

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** June 22, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Planned Agricultural District Permit, and a Use Permit, to allow cellular telephone antenna nodes on five existing utility poles, and 14.22 miles of fiber optic transmission line (10.76 miles overhead on existing utility poles and 3.46 miles underground) within the State Highway 1 right-of-way, other roadway rights-of-way, and utility easements in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the Coastal Commission.

County File Number: PLN 2014-00194 (Crown Castle)

**PROPOSAL**

The proposed project would be located within an approximately 14.22-mile route along State Highway 1 (Hwy 1), within public rights-of-way (ROW) and existing utility easements. The proposed project consists of adding antenna nodes to each of five existing utility poles and installing fiber optic cable to connect these nodes to the telephone network. Specifically, the project entails a total of 9 antennas - two on each of four poles and one on the fifth pole, pole extenders, and associated equipment; 14.22 miles of fiber-optic cable (10.76 miles across approximately 258 existing utility poles and 3.46 miles underground); guy wires and anchors on up to 70 existing utility poles; and potentially replacing up to 14 existing utility poles to accommodate the new stress loads, pending further engineering analysis. The objective of the proposed project is to expand wireless broadband services in rural, southern, coastal areas of San Mateo County.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, a Planned Agricultural District Permit, and a Use Permit, County File Number PLN 2014-00194, by making the required findings and adopting the conditions of approval listed in Attachment A.

## **SUMMARY**

The project conforms to the policies and regulations protecting public views found in the County's General Plan, the Local Coastal Program, the Development Review Criteria, and the Wireless Telecommunications Facilities chapter of the Zoning Regulations by locating antenna nodes atop existing utility poles. The antenna equipment would look similar to utility equipment that is normally seen on utility poles and would be mounted on wooden pole extensions. The 3/4-inch diameter transmission line would be strung along utility poles where it would be similar in appearance and visual impact to the cables and wires already hanging there. In areas where no utility poles already exist, the transmission line would be installed underground to prevent any new visual impact.

As conditioned, the project conforms to policies and regulations protecting natural resources by avoiding sensitive habitats, not affecting the hydrology of the area, and not encroaching upon any new agricultural lands.

Biological impact avoidance measures will be implemented under the supervision of qualified biologists and zoologists and in consultation with the California Department of Fish and Wildlife and the United States Fish and Wildlife Service in accordance with the Mitigation Monitoring, Compliance, and Reporting Program certified and implemented by the California Public Utilities Commission. Spring surveys will identify special status plant species for protection. Nesting season surveys will identify the nests of birds, raptors, and monarch butterflies and will establish no-construction zones around them. California red-legged frogs, San Francisco garter snakes, and western pond turtles will be protected by rules limiting construction to the dry season, requiring the presence of biologists during work, requiring special observation of excavations, limiting the use of materials dangerous to these animals, and forbidding all work when these animals are present.

Water quality will be protected through implementation of best management practices to minimize stormwater pollutants and the implementation of erosion and sediment control measures during construction.

SBR:jlh – SBRAA0259\_WJU.DOCX

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** June 22, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, to allow cellular telephone antenna nodes on five existing utility poles, and 14.22 miles of fiber optic transmission line (10.76 miles overhead on existing utility poles and 3.46 miles underground) within the State Highway 1 right-of-way, other roadway rights-of-way, and utility easements in the unincorporated Pescadero area of San Mateo County. This project is appealable to the Coastal Commission.

County File Number: PLN 2014-00194 (Crown Castle)

**PROPOSAL**

The proposed project would be located within an approximately 14.22-mile route along State Highway 1 (Hwy 1), within public rights-of-way (ROW) and existing utility easements. The proposed project consists of adding antenna nodes to each of five existing utility poles and installing fiber optic cable to connect these nodes to the telephone network. Specifically, the project entails a total of 9 antennas - two on each of four poles and one on the fifth pole, pole extenders, and associated equipment; 14.22 miles of fiber-optic cable (10.76 miles across approximately 258 existing utility poles and 3.46 miles underground); guy wires and anchors on up to 70 existing utility poles (pending further engineering analysis and structural testing); and potentially replacing up to 14 existing utility poles to accommodate the new stress loads, pending further engineering analysis. The objective of the proposed project is to expand wireless broadband services in rural, southern, coastal areas of San Mateo County.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, a Planned Agricultural District Permit, and a Use Permit, County File Number PLN 2014-00194, by making the required findings and adopting the conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Steven Rosen, Project Planner, Telephone 650/363-1814

Applicant: Crown Castle

Size: 14.22 Miles

Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Agriculture (Rural)

Existing Land Use: Overhead Utility Line, State Highway 1 Right-of-Way, Agriculture, Public Recreation

Flood Zone: Approximately 2,200 feet of the project would be in Zone A (areas subject to inundation by the 1-percent annual chance flood event generally determined using approximate methodologies) associated with ten creeks. The remainder would be in Zone X (areas determined to be outside the 0.2% annual chance flood plain). Source: FIRM Panels 06081C0432E, 06081C0435E, 06081C0445E, 06081C0455E, 06081C0465E, 06081C0470E, and 06081C0510E, effective date October 16, 2012.

Environmental Evaluation: The lead agency, the California Public Utilities Commission, determined that the project would not have a significant impact on the environment and certified a Negative Declaration pursuant to the California Environmental Quality Act on December 3, 2015. The Negative Declaration can be viewed at [http://www.cpuc.ca.gov/environment/info//dudek/crowncastle/FinalInitialStudy\\_NegativeDeclaration.htm](http://www.cpuc.ca.gov/environment/info//dudek/crowncastle/FinalInitialStudy_NegativeDeclaration.htm) (no spaces).

Setting and Location: The project site is located on the southern San Mateo County coast in the Cabrillo Highway State Scenic Corridor. The project will be located on existing utility poles for 10.76 miles out of 14.22 miles. The remainder will be installed underground along Hwy 1 and its public rights-of-way and existing utility easements. Land uses along the corridor include agriculture, public recreation (including Año Nuevo State Park, state beaches, Pigeon Point Light Station State Historic Park, and parking for coastal access), rural residences, small stores, and the hostel at Pigeon Point. The route runs through or near northern coastal scrub, coast live oak woodland, Monterey pine forest, willow riparian shrub, coastal terrace prairie, non-native grassland, eucalyptus forest, and freshwater marsh and pond. Because the project is located westerly of Highway 1, within 100 feet of wetlands and streams, and within 300 feet of a bluff, it is appealable to the Coastal Commission.

## DISCUSSION

### A. KEY ISSUES

#### 1. General Plan Policies

Staff has reviewed the project for conformance with applicable General Plan Policies and has determined that the project is in conformance. The policies applicable to this project include the following:

##### a. Chapter 4 - Visual Quality

Policy 4.20 requires minimizing the adverse visual quality of utility structures. The visual impact of the antennas is minimized because the antennas will be installed atop existing utility poles. The visual impact of the cable is negligible because the 3/4-inch diameter cable is either strung on existing poles or installed underground for its whole length.

Policies 4.48, 4.50, 4.51, and 4.52 govern the appearance of structures in rural scenic corridors. These policies are not directly applicable to the project, but their intent is to minimize the visual impact of the project by limiting height, visibility, and bulk while requiring the use of unobtrusive colors and materials.

This project entails installing a wireless telecommunications facility on an existing utility infrastructure. Antenna clusters and equipment clusters will be installed on five existing utility poles, and a transmission line will be installed along the utility route.

The existing utility poles are between 34 and 42 feet tall. The height of five existing utility poles will be increased by between eight feet and ten-and-one-half feet, and one or two panel antennas or one radome will be installed at the top of the pole extensions. Each of the five poles with antennas will have about 20.5 cubic feet of equipment installed along the pole between 7.5 feet and 18 feet above the ground. This equipment will extend no more than two feet from the pole. Additionally, each of the five poles will have a new transformer, 9.4 cubic feet in volume, installed above the telecommunications equipment and below the electricity transmission lines at a height to be determined by Pacific Gas and Electric.

The new fiber optic transmission line will be installed along the existing utility route and in existing rights-of-way along Highway 1. For 10.76 miles where there are already utility poles along Highway 1, there will be a new fiber optic transmission line, 3/4 inches in diameter,

strung along the existing poles beneath the electricity transmission lines. For 3.46 miles where there are no existing utility poles, the cable will be installed underground.

All of the above can be viewed in the photosimulations in Attachment D.

Based on the above discussion, the Planning Department has determined that the appearance of these structures conforms to General Plan Policies 4.48, 4.50, 4.51, and 4.52

Policy 4.48 requires the project to be compatible in size and scale with their surrounding environment. The project will add between 8 and 10.5 feet to existing utility poles that are 42 feet tall. The extensions will be the same diameter as the poles. The antennas on top of the extensions and the other equipment mounted lower on the poles will be the same size as transformers or other equipment normally mounted on utility poles. The wire will be similar in size to the existing utility wires suspended from the existing poles. Therefore, the project is compatible in size and scale with its surrounding environment.

Policy 4.50 requires antennas and other equipment to be grouped together. The antennas will be grouped together atop the pole extensions instead of being mounted on radial arms at a distance from the poles. The other equipment will be mounted close to the poles instead of in separate cabinets on the ground. The equipment is clustered, and thus complies with this policy.

Policy 4.51 requires colors and materials that are compatible with the style of the structure. The existing poles are made of wood. The extensions will be made of wood. The equipment will be non-reflective gray, which is standard for pole-mounted equipment and which blends best with the sky.

Policy 4.52 requires the County to limit the height of structures or appurtenances in forested areas so as not to exceed the height of the forest canopy. Where the poles to be extended stand within copses of trees, the antennas do not exceed the height of the canopy.

Policy 4.63 addresses utilities in state scenic corridors, and requires the installation of distribution lines underground. Distribution lines are those lines which connect utility poles to the final customer's residence, business, or other building. This project includes installation of a transmission line, not any distribution lines.

b. Chapter 9 - Rural Land Use

Policy 9.30(a) requires the County to avoid locating non-agricultural activities on land that could be used productively for agriculture. This project does not affect agricultural land because both the above ground portions and underground portions are in rights-of-way and in utility easements not used for agriculture.

2. Local Coastal Program (LCP) Policies

a. Chapter 1 - Locating and Planning New Development

*Policy 1.35 - All New Land Use Development and Activities Shall Protect Coastal Water Quality.* This policy requires that all projects prevent runoff pollution during both construction and operations phases. During the operations phase, this project will not cause any runoff pollution because it will not increase impermeable surfaces or involve any hazardous materials. It will prevent construction phase runoff pollution by implementing the measures listed in Appendix 1.A of the LCP Chapter 1 and by requiring a Construction Erosion and Sediment Control Plan prior to issuance of building permits and encroachment permits.

b. Chapter 4 - Energy Component - Pipelines and Transmission Lines Section

This proposal includes the installation of telephone transmission lines. This component's policies that regulate the impact of electrical transmission lines apply because telephone and electrical transmission lines have the same impacts because they are installed in the same manner. A discussion of Policies 4.34 through 4.37 follows.

*Performance Standards for Protecting Scenic Quality*

*Policy 4.34 - Vegetation Removal.* This police directs installers of transmission lines to minimize scarring, grading, and other vegetative removal and requires revegetation with plants similar to those in the area.

Vegetation removal will be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces will be restored as close as possible to pre-project condition, except that non-native species disturbed by the project will be replaced with native species.

Some tree trimming would be required during construction as well as periodically during operation and maintenance to provide the radial clearance around the fiber optic cables as stipulated in CPUC General Order 95. Tree trimming would be limited to areas where the proposed project alignment intersects thick stands of trees and would be limited to specific branches where required, leaving the trees intact. The existing utility lines are likewise subject to CPUC General Order 95, which means that trees are periodically trimmed under existing conditions as well. Therefore, operation and maintenance of the proposed project would have no impact on trees within a state scenic highway beyond what already occurs under existing conditions and is in compliance with the cited policy.

Policy 4.35 - *Siting*. This policy addresses the visual impacts of siting transmission lines. The project involves installing transmission lines on existing poles or replacement poles installed in the same location as existing poles for most of its length, and by installing lines underground for the remainder of its length. The only new line to be sited would be installed underground in order to minimize visual impacts.

- (a) *Siting of transmission lines should avoid the crests of roadways to minimize their visibility on distant views. Lines should cross the roadway perpendicular and at a downhill low elevation site or a curve in the road.*

This requirement applies to the siting of new utility lines. This project does not install lines in new locations. It uses existing infrastructure that is compliant with this policy, as shown in the photographs in Attachment E.

- (b) *Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the Coastal Zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible.*

The routing of the transmission line minimizes visual impacts by being installed on an existing above-ground utility line where it exists and underground where there is no existing above-ground utility line. The new line that will be installed underground avoids habitat resource areas and archaeological resource areas to the extent feasible. Where it does come near such areas, it has been designed and conditioned to prevent adverse impacts, for example, Condition of Approval No. 14 requires the protection of any unmapped archaeological or paleontological

resources discovered during construction. For a full discussion of habitat protection, see the discussion of Chapter 7 of the LCP below.

- (c) *Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible, unless it can be shown that other alternatives are less environmentally damaging.*

The minimal effect of installing the new line where utility poles exist could be mitigated by installing the line underground anyway. However, this would be economically infeasible. The CPUC staff report explains that it could not approve the project if it involved installing the entire length of the line underground due to its economic infeasibility:

*Crown Castle estimates that installing these facilities above ground would cost approximately \$136,076.00 and that to underground the fiber-optic cable in this vicinity would cost approximately \$1,630,665.00, a cost differential of nearly 12 to 1. These figures are based on Crown Castle's estimates that installing facilities above ground on existing poles in this area will cost approximately \$13,562 per mile, and installing facilities underground in this area will cost approximately \$161,452 per mile. In prior resolutions on advice letters for deviations from [Public] [Utilities] Code § 320, the Commission has held cost deviations for undergrounding similar to or less than the differential estimated by Crown Castle for this project economically [as being] impractical and infeasible.*

- (d) *Above-ground pipeline or transmission facilities should be sited outside the view corridor of scenic areas where alternative corridors are feasible.*

Siting the above-ground portion of the line underground within the scenic corridor would be infeasible economically, as stated in subsection c, above. Siting the project outside of the scenic corridor would be infeasible due to the intent of the project and its dependence on the existing utility infrastructure. The intent of the project is to site low-power antenna nodes along Hwy 1, which is the scenic corridor, in order to serve motorists, cyclists, emergency responders, and users of public recreation facilities. The alternative to this project would be to install traditional wireless telecommunications facilities - new, stand-alone

antenna monopoles and transmission lines serving them - which would have a greater impact on scenery within the corridor.

- (e) *Where above-ground pipeline or transmission facilities must be sited within a scenic corridor, the pipelines and/or utility lines should not extend along the road right-of-way for continuous extended distances.*

The utility line already extends along the scenic corridor for a continuous extended distance beyond the length of this proposed project, so it is not a new transmission facility. It is only a new line.

The magnitude of the visual change caused by the collocation of the single, slender wire would be small and incremental in nature, and motorists would only be exposed to the visual change resulting from the three pole-top extenders and antennae momentarily (a matter of seconds) over the course of the entire route. Passing motorists, which would be the primary affected viewer group, are only passive observers of foreground utility infrastructure, and thus would be unlikely to notice or negatively perceive the visual changes that would result from the proposed project.

Policy 4.36 - *Color and Design*. This policy states that, when above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent that safety and economic considerations allow. The pole extensions atop the existing poles on which the antenna nodes will be mounted will be made of wood, just like the existing poles. Where replacement poles are required along the route, the replacement poles will be made of wood, just like the poles being replaced.

#### *Performance Standards for Protecting Sensitive Resources*

Policy 4.37 - *Sensitive Resource Protection*. This policy aims to protect sensitive resources from the construction and operation of pipelines and transmission lines. Parts A and C address only petroleum pipelines. Part B requires that, in these areas, the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited, and staked work corridors and storage areas. Where the transmission line intersects critical habitat for sensitive species and riparian corridors, the line would be suspended above or bore under the sensitive resource. It would involve no ground disturbance at all.

c. Chapter 7 - Sensitive Habitats Component

*Policy 7.1 - Definition of Sensitive Habitats.* This policy defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting rare and endangered species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

Two sensitive native upland communities were identified within the survey area: the coastal terrace prairie community and the wetland/riparian community. The coastal terrace prairie community (25.27 acres mapped in survey area) occurs primarily in the northern portion of the survey area along Pigeon Point Road, and along the eastern side of Highway 1 between Whitehouse Creek and Cascade Creek. Two wetland and riparian communities occur within the survey area. The first, willow riparian shrub (3.37 acres mapped in the survey area), occurs along several of the gulches, drainages, and ravines that the proposed project would cross.

