

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

**DATE:** December 14, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, and certification of a Negative Declaration, to construct a 35 ft. public radio tower and equipment cabinet located at 510 Hill Road, Pescadero. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00037 (Pescadero Public Radio Station)

**PROPOSAL**

The applicant proposes to construct a 35 ft. high community FM public radio tower, and a small ground-located equipment cabinet. Structurally, the tower is of a nearly 12" equilateral triangular design. A chain link fence would be placed around the facility. The radio tower facility would be located near an existing (unused) agricultural storage building and located within and at the terminus of an existing access road into the parcel. Power to the radio tower facility would be via underground conduit from the nearby storage building to the tower equipment cabinet. Once installation of the tower facility is completed, minimal access of the site will be required. The antenna will broadcast 89.3 KPDO Pescadero Community Radio (currently broadcasting from 1956 Pescadero Creek Road) at a strength of 100 watts, whose content will be both entertainment and local community information and announcements. No trees or significant vegetation shall be disturbed. No grading is required (except minor trenching for undergrounding of conduit). No water is required. Due to the remote nature of the Pescadero area, radio reception is poor; this facility will bridge that transmission and service gap.

**RECOMMENDATION**

Certify the Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review; County File Number PLN 2016-00037.

## **SUMMARY**

The project has been reviewed against and found to be compliant with all applicable General Plan, Local Coastal Program policies and Planned Agricultural District zoning regulations, as well Architectural Review standards and the required Use Permit findings. Specifically, the 35 ft. radio tower will be approximately 2,250 feet from Highway 1, and consists of a minimal structure with no lighting; therefore, the tower's visual impact from Highway 1 is minimal.

Given the tower's location within an existing graveled driveway, there is no vegetation removed, nor is there any special wildlife or vegetative habitat in the immediate proximity that would be threatened or impacted by the project. Further, while prime soils cover a significant portion of the parcel (including the project site itself), this area has already been disturbed by the driveway, the project construction does not extend beyond that general area, and the agricultural viability of the remainder of the parcel is not affected. The only areas of the parcel that are not covered with prime soils are to the far east and far west of the property, where topographic features are not ideal to achieve maximum effectiveness of the tower's transmission capabilities. The Agricultural Advisory Committee (AAC) recommended approval of this project with no comments or conditions. The Pescadero Municipal Advisory Council (PMAC) also reviewed this project with no comments.

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

**DATE:** December 14, 2016

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Use Permit, pursuant to Sections 6328.4, 6353, and 6500, respectively, of the County Zoning Regulations, and Architectural Review, pursuant to the State Streets and Highways Code, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to construct a 35 ft. public radio tower and equipment cabinet located at 510 Hill Road, Pescadero. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00037 (Pescadero Public Radio Station)

**PROPOSAL**

The applicant proposes to construct a 35 ft. community FM public radio tower, supported by guy wires and placed upon an 8' x 10' concrete slab, which would include a small equipment cabinet (36" wide x 52" tall x 29" deep). Structurally, the tower is of a nearly 12" equilateral triangular design. A chain link fence for security (and as required by the FCC) would be placed around the facility. The radio tower facility would be located about 90 feet from the southeast corner of an existing agricultural storage building and located at the terminus of an existing access road into the parcel. Power to the radio tower facility would be via underground conduit from the nearby storage building to the tower equipment cabinet. Once installation of the tower facility is completed, minimal access of the site will be required. The antenna will broadcast 89.3 KPDO Pescadero Community Radio (currently broadcasting from 1956 Pescadero Creek Road) at a strength of 100 watts, whose content will be both entertainment and important community information and announcements. No trees or significant vegetation shall be disturbed. No grading (except minor trenching for undergrounding of conduit) is required. No water is required. Due to the remote nature of the Pescadero area, radio reception is poor; this facility will bridge that transmission and service gap.

The project will require a Coastal Development Permit (CDP), Planned Agricultural District Permit (PAD), Use Permit, and Architectural Review (due to its location within the Cabrillo Highway State Scenic Corridor).

## **RECOMMENDATION**

Certify the Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, County File Number PLN 2016-00037, by making the required findings and adopting the conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Dave Holbrook/Senior Planner

Applicant: Pescadero Public Community Radio Station (KPDO)

Owners: Bruce and Sandra Durham

Location: 510 Hill Road, Pescadero

APNs: 086-171-050

Size: Approximately 20 acres

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

General Plan Designation: Agriculture

Williamson Act Contract Status: The subject parcel is not under a Williamson Act contract

Parcel Legality: The parcel is Lot 21 of the "Peninsula Farm Company's Subdivision No. 1," recorded in County Records January 8, 1923. Subsequent development constructed on this parcel (the agricultural storage structure, built in the 1940s, which still exists) confirms its legal status.

Existing Land Use: Unused agricultural storage building; no other activity on parcel

Water Supply: N/A (No potable or non-potable water source or well exists)

Sewage Disposal: N/A

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of 0.2% annual chance of flood, Community Panel No. 06081C0451E, dated October 16, 2012.

Environmental Evaluation: Mitigated Initial Study/Negative Declaration was completed and circulated for the requisite 21-day review period; whose review period ended on November 22, 2016.

Setting: The 20-acre parcel is vacant, except for an old agricultural storage building that has apparently been there since the 1940s. The parcel's topography is gently sloping, with its elevation decreasing in a westerly direction. The parcel's access is taken from the western terminus of Hill Road, itself accessible via Reservoir and Artichoke Roads. While a PAD/CDP application was submitted to legalize a mobile home for the purpose of farm labor housing (Case No. PLN 2012-00102), that application was closed and the FLH unit subsequently removed from the site. Otherwise, the parcel has not been farmed in a long time. The existing storage building has power, fed to it from a legally installed utility line from a utility pole along Hill Road. While many of the surrounding parcels are farmed, none have residences on them.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Compliance with the General Plan

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

##### Chapter 1 - Vegetative, Water, Fish and Wildlife Resources

Policy 1.2 (*Protection of Sensitive Habitats*) requires that sensitive habitats are protected from reduction in size or degradation. However, the project site is not located near any such resources or habitat.

##### Chapter 2 - Soil Resources

Soil resource policies call for protection and preservation of soil as a resource (Policy 2.1), minimization of soil erosion (Policy 2.2), protection of productive soil resources (Policy 2.4), and minimize depletion of productive soil resources in Agricultural Areas (Policy 2.5) to address retention of soil resources. The project site is located on an existing driveway on the parcel. The project's soil disturbance due to excavation for the tower and equipment will be minor, with conditions of approval recommended to include the implementation of erosion control measures to ensure no adverse impact to surrounding soils. The project's location also ensures no adverse impact to the parcel's agricultural soils or its ability to be farmed in the future.

##### Chapter 4 - Visual Quality

Policies 4.20 (*Utility Structures*) and 4.21 (*Scenic Corridors*) require minimizing the adverse visual quality of utility structures and discuss the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. Policies for site planning in scenic corridors call for facilities to be set back outside of

views from road rights-of-way (Policy 4.55), and in a manner which does not disrupt the visual harmony of the natural landscape (Policy 4.56). Other site planning policies require that exterior lighting be minimized (Policy 4.59), that any new roads should be sensitive to existing visual qualities (Policy 4.60), that storage areas are required to be screened so they are not visible from scenic corridors (Policy 4.62), and that, when possible, new distribution lines should be placed underground (Policy 4.63). At a distance of 2,250 ft. from Highway 1, the 35 ft. (un-lighted) tower would be minimally visible. Its power source will be via undergrounded conduit from the existing farm structure to the tower. Thus, its visibility from and impact to the scenic resources along Highway 1 would be minimal.

## Chapter 5 - Historical and Archaeological Resources

Policy 5.1 (*Historic Resource Protection*) requires protection of historic resources for their historic, cultural, social and educational values and enjoyment of future generations. Policy 5.20 (*Protection of Archaeological/Paleontological Resources*) requires a site survey to determine if any such resources are present when new development is proposed. This project was referred to the Northwest Information Center (which administers the California Historical Resources Information System) at Sonoma State University. They reported that they have no record of cultural resources located in the immediate area. However, while the project site does not likely host any known historic or archaeological resources, a Condition of Approval (Attachment A) is recommended to ensure that proper measures are taken in the event that any project-related grading/excavation reveals any such resources, including (if necessary) contact with the Native American Heritage Commission should any human remains be found. Therefore, the project meets the cited policies of this chapter.

## Chapter 9 - Rural Land

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

The subject parcel has a General Plan designation of "Agriculture." Telecommunications facilities, such as a radio tower, are allowed on agricultural lands with an approved use permit since the facilities are integral to public safety and the economy. The proposed tower as located and designed also ensures that there is little impact to the nature of the rural

land or scenic qualities. The overall impact of the new tower, including its aesthetic impact, is minimal due to its height and distance from Highway 1, and the potential for agricultural use on the parcel is not diminished.

