. The telecommunications facility and its equipment will all be located within a small lease area on the subject parcel, therefore there is no encroachment on agricultural lands.

According to the applicant, there was an effort to locate all project-related activities outside of the environmentally sensitive areas, while still achieving the operational goals for the proposed facility. The submitted plans show that the proposed work is outside of the mapped ESA and along developed portions of the property whenever possible.

The applicant is camouflaging the wireless telecommunications facility in a monopine outer cover. It is apparent that a facility at 123 feet in height will be visible. However, as discussed earlier, the proposed height is required to allow transmission through the tunnel opening. The selected location will have limited visibility since the primary views of the facility will be from moving vehicles for very brief timeframes.

On the ground, the facility will be properly labeled to prevent trespassing and to inform people of radio frequency transmission limit levels during access to the site. The fencing will be locked at all times to prevent unauthorized access. There is no water use associated with this proposal.

c. Criteria for Conversion of Lands Suitable for Agriculture

Please see discussion under Section A.2.b., LCP Agricultural Component.

4. Conformance with the Wireless Telecommunication Facilities Ordinance

Staff has reviewed the project and determined that it is in conformance with applicable standards of the Wireless Telecommunication Facilities Ordinance, as discussed below:

a. Development and Design Standards

Section 6512.2.A allows new wireless facilities to be located in a Sensitive Habitat area when it is demonstrated that other sites are not feasible and where adverse impacts can be mitigated.

The proposed site is part of a network of wireless telecommunications sites. Selection of a site depends on two factors: (1) location of the site as a relay system for the existing network, and (2) the ability to achieve a lease agreement. As previously discussed, the location of this telecommunications facility was limited by changes to the highway and construction of a tunnel which limits transmission capabilities.

The applicant has designed the project in such a way, and the Planning and Building Department is recommending a corresponding set of mitigation measures, which should prevent any adverse impacts from occurring from installation and operation of the proposed facility. All development has been located outside of the Environmentally Sensitive Area. Biological surveys have been conducted on the site and will be conducted prior to the commencement of construction activities to ensure that no degradation of the land occurs.

Section 6512.2.C prohibits wireless facilities to be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.

The location of the proposed facility is in part a response to new development, the Devil's Slide Tunnel highway connector. This is a new service/reception obstacle that cannot be addressed through collocation on an existing facility.

According to the submitted application package, "Based on a computerized engineering study which takes into account, among other things, local population density, traffic patterns, and topography, Verizon Wireless' Radio Frequency engineers have identified the proposed facility as being a necessary and appropriate location for a cell site in order to provide coverage in this area of San Mateo County." The statement is supported by the attached propagation maps (to be attached). The site is "a necessary pillar in the network."

Section 6512.2.D requires new facilities be constructed to support co-location, unless technologically infeasible.

Sections 6512.2.E - G seek to minimize and mitigate visual impacts from public views by siting new facilities outside of public view shed, using natural vegetative screening, painting equipment to blend with existing landscaping, designing the facility to blend equipment in with the surrounding environment, and requiring facilities to be constructed of non-reflective materials.

This facility is not being proposed at a height which will support collocation of a different carrier(s), but an extension can be added to allow the height of the monopine to be 150 feet, and two additional carriers can be added.

Due to the height of the proposed telecommunications facility, it will have a visual impact. To reduce that impact, the facility is proposed as a monopine, a cell tower disguised as a pine tree. The tree will be taller than the nearby, natural trees, however, it will primarily only be visible from vehicles moving at a high speed of travel. In addition, all materials used on the exterior of the monopine will be non-reflective.

Section 6512.2.H requires new facilities to comply with all the requirements of the underlying zoning district.

The project complies with the RM and PAD Zoning Districts as described in Section 3. A use permit is being applied for to address the requested height exception.

Section 6512.2.I allows ground mounted towers to be constructed and used to a greater height than the limit established in the zoning district provided that no such structure exceeds a maximum height of 150 feet and that in the PAD district, no structure or appurtenance exceeds the height of the forest canopy by more than 10%, or 5 feet, whichever is less.

The proposed wireless telecommunications facility will be 123-foot tall and will be located on property zoned PAD (Planned Agricultural District) with access over land zoned RM (Resource Management). This height exceeds the height allowed for PAD districts but does not exceed the 150-foot height limit for towers in non-residential communities with a use permit.

The applicant is requesting an exception to the height regulations due to the special challenges that the Devil's Slide Tunnel creates for wireless transmission. Additional height is required to allow the proposed site to operate as a powerful relay station.

b. Performance Standards

In compliance with Sections 6512.2 and 6512.5 of the Wireless Telecommunication Ordinance, the proposed carrier has provided proof of a valid Federal Communications Commission (FCC) license, provided maintenance plan details, and a ten-year build-out plan. The applicant submitted documentation regarding attempts to contact other cellular carriers to determine whether there were plans to co-locate on the site or for expansion. Any future interest to either co-locate or modify existing sites would be processed under each carrier's respective individual permit. Any future co-location would need to pursue its own individual use permit and environmental documents, unless these requests are submitted concurrently and evaluated jointly. Otherwise, these shall not be considered a master plan site subject to administrative approval.

5. Conformance with Use Permit Regulations

Under the provisions of Section 6500 (Use Permits), wireless telecommunication facilities may be permitted in the PAD/CD Zoning District upon issuance of a use permit. In order for the Planning Commission to approve the proposed use permit, which includes an exception for the facility to exceed the height limit of the underlying zoning district (Section 6405), the following findings are necessary:

a. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be

detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The subject parcels are privately owned and have no public access. The surrounding area is used for boarding of domestic pets and horses. Human activity around the site is limited.

The cumulative radio frequency level for this project site will be .98% of the applicable public exposure limit at ground level and 7.9% of applicable public exposure limit from the bridge. There is no evidence to suggest that this use will impact nearby property or public improvements.

b. That the use is necessary for the public health, safety, convenience or welfare of the community, as it will allow for increased transmission capability for wireless data transfer for the residents of San Mateo County.

6. Conformance with the Grading Regulations

a. The granting of the permit will not have a significant adverse effect on the environment. The prepared Negative Declaration contains mitigation measures which reduce the impacts to a less than significant level. The proposed grading is necessary for the proposed construction. This project has been reviewed by the Department of Public Works and the Building Inspection Section's Geotechnical Engineer. With each department's added conditions of approval, the project has met with their requirements for recommendation of approval.

b. The project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including an erosion and sediment control plan, dust control plan, and timing of grading activity. Condition Nos. 17-20 and Mitigation Measures 24-28 specifically address grading and erosion control.

c. The project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes measures to protect against soil erosion and sedimentation.

7. Conformance with Architectural Review Policy

The architectural standards for the Cabrillo Highway Scenic Corridor are derived from the Local Coastal Program. The policy's prime 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 1.c and 2.d of this report. Staff believes the proposal, as conditioned, meets the basic Cabrillo Highway Scenic Corridor standards because the antennas are disguised as a pine tree, and the visual impact is limited since there is no public access to the parcel, and the monopine will be only partially visible from travelling vehicles.

B. ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared for the project. The public noticing period was January, 15, 2014 through February 18, 2014. At the time of publication of this report, no comments have been received. Any comments received after the publication of this report will be discussed at the public hearing. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
San Mateo County Fire Department
California Coastal Commission
California Historical Resources Information
State of California Department of Transportation System

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map/Location Map
C. Site Plans
D. Photos of Site
E. Elevations
F. Equipment Detail Plan
G. Photo Simulations
H. Operational Statement
I. Radio Frequency Report, prepared by Hammett & Edison, Inc., dated July 16, 2009
J. Biological Assessment, prepared by EBI Consulting, dated November 6, 2012
K. Initial Study and Mitigated 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 2010-00054 Hearing Date: February 26, 2014

Prepared By: Erica Adams, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. 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.

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 Mitigated Negative Declaration, will have a significant effect on the environment.

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

Regarding the Use Permit, Find:

4. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative radio frequency level for this project site will be 0.98% of the applicable public exposure limit at ground level and 7.9% of applicable public exposure from the bridge. There is no evidence to suggest that this use will impact nearby property or public improvements.

5. That the project is necessary for public health, safety, convenience or welfare, as it will allow for increased transmission capability for wireless data transfer for the residents of San Mateo County.

Regarding the Coastal Development Permit, Find:

6. That the project, as described in the application, submitted with accompanying materials required by the Zoning Regulations Section 6328.7, and conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), since the project will improve cellular services to Coastside users without causing a visual impact due to the existing surrounding topography.

7. That the project conforms to the specific findings required by policies of the San Mateo County LCP related to the protection of visual resources, since the project does not involve overhead distribution lines, it is not visible from residential areas and it is camouflaged as a tree.

Regarding the Grading Permit, Find:

8. That the granting of the permit will not have a significant adverse effect on the environment. The proposed grading is a minor amount of shallow grading in areas which have previously been disturbed, and is necessary for the proposed construction. This project has been reviewed and recommended for approval by the Department of Public Works and Building Inspection Section's Geotechnical Engineer.

9. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Ordinance, including an erosion and sediment control plan, dust control plan, and timing of grading activity.

10. That the project is consistent with the General Plan. As proposed and conditioned, the project complies with General Plan Policies 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) and 2.17 (*Erosion and Sedimentation*) because the project includes both mitigation measures and conditions of approval to protect against soil erosion and sedimentation.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section General Conditions

1. The approval applies only to the proposal as described in this report and materials approved by the Planning Commission on February 26, 2014. Minor modifications to the project 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 valid for ten (10) years from the date of final approval, and shall expire on February 26, 2024. Renewal of this permit shall be applied for six (6) months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fees applicable at that time.

3. One administrative review is required five (5) years from the approval date of this permit. The administrative review of this permit shall be applied for prior to October 26, 2019.

4. Any change in use or intensity not already approved shall require an amendment to the Use Permit and Coastal Development Permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

5. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.

6. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.

7. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.

8. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.

9. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).

10. All grading and 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 at any one moment.

11. The applicant shall maintain the equipment enclosure fencing in good condition and perform repairs as necessary to serve its function as a screening device for the equipment cabinets. Any repairs and/or maintenance to the fence shall be of like colors and materials.

12. A building permit shall be issued prior to the start of any construction work associated with this approval.

13. Any necessary utilities leading to, or associated with, the facility shall be placed underground.

14. Appropriate warning signs shall be posted at the base of the tower regarding the potential risks of radio frequency exposure. The applicant shall submit photos to the Current Planning Section for verification after the required signage has been posted, but before a final building inspection is scheduled.

15. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Planning Department prior to removal.

16. The applicant shall submit the following 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, as required under Fish and Game Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,231.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination.

Grading Conditions

17. Prior to grading permit “hard card” issuance, the applicant shall coordinate with a Building Technician to open a building permit case and pay applicable fees for the completion and tracking of monthly erosion and sediment control inspections during the rainy season, as required by the Regional Water Quality Control Board, and weekly construction inspections during the rainy season for sites within the Area of Special Biological Significance (ASBS) Watershed, as required by the Special Protections.

18. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section.

19. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. An applicant-completed and County-issued grading

permit “hard card” is required prior to the start of any land disturbance/grading operations. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

20. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

Mitigation Measures

21. **Mitigation Measure 1:** No materials used for installation shall be reflective or painted a reflective color.

22. **Mitigation Measure 2:** The monopine shall be maintained in a manner to ensure that it resembles a tree to the greatest extent possible. This shall include repainting and/or repairing of any portions of the facility which do not appear as it did when the building permit was approved by the Planning Department as proposed and/or at the time of a building permit finalization.

23. **Mitigation Measure 3:** No lights of any kind may be placed on the monopine.

24. **Mitigation Measure 4:** The County shall require construction contractors to implement the following Bay Area Air Quality Management District’s (BAAQMD’s) Basic Construction Mitigation Measures, listed below:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.

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

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County 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.

25. **Mitigation Measure 5:** All mechanical equipment and generators shall be maintained within manufacturer's specifications.

26. **Mitigation Measure 6:** Construction access will be rigidly controlled. All movement of vehicles, equipment, materials and personnel to and from the construction sites will take place along the existing and/or within the path of the proposed road, road expansion or fire truck turnaround. In order to limit ground disturbance, the access road will only be wide enough for one-way traffic. Passing turnouts will be provided at appropriate locations with manual traffic control if necessary.

27. **Mitigation Measure 7:** If vehicles and equipment must be refueled or serviced on-site, a heavy gauge tarp made of chemical resistant polypropylene or other impervious material, with vertical containment sides, must be placed beneath the vehicle or equipment prior to refueling or servicing to fully contain any spillage. Once the refueling or servicing is completed, the tarp and its contents must be immediately removed from the project site and all contaminants properly disposed of off-site.

28. **Mitigation Measure 8:** If construction monitoring shows unexpected adverse impacts, such as excavated soil or slurry accidentally falling into a wetland drainage or pond area, then construction in the affected area will be halted until the responsible resource agencies are contacted with an assessment of the impact and the agencies approve of the course of action and methods needed to address the adverse impact.

29. **Mitigation Measure 9:** Any and all San Francisco garter snake (SFGS) and California red-legged frog (CRLF) observed within the Action Area should be removed by the biological monitor and relocated to a predetermined site outside the Action Area.

30. **Mitigation Measure 10:** A U.S. Fish and Wildlife Service (USFWS) approved biological monitor should be present on-site during initial site grading and trenching of the Action Area.

31. **Mitigation Measure 11:** The biological monitor should conduct a training session for all construction workers before work is started in the Action Area.

32. **Mitigation Measure 12:** Before the start of work each morning, the biological monitor or his/her designee on the construction staff should check for SFGS and CRLF under any equipment such as vehicles and stored pipes, and check all excavated steep-walled holes or trenches greater than 1 foot deep for both species.

33. **Mitigation Measure 13:** Access routes and number and size of staging and work areas should be limited to the minimum necessary. Routes and boundaries of the roadwork will be clearly marked prior to initiating construction/grading. A copy of this trip schedule shall be submitted to the Planning Department when building permits are applied for.

34. **Mitigation Measure 14:** All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day, and removed completely from the site once every three days.

35. **Mitigation Measure 15:** No pets will be allowed anywhere in the Action Area during construction.

36. **Mitigation Measure 16:** A speed limit of 15 miles per hour on dirt roads should be maintained.

37. **Mitigation Measure 17:** All equipment should be maintained such that there are no leaks of automotive fluids such as gasoline, oils, or solvents.

38. **Mitigation Measure 18:** Hazardous materials such as fuels, oils, solvents, etc., should be stored in sealable containers in a designated location that is at least 200 feet from aquatic habitats. All fueling and maintenance of vehicles and other equipment and staging areas will occur at least 200 feet from any aquatic habitat.

39. **Mitigation Measure 19:** An erosion and sediment control plan should be implemented to prevent impacts of construction on habitat outside the Action Area.

40. **Mitigation Measure 20:** After October 15, exposed areas will be covered during the winter. This mitigation measure will minimize exposure of bare and disturbed soil during the rainy season. Construction may proceed for a specified period after October 15 if prior approval is obtained from the California Department of

Fish and Game (CDFG), the USFWS, and the NMFS, and a water-quality monitoring program is conducted.

41. **Mitigation Measure 21:** If the applicant submits plans which show significant deviation from the grading shown on the approved plans, specifically with regard to the slope heights, slope ratios, pad elevations or location of access road, the Community Development Director (Director), or his/her designee, shall review the plan for a finding of substantial conformance. If the Director fails to make such a finding, the applicant shall process a revised site development application. Additionally, the applicant shall process a new environmental assessment for determination by the decision-making entity.

42. **Mitigation Measure 22:** If during the construction phase any archaeological evidence is uncovered or encountered during construction, the project has been conditioned to halt all excavations of the site within 30 feet and to retain an archaeologist to investigate the findings, as well as informing the County Current Planning Section. In addition, the County Current Planning Section shall be notified of such findings and no additional work shall be done on-site until the archaeologist has recommended appropriate measures and those measures have been approved by the Current Planning Section.

43. **Mitigation Measure 23:** Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

44. **Mitigation Measure 24:** Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

45. **Mitigation Measure 25:** The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

    a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

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

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

46. **Mitigation Measure 26:** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

47. **Mitigation Measure 27:** For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

    a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

    b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Building Inspection Section

48. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval.

Department of Public Works

49. Should the above plan for access NOT meet the County's minimum standard for "safe and adequate" as provided by the "Interim Access Roadway," the applicant shall have designed, by a registered civil engineer, and the applicant SHALL construct an "Interim Access Roadway." Said roadway shall be a minimum of 20 feet wide with 1-foot shoulders and shall show specific provisions and details for the handling of both the existing drainage and the proposed drainage, including drainage structures. Roadway grades shall NOT exceed 15%. These plans for access shall also meet ALL conditions and requirements of the appropriate fire jurisdiction, including, but not limited to, the construction of turnouts and turnarounds.

50. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to

certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

51. As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.

Cal-Fire

52. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers.

53. Because of the nature of the hazard associated with remotely located radio vaults/cellular sites, the San Mateo County Fire Department is requiring the installation of an approved clean agent fire extinguishing system. The fire extinguishing system is required to be designed and installed by a licensed contractor. Plans and specifications for the extinguishing system are to be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. All systems are required to be designed, installed and monitored in accordance with NFPA 12A.

54. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current Uniform Building Code.

55. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 6 inches in height, and have a minimum 1/2-inch stroke.

56. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.

57. This project needs to have a new street name, with street signs conforming to the Department of Public Works standards and appropriate addressing.

58. Maintain a fuelbreak/firebreak around and adjacent to such buildings or structures by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the

property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures.

59. Remove any portion of any tree that is dead or dying and which extends over the roofline of any structure.

60. This project is located in a wildland urban interface area and shall meet California Building Code Chapter 7A requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition shall be met at the building permit phase of the project.

61. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter. Alternates such as a hammerhead T may be approved by the Fire Marshal.

62. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings, as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 12 feet wide with approved turnouts every 400 feet, all weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.

63. All propane storage tanks shall be located with respect to buildings or adjoining property lines. The placement and orientation of tanks shall be so that the ends of the tank do not point in the direction of surrounding structures. Minimum setback distances from property lines or structures will be determined by the size of tank(s) that are being installed: Less than 125 gallons - 5 feet; 125 gallons to less than 500 gallons - 10 feet; 500 gallons to less than 2,000 gallons - 25 feet; and 2,000 gallons or more - 50 feet. The minimum distance a LPG tank may be installed from a flammable liquids fuel tank is 20 feet.

64. Because of limited access into your property, the San Mateo County Fire Department is requiring the installation of a North County Fire Protection District Knox Box and Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the Coastside Fire Protection District Fire Marshal's Office.

65. Alternate power sources:

    a. Permanent signage shall be posted on the disconnecting means. Such signage shall be red in color and reads “WARNING - This premise is provided with an alternate power source (Generator). Disconnecting of power at this location may not disable the electrical power source.” Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source. Any and all disconnects shall require signage as stated herein.

    b. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source.

    c. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed. Such signage shall state instructions on how to disconnect power feeding other electrical panels. Shut-off switches shall be clearly labeled.

    d. Generators shall meet NFPA 37 requirements.

    e. Generator fuel source shall meet CFC requirements.

    f. A 40:BC fire extinguisher shall be located within 30 feet of the generator.

66. All fire department requirements are to be maintained throughout the life of the use permit.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

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San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon

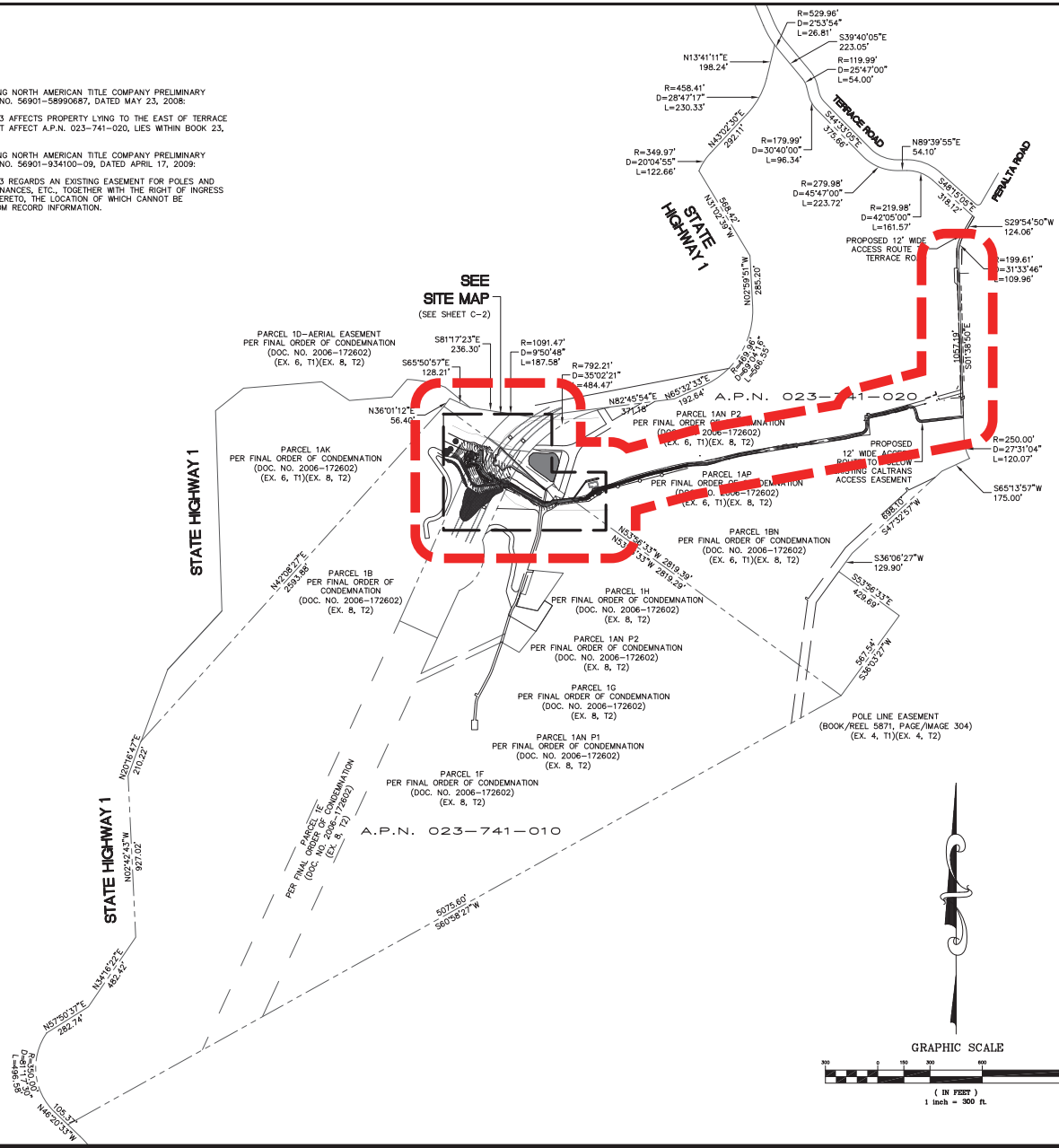
Attachment: B

File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

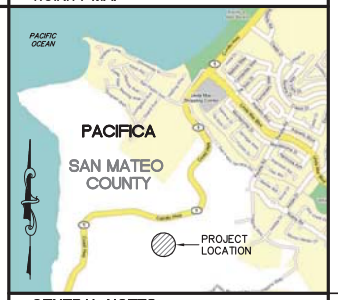
ATTACHMENT C

OVERALL SITE MAP



VICINITY MAP

NOT TO SCALE



GENERAL NOTES

PROPERTY INFORMATION

OWNER: DANA DENMAN
ADDRESS: 5901 CABRILLO HWY. PACIFICA, CA 94044
SITE: DEVIL'S SLIDE TUNNEL 5901 CABRILLO HWY. PACIFICA, CA 94044
ASSESSOR'S PARCEL NUMBERS: 023-741-010 & 020

LESSOR'S LEGAL DESCRIPTION

LEGAL DESCRIPTION IS FOUND IN NORTH AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NUMBERS 56901-58990687, DATED MAY 23, 2008 AND 56901-934100-09, DATED APRIL 17, 2009.

NO EASEMENTS DESCRIBED IN SAID TITLE REPORT CONFLICT WITH THE PROPOSED PROJECT AREA.

THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

TITLE REPORT

TITLE REPORT WAS UNAVAILABLE AT THE TIME OF FIELD SURVEY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 3*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CALTRANS CONTROL MONUMENTATION

SURVEY DATE

03/27/09

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-389-8180
email: foresight@comcast.net

REVISIONS

NO.	DATE	DESCRIPTION
11	01/26/11	REVISED ACCESS ROUTE
12	12/09/11	ACOE BDRY ADDED
13	01/06/12	ENVR. CONSTRAINTS REV.
14	02/08/12	ROAD REALIGNMENT
15	02/20/13	REV. PER REDLINES
16	03/18/13	REV. PER REDLINES
17	03/27/13	REV. PER REDLINES
18	06/11/13	REV. PER REDLINES

182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN: DATE: 08/15/13
JOB NO. 09-009
SHEET NO. C-1

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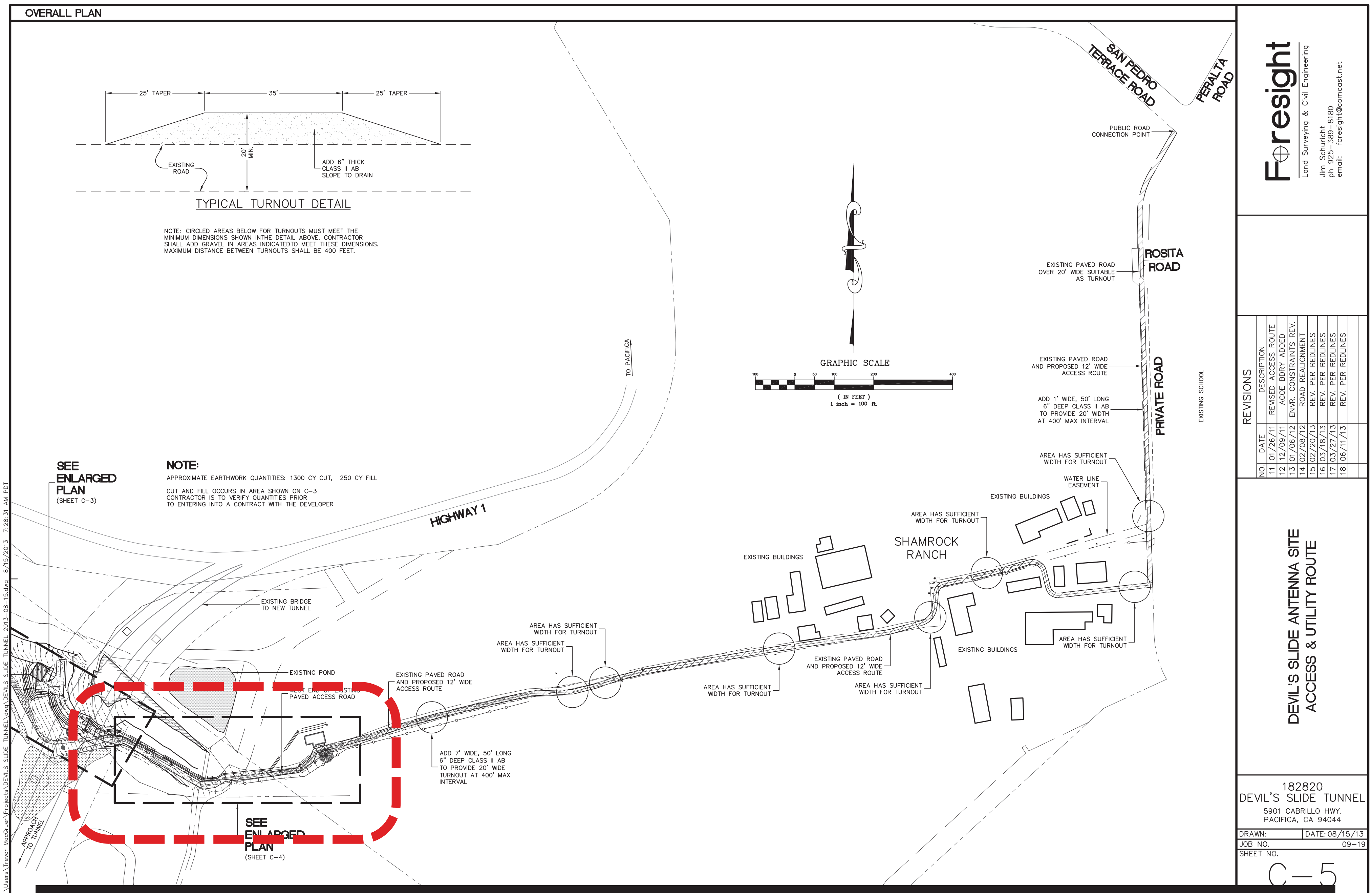
BOUND... THIS IS...

San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: C

File Numbers: PLN2010-00054

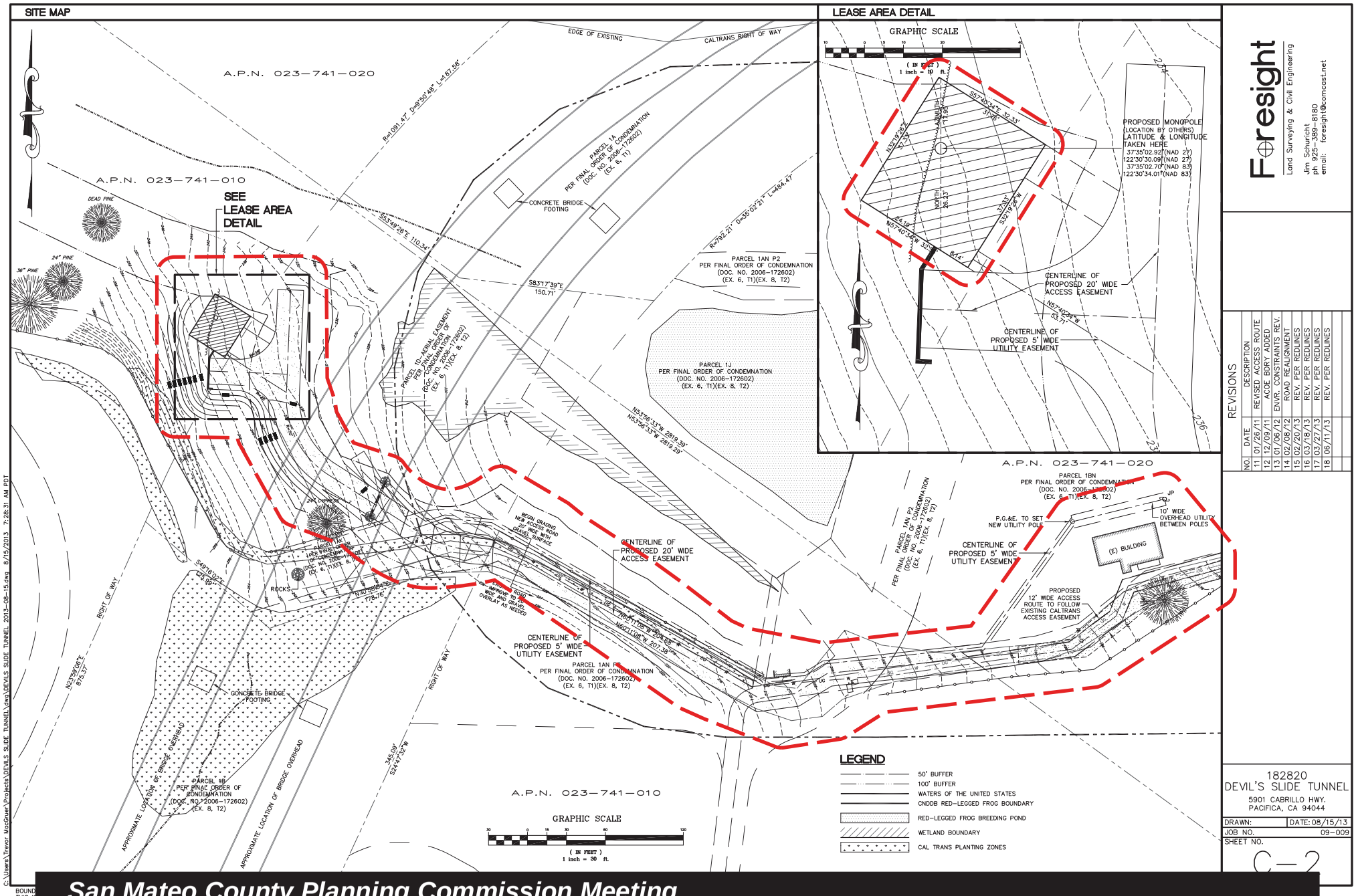


San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: C

File Numbers: PLN2010-00054



Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-389-8180
email: foresight@comcast.net

REVISIONS

NO.	DATE	DESCRIPTION
11	01/26/11	REVISED ACCESS ROUTE
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182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN: DATE: 08/15/13
JOB NO. 09-009
SHEET NO. C-2

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BOUND
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San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: C

File Numbers: PLN2010-00054

GENERAL NOTES

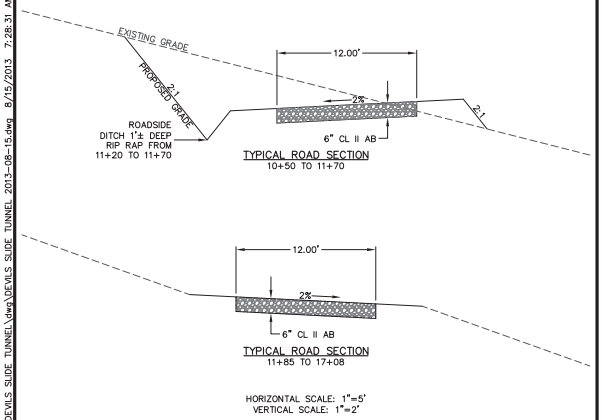
GRADING NOTES

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH SAN MATEO COUNTY GRADING ORDINANCE.
2. ANY DEVIATION FROM THE APPROVED PLAN REQUIRES APPROVAL OF THE COUNTY OF SAN MATEO AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
3. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY.
4. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT ALL TIMES DURING THE GRADING OPERATION.
5. SILT AND EROSION CONTROL MEASURES ARE REQUIRED FOR WORK DURING THE RAINY SEASON. (OCTOBER 15 THROUGH APRIL 15)
6. IF THERE ARE ANY EXISTING WATER WELLS ON THE PROPERTY, THE CONTRACTOR SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
7. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THIS PLAN. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED AND SEALED.
8. TREES TO BE SAVED SHALL BE FLAGGED AND MARKED PRIOR TO ANY CLEARING OR ANY STRIPPING WORK AND PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING.
9. HAULING OF ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE, EXCAVATED FROM THE SITE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY IS RESTRICTED.
10. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT DRAINAGE OF THE SITE AND CONTROL OF SILTATION.
12. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ADJACENT WATER COURSES AND PUBLIC AND PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.