*Policy 7.3 - Protection of Sensitive Habitats.* This policy requires that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. The adopted Negative Declaration found that, due to the location and design of the project, there would be no significant impact to the sensitive habitats described in the discussion of Policy 7.1, above.

*Policy 7.7 - Definition of Riparian Corridors and Policy 7.14 - Definition of Wetland.* These policies provide definitions of riparian corridors and wetlands within the coastal zone, which are subject to LCP policies. Since the proposed project would not undertake any activities in either of these habitat types, as defined by the LCP, the proposed project would not conflict with this section of the LCP. Where the line crosses such areas, the transmission line would span over or bore beneath the habitat. It was determined in the adopted Negative Declaration that there would be no impact to the riparian corridors or wetlands.

When aerial lines will be installed over sensitive habitats, all applicant-proposed impact avoidance measures will be implemented as required by Conditions of Approval Nos. 10-13 and the Mitigation Monitoring, Reporting, and Compliance Program (MMRCP) adopted by the California Public Utilities Commission. In areas with sensitive resources, crews would walk to the site, and installation activities would be completed by hand. In these areas, use of a tool similar to an air gun would allow one crew member to shoot a string over the resource or dense vegetation to a crew member on the other side to create a pull line for fiber-optic line installation.

In the areas where the line will be installed underground, the line will be installed with a horizontal directional bore. This entails the excavation of entry pits in areas that are identified as not containing sensitive habitats. The pits will be about 2 feet wide, 6 feet long, and 3 to 5 feet deep, and will be required every 200 to 400 feet along the length of the underground portions of the line. A horizontal boring machine will bore a conduit measuring 4 inches in diameter in which the line will be installed. The surface above the bores will not be disturbed.

The underground cable will only cross one creek. This crossing will be at New Year's Creek. The conduit will not be bored beneath the creek. The bore will run beneath New Year's Creek Road. At the crossing location, the creek runs beneath the road in a culvert. This culvert has a concrete "ceiling." The bore will be beneath the pavement and above the culvert's "ceiling". The culvert's ceiling will prevent the boring operation from disturbing the creek.

*Policy 7.33 - Permitted Uses (In Habitats of Rare and Endangered Species).* This policy permits only those uses deemed compatible with critical habitat that has been identified by the Federal Office of Endangered Species, in accordance with the Endangered Species Act. The proposed project would span or bore under three creeks designated as critical habitat for coho salmon and steelhead; however, no activities would take place within the streambed or bank; therefore, no impacts would occur. The existing utility right-of-way (ROW) also traverses designated critical habitat for the California red-legged frog. Since the proposed project would be within this existing utility ROW and would not add physical components that could permanently affect critical habitat for the California red-legged frog, the current use would not change and no impact would occur. During construction, integration of applicant-proposed impact avoidance measures (Conditions of Approval 10-13) into the proposed project design would assure that impacts to the California red-legged frog would be less than significant. These measures also protect special-status plants,

nesting birds, and wintering monarch butterflies and ensure that the impact to these species would be less than significant. Therefore, the proposed project would not conflict with this section of the LCP.

d. Chapter 8 - Visual Resources Component

Policy 8.10 - *Vegetative Cover*. This policy requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area. Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close to pre-project condition as possible, except that non-native species disturbed by the project will be replaced with native species, as required by Condition of Approval No. 39. Therefore, existing vegetation in the Coastal Zone would not be substantially altered by the proposed project.

Policy 8.15 - *Coastal Views*. This policy directs the County to prevent development from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. This project is consistent with the policy because the proposed network equipment would be collocated with existing utilities on existing utility poles that are similar to those proposed. Antennae and associated equipment would be installed on five node poles along the southern extent of the proposed project alignment and would not substantially block views or alter the existing visual environment. While the added height of pole extenders and the added bulk of electric meters would be visible, they would not constitute major, continuous features in the landscape that would substantially block views. Also, the addition of fiber-optic cable to existing utility poles would not block views. Distribution and communication lines are currently strung on existing poles, and the addition of new fiber-optic cable would not display significant bulk that would impede or alter existing views to or along Highway 1, Bean Hollow Road, and other smaller County roads.

Policy 8.18 - *Development Design*. This policy requires that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping. The policy also requires that the colors of exterior materials shall

harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection. Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, designed, and shielded so as to confine direct rays to the parcel where the lighting is located. It also requires that all non-agricultural development minimize noise, light, dust, odors, and other interference with persons and property off the development site.

The project components would be visible but the overall character of antennae, battery back-up units, electric meters, and pole extenders installed on node poles would be consistent with that of existing poles. Because the removal of trees and significant stands of existing vegetation would not be required, the cloaking effect of existing trees and vegetation along the alignment would remain and would continue to partially mask facilities. Further, the proposed project primarily entails the installation of equipment on existing utility poles, and while proposed project components would be visible, they would not constitute obtrusive, continuous features in the landscape that would block views or detract from the natural qualities of the coastal landscape. Regarding color of materials, the applicant would implement Condition of Approval No. 6. This condition requires the applicant to coordinate with the County to comply with applicable architectural design policies related to equipment cabinets, antennae, and pole top extenders to minimize color contrasts and reflective surfaces. The Planning Department will verify that the materials match those approved by the Planning Commission during the building permit plan check and inspection process. The use of exterior lighting is not anticipated during construction, operation, and maintenance of the proposed project.

While construction noise would be noticeable to the average person, construction activities would be temporary, of short duration in any one location and less than the allowable County threshold. Noise would not be generated during operations. Maintenance noise would be substantially less in duration, frequency and intensity than that of construction noise. Dust and odors would generally be associated with construction and maintenance activities which would be short-term and temporary in nature.

Policy 8.31 - *Regulation of Scenic Corridors in Rural Areas*. This Policy regulates scenic corridors in rural areas. The relevant portions of this policy follow:

Policy 8.31(a) directs the County to apply the policies of the Scenic Road Policies of the General Plan. This is discussed above in the General Plan section of this report.

Policy 8.31(b) directs the County to apply Section 6325.1 of the Zoning Code to the rural scenic corridors of the Coastal Zone. Section 6325.1 contains the following subsections:

- (a) *Public views within and from Scenic Corridors shall be protected and enhanced, and development shall not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Vegetative screening or setbacks may be used to mitigate such impacts. Development visible from Scenic Corridors shall be so located and designed as to minimize interference with ridgeline silhouettes.*

The installation of antenna nodes atop existing utility poles and of a new transmission cable along an existing utility pole route would not significantly obscure, detract from, or negatively affect the quality of views from the scenic corridor, as described in Section 1.A of this report. No new screening is required, and the pole line is not on a ridge.

- (b) *Clear cutting or removal of existing vegetation from rights-of-way is prohibited, except in those areas required for road and shoulder alignment or as required for reasons of safety, or permitted under subsections (h) and (i).*

No tree removal is required for this project. Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close to pre-project condition as possible, except that non-native species disturbed by the project will be replaced with native species, as required by Condition of Approval No. 39. Installing these antennas would contribute to public safety by enabling contact with emergency services and the use of maps on “smartphones” and other similar devices that access wireless networks for data.

- (c) *Colors and plant materials shall be selected as necessary to minimize the visual impact of development upon Scenic Corridors.*

The cable sheathing will be black and match the typical cable sheathing for utility lines. Pole extensions will be made of wood to match the existing wooden utility poles. Replacement utility poles will also be made of wood to match the existing poles.

- (d) *No development, with the exception of agricultural uses, shall be permitted on grass and/or brush land in Scenic Areas unless such development will be screened effectively from existing or proposed public viewing areas or Scenic Corridors.*

The facility will not be installed in these areas. It will be installed over public utility ROWs or underground.

- (e) *No development shall be permitted on a Designated Primary Landscape Feature.*

This project site is not designated as a primary landscape feature in the Zoning Regulations, the General Plan, or the Local Coastal Program.

- (f) No development shall be permitted to obstruct or significantly detract from views of any Scenic Area or Landscape Feature from a Scenic Corridor.

The proposed project would avoid adverse impacts to visual resources (including impacts to scenic corridors in the Coastal Zone) by co-locating project components with existing power and telecommunications infrastructure and by siting replacement poles in close proximity to the existing pole. Further, equipment installed on existing poles would not display significant bulk that would impede or alter existing views along Highway 1. Poles and equipment would also be partially masked by existing trees and vegetation along the proposed project alignment. In addition, fiber-optic cable would be installed underground within the ROW of existing roadways.

Policy 8.31(c) directs the County to apply the policies for landforms and vegetative forms of the LCP. This project is located near streams and wetlands. The project runs alongside a pond on County land. The project will not affect the visual character or quality of this body of water and habitat, and the project will retain the wetlands intact by not creating any new development on the ground.

In accordance with the Rural Area policies of the LCP (*Section 1, Locating and Planning New Development Component*), the proposed project would not result in significant impacts on coastal resources and

would not affect the ability to keep prime agricultural land and other land suitable for agriculture. The proposed project would co-locate project components with existing power and telecommunications infrastructure and would replace up to 12 existing utility poles. Because equipment would be installed on existing infrastructure, impacts to coastal views, scenic corridors, and agricultural resources would be minimal.

3. Findings Required for a Coastal Development Permit

- a. *That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.*

The project conforms to and implements the policies of the Local Coastal Program, as described in Section 2, above.

- b. *Where the project is located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).*

This facility will not impede public access or public recreation because it is installed either overhead or underground. Where it is installed overhead, it will be built to the standards of Caltrans and the Department of Public Works, ensuring that it is high enough to allow clear access.

- c. *That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.*

As described by Section 2 of this report, the project is consistent with applicable Local Coastal Program Policies.

- d. *That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19.*

This is not applicable to the project.

4. Conformance to the Substantive Criteria for Issuance of a Planned Agricultural District Permit

The PAD Zoning District requires the applicant to obtain a Planned Agricultural District Permit. The substantive PAD criteria applicable to this project are the General Criteria because no division or conversion of agricultural lands is proposed. Staff has concluded that the project conforms to these criteria as discussed below, and a PAD Permit can be approved.

*The encroachment of all development upon land which is suitable for agricultural use shall be minimized.*

The proposed project would result in temporary disturbance to farmland in work areas associated with the installation of overhead fiber-optic cable at existing pole locations and the replacement of two poles. All temporarily disturbed areas would be returned to their original condition. There would be no net permanent impact to farmland from the replacement of two poles within prime farmland because the poles to be replaced would be the same size as the existing poles and the area of the removed poles would be restored. Therefore, since all temporarily impacted farmland would be restored following construction activities and no net permanent impacts would occur, impacts to Farmland would be less than significant.

*All development permitted on a site shall be clustered.*

The new nodes are “clustered” with existing equipment on existing utility poles. The new cable is “clustered” with other cables on an existing cable route clustered with existing rights-of-way where it is not installed underground and clustered with existing rights-of-way.

*Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The following are the Development Review Criteria from Chapter 20A.2:

SECTION 6324.1. ENVIRONMENTAL QUALITY CRITERIA

All development shall comply with all applicable criteria and standards of this Chapter and of local, State and federal agencies and must secure all required permits.

- (a) *All developments should be designed and located to conserve energy resources, and thereby reduce the impacts of energy consumption on air, land, water, and living resources. Such efforts might include the clustering or location of development to reduce paving, grading, runoff,*

*and driving times, and structural designs which maximize use of solar energy and reduce use of electricity and fossil fuels.*

Fiber optic transmission lines are more efficient than microwave relays. Building the antennas on utility poles near the customers on the road allows for antennas that would use less power than those built on towers far away from the road.

- (b) *Standards for emission of air pollutants must be met, for protection of crops, the natural environment, and public health.*

Measures proposed by the applicant to protect air quality and will reduce the project's impact on air quality to below the threshold of significance.

- (c) *Where local climatic and topographic factors are conducive to airshed pollutant concentration, the location and arrangement of land uses and population density shall reflect such conditions.*

There is no indication that the project is located in such a location.

- (d) *No use or development may introduce significant levels of noxious odors into the environment.*

Construction activities could generate airborne odors associated with the operation of construction vehicles (i.e., diesel exhaust). Total construction would take approximately 10 weeks and be distributed over approximately 14.22 miles. The emissions would be isolated to the immediate vicinity of the construction site and would be limited to a finite period of time that would be relatively short in duration as construction activities move along the alignment. As noted previously, operation of the proposed project would not generate emissions, and no impact would occur. Maintenance of the proposed project would involve limited activities that would be temporary in duration and location; therefore, it would not create objectionable odors. As such, impacts related to creation of odors during construction, operation, and maintenance of the proposed project would be less than significant.

- (e) *Pesticides and other chemicals used should be of the types and amounts that will have no significant or persistent adverse effects upon the environment.*

No pesticides are indicated for use in this project.

- (f) *Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited.*

Electronics often contain heavy metals. The electronic equipment will be contained within cases that prevent their leaching out. This use is not akin to uses like mines that entail the release of huge amounts of heavy metals.

- (g) *Developments resulting in long term noise levels which may have a substantial detrimental effect on resources or the quality of the environment shall be prohibited.*

Noise would not be generated during operations. Maintenance noise would be substantially less in duration, frequency, and intensity than that of construction noise.

- (h) *When an extensive change in vegetative cover is proposed, it must be demonstrated that the change will provide for minimal adverse impact on micro-climatic conditions, and similar protection from erosion as that provided by the existing vegetation.*

Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close as possible to pre-project condition, except that non-native species disturbed by the project will be replaced with native species, as required by Condition of Approval No. 39. Conditions of Approval Nos. 3 and 4 require erosion control measures during construction and will be verified during the building permit plan check and inspection process.

- (i) *No use or development shall have a significant adverse environmental impact upon primary wildlife or marine resources. Development shall clearly demonstrate a high degree of compatibility with, and minimal adverse impact on, wildlife habitat areas.*

Please see the discussion in Sections 1 and 2 of this report.

#### SECTION 6324.2. SITE DESIGN CRITERIA

- (a) *Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing*

*character of the site, and its surrounding is maintained to the maximum extent practicable.*

Please see Sections 1 and 2 of this report for details on the projects impact to visual resources.

- (b) *All roads, buildings, and other structural improvements or land coverage shall be located, sited and designed to fit the natural topography and shall minimize grading and modification of existing land forms and natural characteristics. Primary Designated Landscape Features defined in the Open Space and Conservation Elements of the San Mateo County General Plan shall not be damaged.*

Please see Sections 1 and 2 of this report for details on the projects impact to visual resources. The project does not entail modifying existing land forms.

- (c) *Small, separate parking areas are preferred to single large parking lots.*

No parking lots are proposed.

- (d) *No use, development or alteration shall: 1) create uniform, geometrically-terraced building sites which are contrary to the natural land forms; 2) substantially detract from the scenic and visual quality of the County; or 3) substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.*

No building sites will be created. Please see Sections 1 and 2 of this report for a discussion of this project's effects on these features.

- (e) *All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large.*

The facility will not emit noise, light, glare, or odors.

- (f) *The applicant shall demonstrate that the development will not contribute to the instability of the parcel or adjoining lands and that all structural proposals including excavation, and proposed roads and other pavement have adequately compensated for adverse soil engineering characteristics and other subsurface conditions.*

Although the region of the proposed project area consists of steep mountain ranges and hills, the topography along the proposed project alignment is relatively flat and gently sloping. The portion of the alignment that passes adjacent to the Año Nuevo State Park is located over 2,600 feet from the closest mapped landslide and thus is not in an area with a significant slope stability problem. However, the general nature of the area, being underlain by fault-weakened rock and within a mapped fault zone, means that there is some potential for sloped areas to experience one form of failure or another due to an earthquake, flood-related creek scour, or other trigger mechanism. The proposed project components, however, are not located on steep land or within the Año Nuevo Creek bed.

Despite the potential presence of weak rocks and the potential for slope failures (especially during an earthquake) adjacent to the Año Nuevo State Park, the proposed project would not result in an increase of landslide hazard for the public or off-site property. No grading or any other substantial excavations are proposed that could reduce the stability of an existing slope. In addition, because the only components to be installed would be aerial components, there are no substantial structures proposed (i.e., poles) that would expose visitors to the park to additional risks if they failed or toppled in a landslide. All other aerial components and underground work would be performed on flat areas along the shoulder of Highway 1. Therefore, since the proposed project would not result in an increased level of landslide risk for the public or off-site property, and for the same reasons described above under criterion a), impacts would be less than significant.

- (g) *In forested areas, no structure or appurtenance shall exceed the height of the forest canopy.*

The antenna nodes are not located in a forested area. Where they are located in copses of trees, they do not exceed the heights of the canopy.

- (h) *The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens and rusts. Materials shall absorb light (i.e., dark, rough textured materials). Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the*

*predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.*

See Sections 1 and 2 for discussion of the visual impact of this project.

- (i) *Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region.*

Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close as possible to pre-project condition, except that non-native species disturbed by the project will be replaced with native species as required by Condition of Approval No. 39.

- (j) *Removal of living trees with trunk circumference of more than 55 inches measured 4-1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.*

No tree removal is proposed.