2. Compliance with Local Coastal Program (LCP) Policies

The applicable LCP policies are found under the “Land Use,” “Agriculture” and “Visual Resources” Components; the “Sensitive Habitat” Component is not applicable, since no such habitat or resources exist in the project’s immediate vicinity.

a. Land Use Component

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

As discussed in the General Plan (*Rural Land Use*) Section above, the proposed tower has a small footprint on an existing driveway and is located close to other development on the parcel. Coastal resources are not impacted due to the distance from the ocean and the lack of public access on the site. This project will not have a significant effect on any future agricultural activities or coastal resources and thus complies with this policy.

b. Agriculture

As previously stated, the subject parcel is predominantly covered with Prime (Class III) soils, with the remaining soils (to the far east and west ends of the parcel) considered “Lands Suitable For Agriculture and Other Lands.” The project’s compliance with LCP Policies 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) and 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) is discussed in Section A.3 (*Compliance with PAD Regulations*) of this report. The project will not consume any agriculturally used land or otherwise diminish the parcel’s potential for such use in the future.

c. Visual Resources

As previously stated, the radio tower is located within and will be visible from Highway 1, a State Scenic Corridor. However, it is compliant with Policies 8.18 (*Development Design*) and

8.31 (*Regulation of Scenic Corridors in Rural Areas*) due to: (1) its distance of 2,250 feet from the Highway, (2) its 35 ft. height and narrow structural shape, (3) its relatively small footprint on the ground, and (4) its power source which will be via undergrounded conduit. Further, the Federal Aviation Administration (FAA) does not require that a tower of this height be lit, nor does the project propose any outdoor lighting. Thus, its visibility from and impact to the scenic resources along Highway 1 would be minimal.

### 3. Compliance with Zoning (PAD) Regulations

The proposed development is located on a parcel zoned PAD/CD (*Planned Agricultural District/Coastal Development*). Uses are deemed “compatible” if they do not significantly detract from, or inhibit, the use of the property for agriculture, and conform to the LCP, including the requirement of a Coastal Development Permit. Compliance with LCP Policies was discussed in the previous section.

Zoning Regulations (*Chapter 24; Use Permits*), Section 6500(b) allows the location of public service uses (which includes a public radio transmission tower) when found to be necessary for the public health, safety, convenience or welfare. The provision of a public radio station promotes public safety and welfare, and is thereby a necessary service for Pescadero area residents.

Pursuant to PAD regulations, Section 6355 (*Substantive Criteria for Issuance of a PAD Permit*), a PAD Permit requires evidence that demonstrates that any conversion of prime lands (which this project involves) from an agricultural use (or in this case potential agricultural use) will result in uses which are consistent with the purpose of the PAD (Section 6350). Of the PAD criteria, the following are applicable here:

#### a. General Criteria

- (1) The encroachment of all development upon land which is suitable for agricultural use is minimized, since the tower is located at the terminus of an existing access road, leaving all surrounding land on the parcel available for agricultural use.
- (2) All development is clustered; the tower and equipment box is located together and 90 feet from the storage building.
- (3) Every project conforms with the Development Review Criteria (Zoning Regulations; Chapter 20A.2); the project, given its location and scale, qualifies and/or poses no adverse impacts to the Environmental Quality, Site Design, Cultural Resources,



Hazards to Public Safety, Primary Scenic Resources, Primary Fish and Wildlife Habitat Areas, Agricultural Resources Area, Primary Water Resources Area, or Primary Natural Vegetative Areas criteria.

b. Criteria for Conversion of Prime Agricultural Lands

As stated, most of the parcel, including the project site, is covered with Prime (Class III) soils.

The only areas of the parcel that are not covered with prime soils are to the far east and far west of the property. However, the PAD regulations allow the conversion of prime soils with a PAD Permit when it can be demonstrated that:

- (1) *No alternative site exists on the parcel for the use.*

The tower facility and the driveway leading to it are designated as Prime Soils, but are previously disturbed and already accessible area, in close proximity to the nearby storage building, from which it would be fed power via underground conduit. Locating the facility behind and to the west of the storage building (where there are no prime soils) is not an option, due to the lower topography, thus inhibiting the tower's transmission ability. Location off prime soils to the parcel's western-most boundary would require additional disturbance of the soils from an extended access road, as well as the added distance to run the underground power further from its power source. Locating it off prime soils to the parcel's eastern-most boundary would also trigger the same extended disturbance.

- (2) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

While there are no ongoing agricultural uses occurring on the parcel, the radio tower's location at the terminus of an access road generally provides a delineation between it and any future agricultural uses. Given the parcel's size, there is ample room for the provision of agriculture and related uses on the remainder.

- (3) *The productivity of an adjacent agricultural land will not be diminished.*

While the lands to the north and east of the subject parcel are farmed, they are separated by Hill and Reservoir Roads, and

thus, their agricultural productivity would not in any way be diminished. The lands to the west and south are far enough away such that their farm productivity would also not be diminished.

- (4) *Public service and facility expansions will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

With the radio tower facility being considered a “public service”, this criteria applies. Its location on a 20-acre parcel, as previously discussed, will not impair the agricultural viability of the subject parcel or of any surrounding lands, it should not affect the parcel’s assessment, nor result in any degraded air or water quality impacts.

4. Conformance with Architectural Review Standards

The architectural standards for the Cabrillo Highway State Scenic Corridor are derived from the General Plan and the Local Coastal Program. The prime policy consideration is “preventing the erection of structures, additions or alterations which do not properly relate to their sites or to the scenic character of Cabrillo Highway.” Architectural Review objectives are similar to the criteria discussed in Sections A.1 and A.2 of this report. Staff has determined that the proposal, as conditioned, meets the scenic corridor standards because the radio tower, given its minimal structural design, and its distance from Highway 1, would be minimally visible from Highway 1.

5. Conformance with the Use Permit Findings

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

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

The project’s lack of impact on coastal resources is discussed in Sections A.1 through A.4 of this report. Also, the tower, as conditioned, will not be detrimental to the public welfare or injurious to the neighborhood. The proposed tower will not impede the use of the remainder of the parcel and surrounding area for agricultural

purposes, and the conditions of approval ensure that the public welfare is not injured by the proposed facility.

New communications facilities, such as the proposed tower, require the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the Federal Communications Commission's (FCC) public exposure limits. The RF report submitted (Attachment E) concludes that the radio tower, placed as proposed, will be at 13.3% of the applicable public limit. The RF report analyzes the emissions resulting from the proposed tower, in addition to estimations of the RF from the existing antennas on-site, which are utilized by multiple communications companies. In addition, the site is on private property, and the site's location would be fenced off from the remainder of the parcel so access to workers or guests of the property owner is also restricted.

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

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

The project will provide radio transmission and reception to local residents and travelers along Highway 1 and within the Pescadero area. Staff has determined this finding can be made.

**B. REVIEW BY AGRICULTURAL ADVISORY COMMITTEE (AAC) AND PESCADERO MUNICIPAL ADVISORY COUNCIL (PMAC)**

On September 12, 2016, this project was considered by the AAC and found to be compliant with all applicable PAD regulations, with no further comments or recommended conditions provided. Additionally, the project was referred to the PMAC, with no comments forthcoming from that group.

**C. ENVIRONMENTAL REVIEW**

An Initial Study was prepared for this project, pursuant to the California Environmental Quality Act (CEQA). It was determined that there will not be any significant impact created by the proposed co-location. A Negative Declaration was posted on November 2, 2016, with the public review period ending on

November 22, 2016. No comments were received. A copy of the Negative Declaration is attached to this staff report (Attachment G).

D. REVIEWING AGENCIES

County Building Inspection Section  
County Department of Public Works  
County Fire Authority  
County Counsel  
Agricultural Advisory Committee  
Pescadero Municipal Advisory Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location and Vicinity Map
- C. Site Plan and Tower Elevations
- D. FM Antenna Detail
- E. Radio Frequencies Emissions Report
- F. Prime Soils Map
- G. Initial Study/Negative Declaration

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00037      Hearing Date: December 14, 2016

Prepared By: David Holbrook      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Negative Declaration, Find:

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

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), since the project will provide radio transmission and reception to local residents and travelers within the Pescadero area without causing a significant visual impact due to the distance from Highway 1.
6. That the project conforms to the specific findings required by policies of the San Mateo County LCP related to the protection of agricultural land, since the project

does not interfere with existing or future agriculture on the site due to the small scale of the project and its location within an existing driveway.

Regarding the Planned Agricultural District Permit, Find:

7. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural District Permit contained in Section 6350 of the Zoning Regulations, including the fact that the proposed radio tower is located on an existing graveled driveway and poses no impact to the current or future agricultural viability and use of the parcel.

Regarding the Architectural Review, Find:

8. That the proposed project is in compliance with the architectural design standards for the Cabrillo Highway State Scenic Corridor, since the proposed tower, based on its height and distance eastward will not represent a significant visual impact as seen from Highway 1.