GENERAL NOTES

1. BASIS OF ELEVATION DATUM: ELEVATIONS SHOWN ARE BASED UPON THE FOUND CALTRANS CONTROL MONUMENT DS 4 ON THE SOUTH SIDE OF THE OLD HIGHWAY WEST OF THE BRIDGE. ELEVATION TAKEN AS 329.01' AMSL.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, 800-642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT FORESIGHT (925) 389-8180 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. ANY DAMAGE TO EXISTING IMPROVEMENTS INCURRED DURING THE GRADING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND SHOW ALL KNOWN UNDERGROUND UTILITIES. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL EXACT EXTENT AND LOCATION OF UNDERGROUND OBSTRUCTIONS AND/OR UTILITIES. FORESIGHT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND OBJECTS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING EXACT UNDERGROUND LOCATION OF UTILITY LINES. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION.
6. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

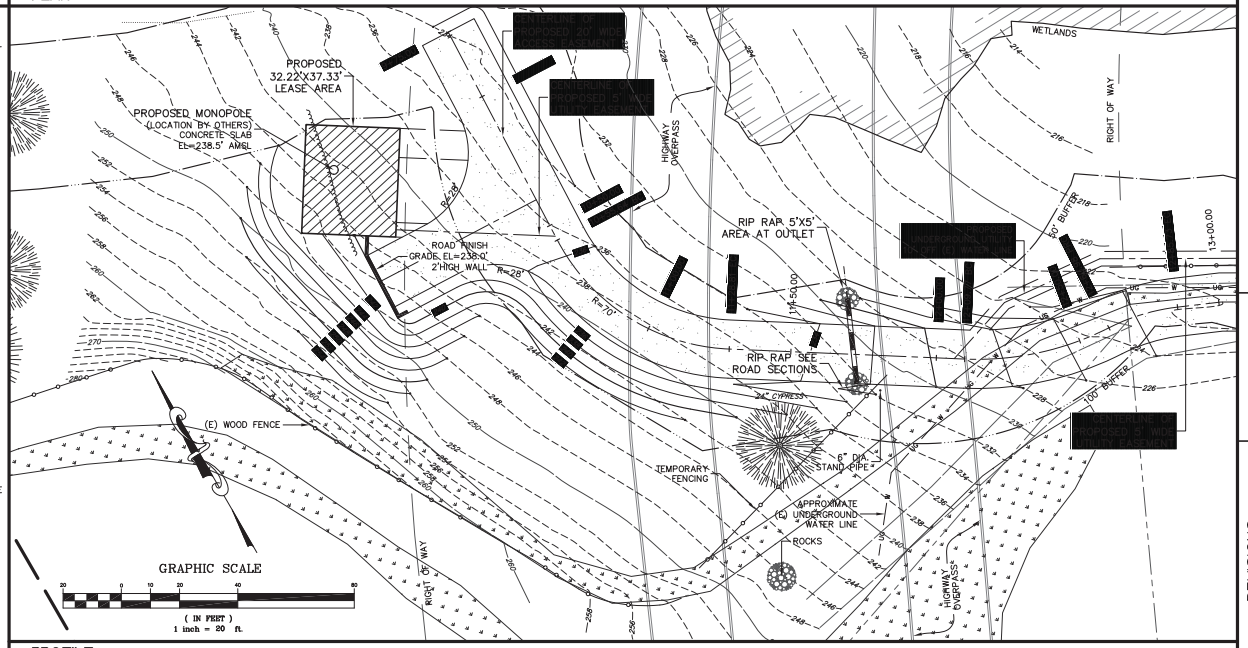
TYPICAL CROSS SECTIONS



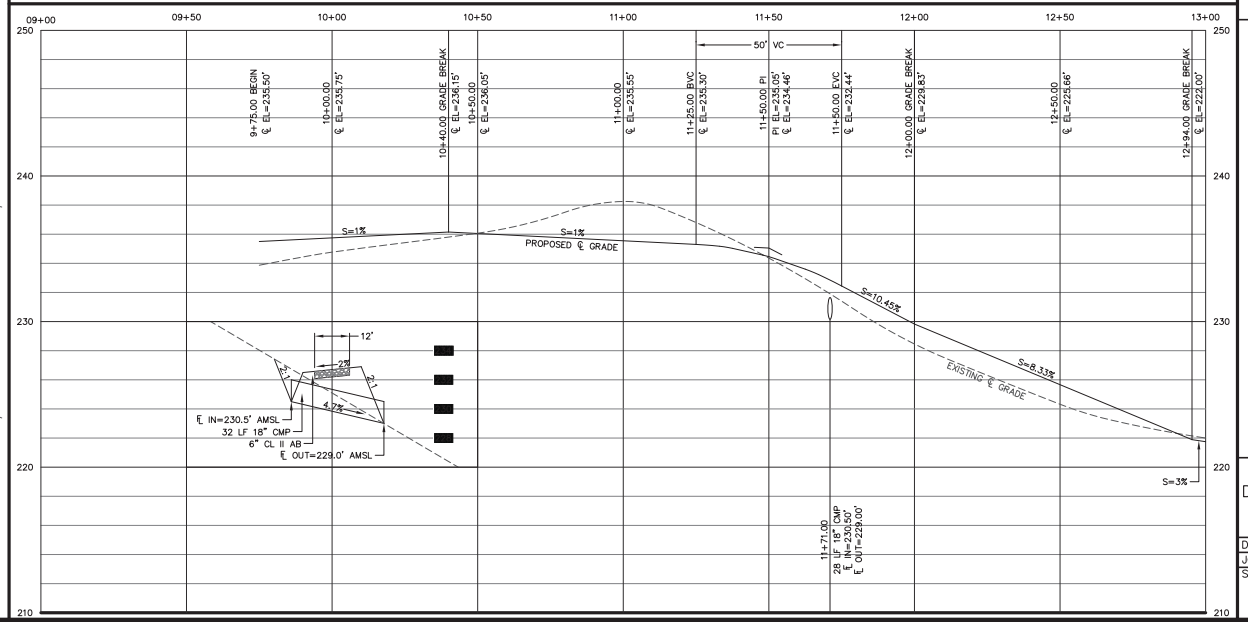
LEGEND

- 50' BUFFER
- 100' BUFFER
- WATERS OF THE UNITED STATES
- CNDDB RED-LEGGED FROG BOUNDARY
- RED-LEGGED FROG BREEDING POND
- WETLAND BOUNDARY

PLAN



PROFILE



REVISIONS

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Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-389-8180
email: foresight@comcast.net

DEVIL'S SLIDE ANTENNA SITE
ACCESS & UTILITY ROUTE

182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN:	DATE: 08/15/13
JOB NO.	09-19
SHEET NO.	C-3

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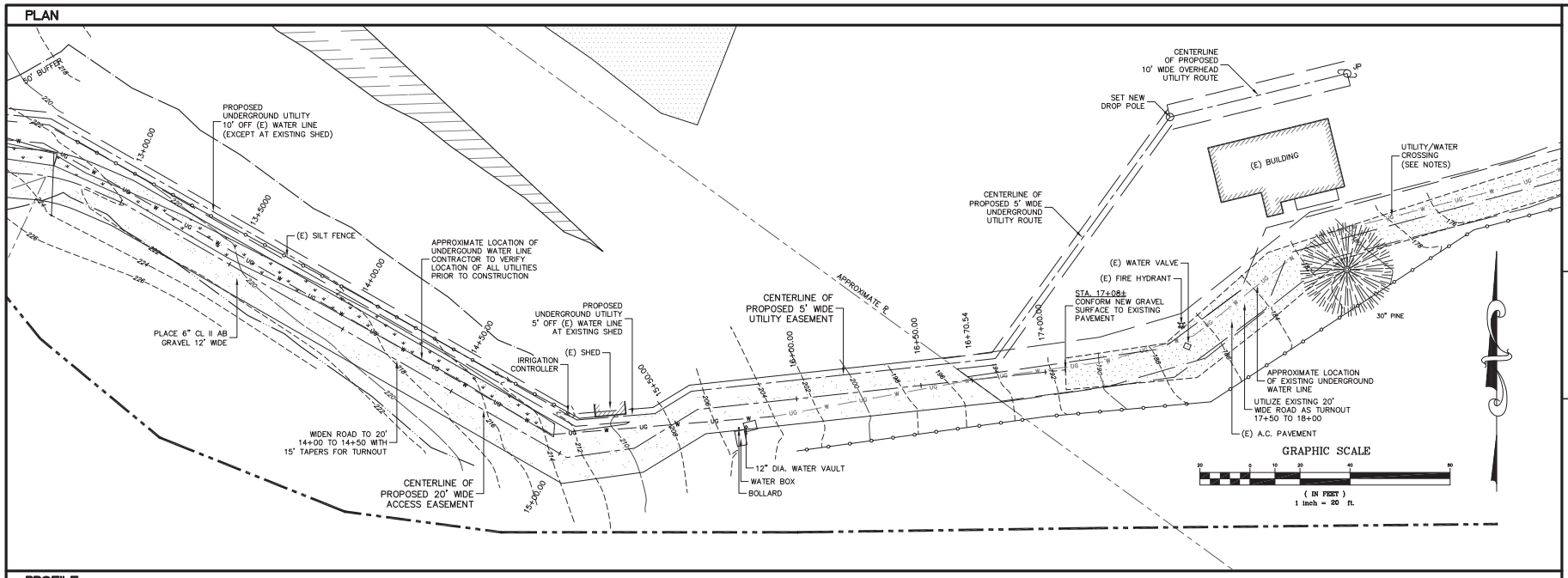

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ph 925-398-8180
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DEVIL'S SLIDE ANTENNA SITE
ACCESS & UTILITY ROUTE

182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN: | DATE: 08/15/13
JOB NO. 09-19
SHEET NO. C-4

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San Mateo County Planning Commission Meeting

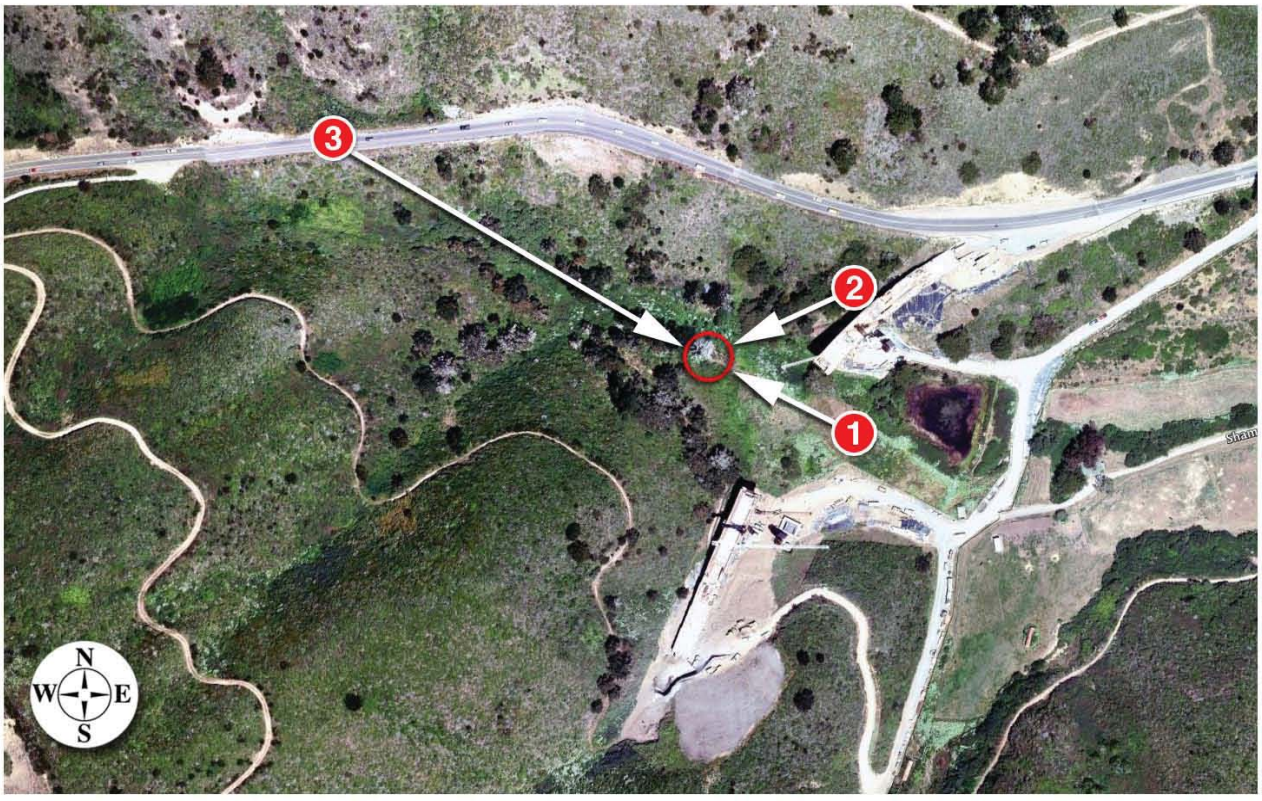
Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: C

File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

ATTACHMENT D



verizon wireless | **Devil's Slide** | **Site # 182820** | **Aerial Map**

12/11/09 | 5901 Cabrillo Highway, Pacifica, CA 94044 | Applied Imagination 510 914-0500

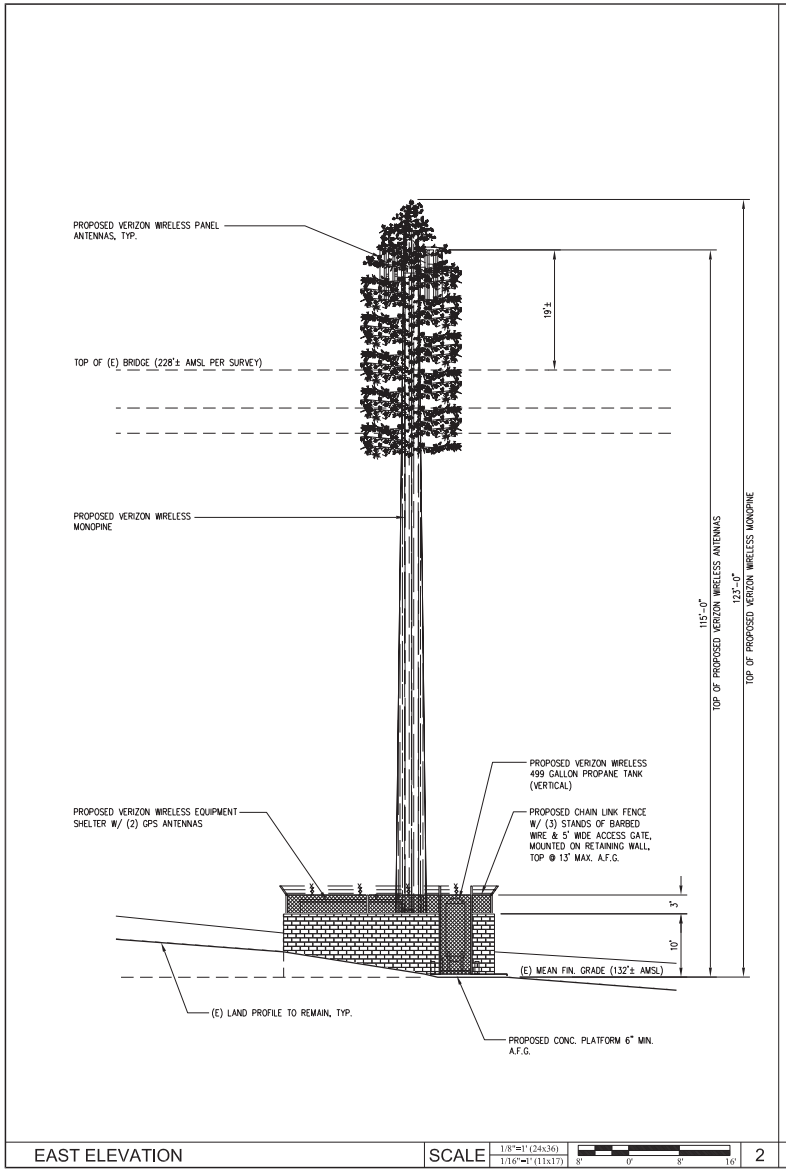
San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon Attachment: D

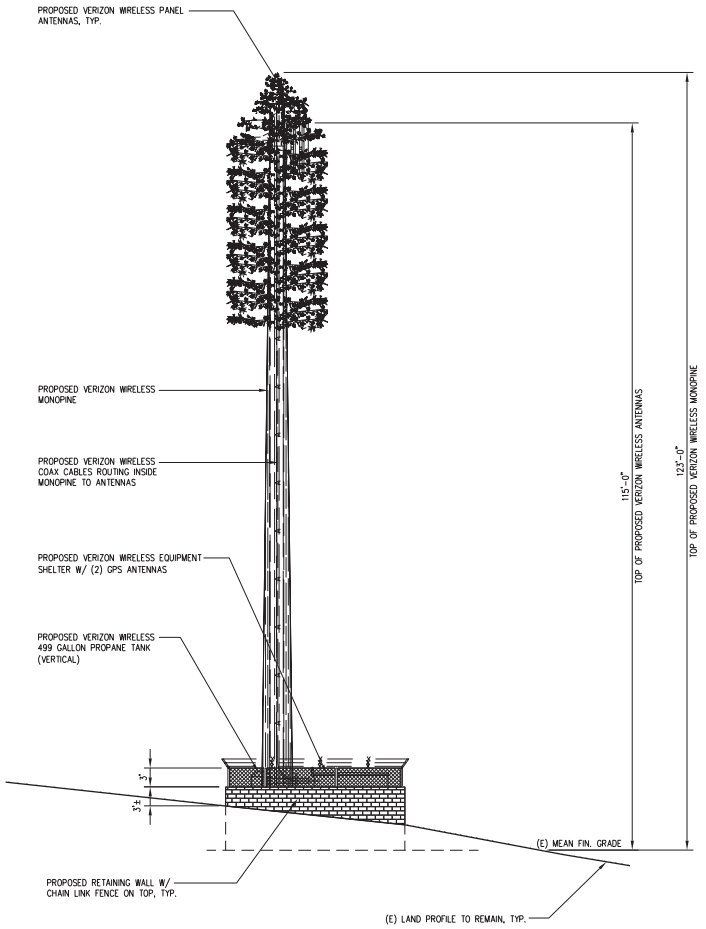
File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

ATTACHMENT E



EAST ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) 8' 0' 8' 16' | 2



SOUTH ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) 8' 0' 8' 16' | 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

182820
DEVIL'S SLIDE TUNNEL

SITE ADDRESS:

5901 CABRILLO HWY
PACIFICA, CA 94044
SAN MATEO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
1	06/12/09	80% ZONING REVIEW
2	07/07/09	90% ZONING REVIEW
3	08/04/09	ZD REV CELL BLOCK
4	09/01/09	ZD REV CONC. PAD
5	09/15/09	100% ZONING FINAL
6	10/02/09	ZD REV NEW LAYOUT
7	12/09/09	ZD REV EROSION CTL
8	02/23/12	ZD REV EASEMENTS

DESIGN FIRM:

BayStone Architecture & Engineering, Inc.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 363-4661
FAX: (925) 798-8123

JOB NUMBER:

09CNV032

SEAL:

SHEET TITLE:

SOUTH ELEVATION
EAST ELEVATION

SHEET NUMBER:

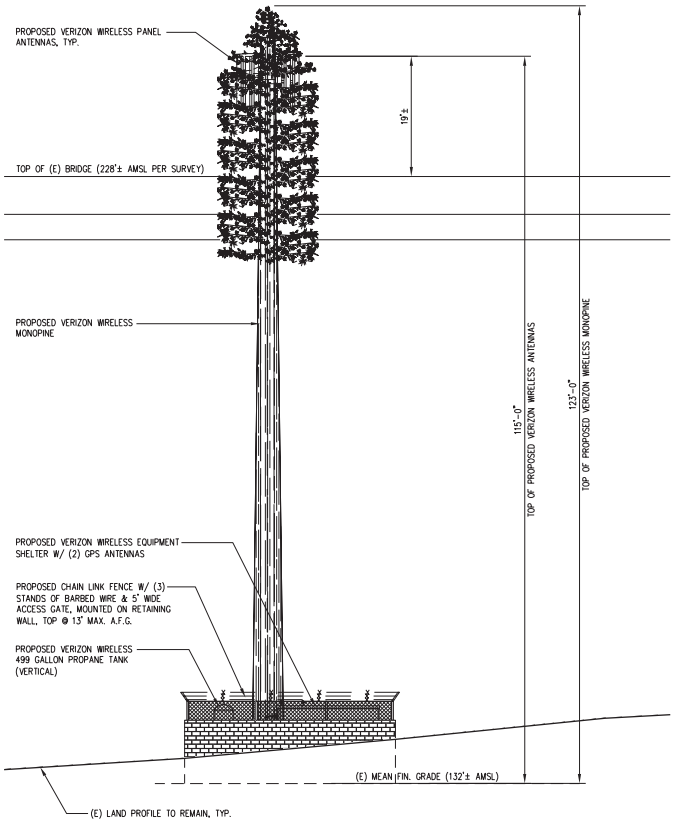
A-3

San Mateo County Planning Commission Meeting

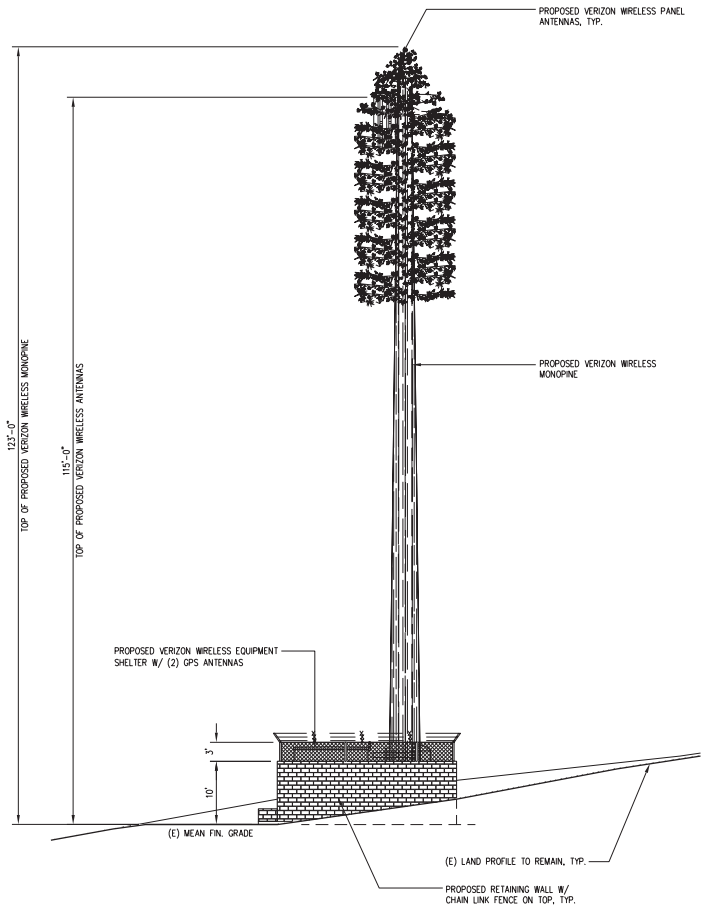
Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: E

File Numbers: PLN2010-00054



WEST ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) 8' 0' 8' 16' | 2



NORTH ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) 8' 0' 8' 16' | 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

182820
DEVIL'S SLIDE TUNNEL

SITE ADDRESS:

5901 CABRILLO HWY
PACIFICA, CA 94044
SAN MATEO COUNTY

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7	12/09/09	ZD REV EROSION CTL
8	02/23/12	ZD REV EASEMENTS

DESIGN FIRM:

BayStone
Architecture & Engineering, Inc.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 363-4661
FAX: (925) 798-8123

JOB NUMBER: 09CNV032

SEAL:

SHEET TITLE:

NORTH ELEVATION
WEST ELEVATION

SHEET NUMBER:

A-4

San Mateo County Planning Commission Meeting

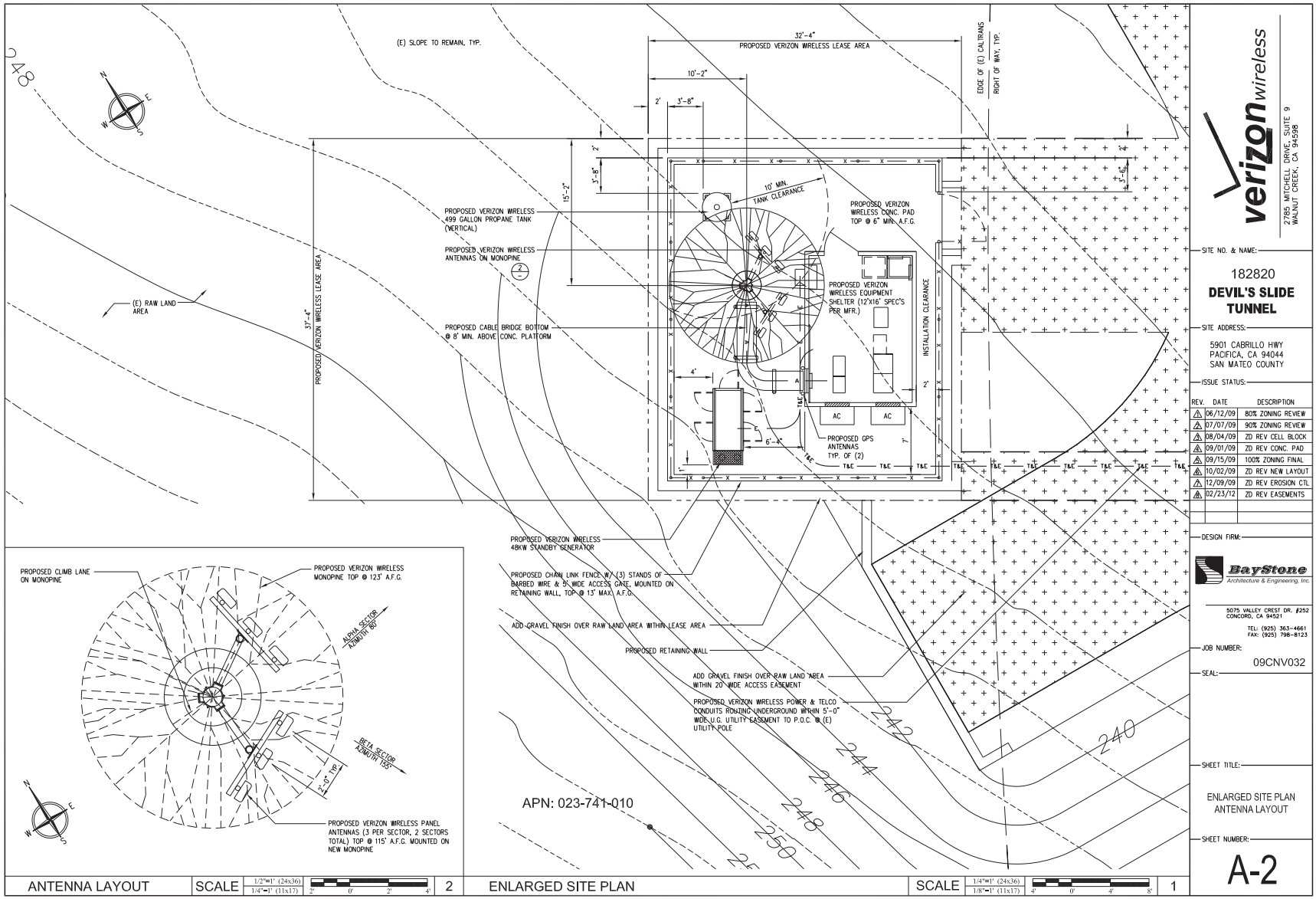
Owner/Applicant: Dehman/NSA Wireless-Verizon

Attachment: E

File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

ATTACHMENT F



San Mateo County Planning Commission Meeting

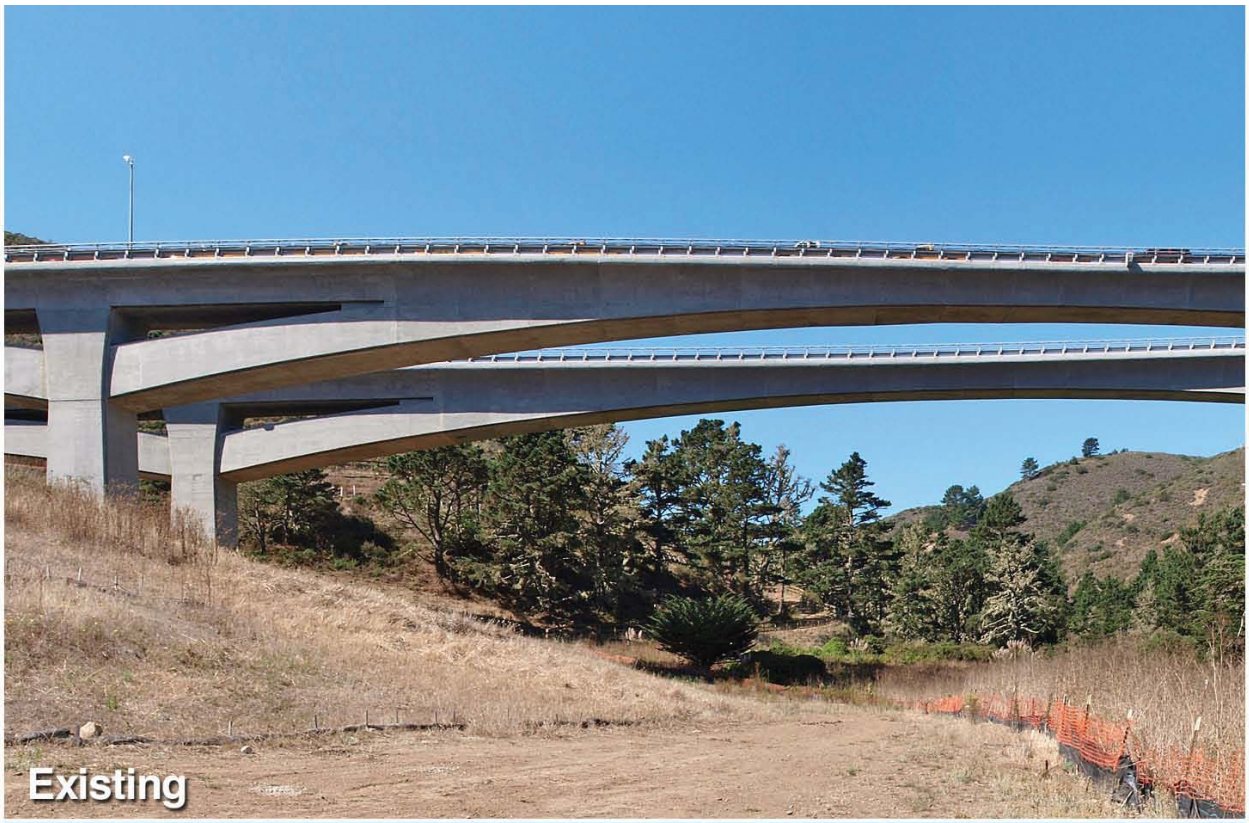
Owner/Applicant: Dehman/NSA Wireless-Verizon