- (k) *With the exception of trails and paths, and related appurtenances, no structural development shall be permitted where such development will adversely affect a perennial stream and associated riparian habitat.*

The cable will hang over streams, but no structures will be built within them.

- (l) *Sand dunes should be preserved in their natural state and detrimental activities shall not be permitted.*

No work will be done near sand dunes.

- (m) *Wherever possible, development in the Skyline Area shall be located in proximity to existing development.*

No work will be done in the Skyline Area.

### SECTION 6324.3. UTILITIES

- (a) *Public utility structures, including building signs, overhead wires and utility poles shall be of minimum bulk and height and designed to have an uncluttered appearance and remain subordinate to the setting.*

See the discussion in Sections 1 and 2 of this staff report.

- (b) *Underground utility lines shall be required for planned unit developments and subdivisions where required by State law or the County Subdivision Ordinance, except where such undergrounding would result in significant adverse environmental impacts; surface power line superstructures shall be painted to disguise or mottle their appearance as much as possible; and revegetation programs shall be used to mitigate adverse impacts in power line construction swaths.*

This project proposes no planned unit developments, subdivisions, or development other than the subject telecommunications facilities. The replacement utility poles will be made of wood like the ones being replaced. The pole extensions that elevate the antenna nodes would be made of wood to match the poles on which they are mounted.

- (c) *There must be either a public water supply available or the existence of an adequate local water supply must be demonstrated.*

No water supply is necessary for this project.

- (d) *Suitability for septic tank installation or other treatment facility must be demonstrated where no sewer system exists. Where a development is proposed to utilize an existing public or community sewer system, it must be demonstrated that sufficient capacity exists to serve the proposed development.*

No sewage disposal will be required for this project.

### SECTION 6324.4. WATER RESOURCES CRITERIA

- (a) *Solid and liquid waste discharge and disposal shall not be permitted to contaminate water resources or otherwise adversely affect a marine, aquatic or riparian environment. All discharges which might effect a water body shall comply with discharge requirements as established by the Regional Water Quality Control Board.*

This project will not generate solid and liquid waste in the operations phase. During construction, erosion and sediment control measures will prevent runoff pollution.

- (b) *Discharge of water containing organic nutrients shall be shifted from the aquatic environment to land environments whenever possible when such shift will produce less detrimental effects.*

This project will not discharge liquid waste in the operations phase. During construction, erosion and sediment control measures will prevent runoff pollution.

- (c) *To ensure minimal impact on hydrologic processes, grading and other landscape alteration shall be kept to a minimum and the present configuration of landforms shall be maintained to the maximum extent practicable.*

The proposal does not include permanent alteration to the land. The minor excavations for installing replacement utility poles and the underground fiber optic line will be filled in.

- (d) *Site preparation procedures and construction phasing shall be carefully controlled to reduce erosion and exposure of soils to the maximum extent possible.*

Building permit plans are required to include construction erosion and sediment control plans. Conditions of Approval Nos. 3 and 4 require specific measures.

- (e) *Projects shall utilize methods to maintain surface water runoff at or near existing levels.*

No changes to existing drainage patterns would occur as a result of proposed project construction, operation or maintenance. The original surface and grade would be maintained where excavation is required, and most other surface disturbances would be limited to improved roadways, shoulders and/or compacted earth. Where poles must be accessed by crews on foot over vegetation or native soils, the effects would be minor, localized, and temporary. Therefore, the proposed project would not substantially alter existing drainage patterns, and thus would have a less-than-significant effect on the existing level of erosion and siltation.

- (f) *Development, with the exception of agricultural uses and public works and public safety projects, which might cause significant adverse impacts upon the natural course or riparian habitat of any stream, shall not be permitted. All developments shall be required to perform all feasible measures to mitigate possible impacts upon such areas.*

Where the transmission line intersects critical habitat for sensitive species and riparian corridors, the transmission line would be suspended above or bore under the sensitive resource. It would involve no ground disturbance at all.

- (g) *Excessive inter-basin transfers of water resources which may result in adverse impacts on water regimen stability and water quality shall not be permitted.*

This project does not propose this type of activity.

- (h) *Projects shall clearly demonstrate methods to be employed for management of vegetative cover, surface water runoff, groundwater recharge, and erosion and sedimentation processes to assure stability of downstream aquatic environments.*

This project proposes replacing vegetation, does not alter drainage patterns, and does not change the hydrology of creeks.

- (i) *Development in the Skyline Area shall minimize the use of irrigation on the site by landscaping with drought-tolerant vegetation.*

This development is not in the Skyline Area.

#### SECTION 6324.5. CULTURAL RESOURCES CRITERIA

- (a) *Whenever there is substantial indication that an archaeological or paleontological site (hereinafter "site") may exist within a project area, an appropriate survey by qualified professionals shall be required as a part of the Environmental Setting Inventory.*

The appropriate survey was performed for the Initial Study pursuant to CEQA for Crown Castle by ICF International. The cultural resources study included a records search within 0.25 mile of the proposed project alignment, a survey of existing poles, proposed anchor sites, and surrounding areas, as well as the entire length of the proposed underground portion of the alignment in September 2012 and May 2013. This records search and survey of the site led the lead agency to conclude that the impacts to historical, archaeological, paleontological resources would be less than significant, and that the potential to disturb human remains is less than significant.

- (b) *Sites are often not known prior to commencement of construction for a development. When an archaeological site is discovered during construction, all work which could damage the site shall be suspended pending site investigation by qualified professionals. Such*

*investigation shall commence within 15 days or construction may be continued. If no significant site is found, excavation shall be completed within 30 days of discovery of the site. If a significant site is found, excavation shall be completed within 90 days of discovery of the site.*

Applicant Proposed Measure APM-CUL-1 would impose this requirement on the project. It is Condition of Approval No. 14.

- (c) *Once known, sites shall be evaluated against the Cultural Resources Policies of the Open Space and Conservation Element of the San Mateo County General Plan prior to development. Primary sites shall not be destroyed; other sites shall be excavated under the direction of qualified professionals prior to development which might damage such sites.*

Applicant Proposed Measure APM-CUL-1 would impose this requirement on the project. It is Condition of Approval No 14.

#### SECTION 6324.6. HAZARDS TO PUBLIC SAFETY CRITERIA

- (a) *Reasonable and appropriate setbacks from hazardous areas shall be provided within hazardous areas defined within the Conservation, Open Space, Safety, and Seismic Safety Elements of the San Mateo County General Plan.*

The project is on existing utility structures. The project must traverse the seismic hazard areas and flood zones, as discussed in the Special Hazard Area Criteria section below.

- (b) *No development shall disrupt the natural erosion and transport of sand or other beach material from coastal watersheds into the coast's littoral circulation system where such disruption will significantly accelerate shoreline erosion.*

This project will not disrupt natural erosion patterns because it is installed either on existing utility poles or underground.

- (c) *Notwithstanding the permitted development density under this Ordinance, areas shall not be used for placement of structures: 1) which are severely hazardous to life and property due to soils, geological, seismic, hydrological, or fire factors; 2) whose development would pose a severe hazard to persons or property outside the proposed development; or 3) for which elimination of such hazards would require major modification of existing land forms,*

*significant removal or potential damage to established trees or exposure of slopes which cannot be suitably revegetated.*

This area is not severely hazardous. It is in existing rights-of-way. It would not pose severe hazards to persons. There are no habitable structures proposed. The poles would not be made more dangerous. There is no modification to land forms proposed. What vegetation is removed would be restored, except that non-native species disturbed by the project will be replaced with native species as required by Condition of Approval No. 39.

- (d) *No noxious chemical, petroleum or other flammable liquids, or other potentially hazardous materials shall be stored or manufactured in any hazard area as defined in Section 6326.*

The project includes no such use.

- (e) *No electric substations, domestic water pumping facilities, sewage treatment, pumping, or disposal facilities shall be located in any hazards areas indicated in Section 6326 unless the County Engineer certifies that direct damage or indirect threat to public health and safety would be unlikely in the event of occurrence of the designated hazard(s).*

No such use is proposed.

- (f) *No land shall be developed which is held unsuitable by the Planning Commission for its proposed use for reason of exposure to fire, flooding, inadequate drainage, soil and rock formations with severe limitations for development, susceptibility to mudslides or earthslides, severe erosion potential, steep slopes, inadequate water supply or sewage disposal capabilities, or any other feature harmful to the health, safety or welfare of the future residents or property owners of the proposed development or the community-at-large. To determine the appropriateness of development, the following shall be considered:*
  1. *The danger to life and property due to the designated hazards caused by excavation, fill, roads, and intended uses.*
  2. *The danger that structures or other improvements may slide or be swept onto other lands or downstream to the injury of others.*
  3. *The adequacy of proposed water supply and sanitation systems, and the ability of those systems to prevent disease, contamination and unsanitary conditions during or following a hazardous event or condition.*

4. *The susceptibility of the proposed facility and its contents to potential damage, and the effect of such damage to the property.*
5. *The importance of the services provided by the proposed facility to the community.*
6. *The availability of a sufficient amount of water, as defined by the fire protection agency, for fire suppression purposes.*
7. *The availability of alternative locations, not subject to hazards.*
8. *The relationship of the proposed development to the Safety, Seismic Safety, and Open Space and Conservation Elements of the San Mateo County General Plan.*

This project is not subject to such severe hazards. It is on existing or replacement utility poles in existing rights-of-way or underground in existing rights-of-way. It is no more exposed to any hazards than the existing utility and transportation infrastructure.

**SECTION 6325. SUPPLEMENTARY REVIEW CRITERIA FOR PRIMARY RESOURCE AREAS**

*These supplementary review criteria shall apply to developments that fall within Primary Resource Areas as designated or defined in the Conservation and Open Space Element of the San Mateo County General Plan. These criteria are in addition to all other Development Permit Review criteria.*

**SECTION 6325.1. PRIMARY SCENIC RESOURCES AREAS CRITERIA**

*The following criteria shall apply within Scenic Corridors and other Primary Scenic Resources Areas as defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan.*

This project will not have a significant impact to public views. See Section A.1 (General Plan Policies) and A.2 (Local Coastal Program Policies) of this staff report.

**SECTION 6325.2. PRIMARY FISH AND WILDLIFE HABITAT AREAS CRITERIA**

*The following criteria shall apply within Primary Fish and Wildlife Areas as defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan:*

This topic was discussed in Sections A.1 and A.2 of this staff report. The Negative Declaration determined that there would be no significant impact to sensitive habitats or to protected species.

SECTION 6325.3. PRIMARY AGRICULTURAL RESOURCES AREA CRITERIA

*The following criteria shall apply within agricultural preserves, primary Agricultural Resources Areas as defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan, and designated agricultural districts as defined in the adopted Resource Conservation Area Density Matrix Policy.*

- (a) *Only agricultural and compatible uses shall be permitted. Agricultural uses are lands used for the production of an agricultural commodity for commercial purposes. Compatible uses shall include all uses permitted under the use provisions of the RM District, provided that such uses would not substantially reduce the agricultural potential of the land.*

This project will not reduce the agricultural potential of land. There would be no net permanent impact to Farmland from the replacement of two poles within Prime Farmland because the poles to be replaced would be the same size as the existing poles and the area of the removed poles would be restored.

- (b) *Clustering of uses shall not be permitted unless and until a finding is made by the Planning Commission that such clustering would promote the use or potential use of the land for agricultural purposes.*

The project entails no new conversion of agricultural lands to non-agricultural uses.

- (c) *Where possible, structural uses shall be located away from prime agricultural soils.*

The project entails no new conversion of agricultural lands to non-agricultural uses.

SECTION 6325.4. PRIMARY WATER RESOURCES AREA CRITERIA

*The following criteria shall apply within Primary Water Resources Areas as defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan.*

This subsection deals with the development, protection, and use of groundwater and surface water. This project will not impede the infiltration of groundwater. It will not impede runoff of surface water into creeks or reservoirs. It will not entail the use of either surface or ground water.

SECTION 6325.5. OCEAN SHORELINE CRITERIA

*The following criteria shall apply along the entire ocean shoreline of the RM District.*

This project is not located on the ocean shoreline.

SECTION 6325.6. PRIMARY MINERAL RESOURCES AREA CRITERIA

*The following criteria shall apply within Primary Mineral Resources Areas defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan:*

The project does not entail any mineral extraction uses or activities. The General Plan Mineral Resources Map shows that the facility will be installed near one Significant Mineral Resource Area, but the project would not affect any future mineral extraction.

SECTION 6325.7. PRIMARY NATURAL VEGETATIVE AREAS CRITERIA

*The following criteria shall apply within Primary Natural Vegetative Areas as defined or designated in the Open Space and Conservation Element of the San Mateo County General Plan.*

The San Mateo County General Plan does not designate any Primary Natural Vegetative Areas within the vicinity of the project. However, the project is located near certain sensitive habitats, as discussed above in Section A.2.

- (a) *Significant reduction of vegetation shall be prohibited.*

Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close as possible to pre-project condition, except that non-native species disturbed by the project will be replaced with native species as required by Condition of Approval No. 39.

- (b) *The direct removal of vegetation shall be avoided by clustering uses on other portions of the property.*

The facility is installed on existing structures or placed underground in existing rights-of-way. It is “clustered” with these uses.

- (c) *Public access to vegetative areas shall be controlled to allow for compatible recreational use, without over-utilization and disturbance to vegetation or over-collection of species.*

This project does not change public access to the areas where it is located.

#### SECTION 6326. SUPPLEMENTARY REVIEW CRITERIA FOR SPECIAL HAZARD AREAS

*These Permit Review Criteria shall apply to developments that fall within the Special Hazard Areas defined in appropriate sections of the Conservation and Open Space Element or within the adopted Resource Conservation Area Density Matrix policy.*

#### SECTION 6326.1. FLOOD PLAIN AREA CRITERIA

*The following criteria shall apply within designated floodways:*

- (a) *No land shall be developed which is held unsuitable for its proposed use by reason of flooding, or other feature harmful to the health, safety or welfare of the future residents or property owners of the proposed development or the community at large. In determining the suitability of the site for its intended use, the following shall be considered: the danger to life and property due to the increased flood heights or velocities caused by excavation, fill, roads, and intended uses; the requirements of the development for a waterfront location; the safety of access to the property for emergency vehicles in times of flood; the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site; and the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.*

This project crosses flood plains. The project will not impose additional risks because the project will not change the hydrology of any of the areas within the flood plain. The only ground work will be to replace existing utility poles and to install the underground fiber optic line, where the removed earth would be replaced as it existed before the project.

- (b) *No development shall be permitted unless it is demonstrated that such development will not: 1) interfere with the existing capacity,*

*substantially increase the erosion, siltation, or chemical nutrients, or anything else that might contribute to the deterioration, of any watercourse or the quality of water in any water body included in this district; 2) require storage of material, construction of any substantial flood or erosion control works, or substantial grading or placement of fill, within this area; or 3) cause adverse disturbance to any dunes or beaches.*

This project does not entail any of these activities. The transmission line crosses watercourses overhead. It is not on a beach or on dunes.

- (c) *The following uses which have low flood damage potential and do not threaten other lands during times of flood shall be permitted within this area provided they are not prohibited by any other ordinance: agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting; uses such as loading or parking areas; private and public recreational uses such as beaches, beach cabanas not suitable for use as dwellings, boardwalks and steps to permit access across dunes, beaches, and other fragile resources, pavilions and other similar small platforms, lifeguard stations, golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails, temporary structures for sale of food and refreshments, arts and crafts; residential uses such as lawns, gardens, parking areas and play areas.*

This project does not include these uses.

- (d) *The following shall be permitted provided that they are not otherwise prohibited or do not threaten other lands during the times of flood: extraction of sand, gravel, oyster shells and other materials; marinas, yacht clubs, boat rentals, lighthouses, docks, piers, wharves, groins, bulkheads, seawalls, jetties, harbor works, and erosion control devices; railroads, streets, bridges, utility transmission lines and pipelines.*

The new transmission line will not increase the threat posed by the existing utility poles, if any. The underground portion of the line will not increase flood risk or the velocity of flood water.

- (e) *Buildings (temporary or permanent) shall not be designed or used for human habitation; shall be designed with low flood damage potential; shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters; and shall be firmly*

*anchored to prevent flotation which may result in damage to other structures.*

The only new structures would be replacement utility poles. They will be anchored to the standards of CPUC and offer minimal resistance to flood waters.

- (f) *Service facilities such as electrical and heating equipment shall be flood-proofed or constructed at or above the 100-year flood elevation for the particular area.*

The project entails no such equipment.

- (g) *Storm drainage facilities shall be designed to store and convey the flow of surface waters without damage to persons or property using the following criteria: 1) Major channels or creeks (a watershed area of four or more square miles) with a 50-year average recurrence interval; 2) Secondary channels (a watershed area of one through four square miles) with a 30-year average recurrence interval; and 3) Minor channels or storm drain systems (a watershed area of less than one square mile) with a 10-year average recurrence interval. The system shall ensure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.*

The project includes no such facilities.