Regarding the Use Permit, Find:

9. That the establishment, maintenance, and/or conducting of the proposed project will not, under the circumstances of the particular case result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative radio frequency electromagnetic field levels for this project site will be 13.3% of the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property, existing utility provisions or future public improvements.
10. That the project is necessary for public health, safety, convenience or welfare, as it will allow for local radio transmission and reception capability for San Mateo County coastal residents and travelers.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal as described in those plans, supporting materials and reports submitted on December 14, 2016 and as approved by the Planning Commission. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.

2. Any changes in use or intensity of the radio facility (that otherwise do not qualify as a “minor modification”) may require an amendment to the Use Permit and/or Coastal Development Permit. Any such amendment to these permits shall require compliance with all application and fee requirements, and permit approvals prior to construction.
3. The power lines leading to the radio tower shall be installed underground, from the nearby building to the tower’s base as proposed.
4. No materials used for installation shall be reflective or painted a reflective color.
5. The equipment area for this facility shall be fenced and screened with brown or otherwise acceptable material/colored slats.
6. Prior to final inspection for the building permit, the applicant shall paint and/or maintain the tower structure a medium gray color to blend in and have low visibility from the scenic roads in the area.
7. The applicant shall submit the following fees to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall submit a \$50.00 recording fee, required for posting of the CEQA document’s Final Notice of Determination. The check shall be made payable to San Mateo County, and submitted to the project planner to file with the Final Notice of Determination. No California Department of Fish and Wildlife fee is due, since no such department review or permit was required, nor was a permit or review required from any other state agency.
8. This use permit shall be valid for ten (10) years following the date of final approval. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
9. The applicant shall receive and maintain approval from the Federal Communications Commission (FCC) for the operation of the project at this site. Upon receipt of this approval, the applicant shall supply the Current Planning Section with proof of this approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation within thirty (30) days of notice of revocation.
10. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed. Applicant shall notify the Current Planning Section within thirty (30) days if it ceases to use the facility.
11. The applicant shall obtain a building permit and install the tower and miscellaneous power lines and support equipment in accordance with the

approved plans and conditions of approval. All cabled energy lines to the tower and equipment area shall be installed underground.

12. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
  - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
  - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
13. 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).
14. Since the plans have indicated that no lighting atop or attached to the tower is required, such lighting is prohibited and shall be cited on the associated building permit plans. No additional lighting is allowed, except for emergency or security lighting as attached to the nearby agricultural building, which – if proposed – shall be motion activated only, whose location and details shown on the associated building plans.
15. (Mitigation Measure No. 1) Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.



16. (Mitigation Measure No. 2) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
17. (Mitigation Measure No. 3) Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
18. (Mitigation Measure No. 4) The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
  - a. Water all active construction areas at least twice daily.
  - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
  - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
  - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
  - h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).
  - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - j. Replant vegetation in disturbed areas as quickly as possible.

19. (Mitigation Measure No. 5) Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.
20. (Mitigation Measure No. 6) Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
  - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
  - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
21. (Mitigation Measure No. 7) Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), the applicant or radio station tower sponsor shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.

DH:pac - DJHAA0650\_WPU.DOCX

86-17



### San Mateo County Planning Commission Meeting

Owner/Applicant: DURHAM BRUCE E & SANDRA C

Attachment: B

File Numbers: PLN2016-00037

TRACED

ASSESSOR'S MAP COUNTY OF SAN MATEO CA.

11-83



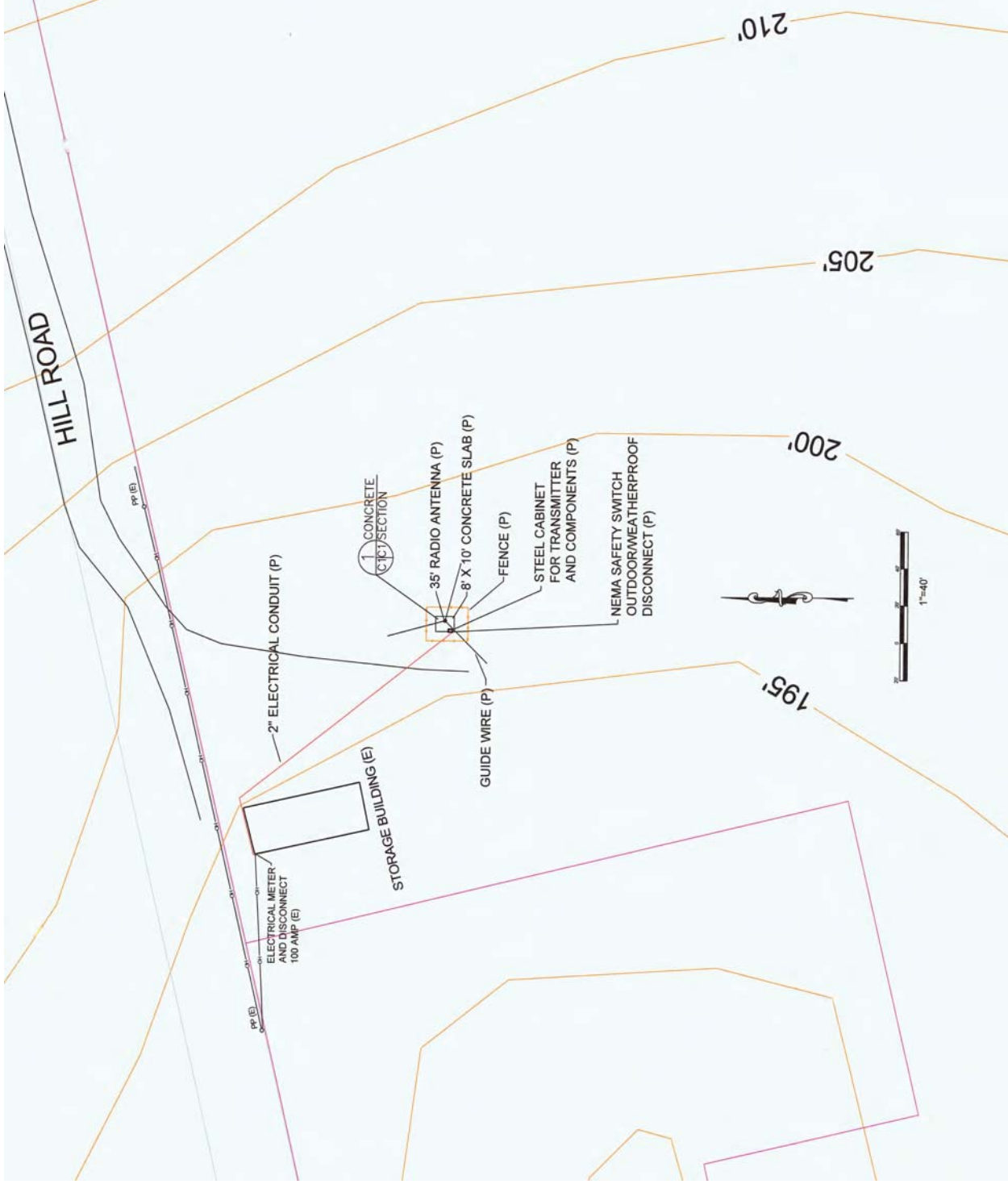
**VICINITY MAP**

**San Mateo County Planning Commission Meeting**

Owner/Applicant: DURHAM BRUCE E & SANDRA C

File Numbers: PLN2016-00037

Attachment: B



**San Mateo County Planning Commission Meeting**

Owner/Applicant: DURHAM BRUCE E & SANDRA C

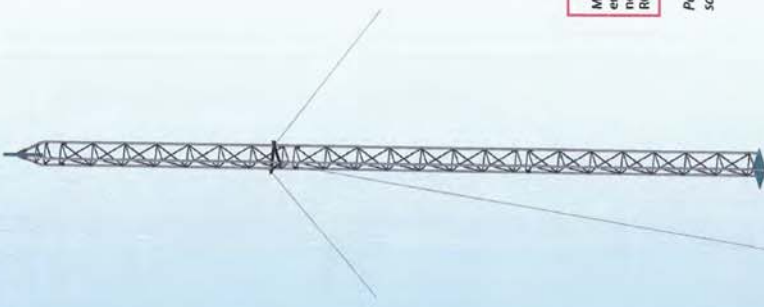
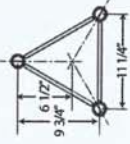
Attachment: C

File Numbers: PLN2016-00037



25G

**QUICK REFERENCE**  
 PARTS & ACCESSORIES PAGES 37-40  
 FOUNDATION INFORMATION PAGE 41  
 FOUNDATION INFORMATION PAGES 41-44



**GENERAL USE**

The 25G is available in the standard 10' section length and a 7' length which is UPS shippable. The 25G uses double bolted joints, proven to be the best method of joining tower sections for sturdiness and dependability. As a guyed structure, the 25G standard designs rise to a height of 190'.