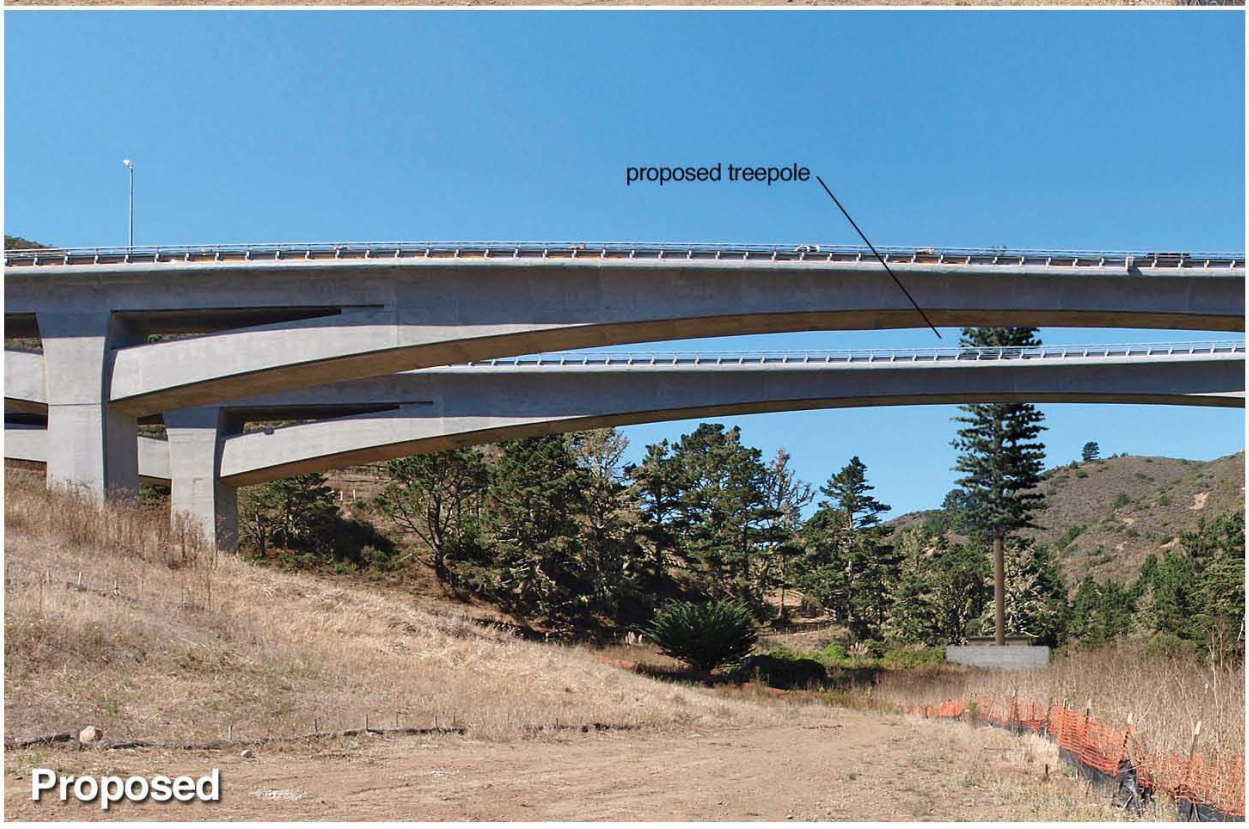
Attachment: F

File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

ATTACHMENT G





verizonwireless | **Devil's Slide** | **Site # 182820** | **Looking Northwest**

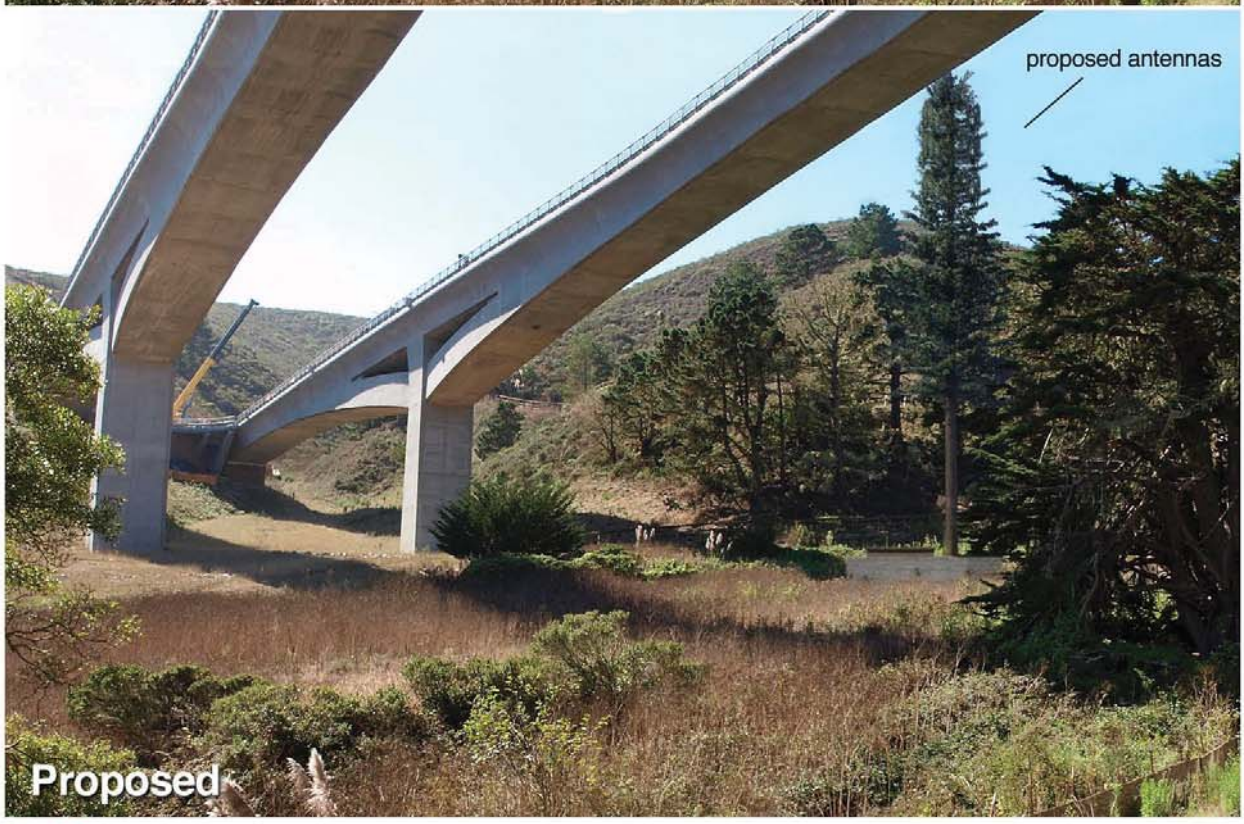
10/12/10 | 5901 Cabrillo Highway, Pacifica, CA 94044 | View #1

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon Attachment: G

File Numbers: PLN2010-00054



verizon wireless | Devil's Slide | Site # 182820 | Looking West from Benmore Drive

10/12/10 | 5901 Cabrillo Highway, Pacifica, CA 94044 | View #1

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon Attachment: G

File Numbers: PLN2010-00054

verizonwireless | Devil's Slide | Site # 182820 | Looking Southeast from Highway 1

10/12/10 | 5901 Cabrillo Highway, Pacifica, CA 94044 | View #3

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

Owner/Applicant: Dehman/NSA Wireless-Verizon Attachment: G

File Numbers: PLN2010-00054

County of San Mateo - Planning and Building Department

ATTACHMENT H

182820 – Devil's Slide Tunnel
Application for Use Permit/Design Review
5901 Cabrillo Hwy. Pacifica, CA 94044
APN: 023-741-020

Introduction:

Verizon Wireless, is a telecommunications service provider operating wireless telecommunications sites on private property, government owned property and within the public right-of-way throughout California and nationwide. Verizon Wireless and its affiliates (including, but not limited to GTE Mobilenet) have acquired licenses from the Federal Communication Commission ("FCC"). These licenses include San Mateo County, California. The regional system operates under the dba name of "Verizon Wireless" and is part of an integrated nationwide network of coverage.

Conditional Use Request:

Verizon Wireless requests a use permit allowing the installation, operations and maintenance of the wireless telecommunications facility, with two (2) sectors with three (3) antennas each for a total of six (6) antennas located on a 123' monopine structure in a grove of trees uphill from the equipment at 5901 Cabrillo Hwy in Pacifica, CA 94044. Radio equipment cabinets will be located downhill from the monopine in a lease area of 21' x 42'. Currently there are no other carriers located on this property, however all other carriers in the County are being contacted with a proposition for co-location.

Verizon Wireless is aware of the county's opposition to the se of faux tree structures, but give the proximity to the coast, and the unique nature of the location of this facility, the only stealth option to adhere to the coast commission requirements would be to use the faux structure. Photosims have been attached to the application to help in the visualization of this structure.

Verizon Wireless is asking for an unrestricted UP with a minimum of 10 years before the site needs to be renewed.

Description of Existing Use:

The property is currently zoned for resource management and is an undeveloped property in its natural state. The proposed use by Verizon Wireless will be consistent with the current use, and no change to the zoning of the property is proposed.

Site Selection and Justification:

Verizon Wireless needs this site as an integral part of its wireless network. This facility will not impair the use or enjoyment of, or be otherwise injurious to property in the immediate vicinity. To the contrary, enhanced wireless communications will have a

positive influence on personal, business, governmental and other existing uses in this area. Substantially similar antennas and equipment already exist in the surrounding Counties, although not in his general location. With the expansion of the Devils Slide tunnel, a structure is required to provide service through this new roadway.

There are numerous factors that are taken into consideration when identifying a location to place and maintain a wireless telecommunications facility. Coverage area, topography, population, lease compatibility, access and availability of utilities are some of these factors used to consider the best location.

The facility proposed by Verizon Wireless is necessary in order to provide cellular service to this area, including traditional wireless services such as wireless digital telephone service and new service not available under some traditional analog cellular systems, such as wireless internet connections. Verizon Wireless' technology operates at various radio frequency ("RF") bands between approximately 1,800 and 2,000 megahertz. Furthermore, Verizon has been authorized to purchase additional bandwidth at 700 megahertz to assist with data transfer. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to signal interference are within the sole province of the FCC.

The proposed facility is not detrimental to nor will it endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this community and other surrounding communities. Section 704 (National Wireless Telecommunications Siting Policy) of the Telecommunications Act of 1996, passed by Congress in February 1996, requires facilities to comply with FCC regulations concerning health risk. The Act also states "(n)o state or local government instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission's regulations concerning such emission." Verizon Wireless insures that the proposed facility complies with the FCC Public Notice (February 2000) regarding Radio Frequency human exposure rules. All existing transmitting facilities, operations and devices must comply with 47 CRF 1.307, paragraphs (b) (1) through (b) (3), by September 1, 2000, or the licensee presently holding the permit or license to transmit must file an Environmental Assessment with the FCC.

The site is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no smoke, debris or other nuisance will be generated by the proposed facility.

The facility is designed and will be constructed to meet applicable governmental and industry safety standards. Specifically, Verizon Wireless continues to comply with all FCC governing construction requirements, technical standards, interference protection, power limitations, and radio frequency standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC.

Wireless communication technology provided vital communications to "911" and other emergency situations. In fact, more "911" and other emergency calls are now placed on wireless phones than on traditional landline phones. Wireless communications

are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote public health, safety, morals, comfort and general welfare.

Coverage and Propagation:

Wireless phone systems operate on a "grid" system, whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both the height and location of the telecommunication facility. Based on a computerized engineering study which takes into account, among other things, local population density, traffic patterns, and topography, Verizon Wireless' RF engineers have identify the proposed facility as being a necessary and appropriate location for a cell site in order to provide coverage in this area of the County of San Mateo. A copy of the propagation maps is attached for your use, as well as a EMF report.

Conclusion:

Verizon Wireless requests that the County of San Mateo approve the Use Permit and allow the construction, maintenance and operation of its proposed wireless telecommunications facility. The site is a necessary pillar in the network. The site will benefit the community by providing seamless coverage, and supporting the E-911 system of the County. Verizon Wireless respectfully requests the County of Santa Clara grant a use permit for a minimum of 10 years, with an additional condition that all further renewals be administratively renewed.

Section 6512.5 Requirements for New Wireless Telecommunication Facility

A. Charnel James met with the planning department approximately one year prior to the submittal of this application to ensure that the design would work with the County's new zoning ordinance. The one item that is not in compliance with the new ordinance (but satisfies the stealthing requirements of the LCP) is the proposed mono-tree design. Verizon Wireless requests that the planning department take that into consideration when reviewing the attached application.

B. The following information is submitted in addition to the standard submittal requirements:

1. A completed Planning Permit Application: This is attached to this justification letter.
2. A completed Use Permit for a Cellular or Other Personal wireless Telecommunication facility Form: This is attached to the justification letter.
3. A completed Environmental information disclosure Form: This is attached to the justification letter
4. Proof of ownership or statement of consent from the owner of the property: a current copy of the preliminary title report, as well as a Letter of Authorization is attached to this application.
5. A site plan, including landscape plan and provisions for access: This site is located in a meadow below the new Devils Slide Bridge and tunnel. It is surrounded by natural landscaping, and therefore no additional landscaping is being proposed at this time. A site plan is included in the drawings provided for this project. The access to the site is also included on the drawings and is in both the site plan and the survey.
6. Elevation drawings: these have been provided within the drawings submitted for this application
7. Photo simulations (photosims) of the wireless telecommunication facility from reasonable line of site locations from public roads or viewing locations: 5 sets of the photosims have been submitted with this application.
8. A preliminary erosion control plan shall be submitted with the use permit…: This is included in the drawings provided for the application on the D-1. A more complete construction and erosion control plan shall be submitted with the building permit application.
9. A maintenance plan detailing the type and frequency of required maintenance activities, including maintenance of the access road: the maintenance plan of any Verizon site is similar in nature. Once a quarter (unless needed sooner) a company will inspect the site for weeds, and other landscaping issues (determined by the type of installation). Because this site is natural landscaping, the maintenance schedule will be mostly weed abatement, and controlling any fire hazards that may appear. A NOC number will be provided at the site for any nuisance issues, which will be taken care of within 14 days of notification when possible. Given that this installation is on a private property with limited access, it is

unlikely that much of this type of maintenance will be required. The final type of maintenance would be the technical maintenance, which would also include assessing the ingress and egress of the site. This is done approximately once a month, or every 6 weeks to adjust the electronic equipment within the site The NOC number for Verizon will be clearly posted, and is 1-888-611-0029.

10. Co-Location Notification: this site has the capacity to be 150 feet tall, although the current proposal was as small as Verizon needed for its installation. As drawn, there is enough room for one additional carrier. With the pole extended to 150 feet, another 2 to 3 carriers could co-located. I anticipate that within 1 year of the tunnel opening, many other carriers will want to co-locate on this facility. NSA Wireless has sent out the required letter, and thus far I have heard back from MetroPCS alone. In conversations with other carriers, they are tentatively waiting to see the signal problems with the new tunnel before committing in writing if they are or are not interesting in collocation. All supporting documentation has been attached.
11. Alternative Site analysis: The location of this tower is unique in its placement and purpose. On the other side of the tunnel is an existing tower, and within the city limits of Pacifica there are a number of facilities (on roof tops, and one proposed tower at the police station). However, none of these sites would be able to do what is necessary which is to direct the signal down the tunnel to the tower on the other side (to the south) thereby connecting to the two areas. This will assist HWY 1 with having seamless coverage, which is difficult to do given the location of many of the road ways. Geographically, it is also difficult to locate on any existing facility. The location of the bridge and tunnel is surrounded by rolling hills which interfere with the signal of the towers. The alternatives to this proposed design included, antennas higher up on the hill, closer to the antennas, however there was an issue with access to that site, and a concern on hill stability for the installation of the smaller poles that would be used. Verizon also considered locating on the hillside across the street, owned by the State of California, and San Mateo County, however given the proposed use of this area as a hiking area, and the lower height needed to actually shoot into the tunnel, this site was determined not to be a viable location. Finally, Verizon considered different designs with the current location including a plain pole, and a broad leaf tree. Both of these designs were rejected because of the requirements in the LCP and because of nature of the trees in the area.
12. Statement of Co-location: It is Verizon Wireless' intent to have the tower be available for commercial and jurisdiction use for a reasonable rental fee, and have designed the site so that another carrier could immediately install their antennas. The County could approve this tower to be 150 feet tall, and thereby prepare it for the eventual installation of up to 4 carriers in addition to Verizon.

13. Radio Frequency Report: RF reports are not able to predict the increased use with other carriers, because the projected emissions is based on the ~~eight~~ number of antennas the placement of those antennas, the support radios, and the geography, just to name a few of the factors that influence the EMF report. Verizon is submitting for the county, a copy of its EMF report which addresses the proposed current use.
14. Fees: all applicable fees will be paid at submittal.
15. Verizon will provide any additional information requested by the planning department if needed for the application.
16. This requirement does not apply to this installation

County of San Mateo - Planning and Building Department

ATTACHMENT I

Verizon Wireless • Proposed Base Station (Site No. 182820 "Devil's Slide")
5901 Cabrillo Highway • Pacifica, California

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. 182820 "Devil's Slide") proposed to be located at 5901 Cabrillo Highway in Pacifica, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in 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 exposure limits. 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:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
Long Term Evolution ("LTE")	700	2.33	0.47
[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 about 1 inch thick. 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. Along with the low power of such facilities, 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 drawings by BayStone Architecture and Engineering, Inc., dated June 12, 2009, it is proposed to install six directional panel antennas – two Andrew Model HBX-6516DS-T0M antennas for PCS service, two Andrew Model LBX-6513DS-VTM antennas for cellular service, and two Andrew Model LNX-6513-T4M antennas for LTE service – on a 120-foot pole, configured to resemble a pine tree, to be sited northwest of Highway 1 near 5901 Cabrillo Highway in Pacifica. The antennas would be mounted with up to 4° downtilt at an effective height of about 113 feet above ground and would be oriented in groups of three (one of each) towards 80°T and 155°T. The maximum effective radiated power in any direction would be 1,320 watts, representing the simultaneous operation of one PCS channel at 320 watts, three cellular channels at 200 watts each, and one LTE channel at 400 watts. There are reported no other wireless telecommunications base stations located nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation would be 0.0058 mW/cm^2, which is 0.98% of the applicable public limit. The

maximum calculated level at the second-floor elevation of any nearby building* is 0.095% of the applicable public limit. The maximum calculated level on the elevated bridge nearby for Highway 101† is 7.9% of the applicable 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

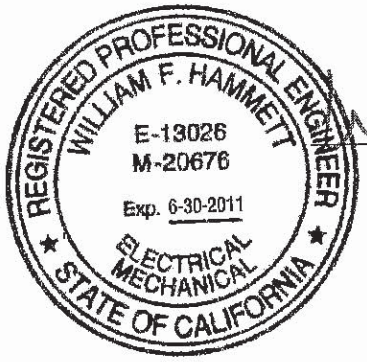
Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors 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 the base station proposed by Verizon Wireless at 5901 Cabrillo Highway in Pacifica, 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, 2011. 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.

July 16, 2009

* Located at least 650 feet away, based on aerial photographs from Google Maps.

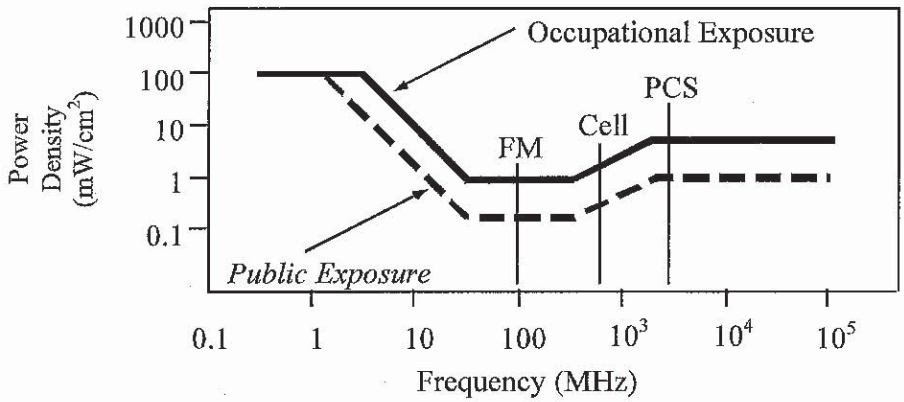
† Located at least 80 feet away, according to the drawings.

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

ATTACHMENT J

Biological Assessment

18280 / DEVIL'S SLIDE TUNNEL

5901 Cabrillo Highway
Pacifica, California 94044

EBI Project No. 61124704
Site Report Date: November 6, 2012

Prepared for:
NSA Wireless, Inc.
2603 Camino Ramon, 1st Floor
San Ramon, CA 94583

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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environmental | engineering | due diligence

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Fax: (781) 273-3311
www.ebiconsulting.com

November 6, 2012

Mr. Christopher Durand
NSA Wireless, Inc.
2603 Camino Ramon, Suite 170
San Ramon, CA 94583

Subject: Biological Assessment
18280 / Devil's Slide Tunnel
5901 Cabrillo Highway, Pacifica, California 94044
EBI Project No. 61124074

Dear Mr. Durand:

Attached please find our Biological Assessment (BA) for the above-mentioned asset (the Project Site). The Report was completed according to the terms and conditions authorized by you, and have been completed in general conformance with the definitions and requirements of applicable federal, state, and local laws, and the *NSA Wireless Inc* scope of work.

The purpose of this BA was to identify state and federally protected species and designated critical habitats in connection with the property at the time of the property reconnaissance. Additionally, the purpose of this BA was to specifically identify potential impacts to areas proposed to be occupied by *NSA Wireless, Inc.*

This BA is addressed to *NSA Wireless, Inc* and such other persons as may be designated by *NSA Wireless, Inc,* and their respective successors and assigns. There are no intended or unintended third party beneficiaries to this Report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction.

We declare that, to the best of our professional knowledge and belief, we meet the definitions of qualified biologist as defined the United States Fish and Wildlife Service (USFWS) and we have the specific qualifications based on education, training, and experience to assess a property of the biological resources, nature, history, and setting of the Project Site.

Thank you very much for the opportunity to provide environmental consulting services to *NSA Wireless, Inc.* Should you have any questions or require additional information, please do contact the undersigned.

Respectfully submitted,

Mr. Tony Maguire
Author/ Wetland Biologist

Mr. Christopher W. Baird
Reviewer/Technical Director, NEPA
Direct# (617) 715-1846

Ms. Marianne Holleman
West and Central Regions
Operations Manager

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1.0 EXECUTIVE SUMMARY

At the request of *NSA Wireless, Inc.*, EBI has performed a Biological Assessment (BA) of the property located at 5901 Cabrillo Highway, Pacifica, California 94044 (herein, the Subject Property). This BA was prepared in accordance with Section 7 of the United States Endangered Species act (ESA) [16 U.S.C. 1536(c)] and was created in support of a Biological Opinion from the United States Fish and Wildlife Service (USFWS). The main objective of this BA was to identify federally protected species in connection with the proposed action area (herein, the Project Site). This BA also includes a preliminary determination of the presence of wetlands, plant communities, and critical habitats in connection with the Project Site.

The Subject Property, known as 18280 / Devil's Slide Tunnel, consists of an approximately 200-acre parcel (known as Shamrock Ranch) that primarily consists of an equestrian ranch that includes canine and feline kennels. The ranch is situated along a west-to-east valley floor. Devil's slide coastal bluff comprises the western boundary. The valley opens up into the town of Linda Mar, Pacifica at its eastern end. Sometime in the mid 20th century, lands within the valley floor, including the proposed Project Site, were converted (likely from coastal sage scrub) to equestrian grazing parcels, equestrian riding ring, residential houses, and other building associated with the ranch and kennel. A newly re-surfaced (asphalt) Shamrock Road extends roughly 0.45 miles westward from Peralta Road. A coastal sage scrub community comprises lands to either side of the valley floor. The Pacific Ocean occurs roughly 0.5 miles west of the Subject Property.

NSA Wireless, Inc. proposes to construct a new telecommunication facility. The proposed facility will consist of a 123-foot monopine telecommunication tower placed within a 37-foot 4-inch by 32-foot 4-inch lease area. Six new panel antennas will be installed within two sectors (3 antennas per sector) at a top height of 115' above ground level (AGL). Within the lease area, NSA Wireless Inc. plans to construct a 12-foot by 16-foot wireless equipment shelter near the base of the new utility pole. Project plans include a 48kw generator and a 499-gallon propane tank. The lease area will be enclosed within a 10-foot tall retaining wall topped with a 3-foot chain link fence and barbed wire. Power and telco will be routed east along the access road to an existing power pole located approximately 800 feet east of the Facility. Access to the site will occur along newly re-surfaced Shamrock Ranch Road, which extends westward from Peralta Road. Total new ground disturbance will include 0.17 acres of previously disturbed lands that currently support ruderal herbaceous vegetation. Please see the attached site drawings for complete details.

2.0 INTRODUCTION

2.1 Project Information

Project: NSA Wireless, Inc Telecommunications Facility
18280 / Devil's Slide Tunnel
5901 Cabrillo Highway, Pacifica, California 94044

Lead Federal Agency: Federal Communications Commission
1445 12th Street Southwest
Washington, DC 20554

Applicant: NSA Wireless, Inc.
2603 Camino Ramon, Suite 170
San Ramon, CA 94583

Authorized Agent: EBI Consulting
11445 East Via Linda, Suite 2, #472
Scottsdale, Arizona 85259
Contact: Marianne Holleman
Phone: (408) 661-0051
mhollman@ebiconsulting.com

2.2 Project Location

The Subject Property is located at 5901 Cabrillo Highway, Pacifica, California 94044 (Figure 1). Pacifica is located along Hwy 1 (Cabrillo Highway) approximately 11 miles southwest of downtown San Francisco.

The 'Action Area' includes the proposed Project site includes and all surrounding areas which may be affected by project construction, including the proposed utility easement and the footprint of the proposed telecommunications facility.

2.4 Proposed Action

NSA Wireless, Inc. proposes to construct a new telecommunication facility. The proposed facility will consist of a 123-foot monopine telecommunication tower placed within a 37-foot 4-inch by 32-foot 4-inch lease area. Six new panel antennas will be installed within two sectors (3 antennas per sector) at a top height of 115' above ground level (AGL). Within the lease area, NSA Wireless Inc. plans to construct a 12-foot by 16-foot wireless equipment shelter near the base of the new utility pole. Project plans include a 48kw generator and a 499-gallon propane tank. The lease area will be enclosed within a 10-foot tall retaining wall topped with a 3-foot chain link fence and barbed wire. Power and telco will be routed east along the access road to an existing power pole located approximately 800 feet east of the Facility. Access to the site will occur along newly re-surfaced Shamrock Ranch Road, which extends westward from Peralta Road. Total new ground disturbance will include 0.17 acres of previously disturbed lands that currently support ruderal herbaceous vegetation. Please see the attached site drawings for complete details.

3.0 PROTECTED SPECIES

3.1 *Protected Species*

EBI reviewed online resources maintained by the USFWS (http://ecos.fws.gov/ and http://ecos.fws.gov/ipac), the California Department of Fish and Game (CDFG) (http://www.dfg.ca.gov/biogeodata/), and the California Native Plant Society (CNPS) (http://www.rareplants.cnps.org), to identify state and federally-listed threatened and endangered species that are known to occur within San Mateo County, CA.

Based on EBI's research, protected species recorded within two miles of the Action Area include the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), California red-legged frog (*Rana draytonii*), and San Bruno elfin butterfly (*Callophrys mossii bayensis*) (CDFG, 2012). Data from the USFWS and CNPS show protected species that may occur within the vicinity of the Action Area. Table 1 provides a list of protected species that may occur within the vicinity of the Action Area and briefly describes the potential for the proposed project to affect those species.

Additionally, based on a review of the USFWS online Critical Habitat Portal (http://criticalhabitat.fws.gov), the proposed project would occur within red-legged frog (*Rana draytonii*) critical habitat.

Table 1.
USFWS protected species and critical habitat that have been recorded in the vicinity of the Subject Property.

Species Listing (*Scientific Name*) Common Name	**Federal/ State Status**	**Habitat Description**	**Determination of Effect**
CNDDB confirmed species w/in two mile radius of Action Area			
Thamnophis sirtalis tetrataenia San Francisco Garter Snake	FE/SE	The preferred habitat of the San Francisco garter snake is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows.	May Affect – Not likely to adversely affect
Rana draytonii California Red-legged Frog	FE/N	Valley and foothill grasslands and the grassy understory of open woodlands, usually within 1 mile of water. This species is terrestrial as an adult and spends most of its time underground in subterranean refugia generally associated with ground-squirrel burrows.	May Affect – Not likely to adversely affect
Callophrys mossii bayensis San Bruno Elfin Butterfly	FE/N	Bruno elfin inhabits coastal mountains near San Francisco Bay, in the fogbelt of steep north facing slopes that receive little direct sunlight. It lives near prolific growths of the larval food plant, broadleaf stonecrop (Sedum spathulifolium), which is a low growing succulent associated with rocky outcrops (often in the shade) that occur on steep, mainly north- facing slopes in coastal scrub from 200 to 5,000 feet elevation. The San Bruno elfin is restricted to a few small populations, the largest of which occurs on San Bruno Mountain. Its habitat has been diminished by quarrying, off- road recreation, and urban development.	No Effect – The Action Area does not support viable habitat (as described) for this species.
CNDDB Species w/in Montara Mt. Quad			
Eriophyllum latilobum San Mateo Woolly sunflower	FE/CE	Populations known to inhabit cismontane woodland (often serpentinite on roadcuts)	No Effect – The Action Area does not support viable habitat (as described) for this species.

Species Listing (*Scientific Name*) Common Name	**Federal/ State Status**	**Habitat Description**	**Determination of Effect**
Onchorynchus mykiss irideus Steelhead – central California coast DPS	FT/N	The Central California Coast ESU includes all naturally spawned populations of steelhead (and their progeny) in California streams from the Russian River to Aptos Creek, and the drainages of San Francisco and San Pablo Bays eastward to the Napa River (inclusive), excluding the Sacramento-San Joaquin River Basin.	No Effect – The Action Area does not support viable habitat (as described) for this species.
Pentachaeta bellidiflora White-rayed pantachaeta	FE/CE	Population known to inhabit open dry rocky slopes and grassy areas, often on soils derived from serpentine bedrock.	No Effect – The Action Area does not support viable habitat (as described) for this species.
Plebejus icariodes missionensis Mission blue butterfly	FE/N	The Mission blue butterfly persists in small populations in San Francisco, San Mateo and Marin Counties. The majority of the remaining mission blues are found on San Bruno Mountain, San Mateo County. This species inhabits coastal chaparral and coastal grasslands in the fog belt of the coastal range from 690 to 1,180 feet elevation. Three species of lupine serve as larval food plants: silver lupine (Lupinus albifrons), summer lupine (L. formosus), and many colored lupine (L. versicolor). Adults feed on hairy false goldenaster (Heterotheca villosa), bluedicks (Dichelostemma capitatum), and seaside buckwheat (Eriogonum latifolium)	No Effect – The Action Area does not support viable habitat (as described) for this species.
Potentilla hickmanii Hickman's cinquefoil	FE/CE	Populations known to occur within Coastal bluff scrub, closed-cone coniferous forest, Meadows and seeps (vernally mesic), Marshes and swamps (freshwater).	No Effect – The Action Area does not support viable habitat (as described) for this species.
Rallus longirostris obsoletus California clapper rail	FE/CE	Nesting occurs predominantly in the low portions of coastal wetlands and tidal sloughs dominated by cordgrass (*Spartina spp.*), pickleweed (*Salicornia spp.*), and gumplant (*Grindelia cuneifolia*). Factors important for breeding are well-developed sloughs and secondary tidal channels; extensive (dense, tall, lush) cordgrass (Spartina sp.) stands; dense salt marsh vegetation for cover, nest sites, and brooding areas; intertidal mudflats, gradually sloping banks of tidal channels, and cordgrass beds for foraging; abundant invertebrate food resources; and transitional vegetation at the upland edge of the salt marsh as a refuge during high tides. Nests are placed to avoid flooding by tides, yet in dense enough cover to be hidden from predators and to support a relatively large nest	No Effect – The Action Area does not support viable habitat (as described) for this species.
Speyeria zerene myrteae Myrtle's silverspot	FE/N	Populations were formerly found in coastal dune or prairie habitat from San Mateo County north to the mouth of the Russian River in Sonoma County. The populations south of the Golden Gate apparently have been extirpated by urban development.	No Effect – The Action Area does not support viable habitat (as described) for this species.
CNPS species w/in nine quad search of Action Area			
Acanthomintha duttonii San Mateo thorn-mint	FE/CE	Populations known to occur within serpentine soils within chaparral and valley and foothill grasslands.	No Effect – The Action Area does not support viable habitat (as described) for this species.
Arctostaphylos Montana ssp. ravenii Presidio manzanita	FE/CE	Populations known to occur within the influence of serpentine outcrop communities within chaparral, coastal prairie, and coastal scrub.	No Effect – The Action Area does not support viable habitat (as described) for this species.

Species Listing (*Scientific Name*) Common Name	Federal/ State Status	Habitat Description	Determination of Effect
Cirsium fontinale var. fontinale Crystal springs fountain thistle	FE/CE	Serpentinite seeps associated with Chaparral (openings), Cismontane woodland, Valley and foothill grassland.	No Effect – The Action Area does not support viable habitat (as described) for this species.
Hesperolinon congestum Marin western flax	FT/CT	Populations known to occur within serpentine soils within chaparral and valley and foothill grasslands.	No Effect – The Action Area does not support viable habitat (as described) for this species.
Lessingia germanorum San Francisco lessingia	FE/CE	Coastal Scrub (remnant dunes)	No Effect – The Action Area does not support viable habitat (as described) for this species.
FE = Federal Endangered; FT = Federal Threatened; FP = Federal Proposed; CH = Critical Habitat *SE = State Endangered; ST = State Threatened; SP = State Proposed*			

3.2 San Francisco Garter Snake

3.2.1 Potential for On-Site Occurrence

As discussed above, the preferred habitat of the San Francisco garter snake (SFGS) is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. Temporary ponds and other seasonal freshwater bodies are also used. Emergent and bankside vegetation such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.) and spike rushes (*Juncus* spp.and *Eleocharis* spp.) apparently are preferred and used for cover. The area between stream and pond habitats and grasslands or bank sides is used for basking, while nearby dense vegetation or water often provide escape cover (CDFG, 2012).