- (h) *Installation of sewage disposal facilities requiring soil absorption systems shall be prohibited where such systems might not function due to high groundwater, flooding or unsuitable soil characteristics.*

The project includes no such facilities.

- (i) *All water systems including individual wells located in this area, whether public or private, shall be flood-proofed to a point at or above the flood protection elevation.*

The project includes no such facilities.

- (j) *Flood-proofing systems plans must be adequate and may include: anchorage to resist flotation and lateral movement; installation of watertight doors, bulkheads, and shutters, or similar methods of closure; reinforcement of walls to resist water pressures; use of paints, membranes or mortars to reduce seepage of water through walls, addition of mass or weight to structures to resist flotation; installation of pumps to lower water levels in structures; construction of water supply and waste treatment systems so as to prevent the entrance of*

*flood waters; building design and construction to resist rupture or collapse caused by water pressure or floating debris; installation of valves or controls on sanitary and storm drains which permit the drains to be closed to prevent backup of seepage and storm waters into buildings or structures; location and installation of all electrical equipment, circuits and electrical appliances so that they are protected from inundation by a 100-year flood; location of storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare at elevations above the 100-year flood elevation; or design of such facilities to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials.*

The flood elevation for the area has not been determined. The equipment will be installed on the antenna nodes at a height of at least 7'-6", the transmission line will be installed above that level, and the utility poles that must be replaced will be installed to CPUC standards. Thus, the proposed facilities should not be impacted by floods.

#### SECTION 6326.2. TSUNAMI INUNDATION AREA CRITERIA

*The following criteria shall apply within all areas defined as Tsunami Inundation Hazard Areas:*

- (a) *The following uses, structures, and development shall not be permitted: publicly-owned buildings intended for human occupancy other than park and recreational facilities; schools, hospitals, nursing homes, or other buildings or development used primarily by children or physically or mentally infirm persons.*

A small portion of the project near Gazos Creek is in the Tsunami Inundation Area, but this project does not entail any of the above uses.

- (b) *Residential structures and resort developments designed for transient or other residential use may be permitted under the following circumstances:*

This project does not entail these uses.

#### SECTION 6326.3. SEISMIC FAULT/FRACTURE AREA CRITERIA

*The following criteria shall apply within all areas designated on the Fault and Associated Fracture Zones Areas Map:*

- (a) *The following uses shall be prohibited within this area: structures designed or intended for relatively dense human occupancy including,*

*but not limited to, multiple residential uses, schools and hospitals; critical public services and high-risk facilities including, but not limited to, fire and police stations, emergency relief storage facilities, water storage tanks, dams and power plants.*

The project is located in the Alquist-Priolo Special Studies Zone on the General Plan Natural Hazards Map. The project does not include any of these uses.

- (b) *This area may contain areas suitable for low-density residential uses, such as occasional single-family detached residential dwellings. However, such developments shall not be permitted unless the applicant demonstrates, through detailed geologic site investigations and adequate engineering design, that proposed sites are suitable for the uses proposed, and that direct damage to such uses or indirect threat to public health and safety would be unlikely in the event of a major seismic event. No structure for human occupancy shall be permitted to be placed across the trace of an active fault. The area within fifty (50) feet of any trace of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic investigation and submission of a report by a geologist registered in the State of California.*

The project does not include any of these uses.

- (c) *Public and private transmission facilities including, but not limited to, electric transmission lines, water supply systems, sewer collection and transmission systems, gas mains and oil transmission lines shall not be permitted within or across this district unless: reasonable alternative routes are not available and the facility is determined to be of overriding public need and benefit. In the event that such facilities are to be permitted, their design shall include provision for valves, switches, and other equipment appropriate to ensure minimal adverse impacts on adjacent and surrounding areas and to facilitate restoration of service in the event of a major fault displacement.*

This project includes telephone transmission lines across the Alquist-Priolo Special Studies Zone. Federal law prohibits the implementation of any local or state ordinance that would prevent a telecommunications provider from providing telecommunications service. The purpose of the project is to provide cellular telephone and data service to the area within the Special Studies Zone itself. To prohibit them from being installed in this area would effectively prohibit the provision of service to the area. This is prohibited by Federal Law. This law stems from Congress' determination that providing cellular telephone and data service is an overriding public

benefit. If the line is damaged in an earthquake, service would be restored by replacing damaged segments, hanging the line back up on utility poles where it has fallen, and repairing the underground portion of the line.

SECTION 6326.4. SLOPE INSTABILITY AREA CRITERIA

*The following criteria shall apply within all areas defined as highly unstable on the Landslide Susceptibility Areas Map.*

This project is not located in areas defined as highly unstable on the Landslide Susceptibility Areas Map.

Additionally, all PAD permits must be reviewed by the Agricultural Advisory Committee, which recommends action to the decision maker. The Agricultural Advisory Committee discussed this project at its meeting on May 9, 2016 and voted to recommend approval of the project without additional conditions of approval.

5. Conformance to Wireless Telecommunications Facilities (WTF) Ordinance

a. Development and Design Standards

*Section 6512.2 of the WTF Ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities.*

*Section 6512.2.A states that new wireless telecommunications facilities shall be prohibited in a Sensitive Habitat, as defined by Policy 7.1 of the Local Coastal Program (Definition of Sensitive Habitats) for facilities proposed in the Coastal Zone, except when all of the following written findings are made by the reviewing authority: (1) There is no other feasible location(s) in the area; (2) There is no alternative facility configuration that would avoid impacts to environmentally sensitive habitat areas; (3) Prohibiting such facility would be inconsistent with federal law; (4) Adverse impacts to the sensitive habitat are minimized to the maximum extent feasible; and (5) Unavoidable impacts are mitigated so that there is no loss in habitat quantity or biological productivity.*

1. There is no other way to feasibly install a facility that takes advantage of existing utility facilities in existing rights-of-way than to install it on the utility facilities that exist in existing rights-of-way in the area to be served. To require that the new transmission lines be installed in a new route around the sensitive habitats would be more expensive and have a greater

impact to other valuable resources (scenic and agricultural) than simply hanging an additional transmission line onto existing utility poles.

2. There is no alternative configuration to hanging transmission lines onto existing utility poles. As discussed in Section 2.d of this report, this project, as proposed, would not impact sensitive habitats.
3. Federal law prohibits the implementation of any local or state ordinance that would prevent a telecommunications provider from providing intrastate telecommunications service. The fiber optic cable in this project is to be hung on existing poles in existing locations. The applicant cannot “skip” a pole as the fiber must be supported along the route and the existing poles have been located at the proper distance for support. Crown Castle does not have a microwave solution that would support the other equipment if it were to attempt to “skip” the pole and connect the adjacent ones via microwave. Moreover microwave products are not reliable enough to support this project which is designed to provide wireless service in an area that does not have that service currently. If the applicant does not install the fiber and/or antenna on this pole, it would cause a break in the system that cannot be covered in another way. Thus, requiring a break in the system would have the effect of prohibiting the applicant’s ability to provide intrastate telecommunications service.
4. The adopted Negative Declaration found that, with the applicant-proposed avoidance measures, there would be no significant impacts to the sensitive habitats.
5. The adopted Negative Declaration found that, with the applicant-proposed avoidance measures, there would be no unavoidable impacts to the sensitive habitats.

*Section 6512.2.B discourages location in residential zones, unless it is shown that no other alternative sites within 2.5 miles of the proposed location would adequately serve the same purpose.*

The site is not located in a residential zone.

*Section 6512.2.C states that new wireless telecommunication facilities shall not be located in areas where collocation on existing facilities would provide equivalent coverage with less environmental impact.*

As discussed above, federal law prohibits the implementation of any local or state ordinance that would prevent a telecommunications provider from providing telecommunications service. Requiring the applicant to locate this particular type of facility elsewhere would effectively prevent them from providing communications to this area.

*Section 6512.2.D states that new facilities should be constructed to support co-location.*

Pacific Gas and Electric (PG&E) owns the utility poles. Any future co-location requires approval by PG&E. The utility pole extensions are the minimum height necessary, so colocation may require additional extension of height, should it be proposed.

*Section 6512.2.E states that adverse visual impacts should be limited through: avoided by: (1) siting new wireless telecommunication facilities outside of public viewshed whenever feasible; (2) maximizing the use of existing vegetation and natural features to cloak wireless telecommunication facilities; and (3) constructing towers no taller than necessary to provide adequate coverage. When visual impacts cannot be avoided, they shall be minimized and mitigated by: (a) screening wireless telecommunication facilities with landscaping consisting of non-invasive and/or native plant material; (b) painting all equipment to blend with existing landscape colors; and (c) designing wireless telecommunication facilities to blend in with the surrounding environment. Attempts to replicate trees or other natural objects shall be used as a last resort. Landscaping shall be maintained by the property or facility owner and/or operator. The landscape screening requirement may be modified or waived by the Community Development Director or his/her designee in instances where it would not be appropriate or necessary, such as in a commercial or industrial area.*

1. The project would be located within public view. This is unavoidable, as the radio frequencies that serve cellular telephones operate only through line-of-sight.
2. Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close as possible to pre-project condition, except that non-native species disturbed by the project will be replaced with native species as required by Condition of Approval No. 39.

3. The antennas must be above the electrical transmission lines. The minimum separation between the antennas and the electrical transmission lines is 72 inches. On the five poles with antenna nodes, this distance ranges between 80 inches and 93 inches. There is no existing coverage for the Verizon network in the area, and the installation of the antennas, as proposed, will provide “four-bar service” along Highway 1 from Rossi Road to the county line.

The visual impact of the facility will be mitigated by avoiding removal of trees where trees are near the antenna nodes, installing antenna nodes atop existing utility poles rather than on new towers, installing equipment with matte finishes that are similar to the finishes of other equipment typically mounted to utility poles, like transformers, by using pole extensions that are made of same material as the rest of the pole (in this case, wood), installing replacement utility poles, where required, that are made of the same material as the poles being removed (in this case, wood), and by installing the transmission line underground where there is no existing above-ground utility line.

*Section 6512.2.F requires paint color to be used to minimize the visual impact of the WTF and to blend with the surrounding environment.*

Condition of Approval No. 26 requires the applicant to install antennas and equipment boxes that are non-reflective gray to blend with the sky and to match the typical appearance of equipment typically mounted on poles.

*Section 6512.2.G requires that the WTF shall be constructed of non-reflective materials.*

See discussion in Section 6512.2.F.

*Section 6512.2.H requires that the WTF shall comply with all the requirements of the underlying zoning district’s setbacks.*

The facility would be located in rights-of-way and on utility structures that are not subject to setback requirements.

*Section 6512.2.I establishes a maximum height for these facilities. Ground-mounted towers, spires and similar structures may be built and used to a greater height than the limit established for the zoning district in which the structure is located; provided that no such exception shall cover, at any level, more than 15% in area of the lot nor have an area at the base greater than 1,600 sq. ft.; provided,*

*further, that no tower, spire or similar structure in any district shall ever exceed a maximum height of 150 feet.*

The tallest of the poles with an antenna node on a pole extension will be 40 feet tall. The facility will cover no more ground than the utility poles on which it is mounted. These poles are not located on parcels, so the lot coverage standard does not apply.

*Sections 6512.2.J and 6512.2.K are only applicable to Residential districts.*

*Section 6512.2.L mandates that diesel generators shall not be installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources are not feasible. If a diesel generator is proposed, the applicant shall provide written documentation as to why the installation of options such as electricity, natural gas, solar, wind or other renewable energy sources is not feasible.*

The project does not include any diesel generators.

b. Performance Standards for New Wireless Telecommunication Facilities

*Section 6512.3 states that no use may be conducted in a manner that, in the determination of the Community Development Director, does not meet the performance standards below. Measurement, observation, or other means of determination must be made at the limits of the property, unless otherwise specified.*

- A. *Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).*

No lights are shown on the plan sets. This requirement is addressed by Condition of Approval No. 27.

- B. *The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of the wireless telecommunication facility. The applicant shall supply the Planning and Building Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the*

*Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.*

This requirement is addressed by Condition of Approval No. 28.

- C. *Once a use permit is obtained, the applicant shall obtain a building permit and build in accordance with the approved plans.*

This requirement is addressed by Condition of Approval No. 29.

- D. *The project's final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.*

This requirement is addressed by Condition of Approval No. 30.

- E. *The wireless telecommunication facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the County Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two months of the removal of the facility.*

This requirement is addressed by Condition of Approval No. 31.

- F. *Wireless telecommunication facilities shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Section 6512.2.E, and F above (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.*

This requirement is addressed by Condition of Approval No. 32.

- G. *Road access shall be designed, constructed, and maintained over the life of the project to avoid erosion, as well as to minimize sedimentation in nearby streams.*

Road access is along existing rights-of-way and utility access easements. Maintenance will be required by Condition of Approval No. 33.

- H. *A grading permit may be required, per Sections 8600-8609 of the County Ordinance Code. All grading, construction and generator maintenance activities associated with the proposed project shall be limited from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday or as further restricted by the terms of the use permit. 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 time.*

A grading permit for this project is not required. There would be no grading activity, and ground excavations would be limited to the entry/exit pits, access vaults, hand holes required to install the underground portion of the fiber-optic cable, and replacement pole holes. Anchor rods would be driven directly into the ground without the need for excavation. Construction noise is regulated by Condition of Approval No. 34.

- I. *The use of diesel generators or any other emergency backup energy source shall comply with the San Mateo County Noise Ordinance.*

Diesel generators are not proposed, but this performance measure is included as Condition of Approval No. 35.

- J. *If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.*

This requirement is addressed by Condition of Approval No. 36.

- c. Additional Requirements and Standards for Wireless Telecommunications in the Coastal Zone

*Section 6512.4 of the Zoning Regulations' chapter on Wireless Telecommunications Facilities imposes four additional standards on WTFs in the Coastal Zone.*

*Section 6512.4.A requires that new wireless telecommunication facilities shall not be located between the first public road and the sea, or on the seaward side of Highway 1 in rural areas, unless no feasible alternative exists, the facility is not visible from a public location, or will be attached to an existing structure in a manner that does not significantly alter the appearance of the existing structure.*

Where this facility will be between the first public road and the sea or the seaward side of Hwy 1 and the sea, it will be attached to existing structures such that it does not significantly alter their appearances. Only one antenna node, DAV12, will be on the seaward side of Hwy 1. The node will not significantly change the appearance of the utility pole: It will continue its basic appearance as a utility pole sticking out from an area with scrubby vegetation with pine trees somewhat nearby. The additional eight feet atop the existing forty-foot pole does not make that much of a difference, as can be seen in the photo simulation in Attachment D. The remainder of the project on the seaward side of the facility consists of the additional transmission line strung along the existing pole line. This will not significantly alter the appearance of the existing utility route because the cable is only 3/4 inches in diameter.

*Section 6512.4.B requires that new wireless telecommunication facilities shall comply with all applicable policies, standards, and regulations of the Local Coastal Program (LCP) and the CZ or CD Zoning District.*

See Sections A.2 and A.3 above.

*Section 6512.4.C requires that, at the time of renewal of the Use Permit in accordance with Section 6512.6, or the Coastal Development Permit (CDP) in accordance with Section 6512.4.C, or at the time of an amendment to the Use Permit or Coastal Development Permit, if earlier, the applicant shall incorporate all feasible new or advanced technologies that will reduce previously unavoidable environmental impacts, including reducing visual impacts in accordance with Section 6512.2.E, to the maximum extent feasible.*

This requirement is addressed by Condition of Approval No. 37.

*Section 6512.4.D requires that new wireless telecommunication facilities shall obtain a CDP, pursuant to Section 6328.4, and the period of development authorization for any such CDP shall be limited to ten years.*

This Coastal Development Permit would allow this new facility. The expiration date is established in Condition of Approval No. 38.

## 6. Conformance with Use Permit Findings

Under the provisions of Section 6500, a use permit is required for public utility uses in any district. Two findings must be made in order for a use permit to be issued.

- a. *Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

The new cable will not be detrimental to the public welfare because its impact is minimal, limited to the insignificant visual impact of one additional cable strung along a line of utility poles along with other cables, and will meet Caltrans, Department of Public Works, and CPUC standards for clearance and safety issues.

The antennas will comply with the FCC's exposure regulation limiting radio frequency radiation exposure and will comply with regulations protecting public viewsheds, agriculture, sensitive habitats, and soils.

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

Installing a cellular facility at this location is necessary to allow for increased clarity, range, and capacity of the existing cellular network and will enhance services for the public.