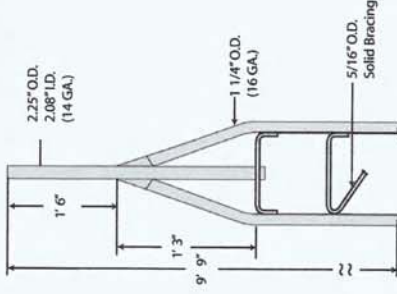
**FEATURES**

- Completely hot-dip galvanized after fabrication
- Built on an 11 1/4" equilateral triangle design
- High strength tubular legs joined by Zig-Zag® cross members
- Each 7' or 10' section contains all required nuts and bolts shipped with section
- Continuous solid round steel bracing

**CAUTION**

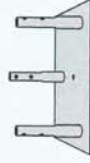
Mixing copies of ROHN towers with ROHN towers is dangerous and voids all engineering and warranty data supplied by ROHN. Materials used by others are not the same quality and have not been tested or engineered by ROHN. Mixing ROHN tower sections with non-ROHN products may cause tower failure or injury.

Per Rev. G requirements, any structure greater than 10' requires a climber safety device. Please see page 40 for ordering information.

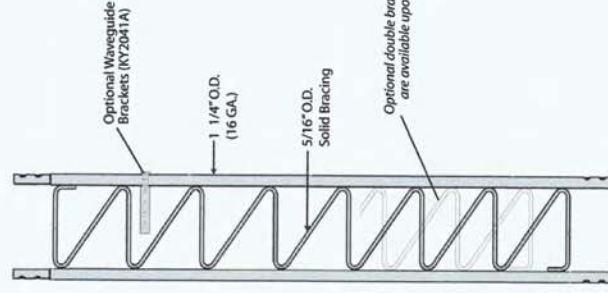


STANDARD TOP SECTION 25AG2

Additional 25G top sections are shown on page 37.



**CONCRETE BASE PLATE**  
 BPC25G®  
 FOR USE WITH 3/4"x3/4"XPP RFR PIN  
 EMBEDDED IN CONCRETE.  
 Additional base sections are available, please see page 38.



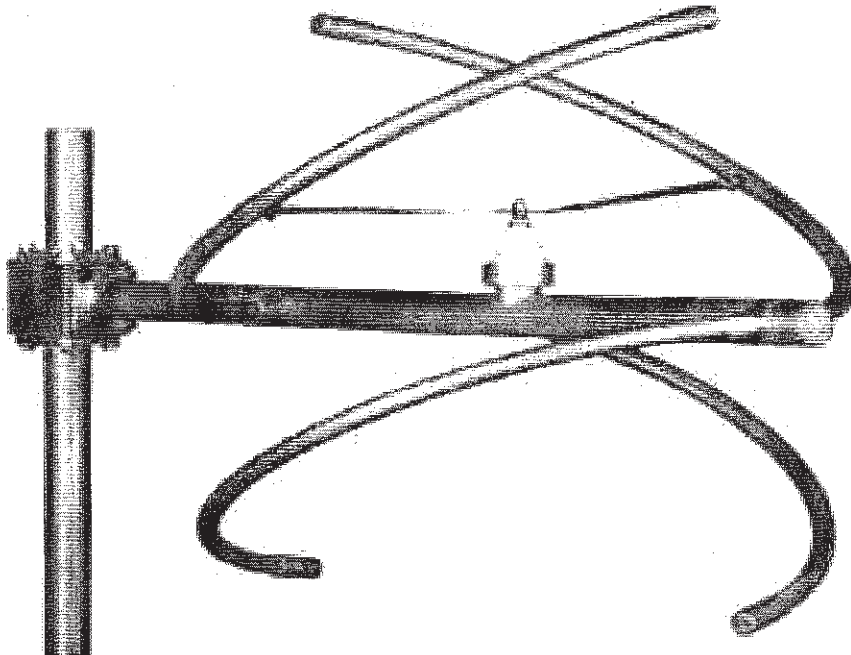
STANDARD SECTION 25G - 10' Section

**OPTIONAL 7' SECTION 25G7 - 7' Section**  
 The 7' section is UPS shippable.

\* Towers mounted on these bases must be braced or guyed at all times. Temporary steel guying may also be necessary during installation and dismantling.

# FMA-707

Circularly Polarized FM Antennas  
Input Power up to 500 Watts/Bay



## Features

- True circular polarization
- Heavy duty brass construction
- Type N input, does not require pressurization
- Multibay arrays use a power divider
- Balanced feed straps
- Perfect for translators and other low power applications



**ARMSTRONG**

TRANSMITTER CORPORATION

Web: [www.armstrongtx.com](http://www.armstrongtx.com)  
Contact: [sales@armstrongtx.com](mailto:sales@armstrongtx.com)

4835 North Street Marcellus, NY 13108 Tel 315-673-1269 Fax 315-673-9972

**ATTACHMENT D**



## Broadcast Engineering Services of Bonny Doon, Inc.

Donald E. Mussell Jr. NCE-CBT  
Consulting Engineer  
740 Front Street Suite 305  
Santa Cruz, Ca 95060

Hawaii Office:  
P.O. Box 983  
Kilauea, Hi 96754

(808) 828-0209 Office  
(831) 588-9463 Cell  
dmsml@well.com  
[www.well.com/user/dmsml](http://www.well.com/user/dmsml)

### Introduction

In accordance with the Commission's rules, a calculated assessment was made of the proposed KPDO-FM broadcast site, and the RFR impact at the site. Table 1 of O.E.T. Bulletin 65 (Edition 97-01) was utilized to determine the extent of radio frequency radiation, as defined by the Commission's MPE limits, which are based upon those of ANSI/IEEE C95.1-1992 and the NCRP Report No. 86 (1986). The proposed KPDO(FM) operating frequency (89.3 MHz), antenna and effective radiated power were taken into consideration, in addition to the height of the antenna system above ground, utilizing the FCC/EPA computer model (FM Model) for estimating FM broadcast ground-level power densities.

### Standards Definition

The ANSI standard for RF exposure at 30 to 300 Mhz is as follows:

Uncontrolled (Public) Standard: 200  $\mu\text{w}/\text{sq. centimeter}$   
Controlled (Occupied) Standard: 1000  $\mu\text{w}/\text{sq. centimeter}$

Note 1: Occupational/Controlled limits apply in situations in which persons are exposed as a consequence of their employment, provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply, provided he or she is made aware of the potential for exposure.

Note 2: General Population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure, or cannot exercise control over their exposure.

### Facilities Discussion

The proposed KPDO-FM facility will utilize a guyed, uniform cross section tower, 10.6 meters (35 feet) in height. This location has no other operating broadcast users. The proposed KPDO-FM antenna system is a circularly polarized full-wave spaced two-bay design. The proposed center of radiation is 8 meters (26 feet) above ground. This produces a calculated maximum field intensity level of 26.65  $\mu\text{w}/\text{sq. centimeter}$  at a distance of 4 meters distant from the base of the tower (at a height of two meters above ground level), and a field intensity level of 15.15  $\mu\text{w}/\text{sq. centimeter}$  at the base of the tower.

<u>Facility</u>	<u>Calculated Maximum RFR Level</u>	<u>% of Public limit</u>
KPDO	26.65 $\mu\text{w}/\text{sq. centimeter}$ @ 4 meters	13.3%
Total Percentage of Uncontrolled (public) RFR limitation:		13.3%