The CNDDB suppresses occurrence records for the San Francisco garter snake because this information is considered sensitive. However, at the request of EBI biologist, the CDFG provided data showing location information for this species within a two mile radius. Although the data showed no occurrence records for this species within the a two mile radius, three occurrence records (#'9, 26, and 45) have been documented roughly 2.5 miles north of the Action Area. All occurrences were documented adjacent to or within the vicinity of the wetlands.

The Action Area and the surrounding landscape predominantly consist of non-native disturbed lands surrounded by coastal sage scrub and Monterey cypress forest. Although the Action Area does not support the primary habitat elements that the United States Fish and Wildlife Service (USFWS) considers necessary to support the San Francisco garter snake including stream banks, densely vegetated ponds – these elements do occur immediately outside the Action Area. An un-named waterway occurs approximately 0.02 mile north of the Action Area and two vegetated ponds (known as North and South ponds) occur within close proximity to the Site. The North pond is located roughly 0.07 miles east; the South pond is located roughly 0.2 miles southeast. Therefore, the San Francisco garter snake may occur within the Action Area due to suitable dispersal habitat within the Action Area and suitable primary habitat within the vicinity of the Action Area.

3.2.2 Potential for Dispersal to the Action Area

The San Francisco garter snake typically disperses less than 0.5 miles. If present within the North and South ponds, it is reasonable to conclude this species could disperse into the Action Area. However, this species is not likely to remain in the Action Area as the habitat would not provide suitable long term habitat (e.g. dense vegetation, stream banks) (CDFG, 2012).

3.2.3 Critical Habitat

The Action Area is not located within or adjacent to designated Critical Habitat for the San Francisco garter snake. Therefore, no impacts to Critical Habitat for this species are proposed.

3.3 California Red-legged Frog

3.3.1 Potential for On-Site Occurrence

The federally threatened California red-legged frog (CRLF) occurs primarily in ponds or pools of streams that retain water long enough for breeding and development of young. The adults often prefer dense, emergent or shoreline riparian vegetation closely associated with deep, still or slow-moving water (Jennings and Hayes 1994). Other key habitat features include good water quality and absence of introduced predators such as bullfrogs and predatory fishes. Individual frogs can disperse through upland habitats for distances of one mile or more at any time of year (USFWS, 2010).

The CNDDB lists four occurrences (#242, 539, 652, and 980) of the CRLF within 2 miles of the Action Area. Of particular note, occurrence record #980 was recorded within the North Pond, located 0.07 miles east of the Action Area. This occurrence record was first documented in 1990 and has remained extant to it last survey in 2007. The occurrence record is still considered extant. The remaining three occurrence records would not likely be affected by the proposed project given that distance and terrain associated with the #242 and #539, and the urban barriers associated with #652.

3.3.2 Potential for Dispersal to the Action Area

The CRLF may disperse into the Action Area in search of adjacent breeding habitats or suitable aestivation habitat. EBI biologist did not observe secondary habitat (burrows or deep crevices) within the Action Area. CRLF likely move between the North and South ponds as well as seek out suitable aestivation habitat. Therefore, it is possible that an individual could disperse through the Action Area during these movements.

3.3.3 Critical Habitat

The Action Area is located within designated Critical Habitat for the CRLF (USFWS 2010). The proposed project would affect approximately 0.17 acres of previously disturbed lands. The impact area includes approximately a 20 foot by 270 foot access road extension from the existing access road, the 37-foot 4-inch foot by 32-foot 4-inch telecommunication facility, and associated maintenance parking areas. The land has been previously disturbed via past grazing activities and primarily supports ruderal vegetation to the extent that it no longer supports ecological functions of the native coastal sage scrub habitat. Please see below for a description of the current community.

4.0 ENVIRONMENTAL BASELINE

4.1 Past and Present effects on the species

Shamrock Ranch was established in 1943. According to aerial imagery, the proposed Action Area, and the majority of the Shamrock Ranch valley floor, was undergoing land use change, from coastal scrub to agricultural (i.e. grazing, row crops) as far back as 1946. Between 1956 and 1968, the North and South pond were constructed presumably to support agricultural practices within the Ranch. Land use practice has remained relatively unchanged since this time period. In 2007, the construction of the Devil's Slide land bridge began and continues today. The bridge construction required the disturbance of several acres of land associated with construction staging areas, bridge abutments, and temporary access roads.

Mitigation for impacts associated with the land bridge resulted in re-grading and re-planting of native vegetation in areas north and south of the proposed facility.

4.2 Existing Habitat Conditions

EBI biologist, Tony Maguire surveyed the Action Area on October 19, 2012. Habitat within the Action Area consists primarily of non-native ruderal vegetation on disturbed lands. This portion of Shamrock Ranch has been rotationally used to as pasture lands, row crops, and fallow field. A major component of the Action Area included cape ivy (*Delairea odorata*); a non-native invasive species that comprises much of the ground cover. The Action Area primarily supports soils identified as Candlestick variant loam, 15 -30 percent slopes, and to a lesser degree Barnabe-Candlestick complex, 30 to 75 percent slopes, and Barnabe-Rock outcrop complex, 15 to 75 percent slopes (USDA, 2012).

The following describes the natural communities that occur within and around the proposed equipment lease area, power/telco trenching areas, and access road. The proposed equipment lease area and the proposed 270-foot extension to the access road consist of a combination of non-native ruderal vegetation interspersed with relatively fewer native herbs and shrubs including fennel (*Foeniculum vulgare*), cape ivy, periwinkle (*Vinca major*), ripgut brome (*Bromus diandrus*), annual dogtail (*Cynosurus echinatus*), oat (*Avena sp*), yellow star thistle (*Centaurea solstitialis*), black mustard (*Brassica nigra*), Itialian thistle (*Carduus pyncephalus*), as well as stinging nettle (*Urtica dioica*), horseweed, (*Erigeron canadensis*), California blackberry (*Rubus ursinus*), yarrow (*Achillea millefolium*), purple needle grass (*Stipa pulchra*), cudweed (*Psuedognaphalium canescens*), and coyote brush (*Baccharis pilularis*).

Lands occurring north, west, and south of the Action Area consist of a coastal sage scrub and Monterey pine forest. These natural communities include California coffeeberry (Frangula californica), coyote brush, Montery pine (Pinus radiata), Monterey cypress (Hesperocyparis macrocarpa), deerweed (Acmispon glaber), manzanita (arctostaphylus sp), coast sagebrush (Artemesia californica), and common sandaster (Corethrogyne filaginifolia var. filaginifolia).

An ephemeral stream occurs approximately 100 feet north of the proposed facility. The potential wetland consists largely of stinging nettle and arroyo willow (*Salix lasiolepis*) and showed a mean high water mark approximately 6 inches above the stream bottom. The stream appears to flow into the North Pond. It appears the North pond flows, via culvert under San Pedro Mountain Road, eastward toward San Pedro Creek. San Pedro Creek flows directly into the Pacific Ocean.

The existing access drive known as Shamrock Ranch Road consists of a newly paved (asphalt) surface that extends westward approximately 0.46 miles from Peralta Road. From this point, the access road extends 0.05 miles along an existing dirt road. The proposed access extension from this point to the proposed Facility consists of lands as described above.

Wildlife observed within the area included white-breasted nuthatch (*Sitta carolinensis*), northern flicker (*Colaptes auratus*), spotted towhee (*Pipilo maculates*), white-crowned sparrow (Zonotrichia leucophrys black-capped chickadee (*Poecile atricapillus*), Stellar's jay (*Cyanocitta stelleri*), downy woodpecker (*Picoides pubescens*), scrub jay (*Aphelocoma californica*), and common raven (*Corvus corax*). No rocks out cropping were present within the Action Area or surrounding habitat.

The NWI identified the North and South ponds as wetlands within the immediate vicinity of the Action Area. In addition, as noted above, a potential seasonal stream occurs approximately 100 feet north of the proposed Facility.

5.0 EFFECTS OF THE ACTION

5.1 Direct Effects

The Action Area does not support primary habitat for the San Francisco garter snake or CRLF. Therefore, no direct affects to these two species is proposed.

5.2 Indirect Effects

The Proposed Action may indirectly affect the San Francisco garter snake and CRLF since the Action Area occurs in potential secondary habitat for the San Francisco garter snake and potential dispersal habitat for the CRLF. Therefore, construction activities may affect these species if either species disperse into the work area.

5.3 Cumulative Effects

There are no known future State, Tribal, local, or private actions that are reasonably certain to occur in the Action Area. Therefore, no cumulative effects will occur to the San Francisco garter snake or CRLF.

6.0 DETERMINATION OF EFFECT

6.1 San Francisco Garter Snake

The Proposed Action may affect, but is not likely to adversely affect the San Francisco garter snake since the proposed action will occur within potential secondary habitat for this species. The secondary habitat consists of dispersal and foraging land that would provide opportunities for "sunning". The secondary habitat is supported primarily by the ephemeral stream located immediately north of the proposed facility and the North and South ponds. No impacts would occur to any primary habitat for this species.

6.2 California red-legged frog and Alameda Whipsnake

The Proposed Action may affect, but is not likely to adversely affect the CRLF since the proposed action will occur within potential dispersal habitat for CRLF. The secondary habitat consists of relatively undeveloped lands between the North and South ponds. EBI biologist did not observe any aestivation habitat (e.g. burrows, deep crevices) within the Action Area. The secondary habitat is supported primarily by the North and South ponds but may also include the ephemeral stream located roughly 100 feet north of the proposed facility. These wetlands would provide breeding habitat for the CRLF. No impacts would occur to any primary habitat for this species.

7.0 CONSERVATION MEASURES

The following minimization measures should be considered to protect the San Francisco garter snake and CRLF during construction:

a) A USFWS approved biological monitor should be present on-site during initial site grading and trenching of the Action Area.
b) The biological monitor should conduct a training session for all construction workers before work is started in the Action Area.
c) Before the start of work each morning, the biological monitor should check for San Francisco garter snake and CRLF under any equipment such as vehicles and stored pipes, and check all excavated steep-walled holes or trenches greater than 1-foot deep for both species.
d) All San Francisco garter snake and CRLF observed within the Action Area should be removed by the biological monitor and relocated to a predetermined site outside the Action Area.

e) An erosion and sediment control plan should be implemented to prevent impacts of construction on habitat outside the Action Area.
f) Access routes and number and size of staging and work areas should be limited to the minimum necessary. Routes and boundaries of the roadwork will be clearly marked prior to initiating construction/grading.
g) All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day, and removed completely from the site once every three days.
h) No pets will be allowed anywhere in the Action Area during construction.
i) A speed limit of 15 miles per hour on dirt roads should be maintained.
j) All equipment should be maintained such that there are no leaks of automotive fluids such as gasoline, oils, or solvents.
j) Hazardous materials such as fuels, oils, solvents, etc., should be stored in sealable containers in a designated location that is at least 200 feet from aquatic habitats. All fueling and maintenance of vehicles and other equipment and staging areas will occur at least 200 feet from any aquatic habitat.

7.1 MIGRATORY BIRD MITIGATION MEASURES

Based on the proposed tower design (i.e. 123-foot self supporting monopine tower), the proposed tower facility meets all or most of the USFWS's recommended guidelines for tower design and citing set forth in the '*Service Guidelines on the Siting. Construction, Operation, and Decommissioning of Communications Towers,*' dated September 14, 2000. As such, it is the opinion of EBI Consulting that the proposed facility is unlikely to represent a significant adverse effect on migratory birds.

8.0 REFERENCES

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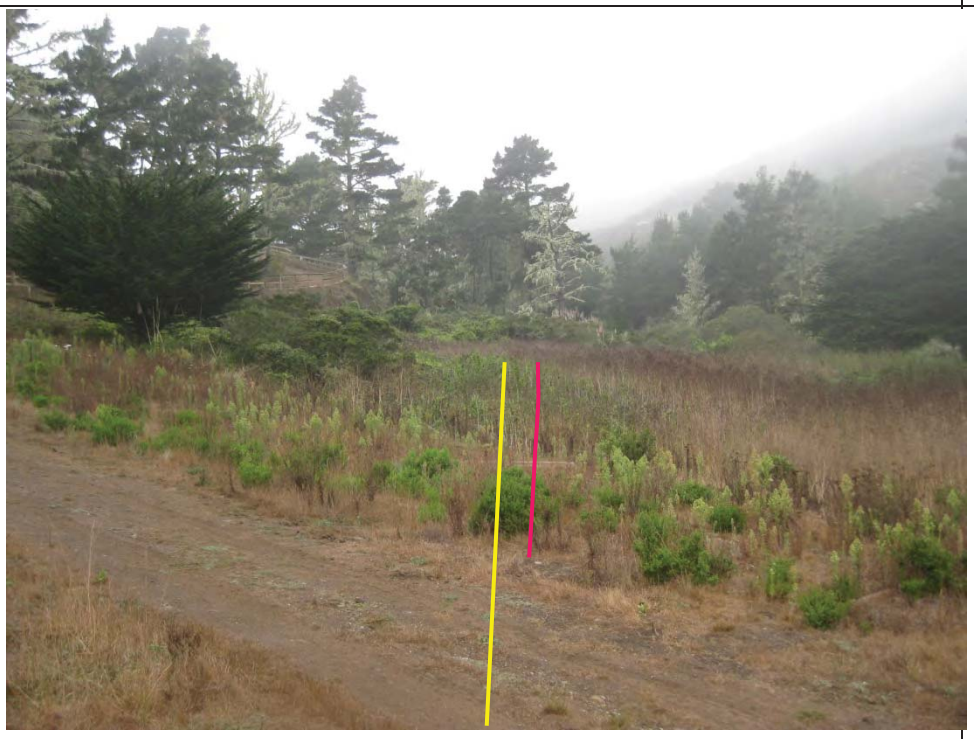
APPENDIX A
PHOTOGRAPHS

1. Looking east at overall Action Area including existing access road.



2. Looking westward at proposed access road and power/ telco route. (Power/ telco shown by yellow line; Access road shown in red)

3. Looking east at proposed access road and power/ telco route. (Power/ telco shown by yellow line; Access road shown in red)

4. Looking west at proposed Facility site. View of typical ruderal vegation community within Action Area.

5. Looking north from the proposed Facility. Ephemeral stream is located at base of south facing slope.

6. Looking south from proposed facility.

7. Typical view of ground cover at the proposed facility location.

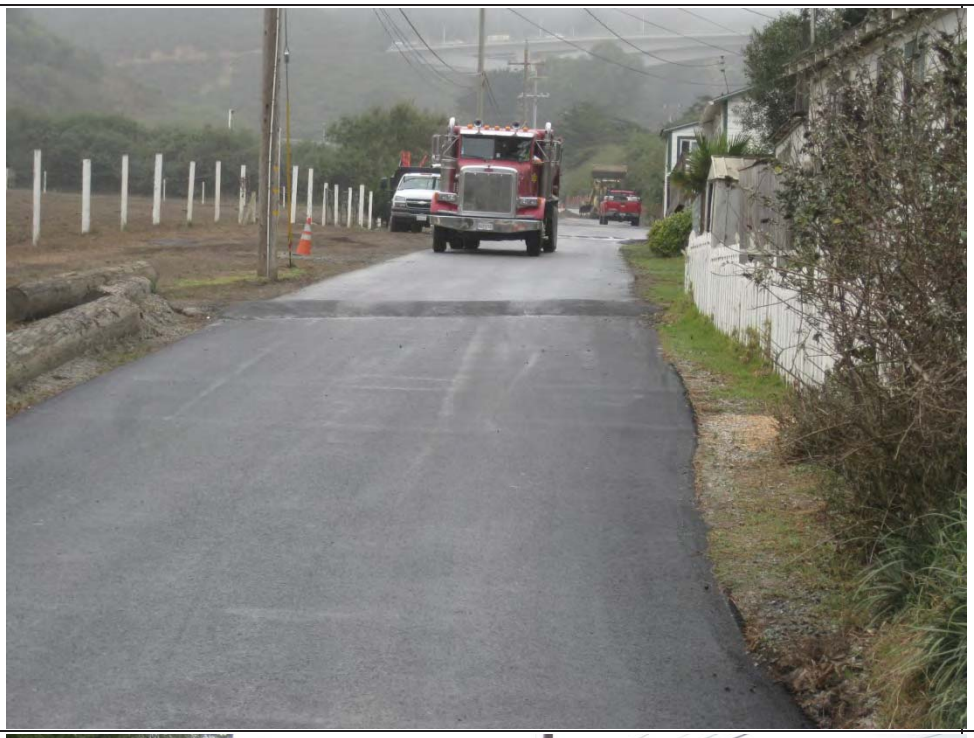
8. Typical view of the exotic nuisance Cape Ivy.

9. Looking east along access road and power/telco route. (Power/telco shown by yellow line)

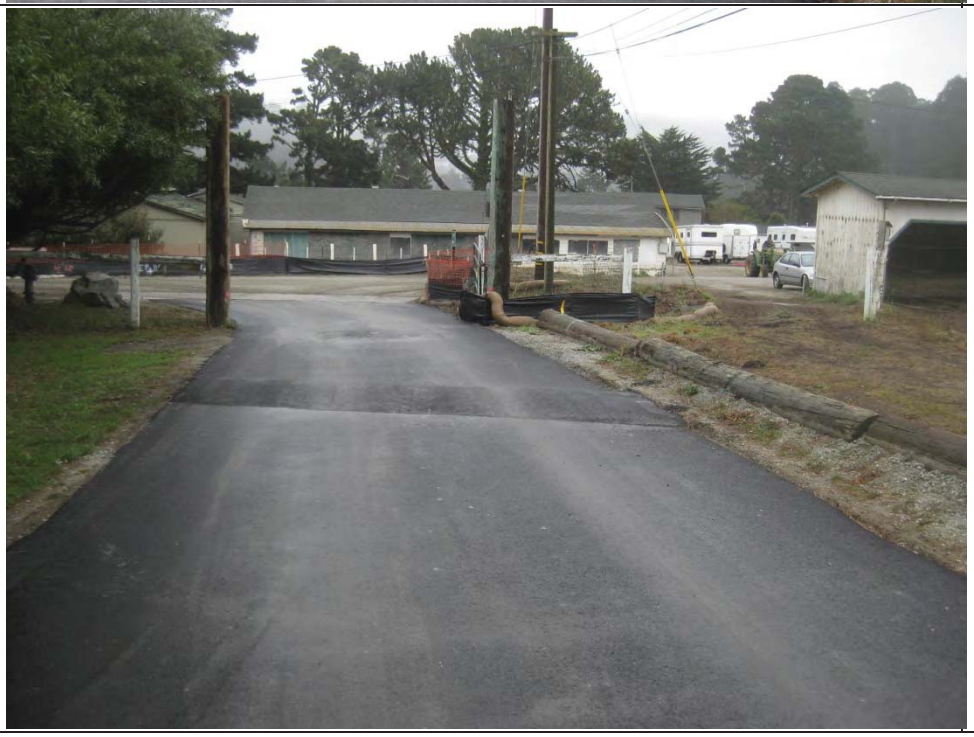
10. Looking east along access road and power/telco route. (Power/telco shown by yellow line)

11. Looking north toward point of power/telco point of connection. (Power/telco shown by yellow line)

12. Looking east along newly re-surfaced access road.

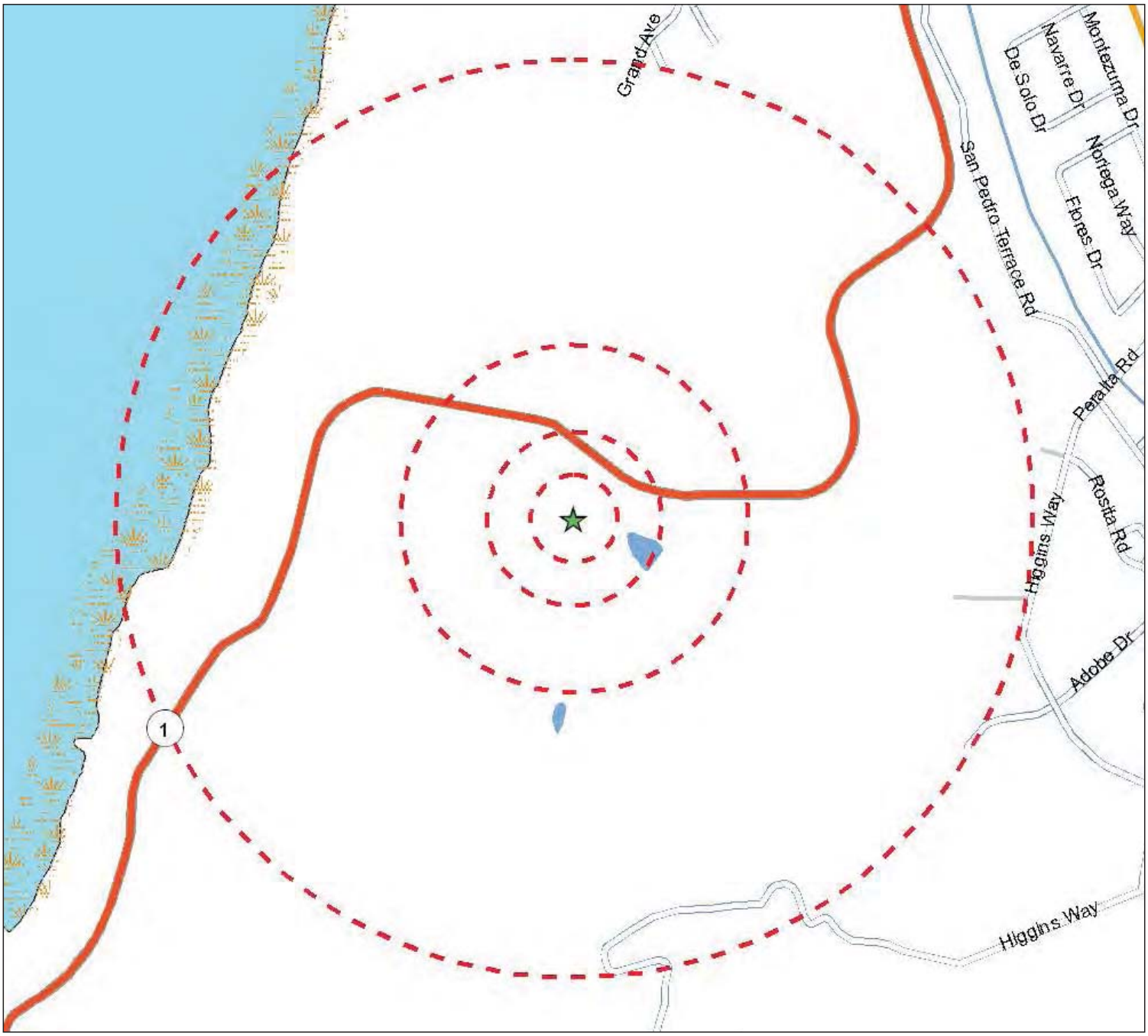


13. Looking west along newly re-surfaced access road.



14. Looking east at entrance to Shamrock Ranch Road.

APPENDIX B
FIGURES



Legend

★ Project Site Site Buffer at 250', 500', 1000' and 1/2 mile

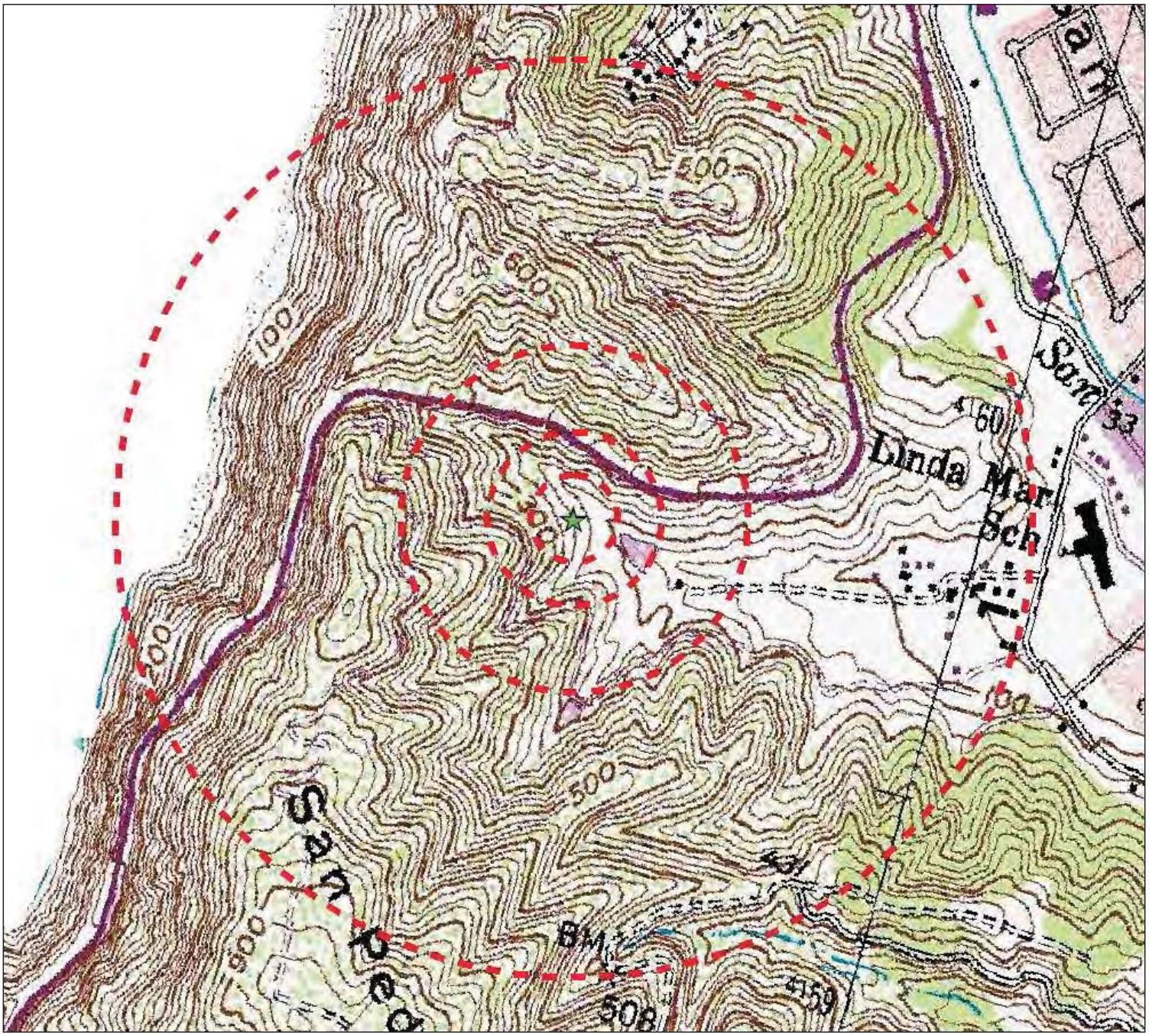
Source: Selected data from ESRI, EBI and NWI

Figure 1 - Site Location Map

18280/Devil's Slide Tunnel
5901 Cabrillo Highway
Pacifica, CA 94044

PN: 61124074

0 500 1000 feet



Legend

★ Project Site Site Buffer at 250', 500', 1000' and 1/2 mile

USGS 24k Quad: Montara Mountain OE W, CA 19 and Montara Mountain, CA 1981

Source: Selected data from ESRI, EBI and USGS

Figure 2 - USGS Quad Location Map

18280/Devil's Slide Tunnel
5901 Cabrillo Highway
Pacifica, CA 94044

PN: 61124074

0 500 1000 feet

Legend

- CNDDB Area Feature
- Selected Project Site
- 2 Mile Radius
- Central Valley Vernal Pools

Source: Selected data from USGS, CNDDB and EBI.