## B. ENVIRONMENTAL REVIEW

The lead agency, the California Public Utilities Commission, determined that the project would not have a significant impact on the environment and certified a Negative Declaration pursuant to the California Environmental Quality Act on December 3, 2015. During the CPUC review, the applicant modified the project to reduce the impacts below the threshold of significance by modifying the project and including Applicant-Proposed Measures (APM). These APMs will be included as Conditions of Approval Nos. 5 - 25 of this project. Where preconstruction surveys are required, the conditions of approval are written to require submittal of the survey results to the Planning Department prior to issuance of encroachment and building permits.

The Negative Declaration can be viewed at:

[http://www.cpuc.ca.gov/environment/info//dudek/crowncastle/FinalInitialStudy\\_NegativeDeclaration.htm](http://www.cpuc.ca.gov/environment/info//dudek/crowncastle/FinalInitialStudy_NegativeDeclaration.htm) (no spaces)

## C. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Cal-Fire  
California Coastal Commission  
Pescadero Municipal Advisory Council

Agricultural Advisory Committee  
Geotechnical Division

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Cable Route Map
- C. Facility Elevation Drawings
- D. Simulated Photographs
- E. Cable Route Photographs

SBR:jlh – SBRAA0260\_WJU.DOCX

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00194

Hearing Date: June 22, 2016

Prepared By: Steven Rosen  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program in that it conforms to the Locating and Planning New Development Component, the Public Works Component, the Energy Component, the Sensitive Habitats Component, and the Visual Resources Component.
2. That, where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) in that this facility will not impede public access or public recreation because it is installed either overhead or underground. Where it is installed overhead, it will be built to the standards of Caltrans and the Department of Public Works, ensuring that it is high enough to allow clear access.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program as detailed in Section 2 of this staff report.
4. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 in that this is not applicable to the project.

For the Planned Agricultural District Permit, Find:

5. The encroachment of development upon land which is suitable for agricultural use is minimized in that this project does not entail any new encroachment onto agricultural lands. The proposed project will result in temporary disturbance to farmland in work areas associated with the installation of overhead fiber-optic cable at existing pole locations and the replacement of two poles. All temporarily disturbed areas will be returned to their original or better condition. There will be no net permanent impact to farmland from the replacement of two poles within Prime Farmland because the poles to be replaced would be the same size as the existing poles and the area of the removed poles will be restored.
6. The development is clustered in that the new nodes located on existing utility poles, and the new cable is “clustered” with other cables on an existing cable route.
7. The project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code in that the project does not degrade any viewsheds, minimizes disturbance of land and sensitive resource areas, does not affect water supplies, does not unduly expose people or property to hazards, and does not degrade the environment in any other way.
8. The proposal meets the requirements of the Planned Agricultural District by conforming to all applicable substantive criteria in that the project does not entail any new encroachment onto agricultural lands, the new facility is “clustered” with other cables on an existing cable route, and the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.

For the Use Permit, Find:

9. That the establishment, maintenance and/or conducting of the 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, in that its impact is minimal, limited to the insignificant visual impact of one additional cable strung along a line of utility poles along with other cables and will meet Caltrans, Department of Public Works, and CPUC standards for clearance and safety issues; additionally, the antennas will comply with the FCC’s exposure regulation limiting radio frequency radiation exposure and will comply with regulations protecting public viewsheds, agriculture, sensitive habitats, and soils.
10. That the use is necessary for the public health, safety, convenience, or welfare in that installing a cellular facility at this location is necessary to allow for increased clarity, range, and capacity of the existing cellular network and will enhance services for the public.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval applies only to the proposal as described in this report and plans as reviewed by the Planning Commission on June 22, 2016. Minor adjustments 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. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.
3. The Local Coastal Program mandates the following construction-phase stormwater pollution prevention measures for all new development and requires that all employees be trained in their implementation:
  - a. Avoid or minimize and mitigate the potential adverse impacts to water quality from new development by using pre-construction, during construction, and post-construction best management practices.
  - b. Prevent the flow of liquid building materials and wastes onto impervious surfaces and into storm drains and waterways.
  - c. Prevent construction equipment, building materials and piles of soil from contact with rain using plastic sheeting or other temporary cover, and contact with stormwater using berms, ditches, and other methods.
  - d. Contain vehicle and equipment cleaning, storage, maintenance, and refuse and recycling areas to prevent runoff from discharging into the storm drain system.
  - e. Clean up leaks and spills immediately to prevent soil and groundwater contamination, contact with paved surfaces, and discharge into the storm drain system.
  - f. Use silt ponds, berms and other techniques to trap sediment, spilled liquids and other pollutants.
  - g. Employ site planning and construction methods to reduce the need for pesticides and contaminants, and to prevent contact with stormwater.
4. In addition to the requirements listed in Condition of Approval No. 3, the LCP requires that new development, construction or other activities that disturb or otherwise alter the land shall comply with the following minimum requirements:

- a. Where the potential for significant erosion from construction activities exists, prepare and implement an erosion and sediment control plan that includes effective erosion and sediment control measures.
- b. Protect sensitive areas, minimize changes to the natural topography, and avoid removing existing vegetation unless absolutely necessary. If existing vegetation consists of invasive plant species, this vegetation shall be removed and replaced with drought-tolerant native or non-invasive species by the conclusion of construction.
- c. Protect undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers, filters, dikes, mulching and other measures as appropriate.
- d. Reduce the amount of impervious surface areas, and use permeable pavement where feasible.
- e. Reduce the amount of runoff crossing construction sites by constructing berms, swales and dikes and diverting drainage ditches. Use berms or temporary check dams to reduce the velocity of stormwater runoff.
- f. Use landscaping to collect, detain and filter surface runoff, and design landscaping to minimize the use of irrigation, fertilizers and pesticides. All landscaping plants shall be drought tolerant, and consist of either native or non-invasive species.
- g. Prevent erosion and trap sedimentation on-site using sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, and storm drain inlet protection.
- h. Control erosion on slopes by seeding and planting vegetation, and using hay bales, temporary drainage swales, silt fences and berms.
- i. Restrict land clearing, earth moving, and excavation and grading activities to dry weather, i.e., between May 1 and September 30 of each year.
- j. Separate construction sites from storm drains with berms and filters, stabilize denuded areas, and maintain erosion and sedimentation controls during wet weather, i.e., between May 1 and September 30 of each year.
- k. Provide for ongoing operation and maintenance of installed stormwater treatment measures.
- l. As applicable based on project size, secure a Construction Activity Stormwater General Permit from the San Francisco Bay Area Regional Water Quality Control Board.

- m. Require post-development peak flow (runoff) and velocity to be less than or equal to pre-development peak flow and velocity. No additional runoff, caused by development, shall cross property lines. If the development will connect to an existing storm drain system, then the development shall make improvements to the existing system as required to accept the increased runoff, or mitigation procedures shall be taken. Mitigation procedures may include on-site storm drain detention or off-site storm drain detention.

### Conditions Derived from Applicant-Proposed Impact Avoidance Measures

The applicant shall be responsible for confirming that all of the following conditions have been implemented and completed to the satisfaction of the Community Development Director. Such confirmation may be provided to the Director by the applicant's consultants (biologist, engineer, etc).

#### 5. APM-AES-1 (Aesthetics)

Keep construction and staging areas orderly, free of trash and debris, and restore areas disturbed by project construction along the proposed route to their pre-project condition.

#### 6. APM-AES-2 (Aesthetics)

- Identify and comply with local regulations and requirements concerning architectural design;
- Design project facilities to be unobtrusive and to not conflict with the character of the surrounding setting;
- Restore conduit installation sites to pre-construction conditions; and prior to construction, consult with the local agencies associated with each project area regarding the appropriate architectural design practices that will be implemented before, during, and after construction.

#### 7. APM-AES-3 (Aesthetics)

As part of its standard construction operating procedure, ensure that construction lights will be directed away from the visual field of motorists and pedestrians along any streets or right-of-ways.

#### 8. APM-AQ-1 (Air Quality)

Implement BAAQMD basic construction measures to reduce dust emissions.

- Crown Castle will require all construction contractors to implement the following BAAQMD emission reduction measures to reduce dust emissions.

- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.

9. APM-AQ-2 (Air Quality)

Implement BAAQMD basic construction measures to reduce exhaust emissions. Crown Castle will require all construction contractors to implement the following BAAQMD emission reduction measures to reduce exhaust emissions.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

10. APM-BIO-1 (Biological Resources)

Conduct spring surveys for special-status plants within the project area.

- Prior to construction, a qualified botanist will complete spring surveys for special-status plants within the project area to determine the presence or absence of special-status plants. The survey will be completed by qualified botanists and will be conducted during the appropriate period(s) necessary to observe special-status plants known to occur in the region.
- If a population of a special-status plant species occurs within the project area, the population will be clearly staked and flagged in the field by a qualified botanist prior to construction so the population can be avoided. If the population cannot be avoided during construction, Crown Castle will minimize impacts by reducing the work area to the smallest area necessary to complete the work. Crown Castle will conduct project activities and necessary ground disturbance in a manner that is consistent with the successful reestablishment of the species to the extent feasible. The specific actions necessary will depend on the biology of the species, and will be determined through consultation with the USFWS and CDFW. Generally, actions include waiting for the plant species to go to seed and

collecting the seed for future planting and saving the top 6 inches of top soil (which contains the seed bank) separate from other excavated soil.

11. APM-BIO-2 (Biological Resources)

Conduct a preconstruction nesting survey to minimize impacts to nesting birds and raptors (February through August).

- If the proposed project is completed outside of the nesting season of birds, no additional measures will be necessary.
- If construction will take place during the nesting season (generally February through August), Crown Castle will conduct preconstruction nesting bird surveys. If an active nest is identified during the surveys, Crown Castle, in consultation with CDFW and USFWS, will establish a no-construction zone until the breeding season is completed or subsequent bird/raptor surveys confirm that all offspring have fledged and no new nests have been established. Generally, these no construction zones are 50 feet for passerine birds and 250 feet for raptors.

12. APM-BIO-3 (Biological Resources)

Conduct a preconstruction survey to minimize impacts to wintering monarch butterflies for construction in late fall and winter months. If the proposed project is scheduled to occur during the late fall and winter months and the trimming of eucalyptus trees is required, a biologist will conduct a preconstruction survey to determine if the trees, that require trimming, and the surrounding trees support overwintering clusters of monarch butterflies. If clusters of monarch butterflies are present, Crown Castle, in consultation with CDFW, will establish a no construction zone until after the monarch butterflies have migrated. Generally, this no construction zone is 30 feet from wintering monarch butterflies.

13. APM-BIO-4 (Biological Resources)

Measures to minimize impacts to California red-legged frogs, San Francisco garter snakes, and western pond turtles.

- Work should be avoided from October 16 (or the first measurable rainfall of 1 inch or greater) to May 14. If work cannot be avoided during this period, then it is recommended that a qualified biological monitor be present for all ground-disturbing activities.
- It is recommended that a qualified biologist familiar with California red-legged frogs, San Francisco garter snakes, and western pond turtles conduct a preconstruction survey immediately prior to construction in areas where ground disturbance will occur. During the preconstruction survey, the

biologist will also look for and identify burrows that could be used by California red-legged frogs. These areas will be flagged (as practical) for avoidance. The biologist will remain on-site for the duration of any construction activities involving excavation or the use of heavy machinery or equipment.

- Prior to work, the construction crew will receive worker environmental awareness training. Training will include review of environmental laws and protective measures that must be followed by all personnel to reduce or avoid effects on protected species during construction activities.
- Any holes, trenches, pits, and/or tanks that are left open overnight will either be covered to prevent entry or one side will be sloped to allow wildlife to escape. Open holes, trenches, pits, and/or tanks left overnight will be checked by a qualified biologist at the start of construction each day to determine whether trapped wildlife are present. If wildlife are present, they will be removed by the biologist before the hole, trench, or pit is filled.
- Plastic monofilament netting (erosion control matting) or similar material containing netting will not be used at the project. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.
- The handling of California red-legged frogs is prohibited without a valid federal take permit, and the handling of San Francisco garter snakes is prohibited without a valid federal take permit and a CESA Section 2081 Incidental Take Permit. Any California red-legged frogs or San Francisco garter snakes observed on the work site will be allowed to move off-site on their own.
- If California red-legged frogs, San Francisco garter snakes, and western pond turtles are observed on or adjacent to the work site, and are in danger of injury, construction in the vicinity will cease until no danger exists for the California red-legged frogs or the San Francisco garter snakes.

#### 14. APM-CUL-1 (Cultural Resources)

- If buried cultural resources, such as chipped or ground stone, historic debris, building foundation, or human bone, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate measures in consultation with the CPUC, State Historic Preservation Officer, and other appropriate agencies.
- In the event that fossil remains are encountered, either by the cultural resources monitor or by construction personnel, qualified paleontological

specialists will be contacted. Construction within 100 feet of the find in non-urban areas and 50 feet in urban areas will be temporarily halted or diverted until a qualified vertebrate paleontologist examines the discovery.

15. APM-GHG-1 (Greenhouse Gas Emissions)

Implement BAAQMD Best Management Practices to reduce GHG emissions. To ensure that short-term GHG emissions are reduced as much as feasible and the proposed project does not result in a considerable contribution to GHG levels, Crown Castle will require all construction contractors to implement the following GHG emission reduction measures to the extent they are feasible:

- Using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15% of the fleet.
- Recycling or reusing at least 50% of construction waste or demolition materials.

16. APM-HAZ-1 (Hazards and Hazardous Materials/Fire Safety)

- Ensure proper labeling, storage, handling, and use of hazardous materials in accordance with best management practices and the Occupational Safety and Health Administration's HAZWOPER requirements.
- Ensure that employees are properly trained in the use and handling of hazardous materials and that each material is accompanied by a material safety data sheet.
- Any small quantities of hazardous materials stored temporarily in staging areas will be stored on pallets within fenced and secured areas and protected from exposure to weather. Incompatible materials will be stored separately, as appropriate.
- All hazardous waste materials removed during construction will be handled and disposed of by a licensed waste disposal contractor and transported by a licensed hauler to an appropriately licensed and permitted disposal or recycling facility, to the extent necessary to ensure that the area can be safely traversed.
- Significant releases or threatened releases of hazardous materials will be reported to the appropriate agencies.

17. APM-HYD-1 (Hydrology and Water Quality)

Prior to non-storm discharges into surface waters, provide documentation of obtaining all necessary and applicable approvals, including the following:

- Implementation of appropriate Best Management Practice (BMPs) to minimize the potential for stormwater pollutants. These BMPs may include, but not necessarily be limited to, the utilization of settling ponds or screens to reduce suspended sediment loads.

18. APM-HYD-2 (Hydrology and Water Quality)

Erosion Controls:

- Excavated or disturbed soil will be kept within a controlled area surrounded by a perimeter barrier that may entail silt fence, hay bales, straw wattles, or a similarly effective erosion control technique that prevents the transport of sediment from a given stockpile.
- All stockpiled material will be covered or contained in such a way that eliminates off-site runoff from occurring.
- Upon completion of construction activities, excavated soil will be replaced and the area restored to pre-construction conditions.

19. APM-LU-1 (Land Use)

Submit written documentation, including evidence of review by the appropriate public works, planning, and/or community development agency for the applicable jurisdictions. This documentation will include the following:

- Site plan showing the dimensions and location of the finalized alignment;
- Evidence that the project meets all necessary requirements;
- Evidence of compliance with design standards;
- Copies of any necessary permits or conditions of approval; and
- Records of any discretionary decisions made by the applicable jurisdictions.

20. APM-NOI-1 (Noise)

- Require construction contractors to comply with the construction-hour limitations and construction equipment standards set forth by each local jurisdiction.
- All equipment will have sound-control devices no less effective than those provided on original equipment;
- No equipment will have an unmuffled exhaust;

- Construction equipment will be located as far from sensitive receptors (e.g., residences, schools, places of worship, and hospitals) as possible; and
- If traffic control devices, requiring electrical power, are employed within 500 feet of sensitive receptors, the devices will be battery/solar powered instead of powered by electrical generators.

In addition, implement a variety of measures to reduce noise levels from directional boring where noise levels of 60-dBA or greater will be experienced at sensitive receptor locations. For example:

- Special mufflers can be applied to the boring rig exhaust;
- Shielding can be erected between the noise source and the receptor; or
- As an extreme measure, a temporary enclosure can be erected to house the boring operation.

Implement all reasonable and customary noise reduction measures and post the name and telephone number of a person for the public to contact to resolve noise-related problems.

#### 21. APM-TRA-1 (Traffic)

- As deemed necessary by the applicable jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction.
- Identify all roadway locations where special construction techniques (e.g., directional drilling or night construction) will be used to minimize impacts to traffic flow.
- Develop circulation and detour plans to minimize impacts to local street circulation. This will include the use of signage and flagging to guide vehicles through and/or around the construction zone.
- Schedule truck trips outside of peak morning and evening commute hours.
- Limit lane closures during peak hours to the extent possible.
- Use haul routes minimizing truck traffic on local roadways to the extent possible.
- Include detours for bicycles and pedestrians in all areas potentially affected by project construction.