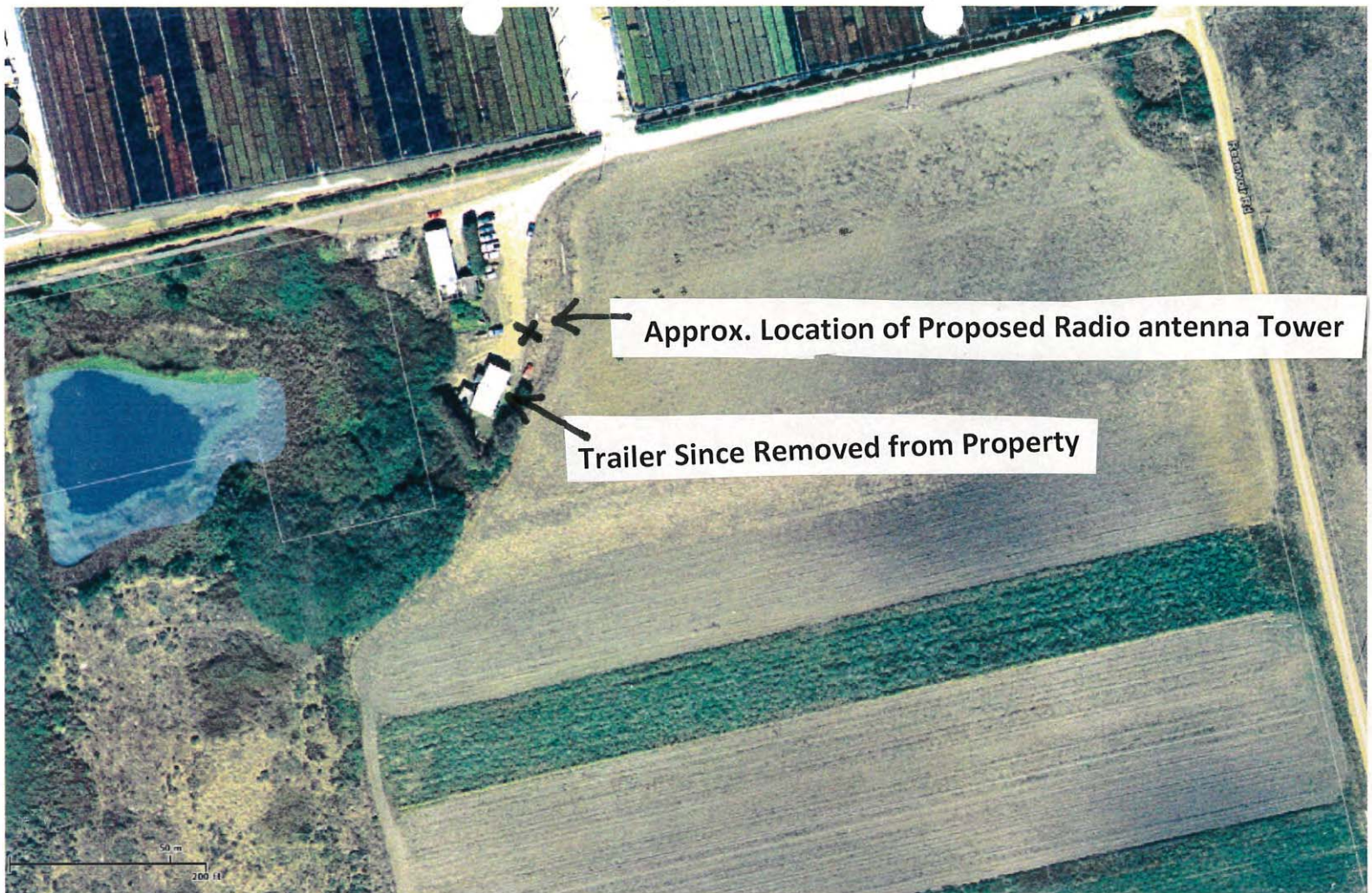
**Conclusion**

Because the predicted field intensity proposed on the tower does not exceed the maximum levels for controlled or uncontrolled exposure at ground level, the existing and proposed facilities will be in compliance with the limits set forth in OET Bulletin 65, Edition 97-01 (Table 1, Limits for Maximum Permissible Exposure).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Mussell Jr.', with a stylized flourish at the end.

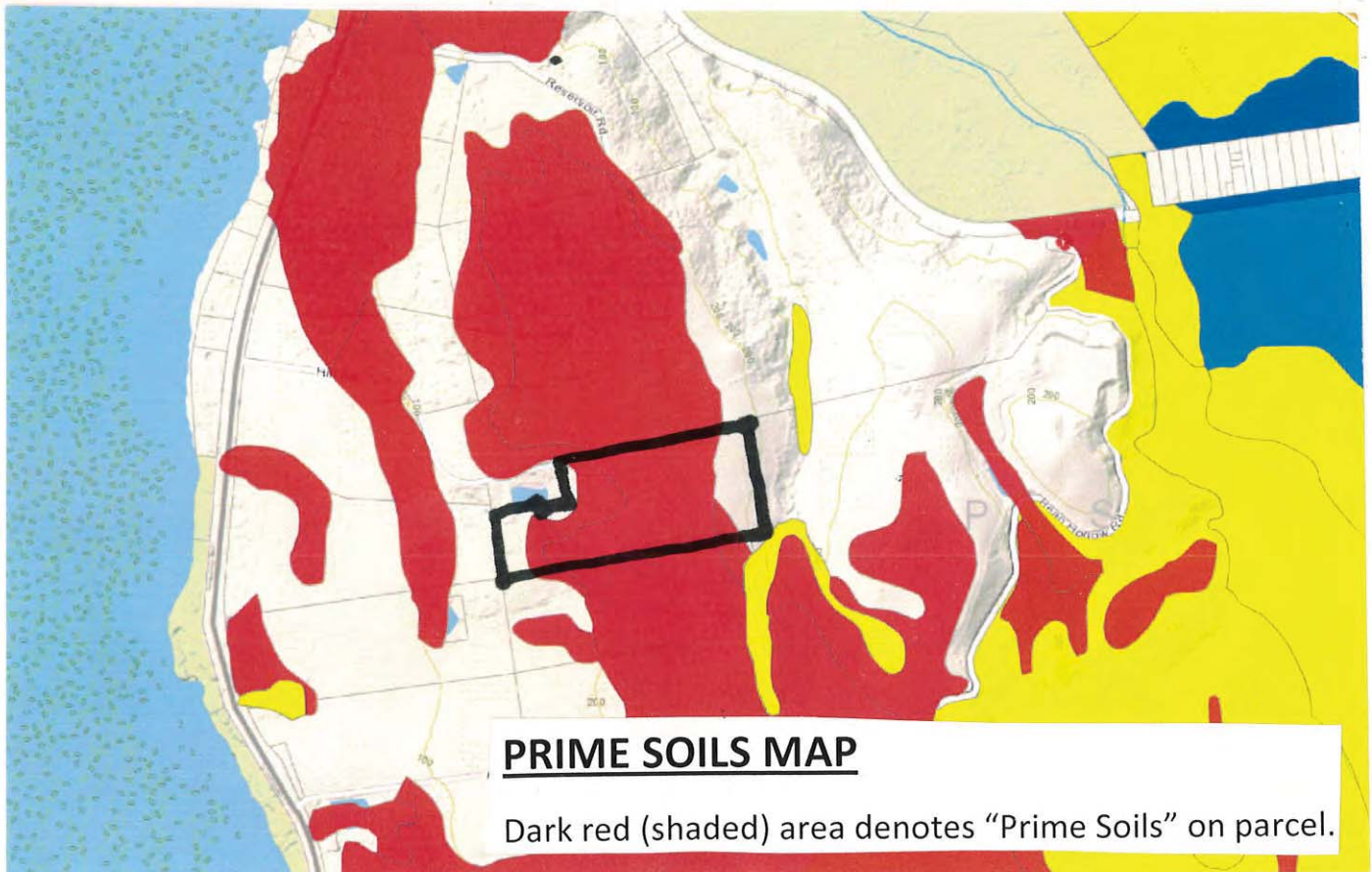
Donald E. Mussell Jr. NCE-CBT  
Consulting Engineer  
March 4, 2016



Approx. Location of Proposed Radio antenna Tower

Trailer Since Removed from Property

Disclaimer: Information displayed here is for reference. For precise boundary data or information, consult official records. Printed: Wkd Aug 24 2016 01:48:25 PM



### PRIME SOILS MAP

Dark red (shaded) area denotes "Prime Soils" on parcel.

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

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

FILE NO.: PLN 2016-00037

OWNERS: Bruce and Sandra Durham

APPLICANT: Pescadero Public Radio Station

ASSESSOR'S PARCEL NO.: 086-171-050

LOCATION: 510 Hill Road, Pescadero

PROJECT DESCRIPTION

The applicant has applied for a Coastal Development Permit, Planned Agricultural District Permit (PAD), Use Permit, and Architectural Review, to construct a 35 ft. high community FM public radio tower (supported by guy wires and placed upon an 8' x 10' concrete slab), which would include a small radio equipment cabinet (36" wide x 52" tall x 29" deep). Structurally, the tower is of a nearly 12" equilateral triangle design. A chain link fence for security (and as required by the FCC) would be placed around the facility. The radio tower facility would be located about 90 feet from the southeast corner of an existing (but unused) agricultural storage building and located at the terminus of an existing access road into the parcel. Power to the radio tower facility would be via underground conduit leading from the nearby storage building to the tower equipment cabinet. Once installation of the tower facility is completed, minimal use of the site will be required. The antenna will broadcast 89.3 FM KPDO Pescadero Community Radio (currently broadcasting from 1956 Pescadero Creek Road) at a strength of 100 watts, whose content will be both entertainment and crucial community information and announcements. No trees or significant vegetation shall be disturbed. No grading (except minor for undergrounding of conduit) is required. No water is required. Due to the remote nature of the Pescadero area, radio station transmissions are not possible; this facility will bridge that transmission and service gap.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

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

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

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

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

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

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

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

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

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

#### RESPONSIBLE AGENCY CONSULTATION

San Mateo County Planning and Building Department

#### INITIAL STUDY

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

REVIEW PERIOD: November 2, 2016 through November 22, 2016.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 22, 2016.**

#### CONTACT PERSON

David Holbrook  
Senior Planner, 650/363-1837  
[dholbrook@smcgov.org](mailto:dholbrook@smcgov.org)

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David Holbrook, Senior Planner