USGS 24K Quad: Montara Mountain OE W, CA & Montara Mountain, CA

Not part of Public Land Survey System

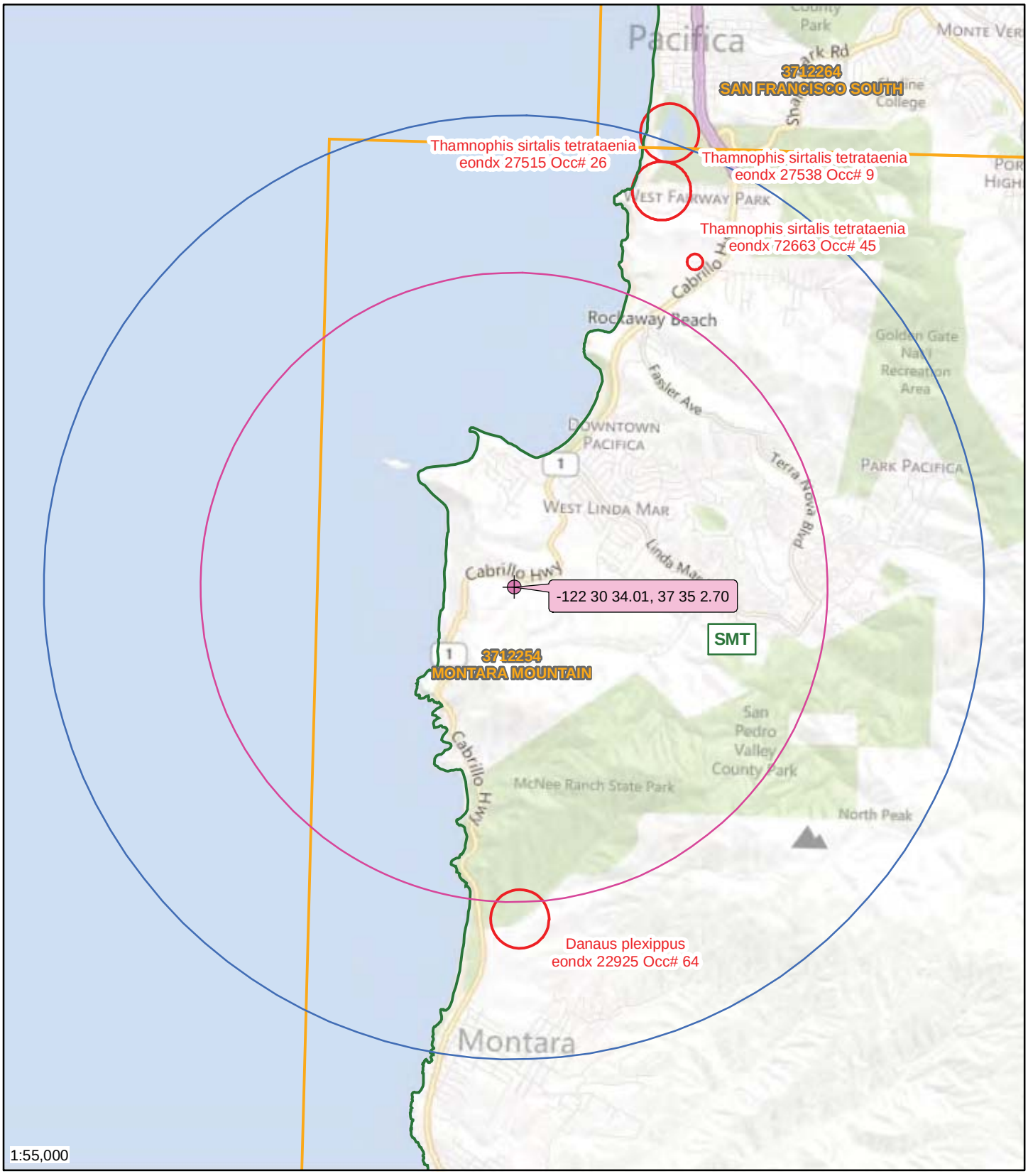
CNDDB Species Occurrence Map

18280 / DEVIL'S SLIDE TUNNEL
5901 CABRILLO HIGHWAY
SAN MATEO COUNTY
PACIFICA, CA 94044

PN: 61124570

EBI Consulting
environmental | engineering | due diligence

0 0.25 0.5 1 1.5 2 Miles



Miles

0 0.5 1 2 3 4

N W E S

Created by BAcord CNDDB

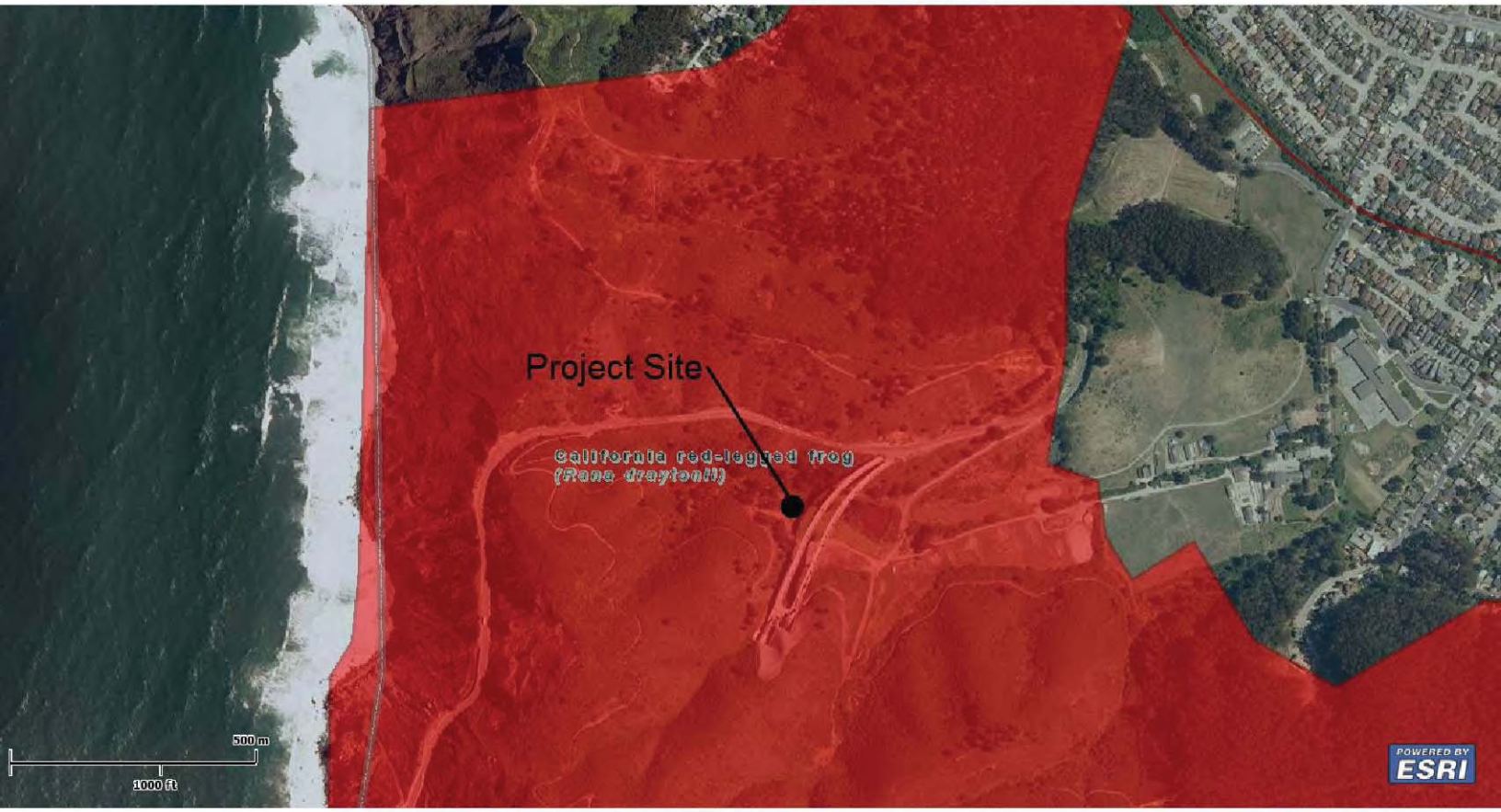
Double click

Legend

- 3mi_buffer
- 2mi_buffer
- Suppressed plant
- Suppressed animal

USFWS Critical Habitat

Devil's Slide Tunnel / 18280



U.S. Fish and Wildlife Service
National Wetlands Inventory

18280 / Devil's Slide Tunnel

Oct 27, 2012

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

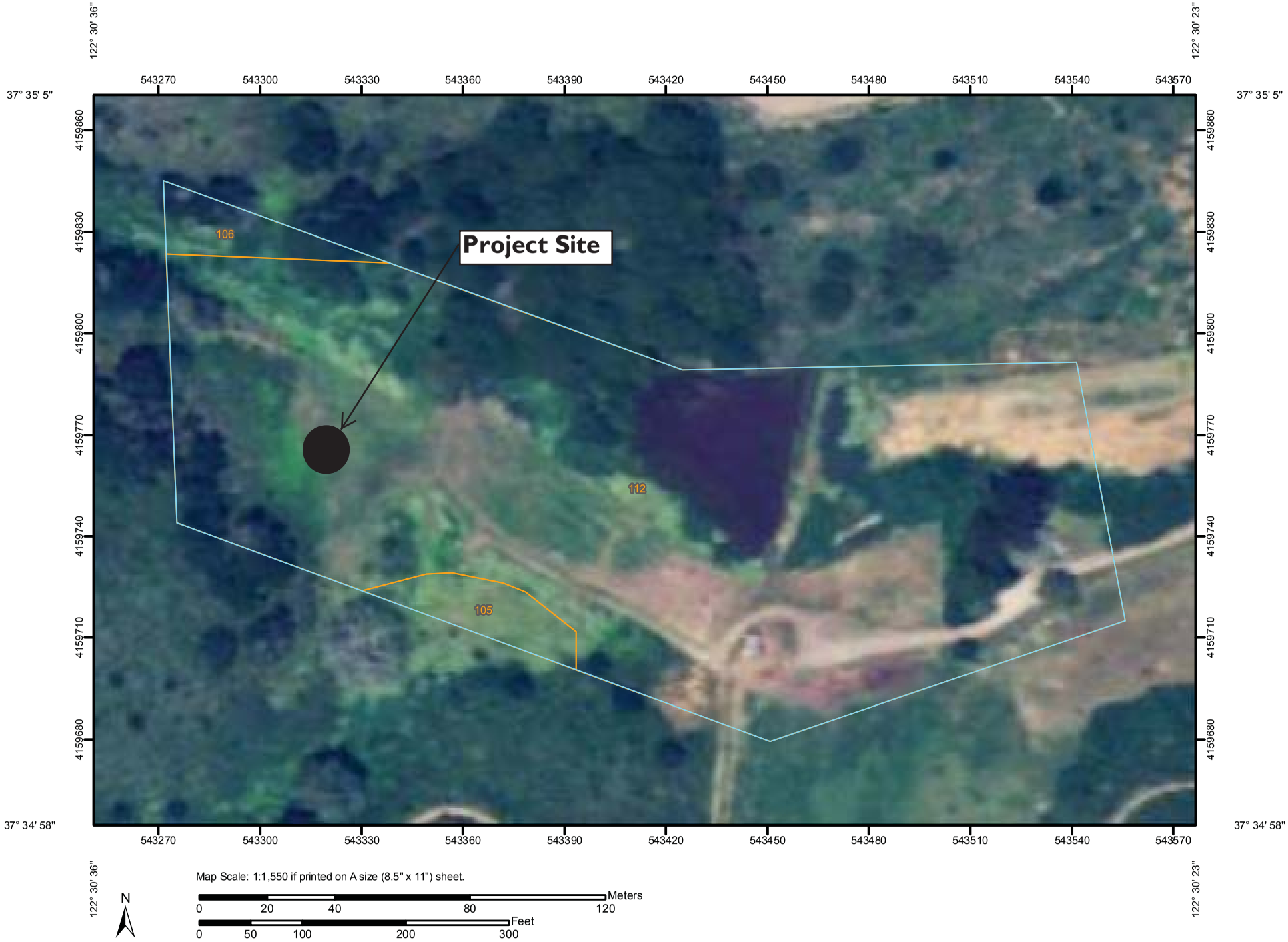
Riparian

- Herbaceous
- Forested/Shrub

User Remarks:

5901 Cabrillo Highway, Pacifica, CA 94044

Soil Map—San Mateo County, Eastern Part, and San Francisco County, California
(18280 / Devil's Slide Tunnel)



San Mateo County, Eastern Part, and San Francisco County, California

112—Candlestick variant loam, 15 to 30 percent slopes

Map Unit Setting

Elevation: 30 to 400 feet
Mean annual precipitation: 20 to 30 inches
Mean annual air temperature: 54 to 57 degrees F
Frost-free period: 300 to 350 days

Map Unit Composition

Candlestick variant and similar soils: 85 percent
Minor components: 9 percent

Description of Candlestick Variant

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from mixed

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water capacity: High (about 9.5 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 21 inches: Loam
21 to 65 inches: Clay loam

Minor Components

Unnamed

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Data Source Information

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 9, Jul 11, 2011

San Mateo County, Eastern Part, and San Francisco County, California

106—Barnabe-Rock outrock complex, 15 to 75 percent slopes

Map Unit Setting

Elevation: 300 to 850 feet
Mean annual precipitation: 20 to 30 inches
Mean annual air temperature: 54 to 57 degrees F
Frost-free period: 300 to 350 days

Map Unit Composition

Rock outrock: 40 percent
Barnabe and similar soils: 40 percent
Minor components: 18 percent

Description of Barnabe

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Hard fractured residuum weathered from sandstone

Properties and qualities

Slope: 30 to 75 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water capacity: Very low (about 0.9 inches)

Interpretive groups

Land capability (nonirrigated): 7e

Typical profile

0 to 7 inches: Very gravelly sandy loam
7 to 12 inches: Very gravelly sandy loam
12 to 16 inches: Unweathered bedrock

Description of Rock Outrock

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave

Across-slope shape: Convex

Properties and qualities

Slope: 15 to 75 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability (nonirrigated): 8s

Typical profile

0 to 60 inches: Unweathered bedrock

Minor Components

Kron

Percent of map unit: 3 percent

Buriburi soils

Percent of map unit: 3 percent

Candlestick soils

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Data Source Information

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 9, Jul 11, 2011

San Mateo County, Eastern Part, and San Francisco County, California

105—Barnabe-Candlestick complex, 30 to 75 percent slopes

Map Unit Setting

Elevation: 200 to 1,340 feet
Mean annual precipitation: 20 to 30 inches
Mean annual air temperature: 54 to 57 degrees F
Frost-free period: 300 to 350 days

Map Unit Composition

Barnabe and similar soils: 45 percent
Candlestick and similar soils: 35 percent
Minor components: 15 percent

Description of Barnabe

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Hard fractured residuum weathered from sandstone

Properties and qualities

Slope: 30 to 75 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water capacity: Very low (about 0.9 inches)

Interpretive groups

Land capability (nonirrigated): 7e

Typical profile

0 to 7 inches: Very gravelly sandy loam
7 to 12 inches: Very gravelly sandy loam
12 to 16 inches: Unweathered bedrock

Description of Candlestick

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave

Across-slope shape: Convex
Parent material: Hard fractured residuum weathered from sandstone

Properties and qualities

Slope: 30 to 75 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water capacity: Low (about 3.6 inches)

Interpretive groups

Land capability (nonirrigated): 7e

Typical profile

0 to 2 inches: Fine sandy loam
2 to 20 inches: Loam
20 to 24 inches: Sandy clay loam
24 to 28 inches: Unweathered bedrock

Minor Components

Kron soils

Percent of map unit: 3 percent

Buriburi soils

Percent of map unit: 3 percent

Outcrop

Percent of map unit: 3 percent

Candlestick var

Percent of map unit: 3 percent

Unnamed

Percent of map unit: 3 percent

Data Source Information

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 9, Jul 11, 2011

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:1,550 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Mateo County, Eastern Part, and San Francisco County, California
Survey Area Data: Version 9, Jul 11, 2011

Date(s) aerial images were photographed: 6/12/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

San Mateo County, Eastern Part, and San Francisco County, California (CA689)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
105	Barnabe-Candlestick complex, 30 to 75 percent slopes	0.2	2.9%
106	Barnabe-Rock outrock complex, 15 to 75 percent slopes	0.2	2.6%
112	Candlestick variant loam, 15 to 30 percent slopes	6.3	94.4%
Totals for Area of Interest		**6.7**	**100.0%**

APPENDIX C
SUPPORTING DOCUMENTATION

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Stage
Amphibians	California tiger Salamander	U.S.A. (CA - Sonoma County)	Endangered	Sacramento Fish And Wildlife		
Amphibians	California red-legged frog (Rana	Entire	Threatened	Sacramento Fish And Wildlife	Recovery Plan for the California	Final
Birds	Western snowy plover	Pacific coastal pop.	Threatened	Arcata Fish And Wildlife Office	Final Recovery Plan for the	Final
Crustaceans	Vernal pool tadpole shrimp		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Vernal Pool	Final
Fishes	Tidewater goby (Eucyclogobius	Entire	Endangered	Ventura Fish And Wildlife Office	Recovery Plan for the Tidewater	Final
Flowering Plants	Fountain thistle (Cirsium		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	Marin dwarf-flax (Hesperolinon		Threatened	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	San Mateo thornmint		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	White-rayed pentachaeta		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	San Mateo woolly sunflower		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	San Francisco lessingia		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Coastal	Final
Insects	Mission blue butterfly (Icaricia		Endangered	Sacramento Fish And Wildlife	Recovery Plan for San Bruno	Final
Insects	Myrtle's silverspot butterfly		Endangered	Sacramento Fish And Wildlife	Seven Coastal Plants and the	Final
Insects	Callippe silverspot butterfly		Endangered	Sacramento Fish And Wildlife		
Mammals	Salt marsh harvest mouse		Endangered	Sacramento Fish And Wildlife	Draft Recovery Plan for the	Draft
Mammals	Salt marsh harvest mouse		Endangered	Sacramento Fish And Wildlife	Salt Marsh Harvest Mouse and	Final
Reptiles	Leatherback sea turtle		Endangered	North Florida Ecological	Recovery Plan for Leatherback	Final Revision 1
Reptiles	Leatherback sea turtle		Endangered	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1
Reptiles	Green sea turtle (Chelonia	except where endangered	Threatened	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1
Reptiles	Green sea turtle (Chelonia	except where endangered	Threatened	North Florida Ecological	Recovery Plan for U.S.	Final Revision 1
Reptiles	Olive ridley sea turtle	except where endangered	Threatened	North Florida Ecological	Recovery Plan for U.S. Pacific	Final Revision 1

Selected Elements by Scientific Name

California Department of Fish and Game

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
Allium peninsulare var. franciscanum Franciscan onion	PMLIL021R1	None	None	G5T2	S2.2	1B.2
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Arctostaphylos montaraensis Montara manzanita	PDERI042W0	None	None	G2	S2.2	1B.2
Arctostaphylos regismontana Kings Mountain manzanita	PDERI041C0	None	None	G2	S2.2	1B.2
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	PDFAB0F7B2	None	None	G2T2	S2.2	1B.2
Callophrys mossii bayensis San Bruno elfin butterfly	IILEPE2202	Endangered	None	G4T1	S1	
Centromadia parryi ssp. parryi pappose tarplant	PDAST4R0P2	None	None	G4T1	S1	1B.2
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	PDPGN04081	None	None	G2T2	S2.2	1B.2
Cirsium andrewsii Franciscan thistle	PDAST2E050	None	None	G2	S2.2	1B.2
Collinsia multicolor San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2.2	1B.2
Danaus plexippus monarch butterfly	IILEPP2010	None	None	G5	S3	
Dirca occidentalis western leatherwood	PDTHY03010	None	None	G2G3	S2S3	1B.2
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eriophyllum latilobum San Mateo woolly sunflower	PDAST3N060	Endangered	Endangered	G1	S1	1B.1
Falco columbarius merlin	ABNKD06030	None	None	G5	S3	WL
Fritillaria biflora var. ineziana Hillsborough chocolate lily	PMLIL0V031	None	None	G1QT1Q	S1.1	1B.1
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Geothlypis trichas sinuosa saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T2	S2	SSC
Grindelia hirsutula var. maritima San Francisco gumplant	PDAST470D3	None	None	G5T1Q	S1	3.2
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2.2	1B.2
Ischnura gemina San Francisco forktail damselfly	IIODO72010	None	None	G2	S2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4?	
Leptosiphon croceus coast yellow leptosiphon	PDPLM09170	None	None	G1	S1.1	1B.1
Leptosiphon rosaceus rose leptosiphon	PDPLM09180	None	None	G1	S1.1	1B.1
Lessingia arachnoidea Crystal Springs lessingia	PDAST5S0C0	None	None	G1	S1.2	1B.2
Lichnanthe ursina bumblebee scarab beetle	IICOL67020	None	None	G2	S2	
Malacothamnus aboriginum Indian Valley bush-mallow	PDMAL0Q020	None	None	G2	S2	1B.2
Malacothamnus arcuatus arcuate bush-mallow	PDMAL0Q0E0	None	None	G2Q	S2.2	1B.2
Malacothamnus davidsonii Davidson's bush-mallow	PDMAL0Q040	None	None	G1	S1.1	1B.2
Malacothamnus hallii Hall's bush-mallow	PDMAL0Q0F0	None	None	G2Q	S2	1B.2
Melospiza melodia pusillula Alameda song sparrow	ABPBXA301S	None	None	G5T2?	S2?	SSC
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G2G3	S2S3	1B.2
Myotis thysanodes fringed myotis	AMACC01090	None	None	G4G5	S4	
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	AMAFF08082	None	None	G5T2T3	S2S3	SSC
Northern Coastal Salt Marsh Northern Coastal Salt Marsh	CTT52110CA	None	None	G3	S3.2	
Northern Maritime Chaparral Northern Maritime Chaparral	CTT37C10CA	None	None	G1	S1.2	
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S2	SSC
Oncorhynchus mykiss irideus steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2Q	S2	
Pentachaeta bellidiflora white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T2Q	S2.2	1B.2
Plebejus icarioides missionensis Mission blue butterfly	IILEPG801A	Endangered	None	G5T1	S1	
Polemonium carneum Oregon polemonium	PDPLM0E050	None	None	G4	S1	2.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
Potentilla hickmanii Hickman's cinquefoil	PDROS1B0U0	Endangered	Endangered	G1	S1	1B.1
Rallus longirostris obsoletus California clapper rail	ABNME05016	Endangered	Endangered	G5T1	S1	FP
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G4T2T3	S2S3	SSC
Serpentine Bunchgrass Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	
Silene verecunda ssp. verecunda San Francisco campion	PDCAR0U213	None	None	G5T2	S2.2	1B.2
Speyeria zerene myrtleae Myrtle's silverspot	IILEPJ6089	Endangered	None	G5T1	S1	
Taxidea taxus American badger	AMAJF04010	None	None	G5	S4	SSC
Thamnophis sirtalis tetrataenia San Francisco garter snake	ARADB3613B	Endangered	Endangered	G5T2	S2	FP
Triphysaria floribunda San Francisco owl's-clover	PDSCR2T010	None	None	G2	S2.2	1B.2
Triquetrella californica coastal triquetrella	NBMUS7S010	None	None	G1	S1	1B.2
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 53

CNPS California Native Plant Inventory of Rare and Endangered Plants

Plant List

8 matches found. *Click on scientific name for details*

Search Criteria

Rare Plant Rank is one of [1A, 1B, 2], FESA is one of [Endangered, Threatened, Species of Concern], CESA is one of [Endangered, Threatened, Rare], Found in 9 Quads around 37122E4

Scientific Name	Common Name	Lifeform	State Listing Status	Federal Listing Status	Rare Plant Rank	State Rank	Global Rank
Acanthomintha duttonii	San Mateo thorn-mint	annual herb	CE	FE	1B.1	S1	G1
Arctostaphylos montana ssp. ravenii	Presidio manzanita	perennial evergreen shrub	CE	FE	1B.1	S1	G3T1
Cirsium fontinale var. fontinale	Crystal Springs fountain thistle	perennial herb	CE	FE	1B.1	S1	G2T2
Eriophyllum latilobum	San Mateo woolly sunflower	perennial herb	CE	FE	1B.1	S1	G1
Hesperolinon congestum	Marin western flax	annual herb	CT	FT	1B.1	S2	G2
Lessingia germanorum	San Francisco lessingia	annual herb	CE	FE	1B.1	S1	G1
Pentachaeta bellidiflora	white-rayed pentachaeta	annual herb	CE	FE	1B.1	S1	G1
Potentilla hickmanii	Hickman's cinquefoil	perennial herb	CE	FE	1B.1	S1	G1

Suggested Citation

California Native Plant Society (CNPS). 2012. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA. Accessed on Monday, October 29, 2012.

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The Calflora Database
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APPENDIX D
DRAWINGS

verizon wireless

182820

DEVIL'S SLIDE TUNNEL

5901 CABRILLO HWY
PACIFICA, CA 94044

LOCATION MAP

VICINITY MAP

PROPERTY INFORMATION

SITE NAME:	DEVIL'S SLIDE TUNNEL
SITE NUMBER:	182820
SITE ADDRESS:	5901 CABRILLO HWY PACIFICA, CA 94044
PROPERTY OWNER CONTACT:	DANA DENMAN (650) 359-1627
A.P.N.:	023-741-010 & 020
ZONING:	RM
OCCUPANCY:	B, UNMANNED
TYPE OF CONSTRUCTION:	V-B
AREA OF CONSTRUCTION:	1207.1 SQ. FT.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
COORDINATES:	
LATITUDE:	37°35'02.70" N (NAD83)
LONGITUDE:	122°30'34.01" W (NAD83)
ELEVATION:	134.6'± AMSL (NAVD88)

DRIVING DIRECTIONS

FROM: VERIZON WIRELESS REGIONAL OFFICE
(2785 MITCHELL DRIVE, WALNUT CREEK, CA)

TAKE CA-24 W TOWARD OAKLAND

TAKE THE EXIT ONTO I-580 W

TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80 W

CONTINUE ON US-101 S

TAKE THE EXIT ONTO I-280 S TOWARD DALY CITY

TAKE THE EXIT ONTO CA-1 S TOWARD PACIFICA

TURN LEFT AT LINDA MAR BLVD

TURN RIGHT AT PERALTA RD

CONTINUE ON HIGGINS WAY TO SHAMROCK RANCH ON RIGHT

CONTINUE ON ACCESS ROAD TO SITE NEAR HWY BRIDGE

(THIS TRIP: 43.8 MI - ABOUT 58 MINUTES)

PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES INSTALLATION OF AN UNMANNED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY. THE PROJECT CONSISTS OF:
1) INSTALLATION OF NEW RETAINING WALL W/ CHAIN LINK FENCE ALONG LEASE BOUNDARY;
2) INSTALLATION OF NEW EQUIPMENT SHELTER W/ (2) GPS ANTENNAS, 48KW GENERATOR W/ 499 GAL PROPANE TANK;
3) INSTALLATION OF MONOPINE W/ (6) NEW PANEL ANTENNAS, AND ASSOCIATED CABLES, TRANSFORMER, UTILITY CONDUITS FROM NEW EQUIPMENT LOCATION TO P.O.C.

PROJECT TEAM

PROPERTY OWNER:

DANA DENMAN
SHAMROCK RANCH
5901 CABRILLO HWY
PACIFICA, CA 94044
CONTACT: DANA DENMAN
(650) 359-1627

APPLICANT:

VERIZON WIRELESS
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598
CONTACT: JIM GRAHAM
TEL: (925) 279-6333

AGENT:

NSA WIRELESS, INC.
2000 CROW CANYON PL. #400
SAN RAMON, CA 94583
TEL: (925) 244-1890
MICHELE PHIPPEN (LEASING)
CHARNEL JAMES (ZONING)
ROGER SHARP (CONSTRUCTION)

ARCHITECT:

BAYSTONE ARCHITECTURE & ENGINEERING, INC.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
CONTACT: JASON X. YU
TEL: (925) 363-4661
FAX: (925) 798-8123

ENGINEER:

BAYSTONE ARCHITECTURE & ENGINEERING, INC.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521

SURVEYOR:

H2 WOOD SURVEYING/ FORESIGHT
5164 FRY ROAD
VACAVILLE, CA 95687
CONTACT: DENNIS WOOD
TEL: (707) 249-3387
FAX: (707) 448-8190

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA ENERGY CODE
7. 2010 CALIFORNIA FIRE CODE
8. 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
9. NFPA 72, 2010 EDITION, NATIONAL FIRE ALARM CODE, AS AMENDED
10. ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101
11. LOCAL BUILDING CODE
12. CITY/COUNTY ORDINANCES
13. SHELTER IS STATE OF CA APPROVED & INSPECTED, NOT FOR LOCAL INSPECTION

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

SHEET INDEX

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

182820
DEVIL'S SLIDE TUNNEL

SITE ADDRESS:

5901 CABRILLO HWY
PACIFICA, CA 94044
SAN MATEO COUNTY

ISSUE STATUS:

REV.	DATE	DESCRIPTION
1	06/12/09	80% ZONING REVIEW
2	07/07/09	90% ZONING REVIEW
3	08/04/09	ZD REV CELL BLOCK
4	09/01/09	ZD REV CONC. PAD
5	09/15/09	100% ZONING FINAL
6	10/02/09	ZD REV NEW LAYOUT
7	12/09/09	ZD REV EROSION CTL
8	02/23/12	ZD REV EASEMENTS

DESIGN FIRM:

BayStone
Architecture & Engineering, Inc.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 363-4661
FAX: (925) 798-8123

JOB NUMBER:

09CNV032

SEAL:

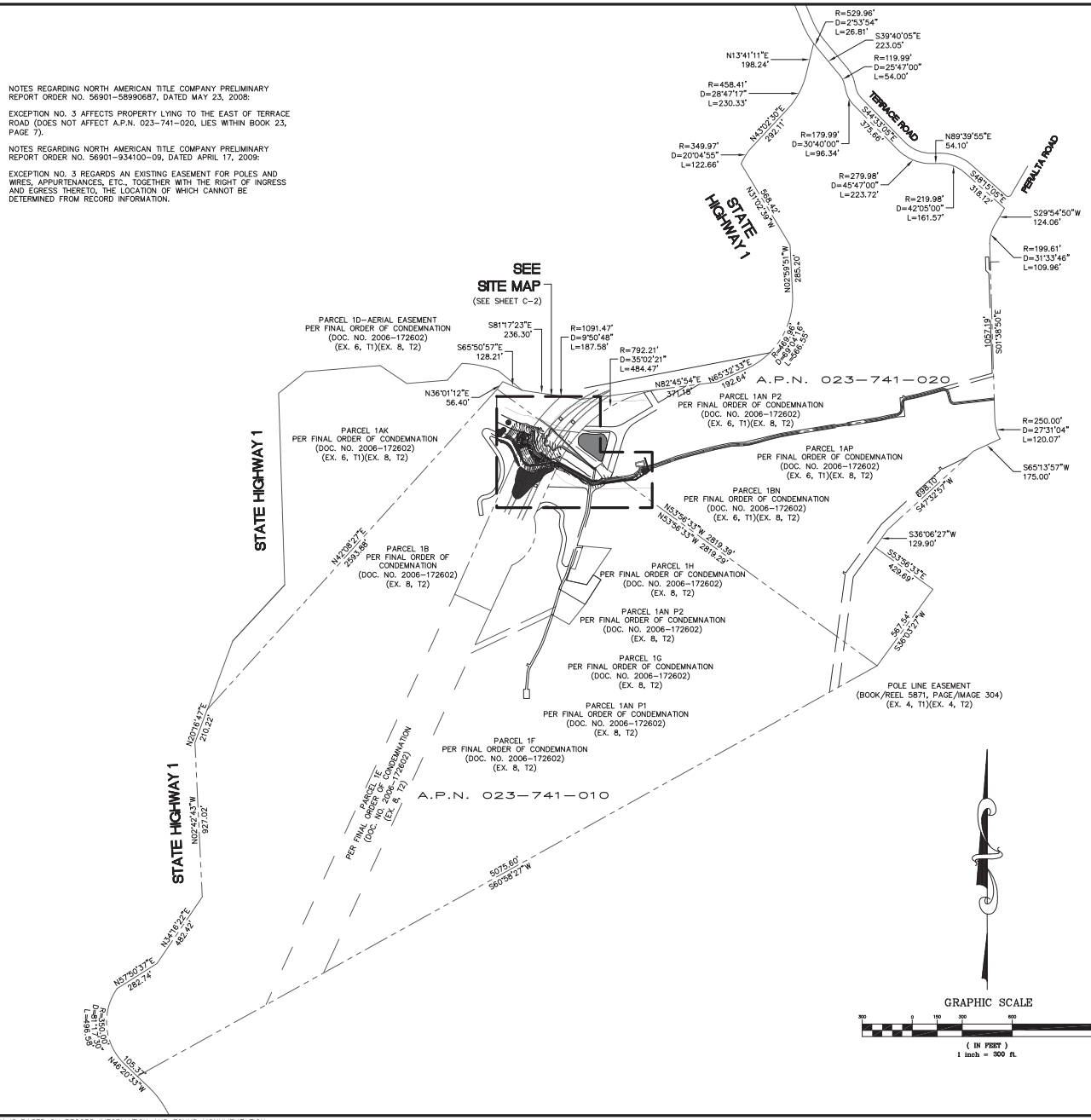
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

OVERALL SITE MAP



BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

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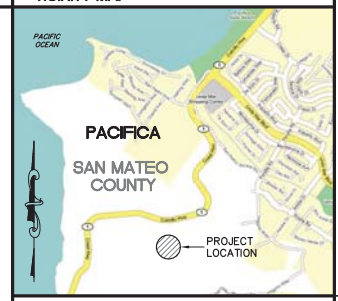
VICINITY MAP

NOT TO SCALE



GENERAL NOTES

PROPERTY INFORMATION

OWNER: DANA DENMAN
ADDRESS: 5901 CABRILLO HWY. PACIFICA, CA 94044
SITE: DEVIL'S SLIDE TUNNEL 5901 CABRILLO HWY. PACIFICA, CA 94044
ASSESSOR'S PARCEL NUMBERS: 023-741-010 & 020

LESSOR'S LEGAL DESCRIPTION

LEGAL DESCRIPTION IS FOUND IN NORTH AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NUMBERS 56901-58990687, DATED MAY 23, 2008 AND 56901-934100-09, DATED APRIL 17, 2009.

NO EASEMENTS DESCRIBED IN SAID TITLE REPORT CONFLICT WITH THE PROPOSED PROJECT AREA.

THE LAND REFERRED TO IN SAID REPORT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

TITLE REPORT

TITLE REPORT WAS UNAVAILABLE AT THE TIME OF FIELD SURVEY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *STATE PLANE COORDINATE ZONE 3*, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CALTRANS CONTROL MONUMENTATION

SURVEY DATE

03/27/09

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

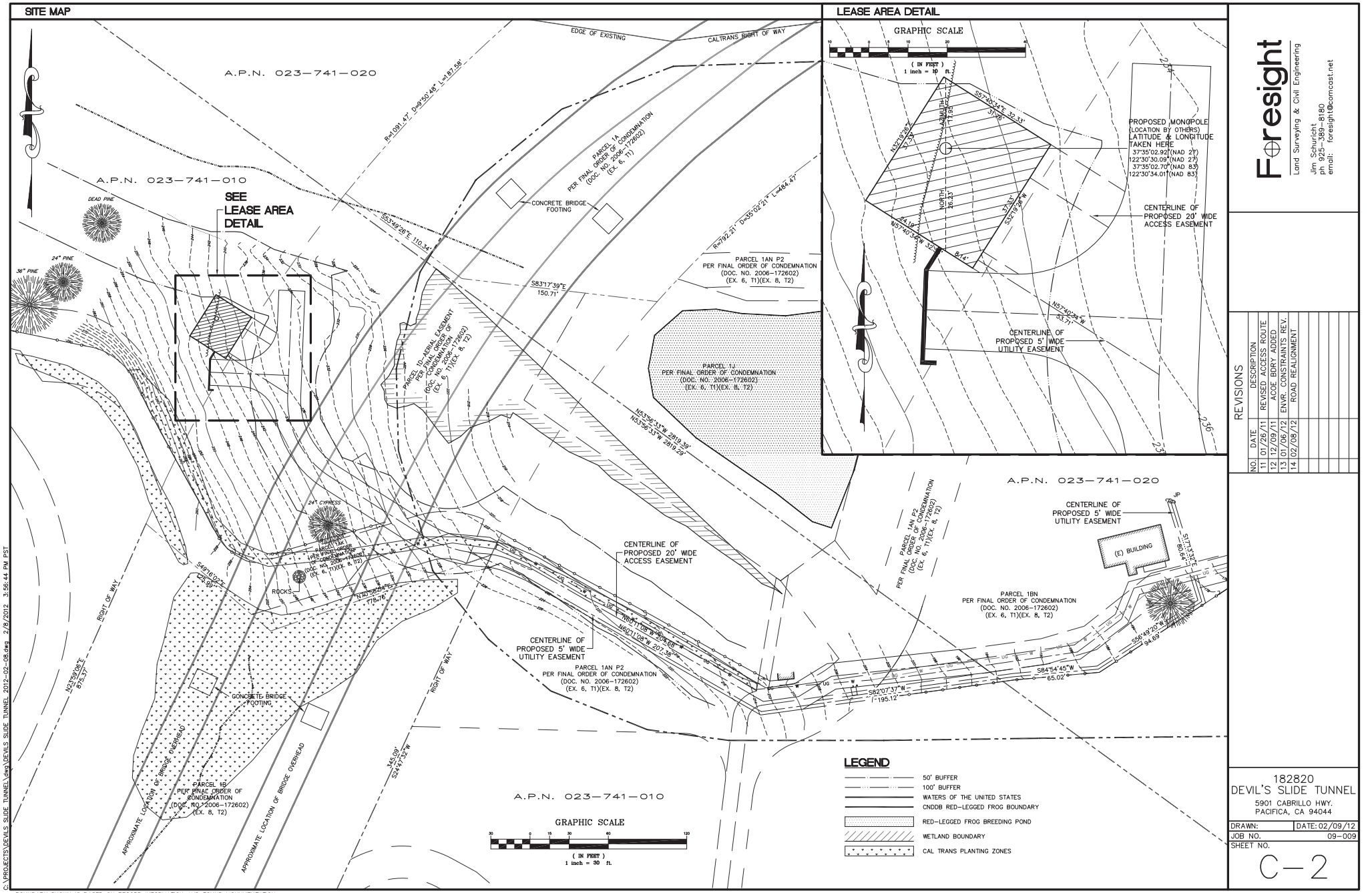
Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-788-8180
email: foresight@comcast.net

REVISIONS

NO.	DATE	DESCRIPTION
11	01/26/11	REVISED ACCESS ROUTE
12	12/09/11	ACOE BDRY ADDED
13	01/06/12	ENVR. CONSTRAINTS REV.
14	02/08/12	ROAD REALIGNMENT

182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN: DATE: 02/09/12
JOB NO. 09-009
SHEET NO.
C-1



BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

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Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-458-8180
email: foresight@comcast.net

REVISIONS

NO.	DATE	DESCRIPTION
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182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

DRAWN: DATE: 02/09/12
JOB NO. 09-009
SHEET NO.
C-2

GENERAL NOTES

GRADING NOTES

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH SAN MATEO COUNTY GRADING ORDINANCE.
2. ANY DEVIATION FROM THE APPROVED PLAN REQUIRES APPROVAL OF THE COUNTY OF SAN MATEO AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
3. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY.
4. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT ALL TIMES DURING THE GRADING OPERATION.
5. SILT AND EROSION CONTROL MEASURES ARE REQUIRED FOR WORK DURING THE RAINY SEASON. (OCTOBER 15 THROUGH APRIL 15)
6. IF THERE ARE ANY EXISTING WATER WELLS ON THE PROPERTY, THE CONTRACTOR SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
7. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THIS PLAN. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED AND SEALED.
8. TREES TO BE SAVED SHALL BE FLAGGED AND MARKED PRIOR TO ANY CLEARING OR ANY STRIPPING WORK AND PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING.
9. HAULING OF ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE, EXCAVATED FROM THE SITE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY IS RESTRICTED.
10. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT DRAINAGE OF THE SITE AND CONTROL OF SILTATION.
12. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ADJACENT WATER COURSES AND PUBLIC AND PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.