- Install traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.
- Store construction materials only in designated areas.
- Coordinate with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary.

22. APM-TRA-2 (Traffic)

To avoid impeding emergency vehicle traffic around the construction activities, develop an Emergency Vehicle Access Plan that includes the following:

- Evidence of advanced coordination with emergency service providers including, but not necessarily limited to, police departments, fire departments, ambulance services, and paramedic services;
- Emergency service providers will be notified of the proposed project locations, nature, timing, and duration of any construction activities, and will be asked for advice about any road access restrictions that could impact their response effectiveness; and
- Project construction schedules and routes designed to avoid restricting movement of emergency vehicles to the best extent possible. Provisions to be ready at all times to accommodate emergency vehicles at locations where access to nearby properties may be blocked. Provisions could include the use of platings over excavations, short detours, and/or alternate routes.

23. APM-TRA-3 (Traffic)

Prepare and implement a traffic safety plan and coordinate with local transportation and emergency response agencies to avoid potential roadway safety hazards.

24. APM-TRA-4 (Traffic)

Limit all parking to right-of-way and pre-approved staging areas to address the increased parking demand created by construction activities.

25. APM-USS-1 (Utilities and Service Systems)

Recycle and dispose of construction materials to minimize generation of solid waste resulting from construction activities.

## Wireless Telecommunications Facilities Chapter Requirements

26. The applicant shall install antennas and equipment boxes that are non-reflective gray to blend with the sky and match the typical appearance of equipment typically mounted on poles.
27. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
28. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of the wireless telecommunication facility. The applicant shall supply the Planning and Building Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.
29. Once a use permit is obtained, the applicant shall obtain a building permit and build in accordance with the approved plans.
30. The project's final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.
31. The wireless telecommunication facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the County Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two months of the removal of the facility.
32. Wireless telecommunication facilities shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Section 6512.2.E, and F above (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.
33. Road access shall be designed, constructed, and maintained over the life of the project to avoid erosion, as well as to minimize sedimentation in nearby streams.
34. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are

prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

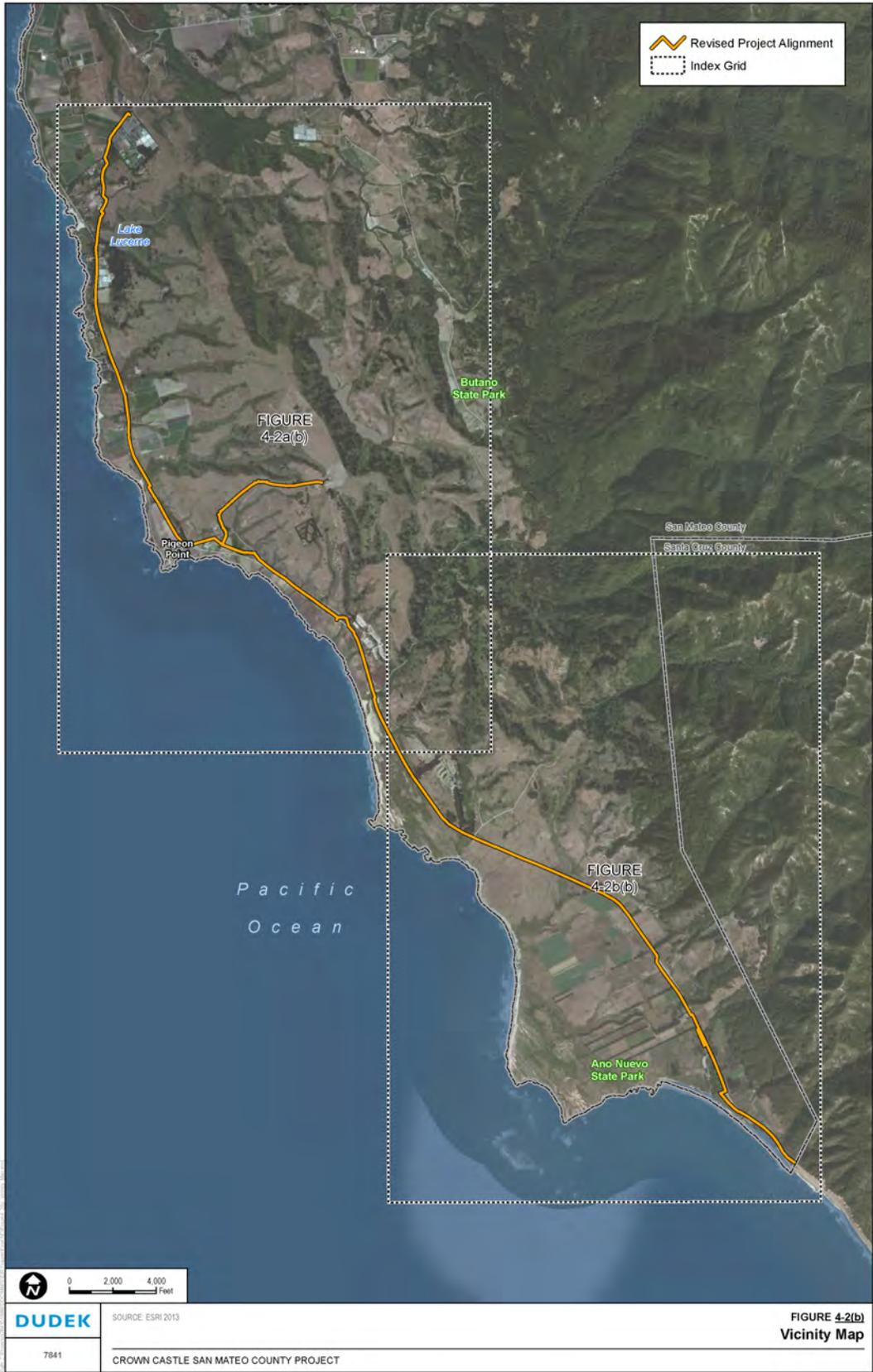
35. The use of diesel generators or any other emergency backup energy source shall comply with the San Mateo County Noise Ordinance.
36. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.
37. At the time of renewal of the Use Permit in accordance with Section 6512.6, or the Coastal Development Permit (CDP) in accordance with Section 6512.4.C, or at the time of an amendment to the Use Permit or Coastal Development Permit, if earlier, the applicant shall incorporate all feasible new or advanced technologies that will reduce previously unavoidable environmental impacts, including reducing visual impacts in accordance with Section 6512.2.E, to the maximum extent feasible.
38. This Coastal Development Permit and Use Permit shall expire on June 16, 2026. The applicant shall apply to renew these permits prior to that date.

#### Additional Conditions

39. Prior to issuance of building permits, the applicant shall submit a replanting plan, to be reviewed and approved by the Community Development Director, showing that all disturbed vegetation shall be restored as close to pre-project condition as possible, except that all disturbed non-native species shall be replaced with native species.