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County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Pescadero Public Radio Transmission Tower
2. **County File Number:** PLN 2016-00037
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063
4. **Contact Person and Phone Number:** David Holbrook, Senior Planner  
650/363-1837  
[dholbrook@smcgov.org](mailto:dholbrook@smcgov.org)
5. **Project Location:** 510 Hill Road, Pescadero
6. **Assessor's Parcel No.:** 086-171-050
7. **Project Sponsor's Name and Address:** Pescadero Community Radio Station  
KPDO 89.3 FM  
Catherine Peery, President  
P.O. Box 893  
Pescadero, CA 94060
8. **General Plan Designation:** Agriculture
9. **Zoning:** Planned Agricultural District (PAD)
10. **Description of the Project:** The applicant has applied for a Coastal Development Permit, Planned Agricultural District Permit (PAD), Use Permit, and Architectural Review, to construct a 35 ft. high community FM public radio tower (supported by guy wires and placed upon an 8' x 10' concrete slab), which would include a small radio equipment cabinet (36" wide x 52" tall x 29" deep). Structurally, the tower is of a nearly 12" equilateral triangle design. A chain link fence for security (and as required by the FCC) would be placed around the facility. The radio tower facility would be located about 90 feet from the southeast corner of an existing (but unused) agricultural storage building and located at the terminus of an existing access road into the parcel. Power to the radio tower facility would be via underground conduit leading from the nearby storage building to the tower equipment cabinet. Once installation of the tower facility is completed, minimal use of the site will be required. The antenna will broadcast 89.3 FM KPDO Pescadero Community Radio (currently broadcasting from 1956 Pescadero Creek Road) at a strength of 100 watts, whose content will be both entertainment and crucial community information and announcements. No trees or significant vegetation shall be disturbed. No grading (except minor for undergrounding of conduit) is required. No water is required. Due to the remote nature of the Pescadero area, radio station transmissions are not possible; this facility will bridge that transmission and service gap.



11. **Surrounding Land Uses and Setting:** The 20-acre parcel is vacant, except for an agricultural storage building that has apparently been there since the 1940s. The parcel's topography is gentle, with its elevation decreasing in a westerly direction. The parcel's access is taken from the western terminus of Hill Road, itself accessible via Reservoir and Artichoke Roads. It is located about 1.75 miles southwest of the town of Pescadero. While a PAD/CDP application was submitted to legalize a mobile home for the purpose of farm labor housing (Case No. PLN 2012-00102), that application was closed and the FLH unit subsequently removed from the site. Otherwise, the parcel has not been farmed for many years. The existing storage building has power, fed to it from a legally PG&E installed nearby utility pole along Hill Road. While many of the immediately surrounding parcels are farmed, none have residences on them.
  
12. **Other Public Agencies Whose Approval is Required:** County Building Inspection, County Department of Public Works, Pescadero Municipal Advisory Council.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<b>Discussion:</b> The subject parcel is surrounded by very low density farmland parcels and is not located near any residential areas or public lands. There are some agricultural water storage ponds in the general vicinity. The primary "scenic vista" is that as viewed from Cabrillo Highway (State Route 1), a designated Scenic State Highway east of the site. The proposed radio transmission				

<p>tower would be 35 feet tall, with construction of a simple 12" equilateral triangle design, and located approximately 2,250 feet from Cabrillo Highway. Due to the parcel's generally downsloping topography from east to west, the top of the tower would be 5 feet above the Reservoir Road. The tower's power feed would be from an existing nearby agricultural building and will be via underground conduit. The tower will be surrounded by a 6-ft. high chain link fence. However, as seen from Cabrillo Highway, the tower itself would not be visually significant, and the fence and ground equipment around it is not high enough to be seen at all. Thus, its visibility from and impact to the scenic resources along Cabrillo Highway would be less than significant. Thus, the project's visual impact would be less than significant.</p>					
b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
<p><b>Discussion:</b> Pursuant to the discussion provided to question 1. above, the project impact would be less than significant.</p>					
c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
<p><b>Discussion:</b> The subject tower is not located on a ridgeline; the parcel's topography generally increases gently in an easterly direction. Additionally, pursuant to the discussion provided to question 1.a. above, the project impact would be less than significant.</p>					
d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<p><b>Discussion:</b> The proposed tower will not be lit, nor will it, by its type or materials of construction, create any glare. Also, the project includes no other lighting for the site (not even motion-detection lighting). Thus, the project poses no impact.</p>					
e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p><b>Discussion:</b> See the discussion provided to question 1.a. above.</p>					
f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> The subject site is not located in a Design Review overlay district. However, being located within a State-designated Scenic Corridor, as well as the Coastal Zone and on a PAD-zoned parcel, the project requires, among other permits, an Architectural Review, CDP, PAD, and Use Permit (such facilities may be allowed in any zoning district with a Use Permit). That said, the project complies with the PAD regulations requiring such projects to comply with the Development</p>					

Review Criteria, which in the context of this question includes Scenic Resources Criteria, which the project complies with based on the discussion provided to question 1.a. above. However, relative to the specific question, the project poses no impact.

g. Visually intrude into an area having natural scenic qualities?			X	
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**Discussion:** Pursuant to the discussion provided to question 1.a. above, the project impact would be less than significant.

**2. AGRICULTURAL AND FORESTRY RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

**Discussion:** The parcel on which the subject site is located is within the Coastal Zone. Thus, the question is not relevant to this project at this site. That said, the parcel is not mapped or designated as Prime or Unique Farmland or Farmland of Statewide Importance. Thus, the project poses no impact.

b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
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**Discussion:** While the project parcel is zoned PAD (whose primary purpose is to preserve existing or potential agricultural viability), there is not presently any ongoing agriculture on the project site. That said, with the proposed tower located towards an end of an existing graveled driveway near a single existing storage building, the remainder of the 20-acre parcel is available for agricultural use. Also, there is no Open Space Easement or Williamson Act contract on the parcel. Thus, the project impact would be less than significant.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			X	
<p><b>Discussion:</b> In addition to the discussion provided to question 2.a. above, the existing environment of this general area is comprised of large PAD-zoned parcels where some type of farming occurs. However, the “conversion” of farmland on the subject parcel (soils that could be farmed), is minimal. Thus, the project impact would be less than significant.</p>				
d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The subject parcel is located within the Coastal Zone. Most of the parcel, including the project site at the end of a graveled driveway, is comprised of Prime (Class III) soils. Thus, while the driveway already represents a conversion of such soil, the project itself would continue to convert such soils. The only areas not covered with such prime soils are to the far east and far west of the parcel. The PAD zoning district cites criteria that must be met to allow the conversion of prime soils: 1) no alternative site exists on the parcel for the use, 2) clearly defined buffer areas are provided between agricultural and non-agricultural uses, 3) the productivity of adjacent agricultural lands will not be diminished, and 4) public service and facility expansions will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. In this case, the tower is being placed on land that has already been converted (the access driveway), is close to its source of power (coming into the nearby storage building), and will not expand on or create any additional conversion. This location, topographically, also provides the best place for the tower’s transmission; the far east west area (non-prime) of the parcel is too low for such transmission and the far east area would require additional soils conversion and disturbance to locate the tower, its equipment, and underground power. Also, the project’s location on the driveway creates a natural buffer between it and any other agricultural activity that may occur on the parcel, nor will it diminish the productivity of adjacent agricultural lands. Finally, the public radio transmission tower, constituting a public service, will not impair agricultural viability (as discussed), will not increase the parcel’s assessment costs, nor degrade air or water quality.</p>				
e. Result in damage to soil capability or loss of agricultural land?			X	
<p><b>Discussion:</b> Pursuant to the discussion provided to questions 2.a. and d. above, the project impact would be less than significant.</p>				

<p>f. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p>Note to reader: This question seeks to address the economic impact of converting forest land to a non-timber harvesting use.</p>				X
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**Discussion:** The subject parcel is zoned PAD, not TPZ-CZ. There is also no “forest land” on the parcel. That said, the project requires a PAD permit to ensure compliance with PAD criteria, as well as a Coastal Development Permit (to ensure compliance with all applicable Local Coastal Program (LCP) policies). Based on the project proposal, it is not anticipated that, with these permits, the project would conflict with the PAD/CD zoning. Thus, the question is not relevant to this project at this site and poses no impact.

<p><b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>		X		

**Discussion:** The project and its operation would involve minimal hydrocarbon (carbon monoxide; CO<sub>2</sub>) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its brief construction phase, from occasional service visits to the facility once it is operational, and during those occasions of power loss when a portable emergency generator would be transported to the site and run for the duration of the power outage. Taken all together, however, the impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. However, regarding emissions from both construction vehicles (employed at the site during the project's construction) and monthly facility maintenance vehicles, the following mitigation measures are recommended to ensure that the impact from such emissions is less than significant:

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

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

**Mitigation Measure 3:** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and

<p>take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>Please also see the discussion to question 7.1. (<i>Climate Change; Greenhouse Gas Emissions</i>), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.</p>				
b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	
<p><b>Discussion:</b> Pursuant to the discussion provided to question 3.a. above, the project impact would be less than significant.</p>				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
<p><b>Discussion:</b> Pursuant to the discussion provided to question 3.a. above, the project impact would be less than significant.</p>				
d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
<p><b>Discussion:</b> Pursuant to the discussion provided to question 3.a. above, the project impact would be less than significant.</p>				
e. Create objectionable odors affecting a significant number of people?				X
<p><b>Discussion:</b> The project, once operational, would not create or generate any odors. Thus, the project poses no impact.</p>				
f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

**Discussion:** In addition to the discussion to Question 3.a. above, the only pollutant that the project would regularly generate or emit are radio frequency (RF) electromagnetic fields. The applicant submitted a study (by Broadcast Engineering Services of Bonny Doon, Inc.) citing the Federal Communications Commission's (FCC) mandate to evaluate the RF impacts on the environment. The study concluded that the tower at a distance of 4 meters (about 13 feet) from the tower's base, at a height of 2 meters (about 6.5 feet), the projected RF level will be 13.3% of the maximum allowed limits of exposure, thus in compliance with the FCC guidelines.. Additionally, the project's distance of 0.42 mile from Cabrillo Highway, together with the very low development density of the surrounding parcels, further reduces the significance of the RF emissions. The project proposal plans include an exhibit showing a sign to be affixed to the fence surrounding the tower, which reads: "Caution on this tower: Radio frequency fields near some antennas may exceed FCC rules for human exposure. Personnel climbing this tower should be trained for working in radio frequency environments and use a personal RF monitor". This safety warning is part of the proposed project and will be confirmed to have been installed prior to final approval of its future building permit. However, regarding the broader RF emissions, the project impact would be less than significant, with no specific or additional mitigation measure required. During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

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

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.



4. <b>BIOLOGICAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<b>Discussion:</b> Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is located approximately 1/2 mile from the Pacific Ocean. Neither the California nor the US Departments of Fish and Wildlife (per review of the California Natural Diversity Data Base, CNDDDB) list any endangered or threatened plant or animal species within any close proximity to the project site. The Data Base's closest reference are for the endangered San Francisco Garter Snake, at two locations, approximately 1,600 and 2,000 feet, respectively, from the project site to the east. Thus, the project poses no impact.				
b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<b>Discussion:</b> Pursuant to the response to question 4.a. above, the project poses no impact.				
c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<b>Discussion:</b> There are no wetlands anywhere on the subject parcel. There is a small agricultural pond on the adjacent parcel to the west; the pond is located about 312 feet away. It hosts no known endangered species as cited above in the CNDDDB. The project would have no impact on this water body. Thus, the project poses no impact.				

d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<b>Discussion:</b> The project parcel does not include any creeks or water ways, nor does it (including the project site) fall within any established native resident or migratory wildlife corridors or include any native wildlife nursery. Thus, the project poses no impact.					
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<b>Discussion:</b> There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact.					
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<b>Discussion:</b> The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.					
g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<b>Discussion:</b> The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.					
h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<b>Discussion:</b> The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.					

<b>5. CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<b>Discussion:</b> Neither the project parcel nor the project site hosts any known historical resources, neither by County, State or Federal listings. Thus, the project poses no impact.				
b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<b>Discussion:</b> Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:  <b>Mitigation Measure 5:</b> Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<b>Discussion:</b> Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 5 (as cited above) is added to ensure that the project impact is less than significant.				
d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>Discussion:</b> The project parcel does not host any known human remains, including those interred outside of formal cemeteries. Thus, the project poses no impact.				

6. <b>GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<b>Discussion:</b> The San Andreas Fault Zone is located approximately 3 miles east of the project site. The project does not include any habitable structures. That said, while its location and distance from this fault zone could result in strong seismic ground shaking in an earthquake, the impact would be less than significant due to: (1) the project involves no human habitation (other than occasional maintenance visits), (2) the 35-foot high tower will be structurally attached to a foundation footing and supported by guy wires, and (3) the tower and its associated equipment and infrastructure will require a building permit and thus be subject to the minimum structural and seismic codes inherent in that permitting review and process. Thus, the impact would be less than significant, with no additional mitigation measures proposed.				
ii. Strong seismic ground shaking?			X	
<b>Discussion:</b> While the discussion to question 6.i. above acknowledges that strong seismic ground shaking could occur, the impact would be less than significant as discussed, with no additional mitigation measures proposed.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<b>Discussion:</b> The project parcel is not located in an area of liquefaction or differential settling. Thus, the project poses no impact.				
iv. Landslides?			X	
<b>Discussion:</b> The project parcel is not located in an area of known landslides. The County's Landslide Susceptibility Map identifies this area as one of "small landslide susceptibility". Thus, the project impact would be less than significant.				

<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p><b>Discussion:</b> The project site is located approximately 0.4 miles (2.00 feet) from the coastal bluff edge to the west. While there is no documentation of ongoing coastal cliff/bluff instability or erosion, the project's distance from this area ensures that it would pose no such impact.</p>				
<p>b. Result in significant soil erosion or the loss of topsoil?</p>			X	
<p><b>Discussion:</b> While the project parcel is gently sloping from east to west, the project site (an existing driveway) is generally flat. The project would requires no land clearing to accommodate the tower and associated infrastructure, since this will occur within the existing driveway area. However, the project will require some minor excavation for the foundation footings accommodating the tower and associated equipment. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p><b>Mitigation Measure 6:</b> Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <ol style="list-style-type: none"> <li>a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.</li> <li>b. Minimize the area of bare soil exposed at one time (phased grading).</li> <li>c. Clear only areas essential for construction.</li> <li>d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.</li> <li>e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.</li> <li>f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.</li> <li>g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.</li> <li>h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where</li> </ol>				

<p>appropriate.</p> <p>i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.</p> <p>j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.</p> <p>k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
<p><b>Discussion:</b> In addition and pursuant to the discussion to Question 6.a.(iv.) above, there is no documentation that the project parcel includes an unstable geologic unit or that the project would result in such a condition; nor would the project potentially result in an on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Thus, the project poses no such impact.</p>				
d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
<p><b>Discussion:</b> The project parcel is not located on expansive soil, thus poses no impact.</p>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p><b>Discussion:</b> The project neither requires nor includes any septic tanks or wastewater disposal system, thus poses no such impact.</p>				

7. <b>CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

**Discussion:** Greenhouse Gas Emissions (GHE) include CO<sub>2</sub> emissions from vehicles and machines that are fueled by gasoline. The project and its operation would involve minimal hydrocarbon (carbon monoxide; CO<sub>2</sub>) air emissions, whose source would be from vehicles and equipment (whose primary fuel source is gasoline) during its brief construction phase, from occasional monthly service visits to the facility once it is operational, and during those occasions of power loss when a portable emergency generator would be transported to the site and run for the duration of the power outage. The generator would typically consume less than a gallon per hour (gph) of fuel a month at 25% load on standby. In estimating the electricity and gas usage for the project, the applicant provided that based on the foregoing, estimated project demand levels at full project implementation would be as shown below:

Electricity: Approximately 300k watts of electricity a month.

Fuel (from a portable generator for use during power outages): Approximately 3.68 gallons per hour (gph) of fuel a month at 25% load on standby and approximately 10.96 gph of fuel a month at 100% load on standby (complete power outage).

For comparison purposes, according to the U.S. Energy Information Administration, the average monthly residential electricity consumption in California is 901 kilowatt hours (kWh). That being the case, the radio tower's electrical consumption is significantly less than that figure. As stated in the response to question 3.a., the project would result in minimal additional traffic incurred by the station's maintenance crew visiting the site as needed. Estimating, on average, one trip a month (to and from the site) is a negligible increase.

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

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

b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<b>Discussion:</b> Pursuant to the discussion provided to question 7.a. above, the project impact would be less than significant.					
c.	Result in the loss of forest land or conversion of forest land to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<b>Discussion:</b> The project parcel is not considered forest land, nor does it host any such forest canopy. Thus, the project poses no impact.					
d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<b>Discussion:</b> The project site's location of 0.4 miles from the coastal bluffs to the west ensure that no such impact would occur.					
e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<b>Discussion:</b> The nature of the project, which includes minimal new construction on the ground and no additional people, except one or two individuals performing as-needed service visits, ensure that no impact would occur.					
f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<b>Discussion:</b> The subject parcel is not located in an anticipated 100-year flood hazard area as mapped by FEMA. It is located in a FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0435E, labeled "Other Flood Areas"; effective October 16, 2012). These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot. Thus, the project poses no impact.					



g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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**Discussion:** Pursuant to the discussion provided to question 7.f. above, the project poses no impact.

**8. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X

**Discussion:** With regard to the project's emission of radio frequency (RF) electromagnetic fields, see the discussion provided to the question posed in 3.f. above. Otherwise, the project includes nor requires any such transport, use or disposal of the cited hazardous materials. Thus, the project poses no impact.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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**Discussion:** Pursuant to the discussion provided to question 8.a. above, the project poses no impact.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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**Discussion:** The project parcel is not located within any such distance to an existing or proposed school. Pursuant to the discussion provided to question 8.a. above, the project poses no impact.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<b>Discussion:</b> Neither the project site nor the parcel is included on a list of hazardous materials compiled pursuant to the cited Government Code Section. Thus, the project poses no impact.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<b>Discussion:</b> The project parcel is not located within an airport land use plan or within 2 miles of a public airport (Half Moon Bay Airport is located nearly 20 miles to the north). Thus, the project poses no impact.				
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<b>Discussion:</b> The project parcel is not located within the vicinity of a private airstrip. Thus, the project poses no impact.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<b>Discussion:</b> The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<b>Discussion:</b> The project parcel is not located within or near a wildlands area, nor adjacent to an urbanized area or near residences intermixed with wildlands. Thus, the project poses no impact.				

i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<b>Discussion:</b> The project includes no housing, thus is not relevant to this question. Thus, the project poses no impact.				
j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> See the discussion provided to question 7.f. above.				
k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<b>Discussion:</b> Aside from the discussion provided in response to question 7.f., no dam or levee is located on or near the subject parcel. Thus, the project poses no impact.				
l. Inundation by seiche, tsunami, or mudflow?				X
<b>Discussion:</b> As stated in the response to question 7.f., the subject parcel is located in a FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0435E, labeled "Other Flood Areas"; effective October 16, 2012). These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot. Thus, the project poses no impact.				

<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<b>Discussion:</b> The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact.				
b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 9.a. above, the project poses no impact.				
c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
<b>Discussion:</b> There are no streams or rivers on or in any direct proximity to the project parcel. The project will not significantly alter the existing drainage pattern on the site. Relative to the potential impacts during project construction, the mitigation measure (No. 6) added under the discussion to question 6.b. will ensure that, all issues taken together, the project impact will be less than significant.				

d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
<b>Discussion:</b> Pursuant to the discussion provided to question 9.c. above, the project impact will be less than significant.					
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<b>Discussion:</b> In addition to the discussion provided to question 9.c., there are no planned stormwater drainage systems on the parcel or in the immediate vicinity. Thus, the project poses no impact.					
f.	Significantly degrade surface or groundwater water quality?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 9.a. above, the project poses no impact.					
g.	Result in increased impervious surfaces and associated increased runoff?			X	
<b>Discussion:</b> Pursuant to the discussion provided to question 9.c. above, the project impact will be less than significant.					

<b>10. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Physically divide an established community?			X
<b>Discussion:</b> The project is not located within any “established community.” It is located on a parcel that is developed with several, unmanned telecommunications facilities. Thus, the project poses no impact.				

b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p><b>Discussion:</b> The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1 and 2, of this document, speaks to conformance with applicable and respective LCP “Visual Resources” and “Agriculture” policies. Likewise, the discussion under Section 2 of this document concludes compliance with the PAD zoning regulations, specifically the District’s “Substantive Criteria for Issuance of a Planned Agricultural Permit”, which this project requires. Telecommunications facilities (which include a radio transmission tower) are allowed in <u>any</u> zoning district upon attaining an approved Use Permit, pursuant to Section 24 (<i>Use Permits</i>), which this project requires. Finally, the discussion under Sections 3, 5, and 6 of this document speaks to conformance with applicable and respective General Plan “Soil Resources”, “Historical and Archaeological Resources”, and “Natural Hazards” Elements policies, including mitigation measures to ensure that the project’s impact is less than significant.</p>				
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
<p><b>Discussion:</b> There is no habitat or natural communities conservation plan affecting the project parcel or vicinity. Thus, the project poses no such impact.</p>				
d. Result in the congregating of more than 50 people on a regular basis?				X
<p><b>Discussion:</b> As discussed previously, the project would require, on average, only monthly visits by one or two radio station service personnel at a time. Even upon review of all the other telecommunications facilities on the site, such respective service visits, as would be expected, would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact.</p>				
e. Result in the introduction of activities not currently found within the community?				X
<p><b>Discussion:</b> The project involves one additional telecommunications facility onto a site that currently hosts several such facilities. Thus, the project poses no such impact.</p>				

f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
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**Discussion:** The project parcel is surrounded by similarly zoned areas of agricultural use and/or minimal development. The project will not increase development intensity of the more developed area in and around downtown Pescadero (1.75 miles to the northeast), and certainly not of any development within the City of Half Moon Bay (11 miles to the north). Thus, the project poses no such impact.

g.	Create a significant new demand for housing?				X
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**Discussion:** The project neither involves housing nor would create any demand for housing. Thus, the project poses no impact.

**11. MINERAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?			X

**Discussion:** The project neither involves nor results in any extraction or loss of mineral resources. Thus, the project poses no impact.

b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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**Discussion:** Pursuant to the discussion provided to question 11.a. above, the project poses no impact.

<b>12. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
<b>Discussion:</b> Aside from some minor noise generation during construction or when the emergency generator is tested or running (and this would be minimal as measured from any adjacent parcel, and would not be audible as measured from Cabrillo Highway), the project, upon completion and operation, would not produce any audible noise. Thus, the project poses no impact.				
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<b>Discussion:</b> In addition to the discussion around noise generation provided to question 11.a. above, the project would not, upon completion and operation, generate any ground-borne vibration or noise levels. Thus, the project poses no impact.				
c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 12.a. above, the project poses no impact.				
d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 12.a. above, the project poses no impact.				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<b>Discussion:</b> The project is not located within an airport land use plan or within 2 miles of a public airport (Half Moon Bay Airport is located about 20 miles to the north). Thus, the project poses no impact.				



f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<b>Discussion:</b> The project is not located within the proximity of a known or regulated private airstrip. Thus, the project poses no impact.				

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

<b>14. PUBLIC SERVICES.</b> Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Fire protection?				X
b. Police protection?				X

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

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

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

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

<b>17. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
<b>Discussion:</b> The project does not generate any water or wastewater; thus, neither involves nor requires any water or wastewater treatment facilities. Thus, the project poses no impact.				

b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 17.a. above, the project poses no impact.					
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<b>Discussion:</b> The project will involve minor clearing within an existing graveled driveway area for development of the tower's foundation pad and associated infrastructures. With the exception of erosion control measures to be implemented during construction of the lease area, the project neither includes nor requires the construction of new stormwater drainage facilities nor expansion of existing facilities. Thus, the project poses no impact.					
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<b>Discussion:</b> The project does not require any water supply. Thus, the project poses no impact.					
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<b>Discussion:</b> Pursuant to the discussion provided to question 17.a. above, the project poses no impact.					
f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<b>Discussion:</b> The project will not generate, during construction or in its operational mode, any solid waste. That said, the County's local landfill facility is the Ox Mountain Sanitary Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill has permitted capacity for the next several years. Thus, the project poses no impact.					

g. Comply with Federal, State, and local statutes and regulations related to solid waste?		X		
<p><b>Discussion:</b> The project will not generate, during construction or in its operational mode, any solid waste. However, on those occasions where various infrastructure elements need to be replaced, changed out or upgraded, some solid waste will be generated. In such situations, the solid waste (i.e., metal antennas, connecting infrastructure) will be removed by the applicant. Such materials are either reused or recycled for their metal content, and/or disposed of through an alternative waste stream system in cases where such pieces contain any hazardous materials (the discussion to question 8.a.). That said, the following mitigation measure is recommended to ensure that the impact is less than significant.</p> <p><b>Mitigation Measure 7:</b> Upon any instances where equipment or related infrastructure is removed from the project site (i.e., due to replacement, upgrades, etc.), the applicant shall adhere to all Federal, State, and local/County regulations relative to the proper recycling and/or disposal of all such materials.</p>				
h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
<p><b>Discussion:</b> The project facility is sited, oriented, and designed to best suit its purpose of receiving and transmitting radio transmission signals, relative to its remote location, its surrounding topography, and proximity to its users/customers. That said, and taking into consideration the discussion provided in response to questions 3.a. and 7.a., the project is designed to minimize energy consumption to the degree reasonable given its performance expectations. The project involves no water elements (thus has no relevance to water conservation) and produces no solid waste (except as discussed in response to question 17.g.). Finally, the project's energy usage does not economically warrant or justify the use of solar or other alternative energy sources. That said, the project's impact is less than significant.</p>				
i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p><b>Discussion:</b> Given the answers in response to the questions post in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.</p>				

<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<b>Discussion:</b> As discussed previously, no sensitive habitats or wildlife or plant species are located near or on the project site, nor are there any archaeological or historical resources on or near the project site. Thus, the project poses no impacts to any such resources.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<b>Discussion:</b> Based on the previous discussions to those questions where either the project impact was less than significant or required mitigation measures to ensure a “less than significant” impact, none of those impacts rise to the level of being cumulatively considerable.				
c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<b>Discussion:</b> As discussed previously, the project - taking into consideration its remote location, its distance from Cabrillo Highway, its minimal CO <sub>2</sub> air emissions from monthly visits, its limited RF emissions less than the federal limit, together with the fact that it does not house people or serve to interfere with any floodways, creeks, or water bodies - will have a less than significant impact.				

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

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

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
<p>The following mitigation measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> Vehicle idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p><b><u>Mitigation Measure 2:</u></b> All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified</p>		



visible emissions evaluator.

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

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

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

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

**Mitigation Measure 6:** Prior to the issuance of a building permit, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of

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

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

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

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

\_\_\_\_\_

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

X

\_\_\_\_\_

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_

October 27, 2016

Date

\_\_\_\_\_  
(Signature)

Senior Planner

\_\_\_\_\_  
(Title)

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