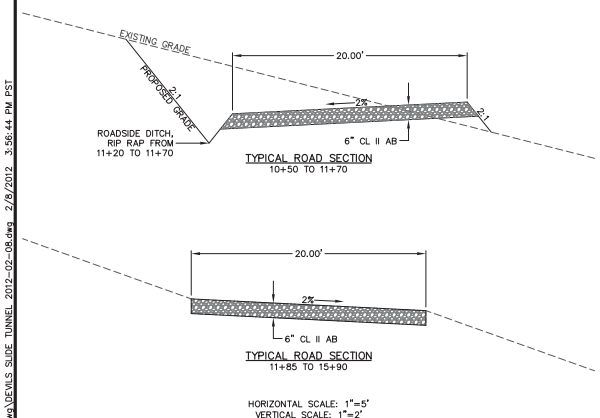
GENERAL NOTES

1. BASIS OF ELEVATION DATUM: ELEVATIONS SHOWN ARE BASED UPON THE FOUND CALTRANS CONTROL MONUMENT DS 4 ON THE SOUTH SIDE OF THE OLD HIGHWAY WEST OF THE BRIDGE. ELEVATION TAKEN AS 329.01' AMSL.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, 800-642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT FORESIGHT (925) 389-8180 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. ANY DAMAGE TO EXISTING IMPROVEMENTS INCURRED DURING THE GRADING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND SHOW ALL KNOWN UNDERGROUND UTILITIES. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL EXACT EXTENT AND LOCATION OF UNDERGROUND OBSTRUCTIONS AND/OR UTILITIES. FORESIGHT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND OBJECTS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING EXACT UNDERGROUND LOCATION OF UTILITY LINES. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION.
6. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

WATER LINE CROSSING NOTES

1. VERIZON UTILITY CONDUITS SHALL BE A MINIMUM OF 6' BELOW GRADE AT WATERLINE CROSSINGS.
2. VERIZON UTILITY CONDUITS AT THE WATER LINE CROSSINGS SHALL BE ENCASED IN ORANGE COLORED CEMENT SLURRY CONSISTING OF ONE 90 LB. SACK OF PORTLAND CEMENT TO EVERY YARD OF NON-BEACH SAND (NO SALT).
3. SLURRY SHALL PROVIDE 12" OF COVER OVER VERIZON UTILITY CONDUITS AT WATER LINE CROSSING.
4. UTILITY CROSSINGS SHALL BE MARKED WITH 3-2"X4" STAKES IN THE SHAPE OF A TEPEE.

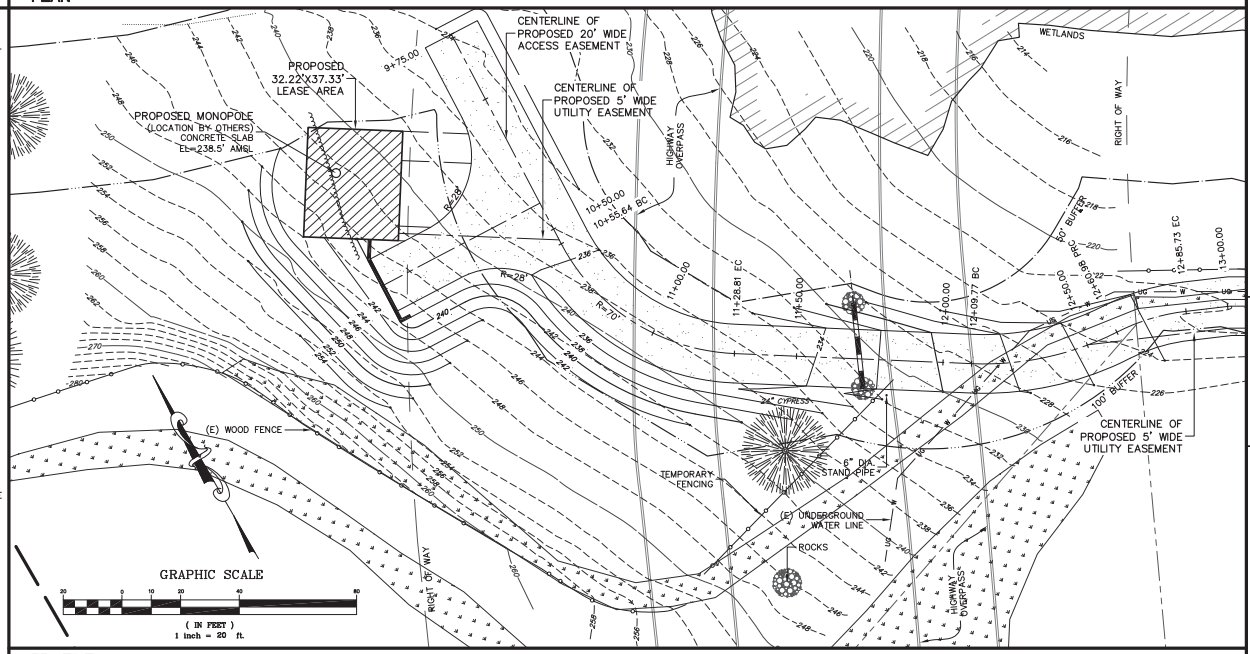
TYPICAL CROSS SECTIONS



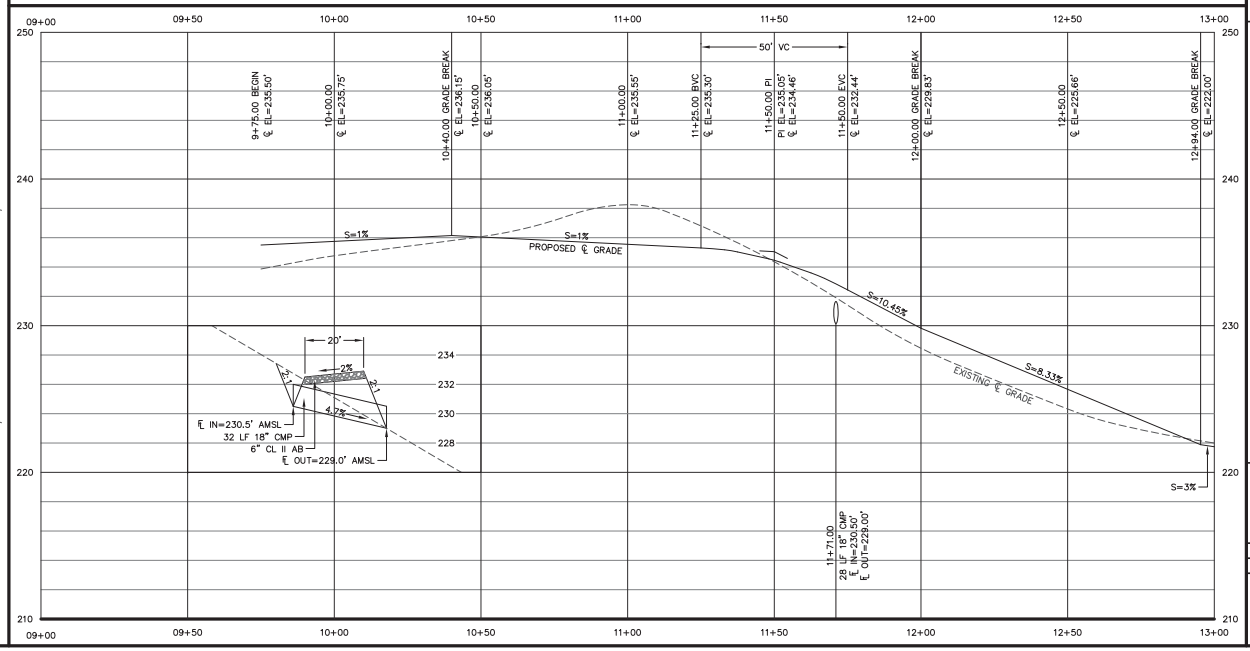
LEGEND

- 50' BUFFER
- 100' BUFFER
- WATERS OF THE UNITED STATES
- CNDDB RED-LEGGED FROG BOUNDARY
- RED-LEGGED FROG BREEDING POND
- WETLAND BOUNDARY
- CAL TRANS PLANTING ZONES

PLAN



PROFILE



BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE.

Foresight
Land Surveying & Civil Engineering
Jim Schuricht
ph 925-389-8180
email: foresight@comcast.net

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/11	ISSUED FOR REVIEW
12	12/09/11	ACCE BDRY ADDED
13	01/06/12	ENVR. CONSTRAINTS REV.
14	02/08/12	ROAD REALIGNMENT

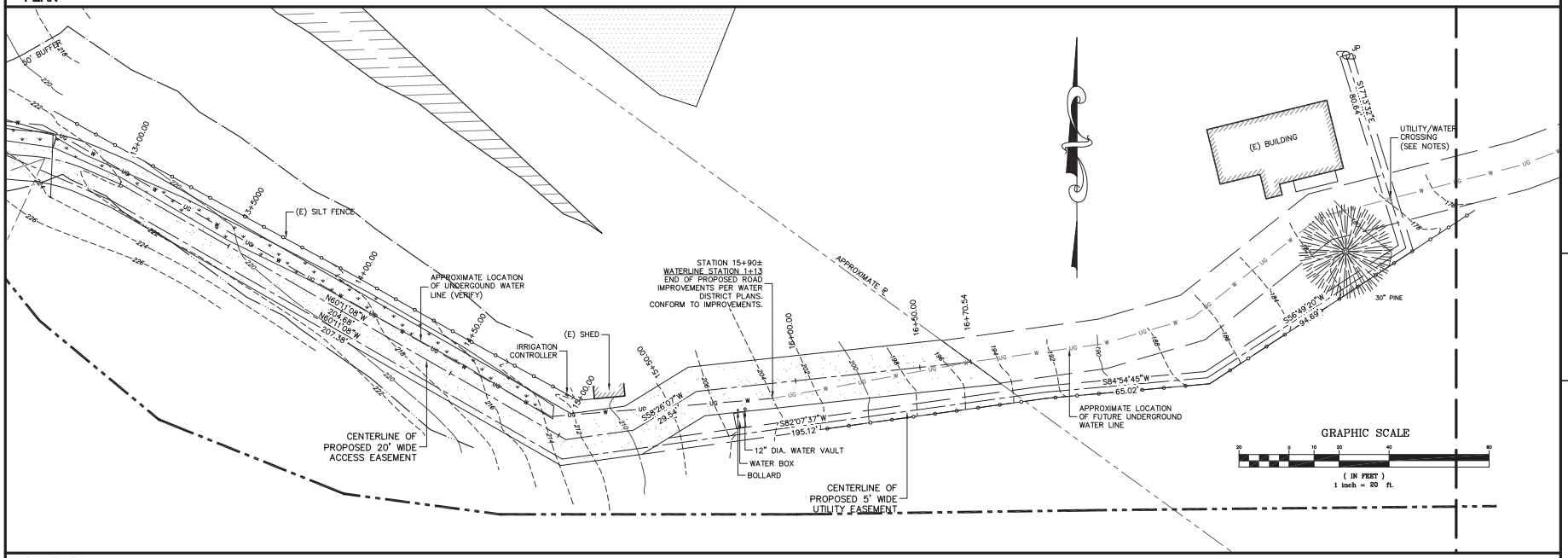
DEVIL'S SLIDE ANTENNA SITE ACCESS + UTILITY ROUTE

182820
DEVIL'S SLIDE TUNNEL
5901 CABRILLO HWY.
PACIFICA, CA 94044

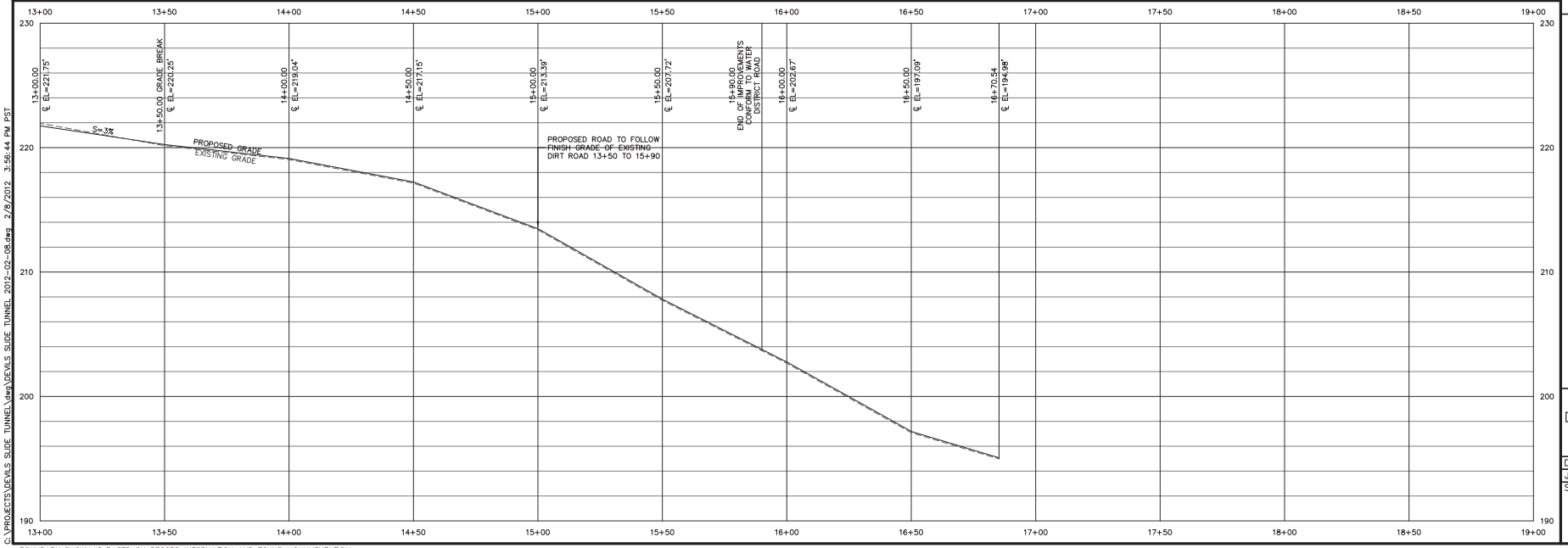
DRAWN: DATE: 02/09/12
JOB NO. 09-19
SHEET NO. C-3

C:\PROJECTS\DEVILS SLIDE TUNNEL\dwg\DEVILS SLIDE TUNNEL 2012-02-08.dwg 2/8/2012 3:56:44 PM PST

PLAN



PROFILE



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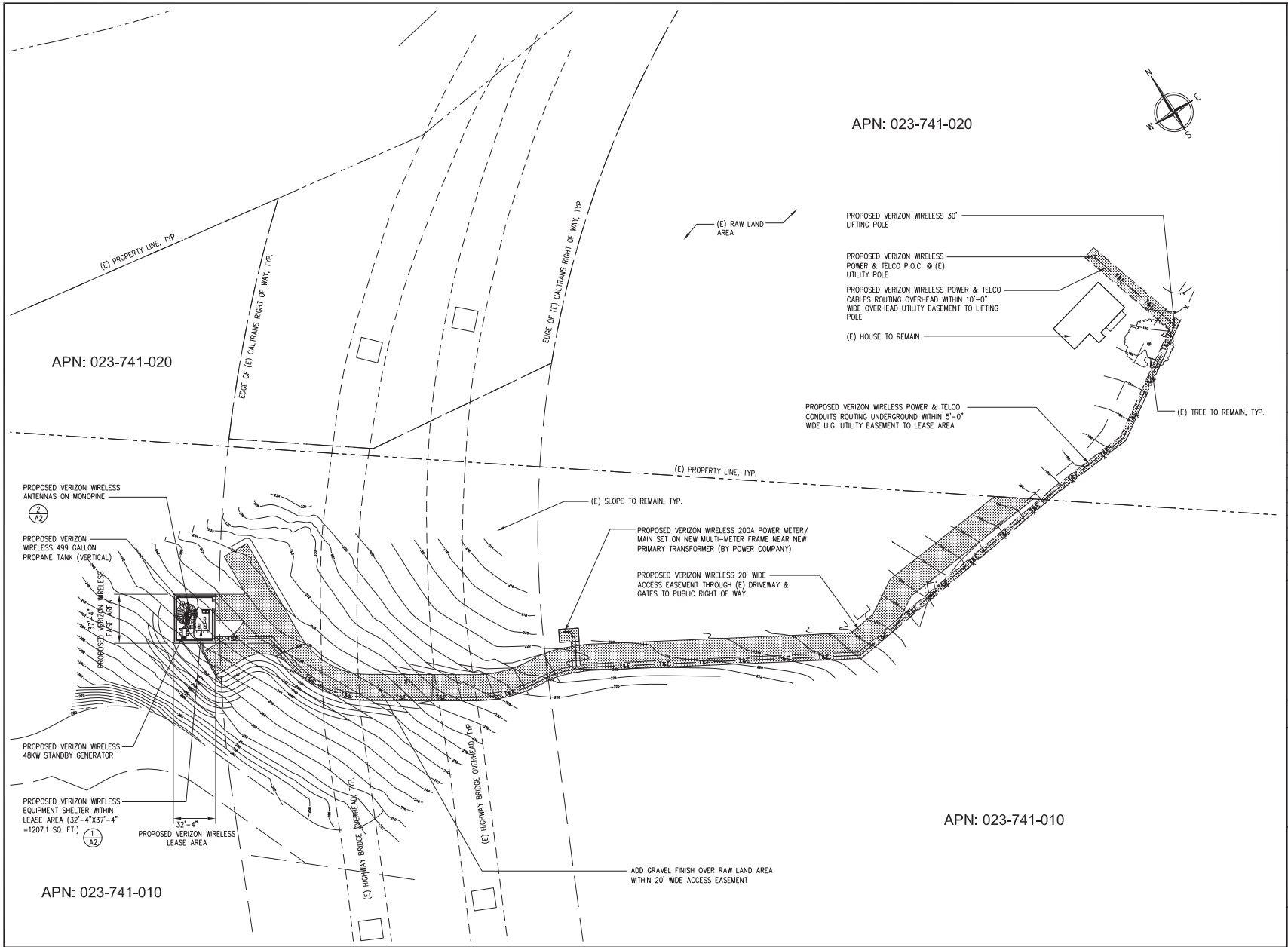
DRAWN: DATE: 02/09/12
JOB NO. 09-19
SHEET NO.

C-4



OVERALL SITE PLAN

SCALE 1/32"=1' (24x36) 1/64"=1' (11x17) 32' 0' 32' 64'

1

verizon wireless

2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

182820
DEVIL'S SLIDE TUNNEL

SITE ADDRESS:

5901 CABRILLO HWY
PACIFICA, CA 94044
SAN MATEO COUNTY

ISSUE STATUS:

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2	07/07/09	90% ZONING REVIEW
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4	09/01/09	ZD REV CONC. PAD
5	09/15/09	100% ZONING FINAL
6	10/02/09	ZD REV NEW LAYOUT
7	12/09/09	ZD REV EROSION CTL
8	02/23/12	ZD REV EASEMENTS

DESIGN FIRM:

BayStone
Architecture & Engineering, Inc.
5075 VALLEY CREST DR. #252
CONCORD, CA 94521
TEL: (925) 363-4661
FAX: (925) 798-8123

JOB NUMBER:

09CNV032

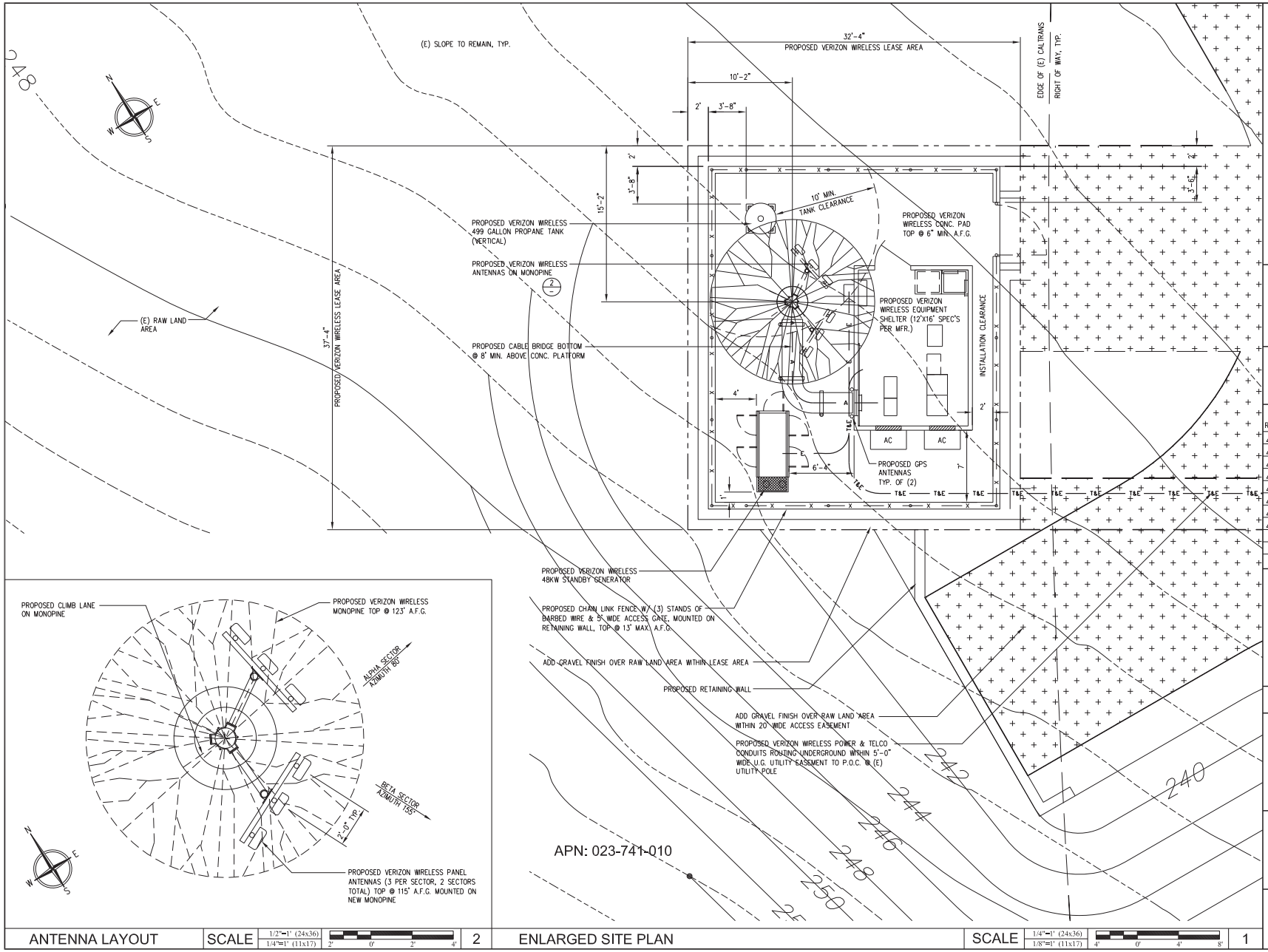
SEAL:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



ANTENNA LAYOUT | SCALE 1/2"=1' (24x36) 1/4"=1' (11x17) 2' 0' 2' 4' | 2

ENLARGED SITE PLAN | SCALE 1/4"=1' (24x36) 1/8"=1' (11x17) 4' 0' 4' 8' | 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

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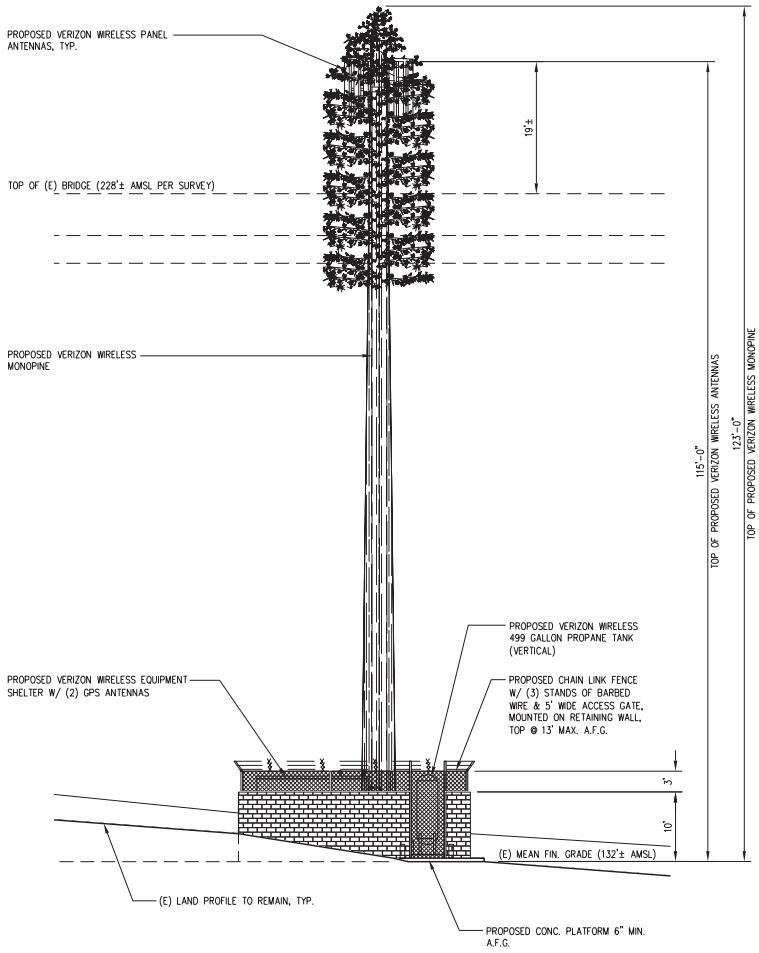
SEAL:

SHEET TITLE:

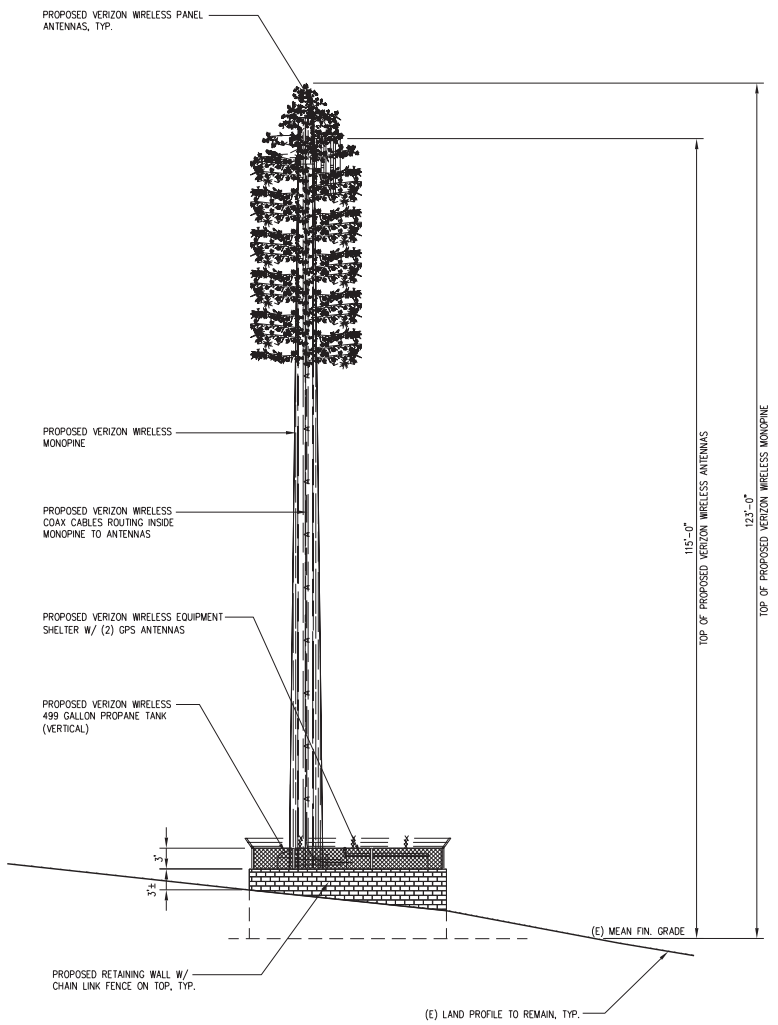
ENLARGED SITE PLAN
ANTENNA LAYOUT

SHEET NUMBER:

A-2



EAST ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) | 8' 0' 8' 16' | 2



SOUTH ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) | 8' 0' 8' 16' | 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

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DEVIL'S SLIDE TUNNEL

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5901 CABRILLO HWY
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SAN MATEO COUNTY

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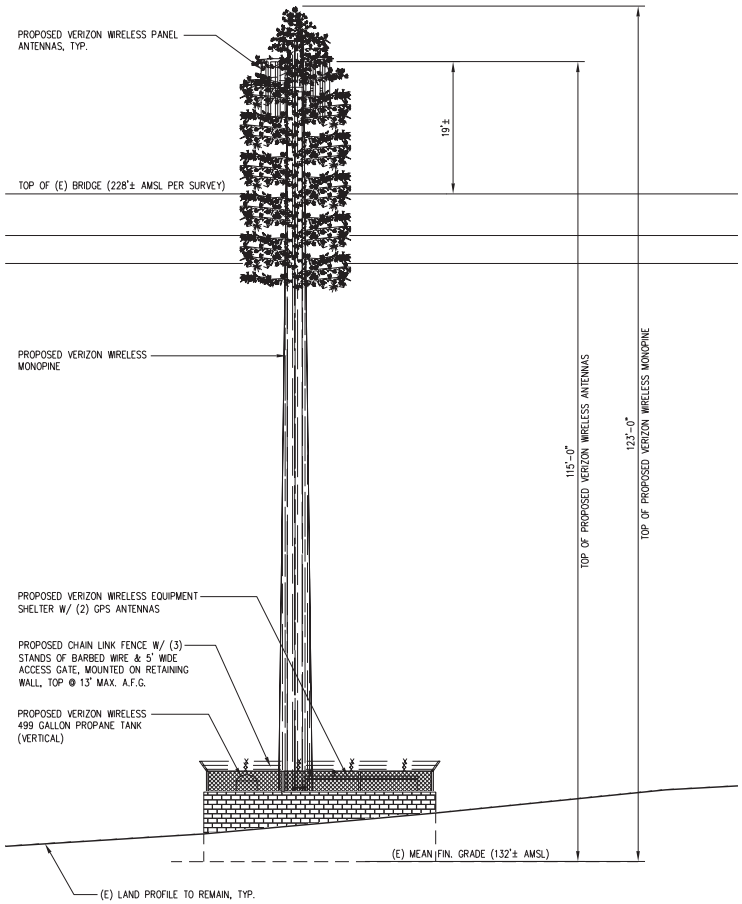
SEAL:

SHEET TITLE:

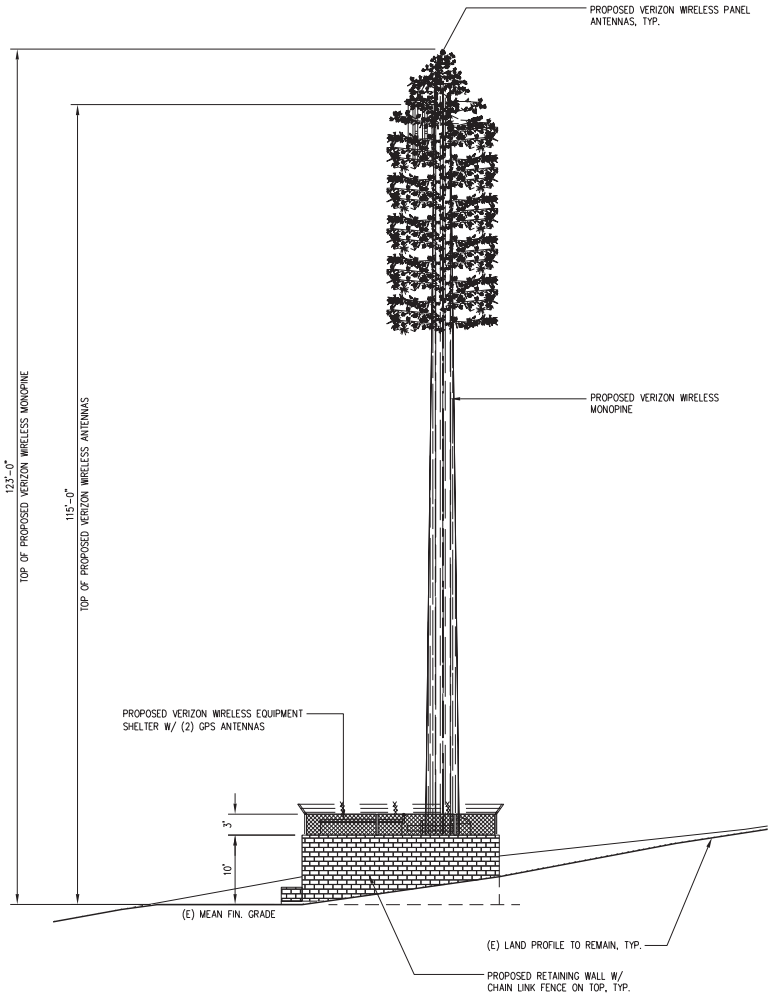
SOUTH ELEVATION
EAST ELEVATION

SHEET NUMBER:

A-3



WEST ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) | 8' 0' 8' 16' | 2



NORTH ELEVATION | SCALE 1/8"=1' (24x36) 1/16"=1' (11x17) | 8' 0' 8' 16' | 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

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DEVIL'S SLIDE TUNNEL

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JOB NUMBER:

09CNV032

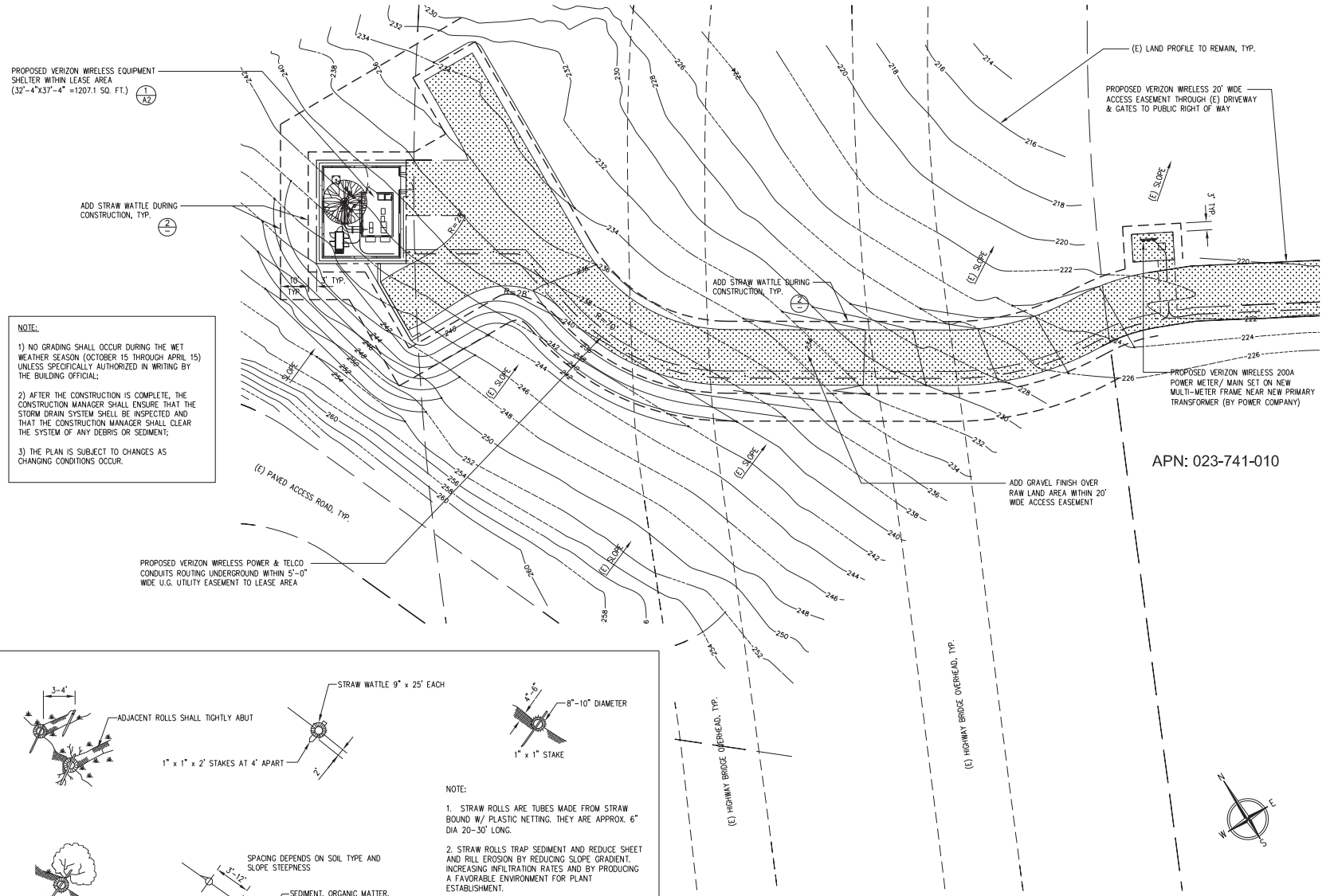
SEAL:

SHEET TITLE:

NORTH ELEVATION
WEST ELEVATION

SHEET NUMBER:

A-4



STRAW WATTLE INSTALLATION OPTIONS

N.T.S. 2

NOTE:

1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 6" DIA 20-30' LONG.

2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT. INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

3. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS, INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

EROSION CONTROL PLAN

SCALE 1/16"=1' (24x36) 1/32"=1' (11x17) 16' 0' 16' 32' 1

verizon wireless
2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598

SITE NO. & NAME:

182820
DEVIL'S SLIDE TUNNEL

SITE ADDRESS:

5901 CABRILLO HWY
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CONCORD, CA 94521
TEL: (925) 363-4661
FAX: (925) 798-8123

JOB NUMBER:

09CNV032

SEAL:

SHEET TITLE:

EROSION CONTROL PLAN & DETAILS

SHEET NUMBER:

D-1

APPENDIX E
PROFESSIONAL QUALIFICATIONS

EBI Consulting
environmental | engineering | due diligence

Anthony J. Maguire
Wetland Biologist
11445 East Via Linda, Suite 2 #472
Scottsdale, AZ 85259
Mobile: 650.833.9592

Summary of Experience

Mr. Maguire received his BS in Wildlife from Humboldt State University with an emphasis on waterfowl and shorebird ecology/management. He is a certified Professional Wetland Scientist (PWS) who has spent the last 10 years working within a variety of wetland and upland communities along the California coast and U.S. southeast. He has acquired permits from a variety of State and Federal agencies including environmental resource permits, Coastal Construction Control Line permits, Joint Coastal Permits, Section 10 permits, Section 401 and 404 permits, and other Nationwide Permits.

Relevant Project Experience

Mr. Maguire has worked closely with the U.S. Army Corps of Engineers (USACE) to assess project impacts, develop project alternatives, and develop mitigation measures under National Environmental Protection Act (NEPA) guidelines. He has also worked with the USACE to conduct feasibility studies and prepare project alternatives for Section 1135 Ecosystem Restoration projects. He has worked with the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) to prepare Section 7 Consultation documents for nesting Leatherback Sea Turtle, Green Sea Turtle, Loggerhead Sea Turtle, Kemp's Ridley Sea Turtle, West Indian Manatee, Shortnose Sturgeon, Anastasia Beach Mouse, Piping Plover, Eastern Indigo Snake, Atlantic Salt Marsh Snake, Gopher Tortoise, Wood Stork, Least Tern, California Clapper Rail, and Salt Marsh Harvest Mouse.

Education

Bachelors of Science, Wildlife, December 1999
Humboldt State University, Arcata, CA
Associate of Science, Biology, December 1997
Canada College, Redwood City, CA

Professional Affiliations

Society of Wetland Scientists
Association of Environmental Professionals
California Native Plant Society

Professional Registrations

Professional Wetland Scientist (PWS) – No. 1900

Publications

Black et al. 2003. Site Selection and Foraging Behavior of Aleutian Canada Geese in a Newly Colonized Spring Staging Area. Proceedings of the 2003 International Canada Goose Symposium.

Maguire, A. 2000. Whimbrel Attacked by a Peregrine Falcon and Killed by a Common Raven in Northern California. Wilson Bulletin 112(3), 2000, pp. 429-430.

Specialized Training Courses

EBI Consulting
environmental | engineering | due diligence

Anthony J. Maguire
Wetland Biologist
11445 East Via Linda, Suite 2 #472
Scottsdale, AZ 85259
Mobile: 650.833.9592

California Red Legged Frog Survey Training, April 2012 (Elkhorn Slough National Estuarine Research Reserve)
Advanced CEQA Workshop, February 2011 (Association of Environmental Professionals)
Planning, Site Selection, and Hydrology Models for Constructed Wetlands, February 2008 (Wetland Training Institute, Inc.)
Florida Wetlands, November 2007 (Continuing Legal Education, International)
Advanced Jurisdictional Hydrology, October 2006 (Wetland Training Institute, Inc.)
Wetland Creation and Restoration, June 2005 (Ohio State University, William J. Mitsch and Roy R. "Robin" Lewis)
Hydric Soils and Whole Landscape Hydrology, October 2004 (University of Florida, Wade Hurt)
USACE Wetland Delineation and Management Training Program, September 2002 (Richard Chinn Environmental Training, Inc.)
Prescription Burn Certification Course, October 2001 (U.S. Department of Forestry)

Christopher W. Baird
Technical Director,
National Environmental Policy Act
21 B Street
Burlington, MA 01803
Office: 617.715.1846 Mobile: 401.391.9989

SUMMARY OF EXPERIENCE

CHRISTOPHER W. BAIRD IS CURRENTLY EBI CONSULTING'S TECHNICAL DIRECTOR OVERSEEING WORK RELATED TO THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA). MR. BAIRD HAS OVER NINE YEARS OF EXPERIENCE IN THE ENVIRONMENTAL INDUSTRY SPECIALIZING IN NEPA, TRIBAL CONSULTATION, ENVIRONMENTAL SITE ASSESSMENTS, AND PROPERTY CONDITION ASSESSMENTS. IN ADDITION, MR. BAIRD HAS EXTENSIVE EXPERIENCE CONDUCTING AND OVERSEEING SUBSURFACE INVESTIGATIONS, PROPERTY CONDITION SURVEYS, AND ASBESTOS, LEAD AND MOLD INSPECTIONS.

RELEVANT PROJECT EXPERIENCE

NEPA ASSESSMENTS: AS EBI CONSULTING'S NEPA TECHNICAL DIRECTOR, MR. BAIRD IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING POLICIES AND PROTOCOLS TO ENSURE EBI'S COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS UNDER NEPA. MR. BAIRD RESEARCHES AND INTERPRETS LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS AS THEY PERTAIN TO NEPA, AND ASSISTS CLIENTS BY FACILITATING THE ENVIRONMENTAL REVIEW PROCESS FOR THEIR TELECOMMUNICATIONS TOWER INSTALLATIONS IN ACCORDANCE WITH THE FEDERAL COMMUNICATIONS COMMISSION'S (FCC) REQUIREMENTS UNDER NEPA. MR. BAIRD ALSO ACTS AS A LIAISON BETWEEN CLIENTS AND REGULATORY BODIES AT THE LOCAL, STATE, AND FEDERAL LEVELS, INCLUDING, BUT NOT LIMITED TO, STATE ENVIRONMENTAL DEPARTMENTS, LOCAL AND STATE HISTORIC PRESERVATION COMMISSIONS, AND THE UNITED STATES FISH AND WILDLIFE SERVICE. MR. BAIRD ALSO ACTS AS A PRIMARY LIAISON BETWEEN CLIENTS AND REPRESENTATIVES OF THE SOVEREIGN NATIONS OF FEDERALLY RECOGNIZED NATIVE AMERICAN INDIAN TRIBES, WHEN CONSULTING ON THE PROPOSED CONSTRUCTION OF TELECOMMUNICATIONS INFRASTRUCTURE ON POTENTIALLY CULTURALLY OR HISTORICALLY SENSITIVE PROPERTIES.

ENVIRONMENTAL SITE ASSESSMENTS: IN ADDITION TO OVERSEEING EBI CONSULTING'S NEPA-RELATED WORK, MR. BAIRD HAS CONDUCTED OVER FIVE HUNDRED ENVIRONMENTAL ASSIGNMENTS FOR A WIDE RANGE OF PROPERTIES INCLUDING FILLING STATIONS/BULK STORAGE FACILITIES, AND INDUSTRIAL, COMMERCIAL, AGRICULTURAL, RETAIL, AND RESIDENTIAL PROPERTIES. THESE ASSESSMENTS WERE PERFORMED TO EVALUATE SITE CONDITIONS, POTENTIAL OFF-SITE LIABILITIES, ENVIRONMENTAL CONTROL SYSTEMS, AND SITE REMEDIATION COSTS IN ORDER TO ADVISE PROSPECTIVE BUYERS, OPERATORS, AND OWNERS OF POTENTIAL AND EXISTING ENVIRONMENTAL CONCERNS. MR. BAIRD HAS SUCCESSFULLY COMPLETED ASTM PHASE I SITE ASSESSMENTS FOR VARIOUS NATIONWIDE LENDING INSTITUTIONS THROUGHOUT THE UNITED STATES AND THE MICRONESIAN ISLAND OF GUAM.

SUBSURFACE INVESTIGATIONS: MR. BAIRD HAS ALSO COMPLETED SUBSURFACE INVESTIGATIONS AT COMMERCIAL AND RESIDENTIAL PROPERTIES THROUGHOUT THE UNITED STATES. SUBSURFACE INVESTIGATIONS HAVE INCLUDED THE REMOVAL AND PROPER CLOSURE OF UNDERGROUND STORAGE TANKS, THE INSTALLATION OF SOIL BORINGS AND GROUNDWATER MONITORING WELLS, AND THE SAMPLING OF ENVIRONMENTAL MEDIA.

EDUCATION

B.S. ENVIRONMENTAL SCIENCE, ACADIA UNIVERSITY, NOVA SCOTIA, CANADA

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

OSHA 40-HOUR HAZARDOUS WASTE OPERATIONS (HAZWOPER) CERTIFICATION

EBI Consulting
environmental | engineering | due diligence

Christopher W. Baird
Technical Director,
National Environmental Policy Act
21 B Street
Burlington, MA 01803
Office: 617.715.1846 Mobile: 401.391.9989

ACOE Wetland Delineation and Management Certification Program

EBI Consulting
environmental | engineering | due diligence

Marianne Holleman
Regional Operations Manager
2501 West Dunlap Avenue, Suite 210
Phoenix, AZ 85021
Office: 480.661.0051
Mobile: 602.318.8619 Home:480.661.6831

SUMMARY OF EXPERIENCE

MARIANNE HOLLEMAN IS A REGIONAL OPERATIONS MANAGER WITH OVER 20 YEARS PROJECT MANAGEMENT/SUPERVISORY EXPERIENCE IN THE ENVIRONMENTAL INDUSTRY. SHE HAS EXPERIENCE IN VARIOUS PHASES OF ENVIRONMENTAL AND HAZARDOUS MATERIAL INVESTIGATIONS AND REMEDIATION INCLUDING ENVIRONMENTAL SITE ASSESSMENTS, INDOOR AIR QUALITY SURVEYS, SITE CHARACTERIZATION, HEALTH AND SAFETY PLAN, REMEDIAL ACTION PLANS, REMEDIATION OVERSIGHT, UST INVESTIGATIONS, US REMOVAL SPECIFICATIONS, SPECIAL RESOURCE STUDIES, ASBESTOS MANAGEMENT, RADON/LEAD TESTING, AND GEOPHYSICAL DATA STUDIES.

THROUGHOUT HER CAREER, MS. HOLLEMAN HAS GAINED HER TECHNICAL EXPERIENCE THOUGH THE COMPLETION OF NUMEROUS PROJECTS ACROSS THE U.S. FOR INDUSTRIAL, COMMERCIAL, FINANCIAL, TELECOMMUNICATIONS AND REAL ESTATE MANAGEMENT FIRMS. ADMINISTRATIVE ASPECTS OF HER EXPERIENCE INCLUDE REPORT REVIEW, PERSONNEL TRAINING, PROJECT SCHEDULING, CLIENT MANAGEMENT, QUALITY CONTROL, REGULATORY COMPLIANCE, CONTRACT ADMINISTRATION, INVOICING AND OVERALL PROJECT MANAGEMENT.

RELEVANT PROJECT EXPERIENCE

TELECOMMUNICATIONS: MANAGED APPROXIMATELY 800 WIRELESS TELECOMMUNICATION PROJECTS (ENVIRONMENTAL SITE ASSESSMENTS & NEPA CHECKLISTS) IN ARIZONA, NEW MEXICO, MONTANA, NEVADA, CALIFORNIA, OREGON, WASHINGTON, AND UTAH. DUTIES INCLUDED PROJECT SET UP, REGULATORY DATABASE ORDERING, STAFF ALLOCATION, REPORT REVIEWS, COORDINATING CULTURAL RESOURCE SUBCONTRACTORS, PREPARATION OF WEEKLY CLIENT SPREADSHEET, ATTENDING CLIENT TRAINING SEMINARS AND INVOICING.

ENVIRONMENTAL SITE ASSESSMENTS: CONDUCTED OVER 850 PHASE I ENVIRONMENTAL SITE ASSESSMENT PROJECTS IN THE WEST ON INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AGRICULTURAL AND UNDEVELOPED PROPERTIES. DUTIES INCLUDED PERFORMING SITE AND AREA RECONNAISSANCE ON THE PROPERTIES IDENTIFYING POTENTIAL ENVIRONMENTAL CONCERNS WITH THE SITE. CONDUCTED REGULATORY SEARCHES AND HISTORICAL SEARCHES TO HELP IDENTIFY POTENTIAL ENVIRONMENTAL CONCERNS WITH THE SITE AND SURROUNDING AREA. DESIGNED/PREPARED AND REVIEWED PROJECT PROPOSAL AND REPORT.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS: CONDUCTED APPROXIMATELY 125 PHASE II SITE ASSESSMENT PROJECTS. DUTIES INCLUDED DEVELOPING AND IMPLEMENTING SITE HEALTH AND SAFETY PLANS, AND ADVANCING SOIL BORINGS AND COLLECTING SOIL AND GROUNDWATER SAMPLES TO DETERMINE IF ANY RELEASE TO THE SUBSURFACE HAD OCCURRED. DESIGNED/PREPARED AND REVIEWED PROJECT PROPOSAL AND REPORT. INSTALLED GROUNDWATER MONITORING WELLS. PROFILED AND ARRANGED FOR THE TRANSPORTATION AND DISPOSAL OF CONTAMINATED MATERIALS AT A LICENSED FACILITY.

UST MANAGEMENT: REGISTERED USTS, DEVELOPED AND IMPLEMENTED SUBSURFACE INVESTIGATIONS, DEVELOPED REMOVAL SPECIFICATIONS AND MANAGED UST REMOVAL AND DISPOSAL PROJECTS. CONDUCTED SITE CHARACTERIZATIONS AND SAW PROJECT THROUGH CLOSURE WITH THE APPROPRIATE STATE AGENCY.

EBI Consulting
environmental | engineering | due diligence

Marianne Holleman
Regional Operations Manager
2501 West Dunlap Avenue, Suite 210
Phoenix, AZ 85021
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SPECIAL RESOURCE STUDIES: PERFORMED SITE AND AREA FIELD/DOCUMENTATION ANALYSIS FOR THREATENED AND ENDANGERED SPECIES, WETLANDS, FLOODPLAINS, COASTAL BARRIERS, AND HISTORICAL/ARCHAEOLOGICAL VALUE OF THE PROPERTY AND ANY STRUCTURES PRESENT.

INDOOR AIR QUALITY INVESTIGATIONS: CONDUCTED ONSITE INSPECTIONS TO DETERMINE WHAT WAS CAUSING THE REPORTED PROBLEMS. CONDUCTED SAMPLING FOR VARIOUS CONSTITUENTS (VOCS, TEMPERATURE, HUMIDITY, CARBON MONOXIDE, CARBON DIOXIDE, AND CONTAMINANTS FROM RAW SEWAGE). DESIGNED/PREPARED REPORT.

MICROBIAL SURVEYS: CONDUCTED BUILDING INSPECTIONS AND SAMPLE COLLECTION ON NUMEROUS MULTI-TENANT RESIDENTIAL AND COMMERCIAL FACILITIES. SAMPLE COLLECTION INCLUDED SAMPLING TO DETERMINE THE POSSIBLE PRESENCE AND EXTENT OF FUNGAL CONTAMINATION IN THE VARIOUS APARTMENTS AND TENANT SPACES. DESIGNED/PREPARED REPORT.

ASBESTOS/LEAD SURVEYS/MANAGEMENT: CONDUCTED BUILDING INSPECTIONS AND SAMPLE COLLECTION ON APPROXIMATELY 500 INDUSTRIAL, COMMERCIAL, TELECOMMUNICATIONS AND RESIDENTIAL PROPERTIES. SAMPLE COLLECTION INCLUDED QUANTIFYING AND MAPPING OF ALL MATERIALS SAMPLED. DESIGNED/PREPARED REPORT. DESIGNED/PREPARED AND REVIEWED PROJECT PROPOSALS, REMOVAL SPECIFICATIONS, CONTRACT DOCUMENTS AND REPORTS. CONDUCTED PROJECT OVERSIGHT OF REMOVAL CONTRACTOR DURING ABATEMENT OPERATIONS.

EDUCATION

B.S. GEOPHYSICAL ENGINEERING COLORADO SCHOOL OF MINES
MBA UNIVERSITY OF NORTH TEXAS

PROFESSIONAL AFFILIATIONS

MEMBER – ENVIRONMENTAL INFORMATION ASSOCIATION (EIA)

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

REGISTERED ENVIRONMENTAL ASSESSOR (REA I) – STATE OF CALIFORNIA
CERTIFIED ENVIRONMENTAL MANAGER (CEM) – STATE OF NEVADA
CERTIFIED ASBESTOS CONSULTANT (CAC) – STATE OF CALIFORNIA
CERTIFIED ASBESTOS CONSULTANT – STATE OF NEVADA
CERTIFIED ASBESTOS CONSULTANT – STATE OF UTAH
EPA CERTIFIED LEAD RISK ASSESSOR/INSPECTOR – STATE OF ARIZONA AND TRIBAL LANDS
EPA CERTIFIED LEAD RISK ASSESSOR/INSPECTOR – STATE OF NEVADA
EPA CERTIFIED LEAD RISK ASSESSOR/INSPECTOR – STATE OF NEW MEXICO
AHERA CONTRACTOR/SUPERVISOR, PROJECT DESIGNER, BUILDING INSPECTOR AND MANAGEMENT PLANNER
OSHA HAZARDOUS WASTE OPERATIONS
NIOSH 582

Verizon Cellular Communications Location Site – Devil's Slide Tunnel

5901 Cabrillo Highway, Pacifica, CA

San Mateo County, California

April 5, 2010

This report discusses the results of archaeological research and survey efforts at the above location and provides recommendations and conclusions regarding the potential impacts to cultural resources that may result from the proposed actions.

1.0 PROJECT LOCATION AND SETTING

The subject property encompassing the proposed lease area is located in the City of Pacifica, San Mateo County, California (see Figure 1). The Tax Assessor's parcel number is 023-741-010. The lease area is currently zoned RM, Resource Management.

The proposed lease area is situated on a vacant vegetated hillside alongside US Highway 1(Cabrillo Highway), located between Sweeney Ridge, Montara Mountain, and the Pacific Ocean. The subject property is just west of the new highway bridges that are a part of Devil's Slide Bypass and Tunnel project currently under construction by Caltrans (Figure 2). The project area has been modified as part of this construction and appears to be on embankment fill.

2.0 PROJECT DESCRIPTION

Verizon Wireless is proposing to construction a new communications facility including a 100-foot tall stealth monopine antennae within an approximately 25-foot by 42-foot fenced lease area. The tower, an equipment shelter, a diesel back-up power generator, and appurtenances that would be installed within the lease area, enclosed by chain link fence.

Power and telecommunications utilities will be routed underground within a 6-foot wide utility easement to existing overhead power lines approximately 1,000 feet southeast of the project area . Conduit would be laid within a 2.5-foot deep by 2-foot wide utility trench within a 6-foot utility easement. Access to the facility would be via an existing access road from Cabrillo Highway along a 12-foot access easement (See Figure 2).

Area of Potential Effects (APE)

The APE for direct effects for the proposed project includes the footprint of the fenced lease area where the tower, equipment shelter, diesel generator, and appurtenances would be placed, and all areas where ground disturbance could occur including areas associated with installation of the chain link fence and trenching for utility conduits. Installation of the conduit would require excavation of a 2.5 feet deep and 2 feet wide trench. Figure 2 depicts the project APE.

An indirect effects APE for the project was considered to take into account potential visual effects from installation of the stealth tree tower. The project area is situated alongside newly constructed highway bridges and surrounded by vacant land to the north, west, and south. While the tower would be visible from Highway 1, due to topography, existing vegetation, and camouflage (stealth tree tower), the tower would not be visible to residential and commercial properties to the east. Therefore, indirect affects to historic properties are not expected as a result of this project.

3.0 CULTURAL RESOURCE SETTING

3.1 PREHISTORY AND ETHNOHISTORY

As noted by Levy (1978) and Moratto (1984), the project area was inhabited by Native Americans of the Ohlone group and speakers of the Ramaytush language at the time of Spanish entry into the Bay region. The Ohlone are thought to have entered the Bay region 1,500 to 2,500 years ago, likely displacing populations already present. The Ohlone were hunter-gatherers, utilizing both semi-permanent villages and more specialized seasonal camps and a wide range of hunting and foraging strategies. The resources of the San Francisco Bay and its marshes would have been particularly important to many Ohlone groups. Primary staple foods included acorns, fish and shellfish, as well as a variety of large and small game. Plant materials were used skillfully and extensively for shelter, clothing, twine and nets, and finely made basketry. A wide variety of shell ornaments were manufactured, and bone and ground and chipped stone tools are common archaeologically. The Ohlone traded extensively; obsidian from distant sources in the Sierra and eastern California, as well as from the closer Santa Rosa sources, is commonly found in Bay region archaeological sites.

The entry of the Spanish into the region in 1769, and the missionization process that followed, was highly disruptive to Ohlone culture. Introduced diseases decimated local native populations. Although it had been the intent of the Spanish to return all Ohlones to the land after they had acquired farming and ranching skills and been converted to Catholicism, only a handful of Native American individuals ever received land grants from the Spanish or Mexican governments. None of these survives as an Ohlone landholding. Most mission survivors, deprived of their ancestral skills and land, found marginal subsistence as laborers on Mexican ranchos or on the fringes of towns. Nonetheless, many Ohlone retained their cultural identity. There has been a significant cultural revival in the past few decades, and Ohlone representatives are active participants in most local Native American archaeological projects.

3.2 HISTORY

Pacifica was first discovered by Europeans in 1769 by Gaspar de Portolà. In 1839, Rancho San Pedro was granted to Francisco Sanchez. This rancho included most of the land that later became the city of Pacifica. Francisco Sanchez went on to serve as mayor of San Francisco in 1842, and his adobe was complete in 1846. Between 1906 and 1920, small settlements were built around the stations of the Ocean Shore Railway, but the coast north of Devil's Slide remained sparsely-populated. In 1957, Pacifica became an incorporated city, consolidating the communities of Edgemar, Pacific Manor, Westview (Pacific Highlands), Sharp Park, Fairway Park, Vallemar, Rockaway Beach, Linda Mar, and Pedro Point.

4.0 RECORD SEARCH RESULTS

Staff of the Northwest Information Center (NWIC) performed a cultural resource records search of the project area including a half-mile buffer on September 22, 2009. No previously recorded archaeological sites or historic properties were identified within the proposed project area.

Two previous conducted archaeological studies included the entire proposed project area. The first study (Dietz 1978) noted a cluster of three historic-era horse drawn wagons adjacent to the project area. The second study (Mayfield 1983) identified one isolated prehistoric artifact in close proximity to the project area.

One previously recorded built-environment resource was also identified. Shamrock Ranch (FHWA081224A), located just southeast of the proposed lease area, is an historic-era ranch complex currently used as a boarding facility. It was previously evaluated and determined ineligible for the listing in the National Register by consensus through the Section 106 process.

5.0 NATIVE AMERICAN CONSULTATION

Pursuant to the revised implementing regulations of the NHPA found at 36 CFR 800.4(a)(4), the California Native American Heritage Commission (NAHC) was contacted by URS Corporation to request a review of their Sacred Lands Files and a list of individuals or groups it believes should be contacted for information or concerns related to the project area. The NAHC responded on July 29, 2009. It stated that the Sacred Lands File search was negative. The NAHC also provided a list of individuals it believed should be contacted regarding the project.

An informational letter was sent by URS Corporation for Verizon, on behalf of the FCC, to the groups and/or individuals identified by the NAHC. These letters were sent to the tribal representatives on August 28, 2009. Additionally, URS accessed the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS), which contains a list of federally recognized tribes that covers a much broader geographic region than Sacramento County. Three "no interest" responses have been received to date.

6.0 ARCHAEOLOGICAL SURVEY

An archaeological survey of the project APE was conducted on March 4, 2010 by Brian Hatoff, RPA, and Maureen Kick, RPA, archaeologists who meets the Secretary of the Interior's standards for principal investigators. The entire APE was subject to intensive pedestrian survey. The APE and surrounding areas have been significantly disturbed by the Devil's Slide Bypass and Tunnel project currently under construction. Ground visibility was moderate, with native and non-native ground cover within the lease area, and bare ground within the access roads and utility corridor. No evidence of prehistoric and historic use, such as soil discoloration, charcoal, modified bone or stone or exotic or historic-era materials were observed. The historic-era horse drawn carriages and prehistoric isolate noted in previous surveys were not re-identified. The survey was negative for cultural resources.

7.0 SUMMARY AND CONCLUSIONS

No historic properties were identified within the APE or within ½-mile of the APE. Therefore, the project is not anticipated to result in any direct or indirect effects upon historic properties or potential historic properties. No further archaeological assessment or monitoring appears to be warranted.

8.0 REFERENCES

Levy, R. Costanoan. In *California*, by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, Vol. 8, William G. Sturtevant, general editor. Smithsonian Institution, Washington, D.C., 1978.

Moratto, Michael J., *California Archaeology*. Academic Press, Orlando, 1984.

Attachment A

Photos

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov

July 29, 2009

Keith A. O'Connell
URS Corporation
920 North Argonne Road, Ste. 300
Spokane, WA 99212

Sent by Fax: 509-928-4415
Number of Pages: 2

Re: Proposed Telecommunication Site: Devil's Slide Tunnel, San Mateo County.

Dear Mr. O'Connell:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,

Debbie Pilas-Treadway
Environmental Specialist III

Native American Contacts
San Mateo County
July 29, 2009

Jakki Kehl
720 North 2nd Street
Patterson , CA 95363
jakki@bigvalley.net
(209) 892-1060
Ohlone/Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
PO Box 360791
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muwekma@muwekma.org
408-434-1668
408-434-1673
Ohlone / Costanoan

Amah/MutsunTribal Band
Irene Zwierlein, Chairperson
789 Canada Road
Woodside , CA 94062
amah_mutsun@yahoo.com
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Ohlone/Costanoan

The Ohlone Indian Tribe
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Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Amah/MutsunTribal Band
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Ohlone/Costanoan

Trina Marine Ruano Family
Ramona Garibay, Representative
16010 Halmar Lane
Lathrop , CA 95330
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209-629-8619
Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister , CA 95024
ams@garlic.com
831-637-4238
Ohlone/Costanoan

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed telecommunication site: Devil's Slide Tunnel, San Mateo County.

County of San Mateo - Planning and Building Department

ATTACHMENT K

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST

1. **Project Title:** New Telecommunications Facility, 123-Foot Tall Telecommunications Monopine

2. **County File Number:** PLN 2010-00054

3. **Lead Agency Name and Address:** San Mateo County Planning Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Erica Adams, 650/363-1828

5. **Project Location:** 100 Shamrock Ranch Road, Pacifica

6. **Assessor's Parcel Numbers and Size of Parcels:** 023-741-010 (186.86 acres) and 023-741-020 (108.58 acres)

7. **Project Sponsor's Name and Address:** Verizon Wireless Communications, c/o NSA Wireless., Inc., 2603 Camino Ramon, 1st Floor, San Ramon, CA 94583

8. **General Plan Designation:** Agriculture Rural, Open Space Rural

9. **Zoning:** PAD/CD and RM

10. **Description of the Project:** NSA Wireless, Inc., representing Verizon, proposes to construct a new telecommunication facility which will consist of a 123-foot monopine telecommunication tower placed within a 37-foot 4-inch by 32-foot 4-inch lease area. Six new panel antennas will be installed within two sectors (3 antennas per sector) at a height of 115 feet above ground level (AGL).

    In addition to the monopine tower, there will be a 1,203 sq. ft., enclosed lease area for equipment. The lease area will be enclosed with a 10-foot tall retaining wall and topped with a 3-foot chain link fence and barbed wire. The lease area will include a 12-foot by 16-foot wireless equipment shelter near the base of the new telecommunications tower, a 48kw generator, and a 499-gallon propane tank. Power and telco will be routed east along the access road to an existing power pole located approximately 800 feet east of the facility.

    Numerous mitigation measures have been developed and added to the project to ensure that no wildlife will be negatively impacted during construction and operation of the facility.

11. **Surrounding Land Uses and Setting:** The site is on property which is privately held and where existing uses on the site are a boarding kennel and stable. The animal operations are primarily on the eastern portion of the property. The telecommunications facility is proposed approximately 1/4 mile to the east of the boarding facility, in an area near the right-of-way easement for a state highway project, commonly known as the Devil's Slide Tunnel (Pacific Coast Highway). Access to the site will occur along newly resurfaced Shamrock Ranch Road,

which extends westward from Peralta Road. The total new ground disturbance will include 0.17 acres of previously-disturbed lands that currently support ruderal herbaceous vegetation.

The proposed monopine will be approximately a 1/2-mile away, and the improved but existing access road will be approximately a quarter mile away from the known breeding area of the California red-legged frog. In 1995, the vicinity surrounding the location of the proposed wireless telecommunications facility, known as Shamrock Ranch, was studied in connection with the Devil's Slide Tunnel construction. During the environmental review of the Devil's Slide Tunnel Project, it was discovered that at that time there were small pools on the parcel near the proposed monopine installation that were habitat for the California red-legged frog, which is a Federal-threatened species. An Environmentally Sensitive Area (ESA) was developed in consultation with U.S. Fish and Wildlife Service (USFWS) biologists to protect the California red-legged frog habitat.

12. **Other Public Agencies Whose Approval is Required:** California Coastal Commission. (On Appeal)

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" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

X	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	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. 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. 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*
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		
Discussion: The proposed site is located within a County Scenic Corridor, approximately 330 feet south of Pacific Coast Highway and about 100 feet east from the Devil's Slide overpass. The project consists of the installation of a 123-foot high telecommunications facility. The project, as designed, will look like a tree, a monopine which will camouflage the antenna array in faux branches. All					

cables will run from the ground to the antennas through the interior of the monopine.

The monopine will primarily be visible from an elevated portion of the Devil's Slide overpass, a major state highway. No materials used for installation are proposed to be reflective or painted a reflective color. The visual impact of the facility will be greatly reduced, since it will be camouflaged as a tree and the exposure of the facility from public views will typically be brief in nature since they are from a moving vehicle. Vehicles will be traveling at a relatively-high speed, and the top 25 feet of the monopine will be visible for only a few seconds, less than a minute in most cases.

Mitigation Measures 1 - 3 have been added to ensure that the project is constructed and maintained in a manner such that the telecommunications facility continues to resemble a tree. Adherence to the mitigation measures will ensure that the impact from the scenic corridor is less than significant.

Mitigation Measure 1: No materials used for installation shall be reflective or painted a reflective color.

Mitigation Measure 2: The monopine shall be maintained in a manner to ensure that it resembles a tree to the greatest extent possible. This shall include repainting and/or repairing of any portions of the facility which do not appear as it did when the building permit was approved by the Planning Department as proposed and/or at the time of a building permit finalization.

Mitigation Measure 3: No lights of any kind may be placed on the monopine.

Source: County of San Mateo, 1986, *General Plan Policies*; County of San Mateo Local Coastal Program, Project plans; Site visit.

1.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: As discussed in Question 1.a, there will be a small change to scenic resources from the scenic highway. Mitigation Measures 1 - 3 will keep the impact to less than significant.

Source: County of San Mateo, 1986, *General Plan Policies.*

1.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: As discussed in Question 1.a, there will be a small change to scenic resources from the scenic highway. Mitigation Measures 1 - 3 will keep the impact to less than significant. In addition, the grading associated with the project is minor since it primarily involves the expansion of an existing roadway.

Source: Project Plans, Site Visit, Photo Simulations.

1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		

Discussion: There are no lights proposed on the monopine. In addition, no reflective materials or lights will be allowed to be utilized in the construction as per Mitigation Measures 1 - 3.

Source: Project Plans.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		

Discussion: Impact to the Scenic Highway is mitigated as discussed in Question 1.a.

Source: Project Plans.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The subject parcels are not located in a Design Review District. Telecommunications facilities are allowed in all zoning districts with approval of the associated permits, so there is not conflict.

Source: San Mateo County Zoning Maps and Ordinance.

1.g.	Visually intrude into an area having natural scenic qualities?		X		

Discussion: The proposed telecommunications facility will be designed to appear as a pine tree. The design will reduce visual intrusion of natural scenic qualities. The impact to the Scenic Highway is mitigated as discussed in Question 1.a.

Source: Project Plans.

2. AGRICULTURAL AND FOREST 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 forestland, 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*
2.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				X

	Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
Discussion: One of the subject parcels is located within the Coastal Zone. Neither parcel has prime or unique farmland. **Source:** Project Plans, California Resources Agency Farmland Mapping and Monitoring Program.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The subject parcels have dual zoning or RM (Resource Management) and PAD/CD (Planned Agriculture District/Coastal Development). The telecommunications facility will be located on land zoned PAD/CD. The land is not subject to a Willamson Act contract, nor are there any Open space easements on the property. A portion of the State Highway runs across the parcels. The proposed telecommunications center will be placed adjacent to a Caltrans easement for a state highway. This area is zoned for agriculture, however; it is not utilized for agriculture. The soil is not prime soil and the potential for agriculture is low. The subject parcels do not currently have agricultural uses and no active farmland will be converted with this proposal. In addition, the installation of the facility will not permanently convert the land since if it is removed, the land can be restored to its original state. **Source**: Project Plans; San Mateo County Zoning Ordinance; San Mateo County Williamson Act Database.					
2.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 forestland to non-forest use?			X	
Discussion: See Question 2.b above. **Source:** Project Plans; San Mateo County Zoning Ordinance; San Mateo County Williamson Act Database.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The subject parcels do not have prime soils (Class 1-3) or land suitable for artichokes or Brussels sprouts. **Source:** San Mateo County GIS.					

2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: See Question 2.b above.

Source: San Mateo County GIS; California Resources Agency Farmland Mapping and Monitoring Program.

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (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 forestland to a non-timber harvesting use.*				X

Discussion: Telecommunications facilities are allowed in all zoning districts with approval of a use permit. No rezoning is required or will occur with an approved project.

Source: San Mateo County GIS.

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*
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?				X

Discussion: The Bay Area Air Quality Management District (BAAQMD) adopted new thresholds of significance (BAAQMD thresholds) on June 2, 2010, to assist lead agencies in determining when potential air quality impacts would be considered significant under CEQA. BAAQMD also released new CEQA Guidelines which identify a three step methodology for determining a project's consistency with the current Clean Air Plan (CAP):

1. Does the project support the goals of the Air Quality Plan?
2. Does the project include applicable control measures from the CAP?
3. Does the project disrupt or hinder implementation of any control measures from the CAP?

The project is neutral with respect to goals of the Air Quality Plan. The installation and operation of the proposed telecommunications facility will not conflict with or obstruct regional air quality plans. The proposed telecommunications facility does not have features which would interfere with any regional air quality plan. There are no emissions associated with the project when the facility is in operation; therefore, no CAP provisions have been added.

Source: Bay Area Air Quality Management District (BAAQMD), 2010 Bay Area 2010 Clean Air Plan Project Plans.					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		

Discussion: The proposed telecommunications facility will include two air conditioning units and a back-up generator. When this equipment is maintained to manufacturers' specifications, they will comply with all relevant air quality regulations.

Operation of the project will not generate pollutants that violate air quality standards. The radiation levels associated with the telecommunications facility do not exceed the standards set by the Federal Communications Commission.

Although the project will not generate emissions that would exceed the BAAQMD thresholds during the construction phase, the BAAQMD recommends that projects implement a set of Basic Construction Mitigation Measures as best management practices regardless of the significance determination. Implementing Mitigation Measures 4 - 5 (below) would help ensure the impacts of emissions are less than significant.

Mitigation Measure 4: The County shall require construction contractors to implement the following BAAQMD's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County 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 5: All mechanical equipment and generators shall be maintained within manufacturer's specifications.

Source: Bay Area Air Quality Management District (BAAQMD), 2010 Bay Area 2010 Clean Air Plan, Project Plans.

3.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 Questions 3.a and 3.b above. Source: Project Plans, BAAQMD *CEQA Air Quality Guidelines.*					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
Discussion: There are no sensitive receptors (residences, schools, etc.) nearby. See, also, Question 3.b above. Source: Bay Area Air Quality Management District (BAAQMD), 2010 Bay Area 2010 Clean Air Plan Project Plans.					
3.e.	Create objectionable odors affecting a significant number of people?			X	
Discussion: The types of land use development that pose potential odor problems include waste-water treatment plants, refineries, landfills and other similar uses. No such uses are associated with the proposed telecommunications facility. The installation of the monopine will only involve a small number of construction activities. These activities, although brief, could temporarily affect a few nearby receptors for a limited period of time, but not a significant level. There will be no objection-able odors created during the operation of the telecommunications facility. Therefore, the project would not create objectionable odors that would affect a substantial number of people and this impact would be considered less than significant. Source: Project site plans and operation statement.					
3.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: All equipment to be installed and utilized for the telecommunications facility is required to meet manufacturer's specifications. These specifications do not violate any existing air quality standards for the area. Mitigation Measure 4 will ensure that the impact is less than significant. **Source:** Project Site Plans and Operation Statement.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
4.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 or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: The proposed site and surrounding area (Shamrock Ranch) is a mapped habitat for the California red-legged frog (CRLF), which is listed as a Federal-threatened species. In 1995, the vicinity surrounding the location of the proposed wireless telecommunications facility, the Shamrock Ranch, was studied in connection with the Devil's Slide Tunnel construction. A separate site-specific biological assessment was conducted in October 2012 to reevaluate the project site and surrounding area. The 2012 study evaluated an unnamed waterway, approximately .02 miles southeast, and two vegetated ponds.

In 1995, the CRLF were found to exist in an area referenced as "the north pond" on Shamrock Ranch. The proposed telecommunications facility will be closest to the "north pond" which was found to have fewer frogs than a pond located south of the tower's location. No frogs or snakes were found during the 2012 study. The San Francisco garter snake (SFGS), which is also a Federal-threatened species, was not found on the site; however, the site was determined to be a potential habitat for the snake.

The 1995 biological report stated that it is important to maintain the "existing lush vegetative ground cover between the ponds" to enhance the likelihood of the migration, and an "Environmentally Sensitive Area (ESA)" was developed by USFWS biologists to protect the California red-legged frog habitat. The 2012 study stated that this area may be a habitat for the California red-legged frog and the San Francisco garter snake; therefore, it is a unique biological area. The project (telecommunications facility and access road) is entirely outside of the established ESA.

The State has designated the CRLF's habitat as a "Critical Habitat" and is defined in Section 3 of the Federal Endangered Species Act. As a State designated critical habitat, the specific areas, both occupied and unoccupied, are essential to the conservation of a listed species and may require special management considerations or protection. These concerns for protection are reflected in both the 1995 study and the 2012 biological study which offer a series of recommendations to ensure that the ESA and waterway are protected through construction, installation and operation of the proposed facility. The protection measures have been added as the mitigation measures listed below:

Mitigation Measure 6: Construction access will be rigidly controlled. All movement of vehicles, equipment, materials and personnel to and from the construction sites will take place along the existing and/or within the path of the proposed road, road expansion or fire truck turnaround. In order to limit ground disturbance, the access road will only be wide enough for one-way traffic. Passing turnouts will be provided at appropriate locations with manual traffic control if necessary.

Mitigation Measure 7: If vehicles and equipment must be refueled or serviced on-site, a heavy gauge tarp made of chemical resistant polypropylene or other impervious material, with vertical containment sides, must be placed beneath the vehicle or equipment prior to refueling or servicing to

fully contain any spillage. Once the refueling or servicing is completed, the tarp and its contents must be immediately removed from the project site and all contaminants properly disposed of off-site.

Mitigation Measure 8: If construction monitoring shows unexpected adverse impacts, such as excavated soil or slurry accidentally falling into a wetland drainage or pond area, then construction in the affected area will be halted until the responsible resource agencies are contacted with an assessment of the impact and the agencies approve of the course of action and methods needed to address the adverse impact.

Mitigation Measure 9: Any and all San Francisco garter snake (SFGS) and California red-legged frog (CRLF) observed within the Action Area should be removed by the biological monitor and relocated to a predetermined site outside the Action Area.

Mitigation Measure 10: A USFWS approved biological monitor should be present on-site during initial site grading and trenching of the Action Area.

Mitigation Measure 11: The biological monitor should conduct a training session for all construction workers before work is started in the Action Area.

Mitigation Measure 12: Before the start of work each morning, the biological monitor or his/her designee on the construction staff should check for SFGS and CRLF under any equipment such as vehicles and stored pipes, and check all excavated steep-walled holes or trenches greater than 1-foot deep for both species.

Mitigation Measure 13: Access routes and number and size of staging and work areas should be limited to the minimum necessary. Routes and boundaries of the roadwork will be clearly marked prior to initiating construction/grading. A copy of this trip schedule shall be submitted to the Planning Department when building permits are applied for.

Mitigation Measure 14: All foods and food-related trash items will be enclosed in sealed trash containers at the end of each day, and removed completely from the site once every three days.

Mitigation Measure 15: No pets will be allowed anywhere in the Action Area during construction.

Mitigation Measure 16: A speed limit of 15 miles per hour on dirt roads should be maintained.

Mitigation Measure 17: All equipment should be maintained such that there are no leaks of automotive fluids such as gasoline, oils, or solvents.

Mitigation Measure 18: Hazardous materials such as fuels, oils, solvents, etc., should be stored in sealable containers in a designated location that is at least 200 feet from aquatic habitats. All fueling and maintenance of vehicles and other equipment and staging areas will occur at least 200 feet from any aquatic habitat.

Mitigation Measure 19: An erosion and sediment control plan should be implemented to prevent impacts of construction on habitat outside the Action Area.

Mitigation Measure 20: The Stormwater Pollution Prevention Plan (SWPPP) must be sent to the Office of Environmental Planning, South (Biology), for review and approval prior to implementation, in order to protect species of concern habitat, since threatened and endangered species could exist on the project site and in the adjacent area.

Mitigation Measure 21: After October 15, exposed areas will be covered during the winter. This mitigation measure will minimize exposure of bare and disturbed soil during the rainy season. Construction may proceed for a specified period after October 15 if prior approval is obtained from the CDFG, the USFWS, and the NMFS, and a water-quality monitoring program is conducted.

Mitigation Measure 22: If the applicant submits plans which show significant deviation from the grading shown on the approved plans, specifically with regard to the slope heights, slope ratios, pad

elevations or location of access road, the Community Development Director (Director), or his/her designee, shall review the plan for a finding of substantial conformance. If the Director fails to make such a finding, the applicant shall process a revised site development application. Additionally, the applicant shall process a new environmental assessment for determination by the decision-making entity. **Source:** EBI Consulting Biological Assessment dated November 6, 2012.					
4.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 Question 4.a above. **Source:** EBI Consulting Biological Assessment dated November 6, 2012.					
4.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: See Question 4.a above. **Source:** EBI Consulting Biological Assessment dated November 6, 2012.					
4.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: See Question 4.a above. **Source:** EBI Consulting Biological Assessment dated November 6, 2012.					
4.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: The recommendations from the biological studies, which are mitigation measures under Question 4.a above, will ensure that the project complies with San Mateo County's General Plan Policies to protect sensitive habitat. There is no size or degradation of biological conditions anticipated. There are no trees proposed for removal with this project, so the project complies with the County's Tree Ordinance, as well.					

Source: San Mateo County General Plan.					
4.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: An updated biological study was conducted on October 19, 2012 and revealed that the "Action Area" does not "support primary habitat for the San Francisco garter snake (SFGS) or the California red-legged frog (CRLF) and that no direct effects to either species are associated with this proposal." Studies of the frog population in subsequent years indicated that the population had declined dramatically. The 2012 biological study also stated that there may be an indirect effect to the SFGS and CRLF since the "Action Area" occurs in potential secondary habitat for the SFGS and potential dispersal habitat for the CRLF, and construction activities may cause either species to disperse into the work area. The project "Action Area" has been designed to be outside of all established environmentally sensitive areas, just as the Devil's Slide Tunnel was designed to bridge structures to clear-span the north pond and the associated wetlands and drainages. The lease area for the project is approximately one half mile from an area once identified as habitat and is approximately 80 feet from a newly planted Environmentally Sensitive Area (ESA), established by USFWS biologists when the Devil's Slide portion of Highway 1 was constructed. The proposed wireless telecommunications facility is unmanned. Once installed, maintenance on the site will be quarterly and on an "as needed basis." The project includes the requirement to have access to the site suitable for Cal-Fire vehicles to use, but all access roads have been designed so that they do not encroach in any way into the defined ESA areas. Activities will be restricted from occurring in the ESA areas. In addition to the overall design of the project, mitigation measures have been proposed and are incorporated into the approved project as in Mitigation Measures 6 - 22 listed above, to further ensure that the impact is less than significant. **Source:** EBI Consulting Biological Assessment dated November 6, 2012.				
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?		X		
Discussion: The project site is located approximately 700 feet from the ocean. There is not a marine or wildlife reserve in the vicinity; however, there is an Environmentally Sensitive Area (ESA) which was established as a secondary potential habitat for the California red-legged frog. The ESA is approximately 80 feet from the monopine and approximately 30 feet from a portion of the fire truck turnaround. There has not been any endangered species identified in the ESA in two biological studies conducted in 1995 and 2012. The project is small in scope, will be unmanned, and once installed, will not disturb wildlife. During construction, Mitigation Measures 6 - 22 will be in place to ensure there is no impact to the ESA. **Source:** EBI Consulting Biological Assessment dated November 6, 2012, San Mateo County GIS.				
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: There is not any tree removal proposed with this application.

Source: Project Plans.

5.	**CULTURAL RESOURCES**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		

Discussion: According to the California Historical Resources Information System (CHRIS), a 1983 study of the project area identified one or more cultural resources, and a subsequent study over a portion of the project area identified no cultural resources. Recommendations from CHRIS included conducting a new study and having a professional recommend project specific recommendations.

The applicant commissioned an archaeological study in 2010 to research the project site for the presence of any cultural resources. The study involved the project footprint called the "Area of Potential Effects" (APE). The report indicated that there was a record search for past archaeological studies. Secondly, a consultation with the California Native American Heritage Commission (NAHC) indicated that the Sacred Lands File search was negative and, to date, only "no interest" response letters have been received from tribal representatives who may have involvement with the geographic area. Thirdly, an archaeological pedestrian survey of the site was conducted by two Registered Professional Archaeologists.

The report summarized that "No historic properties were identified within the APE or within 1/2 mile of the APE...the project is not anticipated to result in any direct or indirect effects upon historic properties or potential historic properties, and no further archaeological assessment or monitoring appears to be warranted."

The proposed development will require only a small amount of shallow grading which is necessary to extend/improve an existing access road. There are no structures and, specifically, no structures greater than 45 years in age within the project area; therefore, no historical resources will be impacted by this project. With respect to archaeological resources, the amount of soil disturbance is very small. A mitigation measure has been added to ensure that if any archaeological inventory is encountered that all construction activities cease and a professional is hired to evaluate and prepare a study and reevaluate the project. This mitigation measure will prevent significant impacts from occurring to historical and/or archaeological resources on or near the site.

Mitigation Measure 23: If during the construction phase any archaeological evidence is uncovered or encountered during construction, the project has been conditioned to halt all excavations of the site within 30 feet and to retain an archaeologist to investigate the findings, as well as informing the County Current Planning Section. In addition, the County Current Planning Section shall be notified of such findings and no additional work shall be done on-site until the archaeologist has recommended appropriate measures and those measures have been approved by the Current Planning Section.

Source: Applicant's Biological Report, California Department of Fish and Wildlife Database.

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See Question 5.a above. **Source:** San Mateo County General Plan, County Cultural Resources Database.					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: There are no paleontological resources or unique geologic features on the subject parcel or in the project area. **Source:** San Mateo County General Plan, County Cultural Resources Database.					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: See Question 5.a above. **Source:** San Mateo County General Plan, County Cultural Resources Database.					

6.	**GEOLOGY AND SOILS**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.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 project site is not within an area known for earthquake faults. This project does not require ground disturbance at depths more than a few feet deep, and not near any fault lines. Therefore, no seismic activity will be generated by the project. The subject parcels will be the					

recipient of any large scale seismic activities; however, the distance from the originating source will prevent any significant damage. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Montara Mountain Quad) - California Department of Conservation.				
ii. Strong seismic ground shaking?				X
Discussion: See Question 6.a.i above. **Source:** Alquist-Priolo Earthquake Fault Zoning Map (Montara Mountain Quad) - California Department of Conservation.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project site is not within a mapped liquefaction hazard zone or on soils known to be susceptible to liquefaction or differential settling. In addition, the project will not create any habitable structures or potentially unstable slopes adjacent to habitable structures or infrastructure. **Source:** California Geological Survey Seismic Hazards Zones Maps; Project Plans.				
iv. Landslides?			X	
Discussion: The property where the monopine will be located has not historically been subject to shallow landslides involving only soil. The subject parcels are identified on the County of San Mateo Natural Hazard Map and have features which are special zone and hazards. The development area is relatively flat. **Source:** California Geological Survey Seismic Hazards Zones Maps; Project Plans.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: 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 not located near a coastal cliff/bluff. In addition, the proposed telecommunications tower project will not be located in sloped areas with soils susceptible to instability and erosion. **Source:** Project Plans.				
6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: As previously mentioned, the surrounding area has experienced minor landslides involving soil, however, the installation and operation of the proposed telecommunications monopine will not be on these soils.

The project does involve the installation of a fire truck access road. Grading in the amount of 1,550 cubic yards is required for this portion of the project. A number of erosion control measures are required to be installed prior to commencement, and be maintained throughout the construction process. The following mitigation measures will ensure that there is no significant soil erosion or loss of topsoil:

Mitigation Measure 24: Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.

Mitigation Measure 25: Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

Mitigation Measure 26: The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines" including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

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

c. Performing clearing and earth-moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 27: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 28: For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

a. The engineer shall submit written certification, that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Source: Project Plans.

6.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: See Question 6.b above.

Source: San Mateo County GIS Maps.

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

Discussion: See Question 6.a.iii above.

Source: San Mateo County Geologic Maps.

6.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: No septic tanks or wastewater disposal is proposed or necessary for the telecommunications facility. **Source:** Project Plans.					

7.	**CLIMATE CHANGE.** Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: The wireless telecommunications facility will be powered by an electric generator connected to the regional power grid through underground wires. There are propane tanks for backup power in the equipment lease area on-site. There will not be any new greenhouse gas emissions associated directly with the project. An increase in the amount of electricity does not directly correspond to increased greenhouse gases since a portion of the electricity is generated with no emissions. The propane tank is for emergencies and not for standard usage. Any emissions generated from the temporary use of propane will not be significant. **Source:** Project Plans.					
7.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: The project will add telecommunications capability to an existing system which currently does not conflict with any climate plans. The new facility will not alter this zero impact status. **Source:** Project Plans, BAAQMD *CEQA Air Quality Guidelines.*					
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: The subject parcels are not forested; therefore, there will not be significant GHG emissions released or sequestered. **Source:** Site Visit.					
7.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 subject parcel does not have cliffs/bluffs in the project area and is not adjacent to the ocean. **Source:** San Mateo County GIS.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is above sea level and inland. The parcels are located in the FEMA Zone X; minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. **Source:** FEMA Maps.					
7.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: See Question 7.e above. **Source:** FEMA Maps.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See Question 7.e above. **Source:** FEMA Maps.					

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
8.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,				X

	other toxic substances, or radioactive material)?				
Discussion: The project does not involve the transport or disposal of hazardous materials. **Source:** Project Plans.					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The project does not involve any hazardous materials; therefore, there is no hazard to the public safety created by the monopine. **Source:** Project Plans and Operation Statement.					
8.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: Radio Frequency (RF) emissions meet FCC standards. **Source:** Project Plans and Operation Statement.					
8.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: The site is not a hazardous materials site. **Source:** San Mateo County GIS.					
8.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 site is not within the boundaries of any adopted airport zones. There are no airports within 2 miles of the project site. **Source:** San Mateo County GIS.					

8.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 is not near an airport; therefore, no safety issues will be raised associated with air transit. **Source:** San Mateo County GIS.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: No work will occur that will impede or close a public road. The project site and access road are located on private land and is not near a public road. Construction and maintenance of the facility will not impact any area emergency access plan. **Source:** Project Site Plan.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: No habitable structures are proposed with this project. The area is not densely populated with trees, and the risk of wildland fire will not raise with the construction of the project site. **Source:** Site Visit and Project Plans.					
8.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: There is no housing proposed or associated with the telecommunications facility. **Source:** Site Plans, Project Operation Statement.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: No structures are proposed in a flood area. **Source:** Project Plans.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving				X

	flooding, including flooding as a result of the failure of a levee or dam?				
Discussion: There is no levee or dam on or near the project site. **Source:** Site Visit, San Mateo County GIS.					
8.I.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project is 1,000 feet from the coastline and is not subject to risk from inundation. **Source:** San Mateo County GIS Maps.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
9.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 derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
Discussion: During the construction phase, there will be some grading associated with the improvement of a fire access lane. During this period of time, there will be a small amount of ground disturbance; however, changes in water quality or pollutants will not occur due to the small amount of grading activity and the fact that there will not be any chemicals involved with the wireless telecommunications facility. Grading is an activity with a great deal of regulatory stipulations. These have been applied as Mitigation Measures 24 - 49 above. The proposed grading will involve shallow disturbance and not the type of ground disturbance which causes changes in water quality or drainage. **Source:** Project Plans, BAAQMD *CEQA Air Quality Guidelines.*				
9.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: There is no groundwater use associated with this project; therefore, there will not be any depletion of groundwater. **Source:** Project Plans.				
9.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: As previously discussed, the proposed facility covers a relatively small area (1,203 sq. ft.) and grading will be shallow and not allowed near the ESHA per Mitigation Measures 9-23. Drainage patterns will not be significantly altered. See Question 9.a above. **Source:** Project Plans.				
9.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: As previously mentioned, this is not a high flood risk area and the grading involves shallow alterations of the existing terrain. **Source:** FEMA Maps.				
9.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: As previously discussed the ground work is small in scale and will not impact surface or groundwater quality. **Source:** Project Plans.				
9.f. Significantly degrade surface or ground-water water quality?			X	
Discussion: See Question 9.e above. **Source:** Project Plans.				
9.g. Result in increased impervious surfaces and associated increased runoff?			X	

Discussion: See Question 9.e above. **Source:** Project Plans.

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Physically divide an established community?			X	
Discussion: The subject property is private property and rural land. The parcels are large and the project will not impact the community at large since the monopine will use so little space. **Source:** Site Visit, San Mateo County GIS.				
10.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: Telecommunications facilities are allowed in all areas of the County with a use permit. **Source:** San Mateo County GIS.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
Discussion: The project has been designed to comply will all sensitive habitat policies. Mitigation Measures 9 - 22 have been integrated in the project to ensure the impact is less than significant. **Source:** EBI Consultanting Biological Assessment.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The site is unmanned and there will be no congregation of people required to operate the facility. **Source:** Project Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X

Discussion: The telecommunications facility is a part of an existing network which operates at many locations in San Mateo County. **Source:** Operational Statement.				
10.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: The project site is on private property. The wireless facility is not a driver of development; it is just an additional relay station for an existing network. **Source:** Operational Statement.				
10.g. Create a significant new demand for housing?				X
Discussion: The project is located on private property. There is no demand for housing associated with the project. **Source:** Project Plans.				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.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: There are no identified mineral resources on the project site. **Source:** San Mateo County General Plan.				
11.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: The project site is not designated as a mineral resource recovery site. **Source:** San Mateo County General Plan.				

12. **NOISE**. Would the project result in:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
12.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: The project could potentially generate noise levels above standards set in the County Noise Ordinance during the construction phase of the project. However, the area surrounding the site is not populated with residential uses and is not typically utilized for extended periods of the day. In addition, the construction activities of the area will occur one time for a limited time frame and during daytime hours only. **Source:** Project Plans.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: There are no vibrations or ground-borne noise which will be generated during the operation of the facility. The location of the wireless facility is not populated; therefore, any construction noises will not have an impact on a human population. **Source:** Project Plans.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The site will not generate noise. There will not be a significant increase in ambient noise levels. **Source:** Project Plans.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
Discussion: There will be some construction noise associated with the project. This is not ambient noise. The construction period is finite and there will not be noise levels associated with construction which will be more than those generated by the nearby highway. **Source:** Project Plans.				
12.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				X

	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 plan area. **Source:** San Mateo County GIS Maps.					
12.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: See Question 12.e above. **Source:** San Mateo County GIS Maps.					

13.	**POPULATION AND HOUSING.** Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
13.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 project involves the installation and operation of a wireless telecommunications facility. An existing access road will be improved, but on private property. No population changes are associated with this project. **Source:** Project Plans.					
13.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: There is no housing that will be displaced by this project. Existing housing on the property will not be impacted by the project. **Source:** Project Plans.					

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*
14.a.	Fire protection?			X	
14.b.	Police protection?				X
14.c.	Schools?				X
14.d.	Parks?				X
14.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	
Discussion: As with any structure, there is a low-level potential for emergency fire services. The monopine is not constructed with highly flammable materials and is not a fire hazard. The propane tank will be installed and maintained to manufacturer's specifications. During the construction phase of the project and during the operational phase, there will be a low-level requirement for fire services in an emergency. The equipment being installed is not combustible and does not create a significant increase in fire hazard. There is no aspect of the project that would result in an increase in demand on local school services. The proposed project would not result in people moving to the area; therefore, it would not result in an increase in the use of existing park and recreational facilities, and new or physically altered facilities would not be required. The project does not involve new, permanent employees. Therefore, it is not expected to increase use of other public facilities such as libraries or hospitals. **Source:** Project Plans.					

15.	**RECREATION**. Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
15.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 wireless telecommunications facility will have no impact on parks or other recreational facilities. It is located on private property in an unpopulated area. **Source:** Project Plans.					
15.b.	Include recreational facilities or require the construction or expansion of				X

	recreational facilities which might have an adverse physical effect on the environment?				

Discussion: There are no recreational facilities proposed or required for this facility.

Source: Project Plans.

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.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: The project is located on private property where there is no public access. There will not be any increase in pedestrian traffic.

The project will not result in a change in vehicular traffic patterns or volumes. All current and any future facilities will be required to be unmanned and have vehicular activity solely associated with maintenance of the facility. This project will comply with this requirement; therefore, the small number of vehicle trips required to service the facilities will not create a noticeable change in traffic patterns or volumes.

Source: Operational Statement.

16.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: The project will introduce a wireless telecommunications facility on the site. The property is privately owned so there will be no land use conflicts. The facility will be constructed to appear as if it is a pine tree to reduce any visual impact that the public may encounter. In addition, the project is being sited in a way which it will not disturb the natural surroundings.

Installation of a new telecommunications facility, including the proposed antennas, will require a small number of maintenance-related vehicle trips during installation. After installation, the site will

be unmanned and only visited for maintenance purposes. The trip generation will not adversely affect any roadway carrying capacities. **Source:** Operational Statement.				
16.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: The project will not result in or increase traffic hazards. Access to the site is from a private access road. **Source:** Project Plans.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The road is existing and the proposed improvement will facilitate access on the road and reduce any hazards. **Source:** Operational Statement.				
16.e. Result in inadequate emergency access?		X		
Discussion: The project has been reviewed by Cal-Fire and the access road has been designed to accommodate access for fire trucks and other emergency vehicles to the site. **Source:** Project Plans.				
16.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: The project site is located on private property. There will be no pedestrian traffic or public transportation nearby. **Source:** Operational Statement.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: There is no pedestrian element associated with this project. **Source:** Project Plans.				
16.h. Result in inadequate parking capacity?				X

Discussion: The project is located on private property and there is no parking demand associated with the project.

Source: Project Plans.

17. **UTILITIES AND SERVICE SYSTEMS**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The proposed project will not produce any wastewater nor will it require the construction of new water or wastewater treatment facilities or expansion of such facilities. Therefore, the project will not conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board and will not affect capacity of the County's wastewater treatment system; no impact will occur. **Source:** Project Plans.				
17.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 Question 17.a above. **Source:** Operational Statement.				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: The proposed project will not include construction of new stormwater drainage facilities or expansion of existing facilities. Therefore, there will be no environmental impacts created. **Source:** Project Plans, Operational Statement.				
17.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 a water supply. There will be no impact to water resources or entitlements. **Source:** Project Plans.				
17.e. Result in a determination by the waste-water 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 Question 17.c above. **Source:** Operational Statement.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project, once operational, will not require landfill services. Construction-related refuse will not impact capacity at any landfill. Solid waste is not generated by the project; therefore, there will be no impact to regulations related to solid waste. **Source:** Project Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: No solid waste will be generated by the wireless telecommunications facility. **Source:** Project Plans.				
17.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 wireless facility will require energy. Solar energy is not utilized at the site, but a portion of the energy could be produced through solar power by the utility provider. No water is utilized by the facility. The opportunity to utilize alternative energy sources is limited to receiving it from the energy provider. **Source:** Project Plans, Operational Statement.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

Discussion: There are no public facilities or utilities which will reach or exceed capacity. **Source:** Project Plans.

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
18.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 in Section 4 (*Biological Resources*), mitigations measures have been designed to ensure all biological impacts remain less than significant. **Source:** EBI Consulting Biological Assessment, Project Plans, Operational Statement..				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental 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.)				X
Discussion: There are no impacts associated with the project that will have cumulative or incremental effects which are significant. **Source:** Project Plans.				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		

Discussion: The monopine will generate radio frequency (RF) emissions which can be unsafe to humans when exposure recommendations are not adhered to. Analysis of the project by Hammett & Edison, Inc., indicates that RF would be 1.32 watts. This level would be 0.95% of the FCC's public limit from the ground and 7.9% for people on the elevated bridge.

Source: Hammett Edison, Inc., RF Report, dated July 16, 2009.

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	
Coastal Commission	X		Coastal Development Permit (On Appeal)
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

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.-

Erica Adams

Project Planner

January 8, 2014

Date

(Title)

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Initial Study Checklist 10.17.2013.docx