SBR:jlh – SBRAA0260\_WJU.DOCX





## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

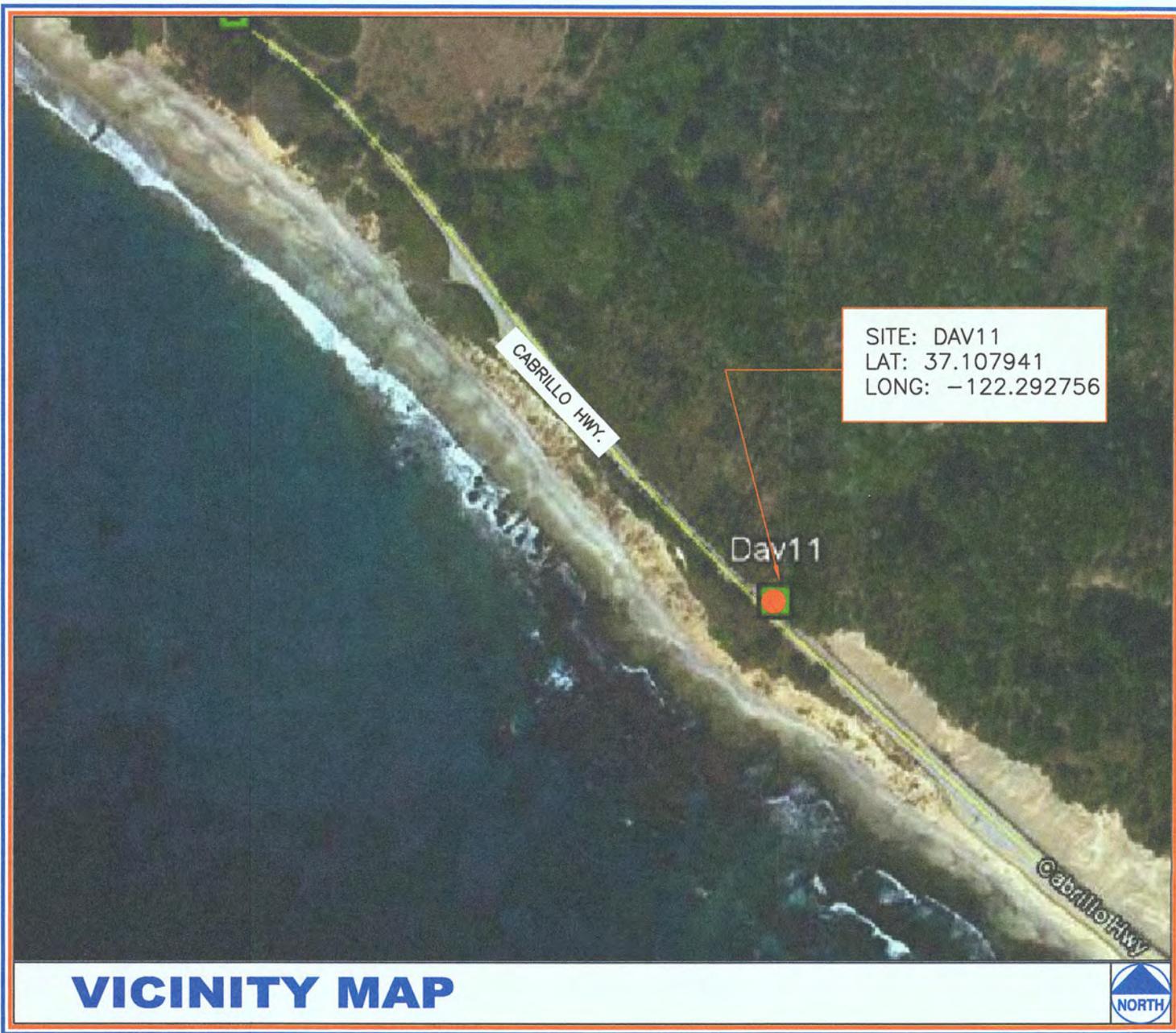


## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

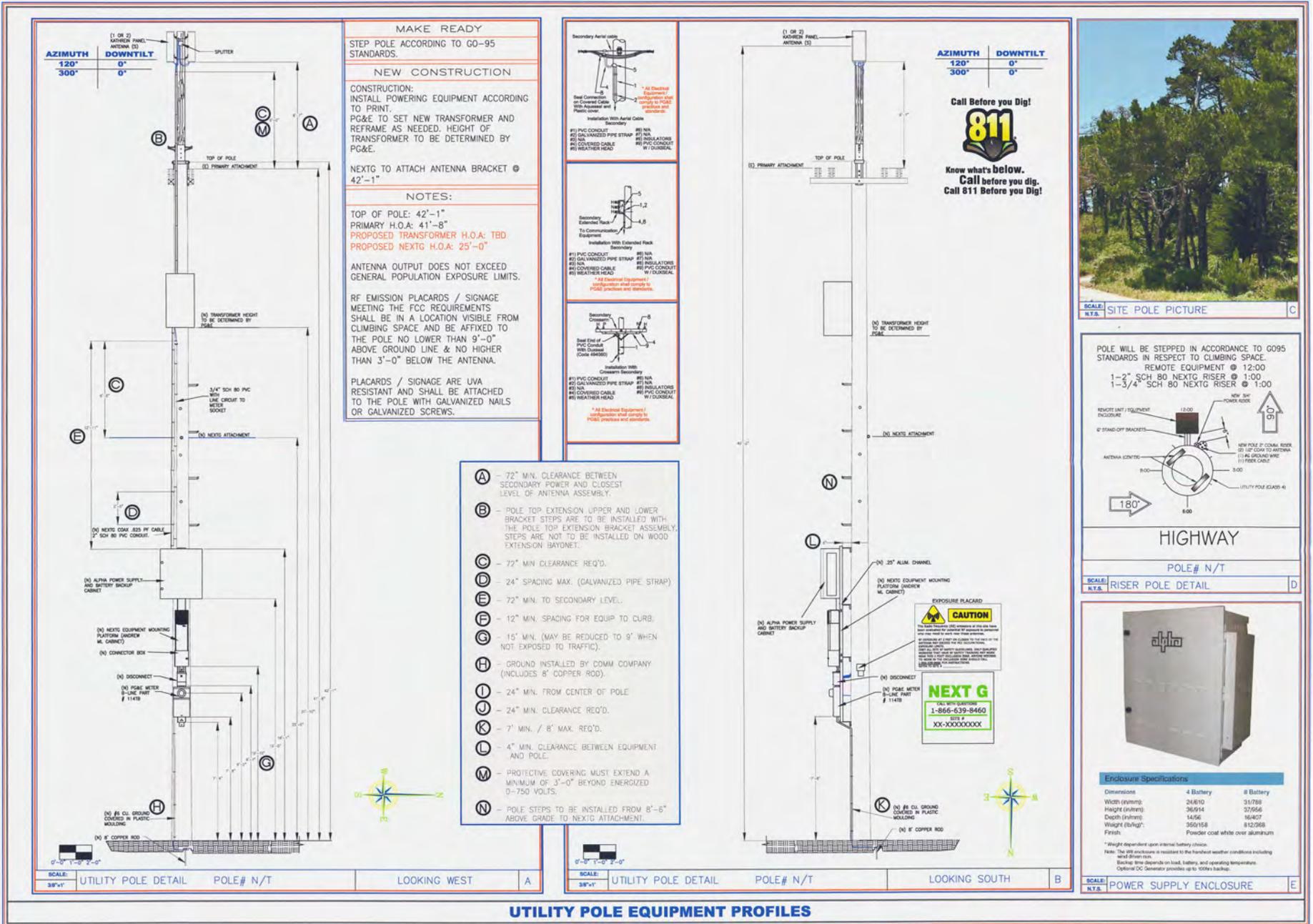


***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



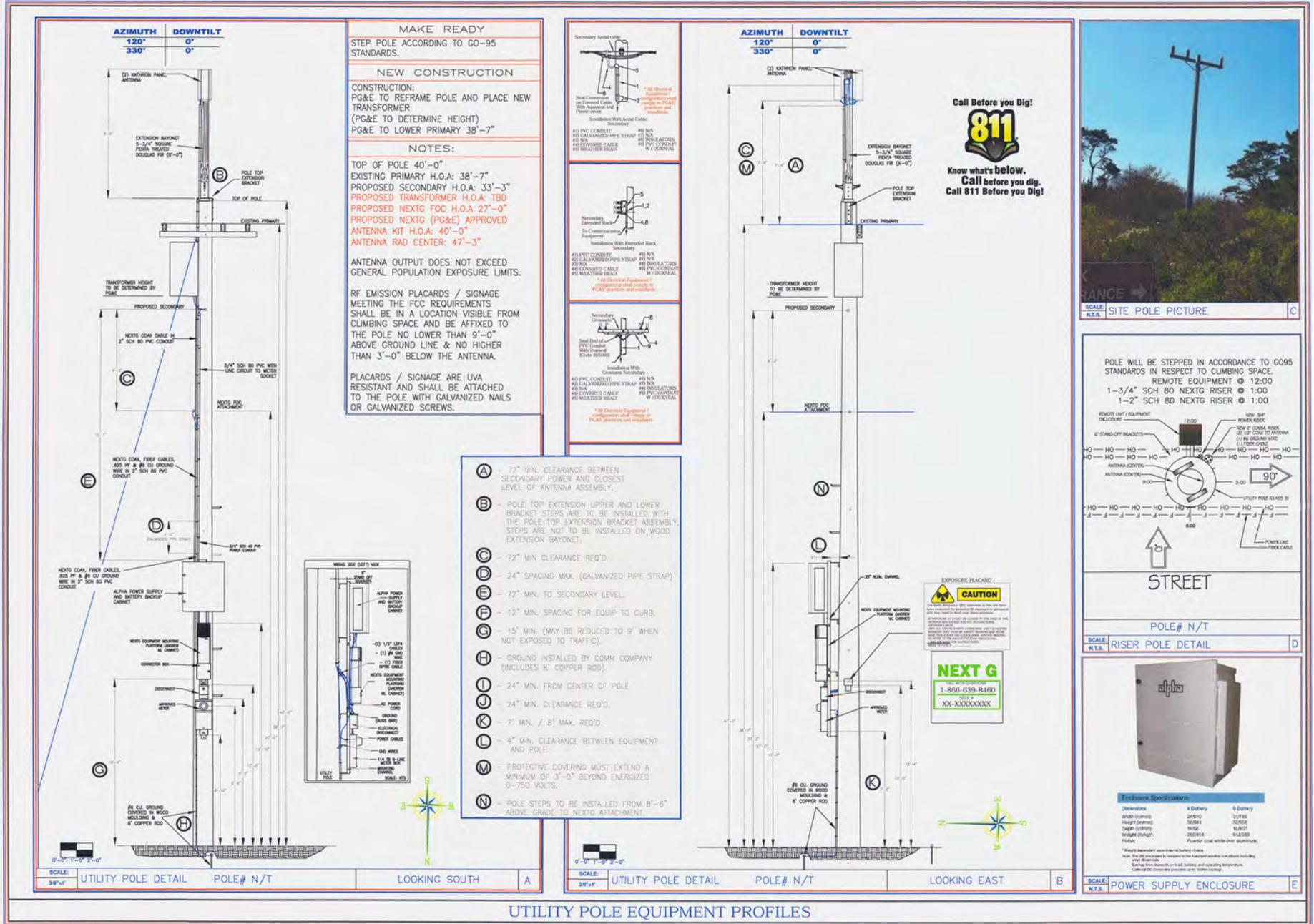


**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

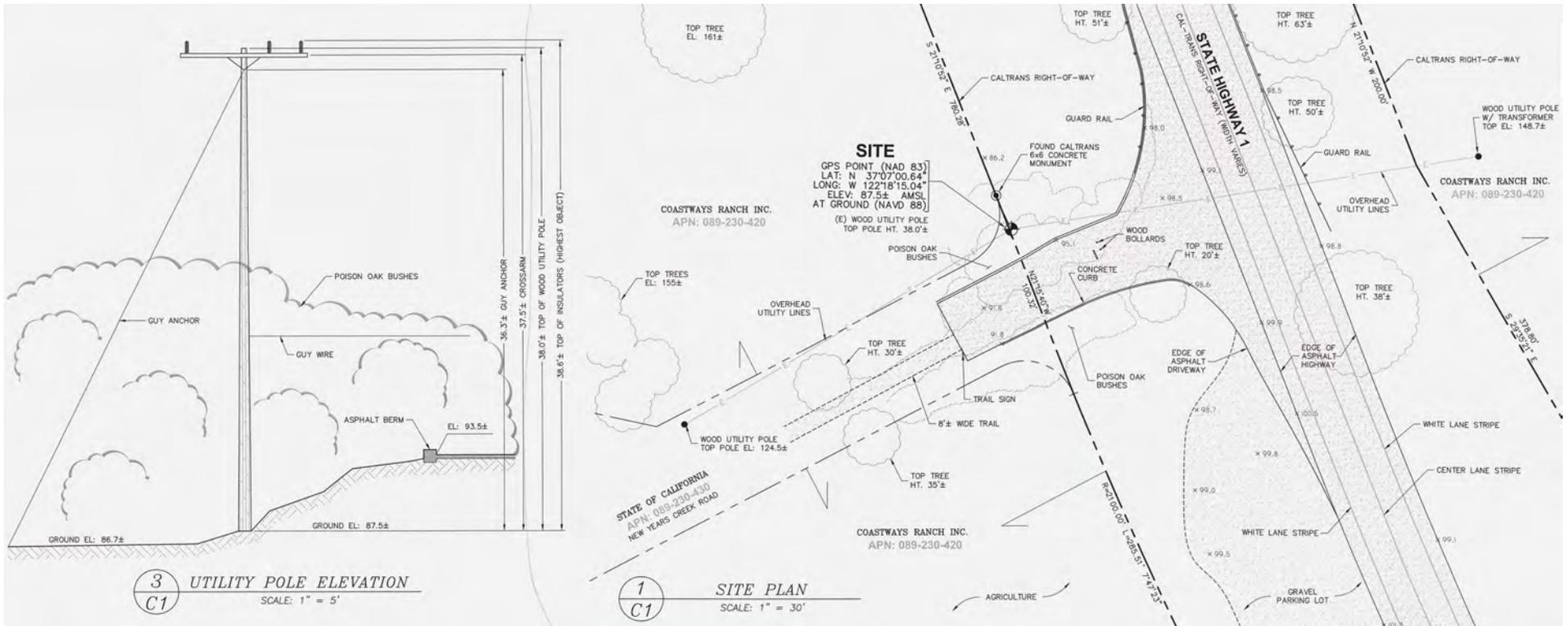


# San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:



## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

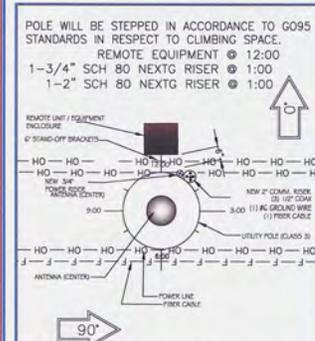
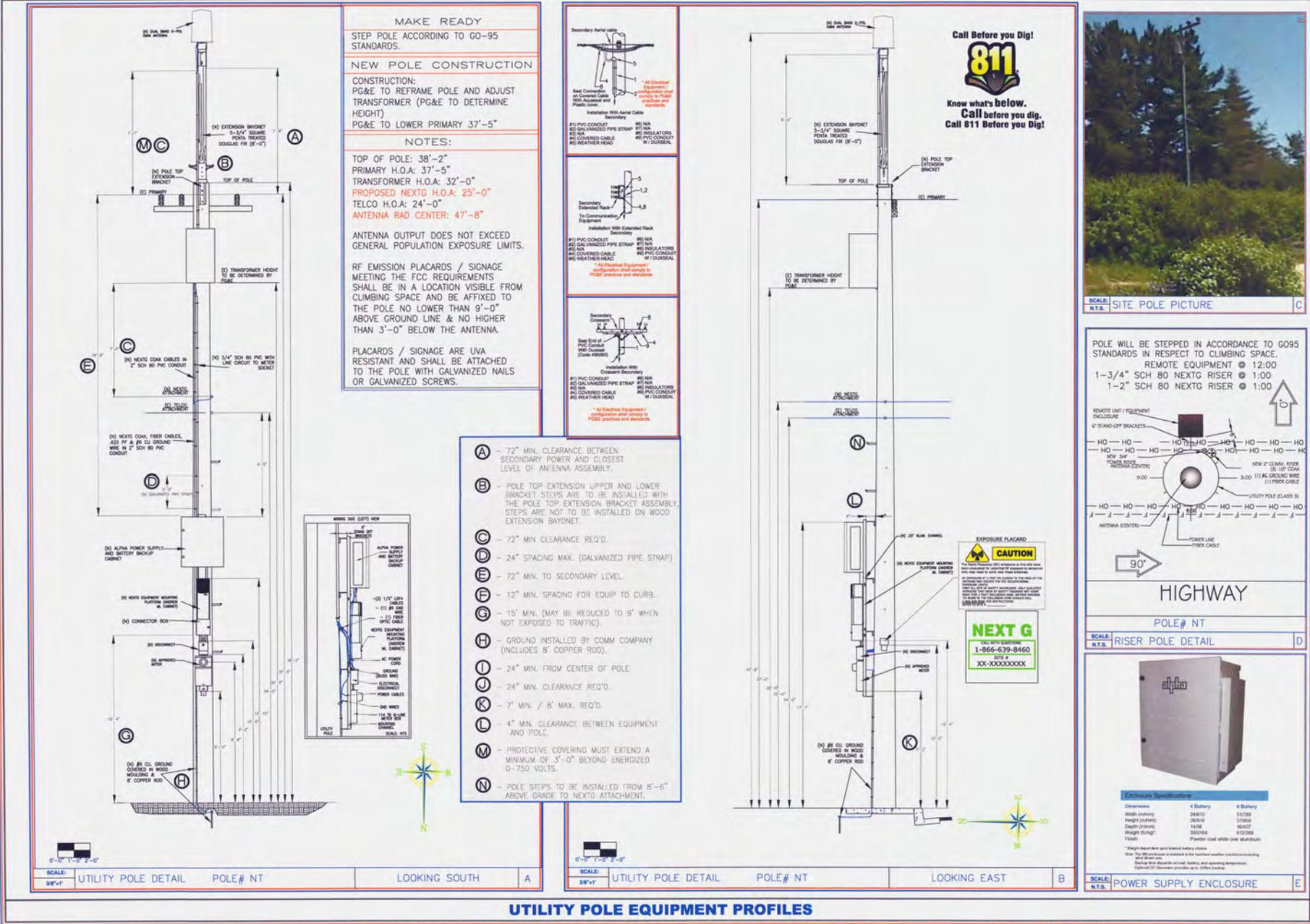


***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



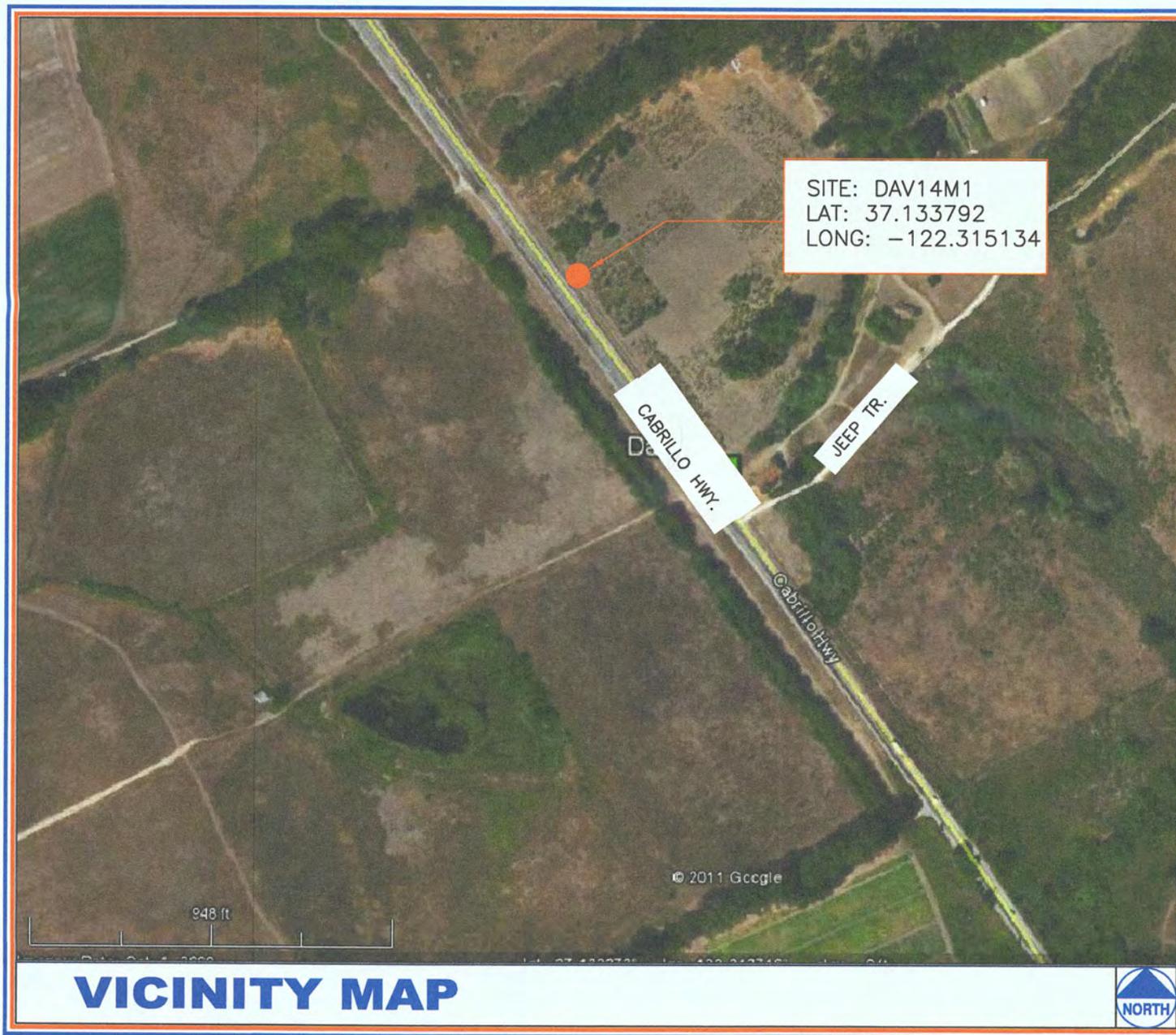
**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:



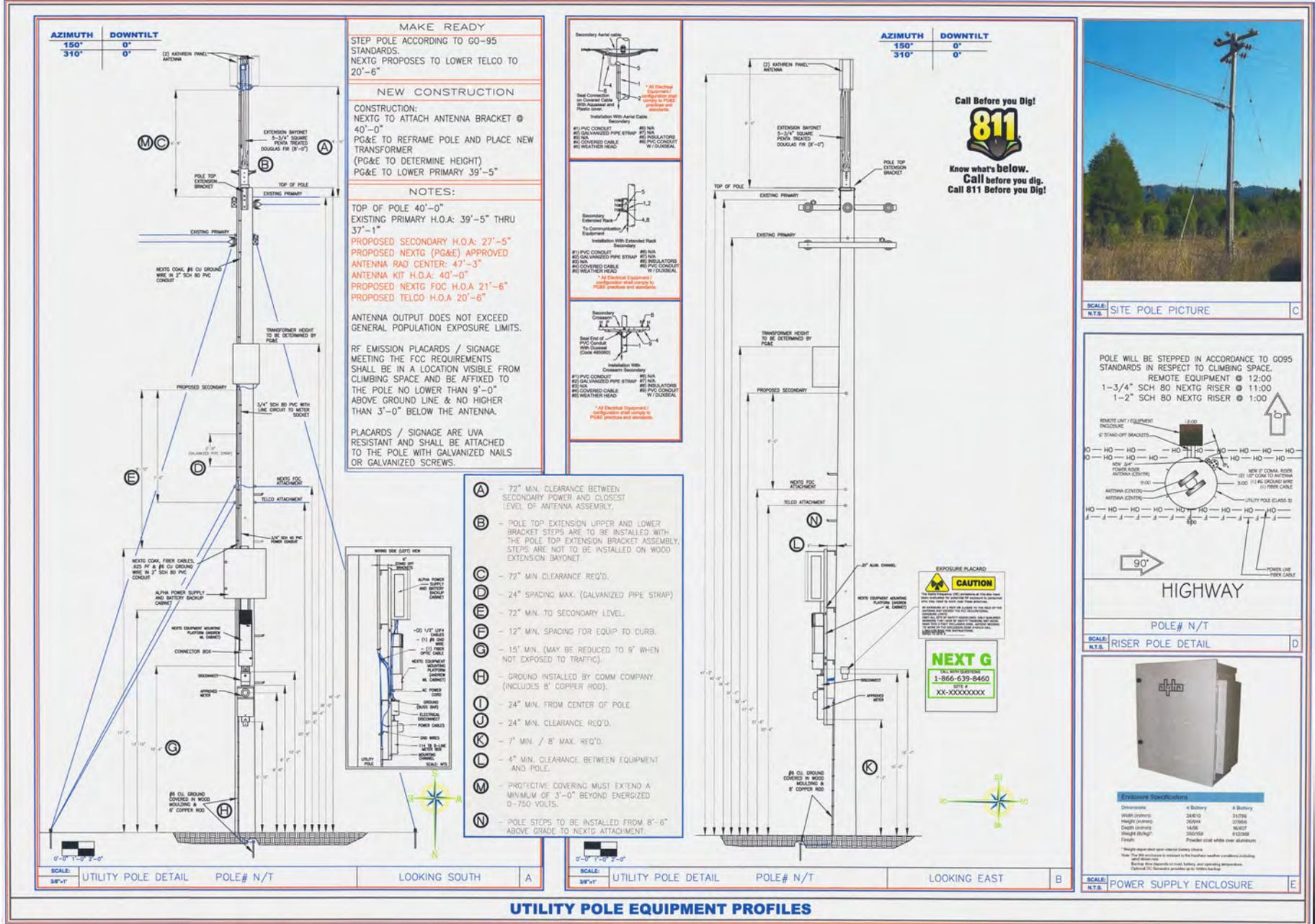


***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

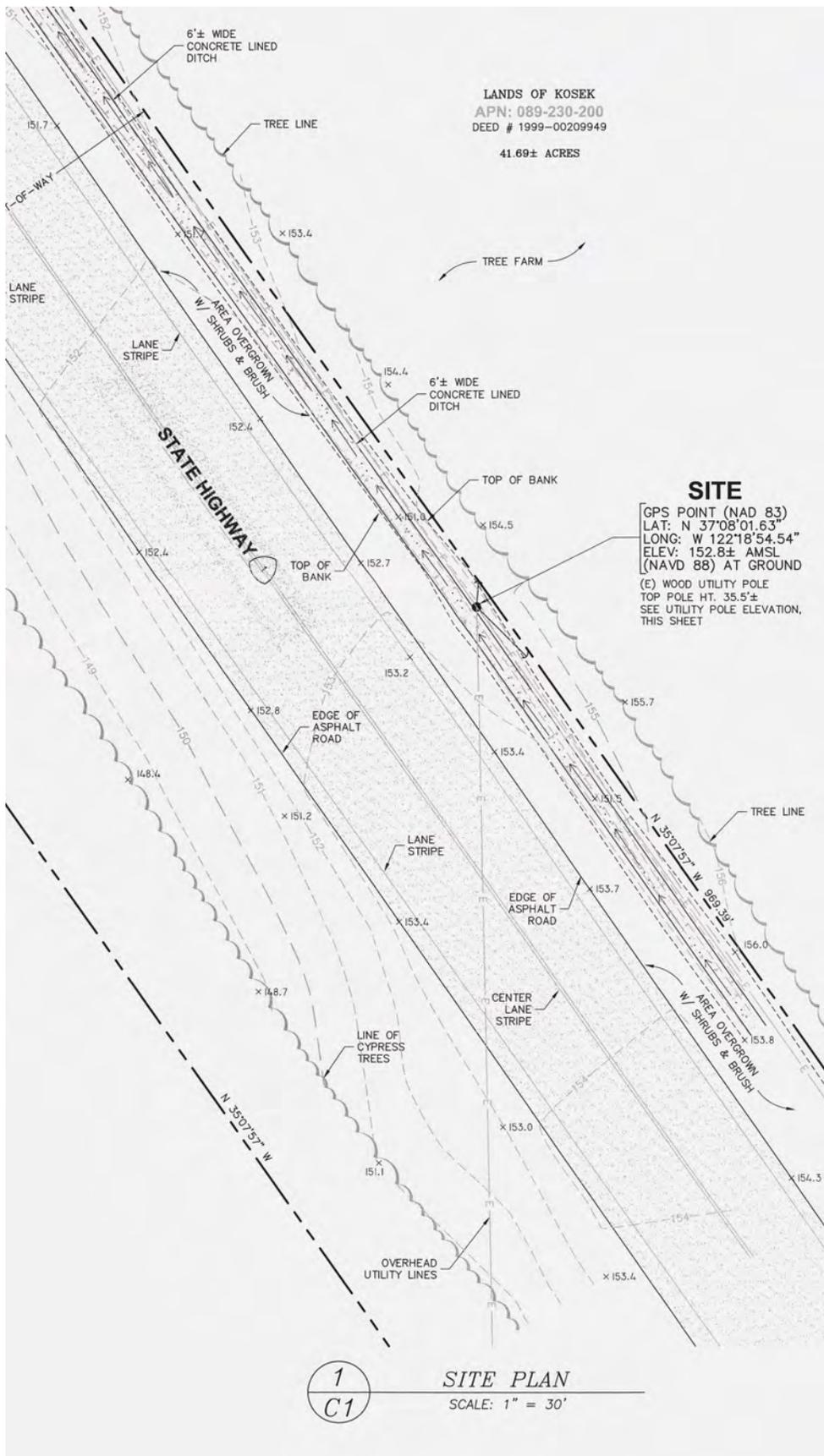


# San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment:

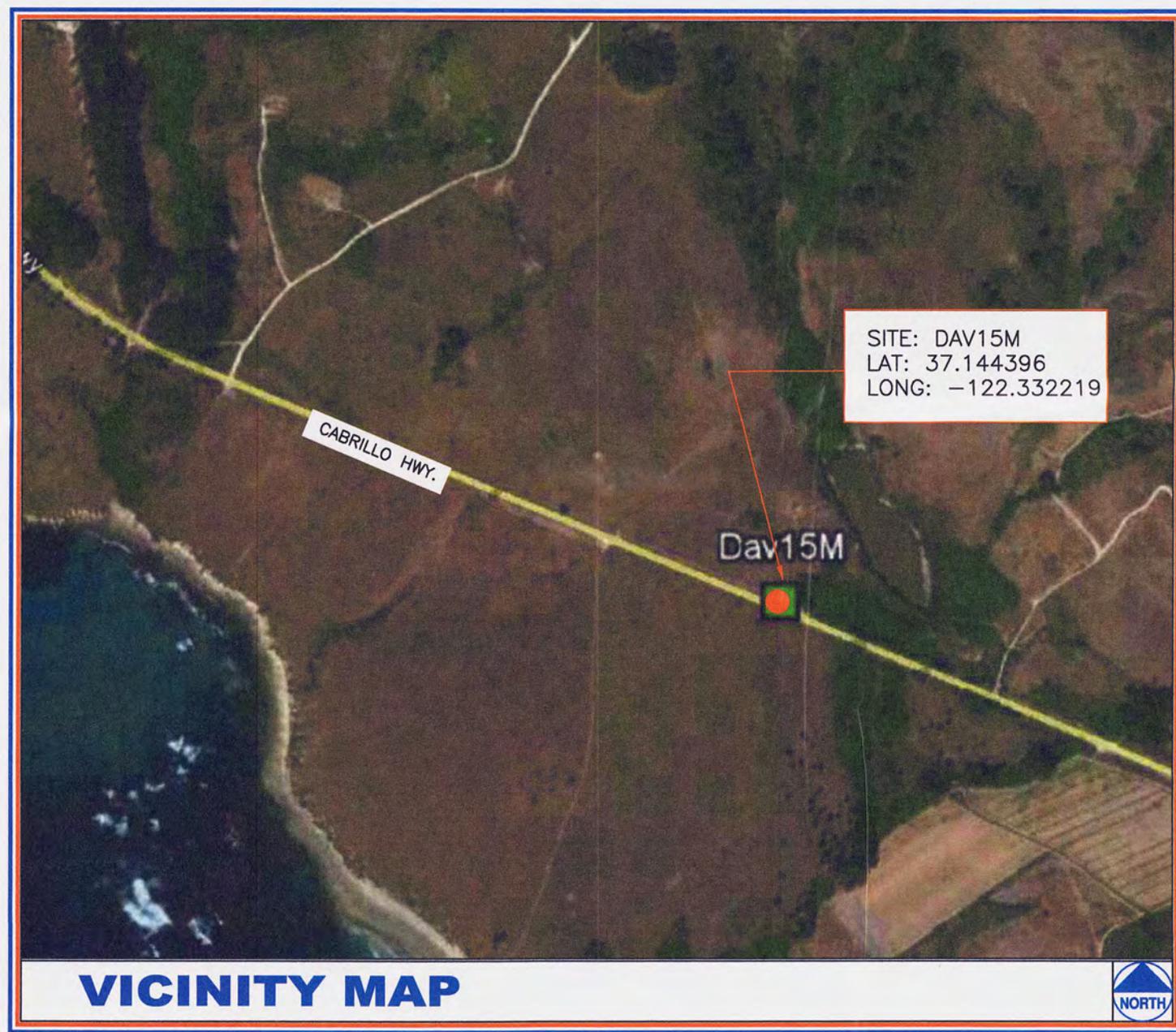


## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

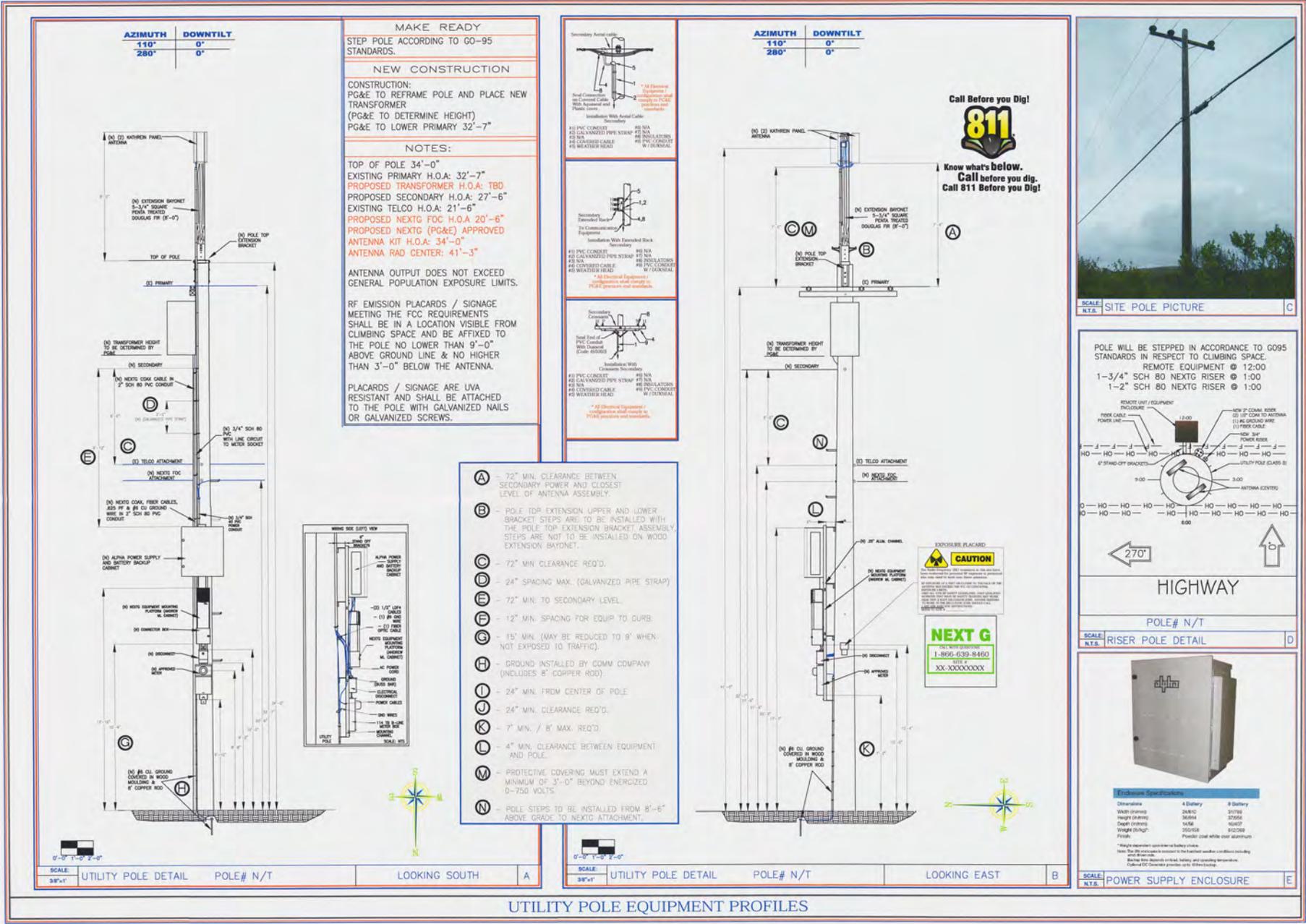


***San Mateo County Planning Commission Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

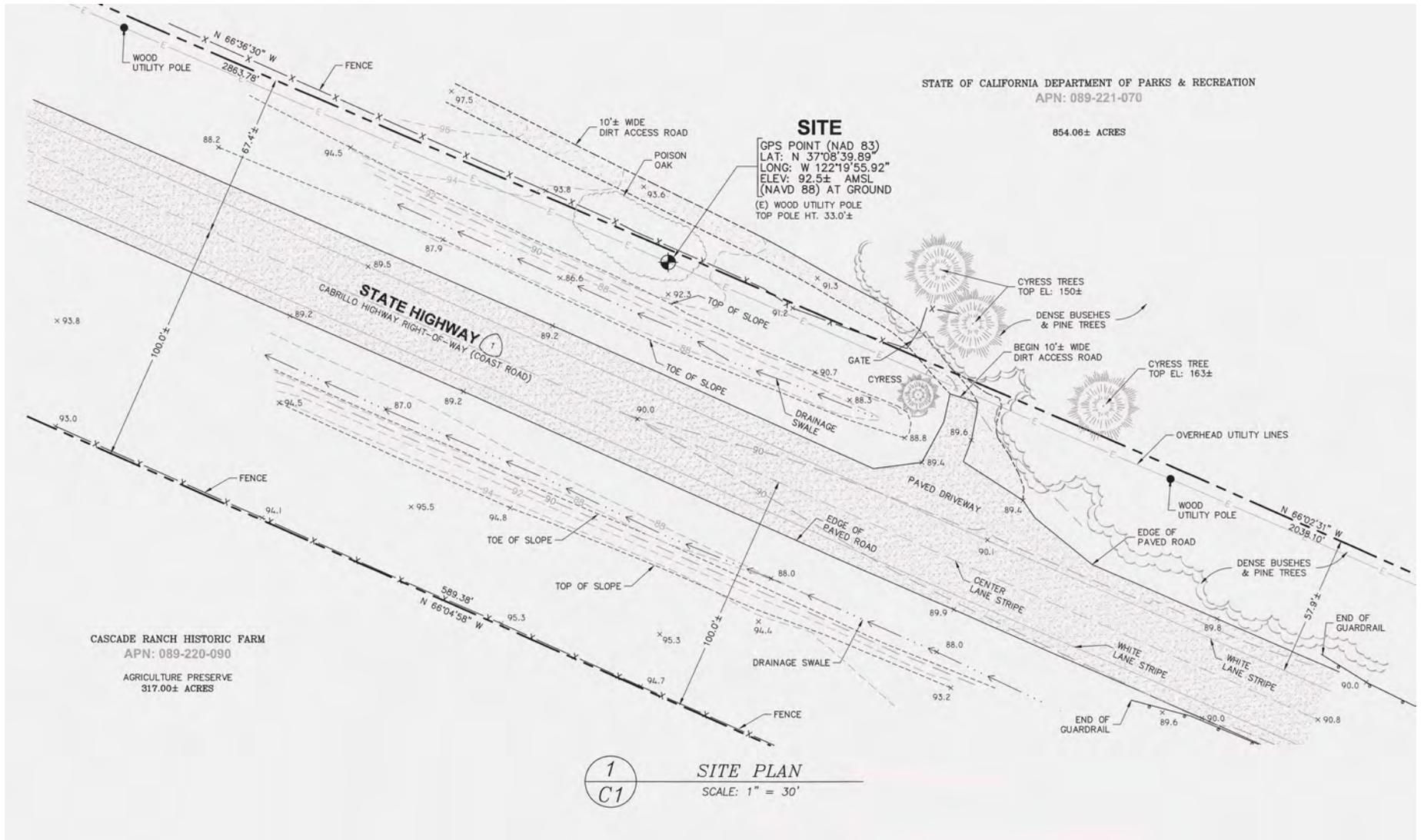


**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



NextG Networks

Davenport

Site # DAV13

Looking North from Ano Nuevo State Park Road

Hwy 1 at Ano Nuevo St. Park Road  
Pescadero, CA 94060

View #2

1/25/12

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



Davenport

Site # DAV11

8/18/11

Cabrillo Hwy / Hwy1  
Santa Cruz, CA 95060

View #1

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Davenport

Site # DAV11

8/18/11

Cabrillo Hwy / Hwy1  
Santa Cruz, CA 95060

View #2

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



Davenport Site # DAV12M1  
 Cabrillo Highway / Hwy 1  
 Pescadero, CA 94060

Looking Southwest from Highway 1

View #1

1/25/12

Applied Imagination 510 914-0500

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:



Existing



Proposed



1/25/12

Davenport

Cabrillo Highway / Hwy 1  
Pescadero, CA 94060

Site # DAV12M1

Looking West from New Years Creek Road

View #2

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Davenport

Site # DAV13

Looking East from Ano Nuevo State Park Road

1/25/12

Hwy 1 at Ano Nuevo St. Park Road  
Pescadero, CA 94060

View #1

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



1/25/12

Davenport

Site # DAV14M1

Cabrillo Hwy / Hwy 1  
Pescadero, CA 94060

Looking North from Hwy 1

View #1

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



1/25/12

Davenport

Site # DAV14M1

Cabrillo Hwy / Hwy 1  
Pescadero, CA 94060

Looking Southeast from Hwy 1

View #2

Applied Imagination 510 914-0500

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



Davenport

Site # DAV15

8/18/11

Cabrillo Hwy / Hwy1  
Santa Cruz, CA 95060

View #1

Applied Imagination 510 914-0500

**San Mateo County Planning Commission Meeting**

Owner/Applicant:

Attachment:

File Numbers:



Existing



proposed antennas

Proposed



Davenport

Site # DAV15

8/18/11

Cabrillo Hwy / Hwy1  
Santa Cruz, CA 95060

View #2

Applied Imagination 510 914-0500

## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Planning Commission Meeting***

Owner/Applicant:

Attachment:

File Numbers: