

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

DATE: February 16, 2023

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Design Review, and a Grading Permit, pursuant to Sections 6328.4, 6903, 6512.1 and 6565.3 of the San Mateo County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 75-foot-tall monopole with nine (9) mounted antennas a 45 square foot generator, and associated supporting equipment on a 567 square foot foundation, on a developed parcel located on Alta Vista Road in the unincorporated Montara area of San Mateo County. The project includes 309 cubic yards of grading for access road improvements and no tree removal. The Coastal Development Permit is appealable to the California Coastal Commission.

County File Number: PLN 2022-00032 (AT&T Mobility/Nobel)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Design Review, and Grading Permit to construct a new 75-foot-tall monopole with nine (9) antennas at the top of the pole, on a parcel developed with a water tank that is owned by Montara Water and Sanitary District. The subject parcel is accessed from Alta Vista Road. The facility will consist of one 75-foot-tall monopole to be erected on a new 567 sq. ft. concrete pad. The equipment area will include a diesel generator, battery back-up unit, plant rack, hvac and global positioning system (gps), and will be enclosed by an 8-foot-tall chain link fence with privacy slats. The proposed facility will be accessed by an existing dirt access road. A new 12-foot-wide gravel area is proposed to serve as parking area for AT&T maintenance staff vehicles. Two utility trenches are proposed to place utilities underground, one trench will be approximately 35 feet long, the second trench will approximately 500 feet long. An existing dirt road will serve as access to the proposed facility. The grading work proposed is 646 cubic yards (c.y.), 343 c.y. of cut and 303 c.y. of fill). The cellular facility equipment area will be located approximately 13 feet north of the existing Montara Water and Sanitary District water tank.

RECOMMENDATION

That the Zoning Hearing Officer certify the Mitigated Negative Declaration and approve the Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Grading Permit, and Design Review Permit, County File Number PLN 2022-00032, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: AT&T Mobility

Owner: Montara Water and Sanitary District

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Zoning Hearing Officer hearing was posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation.

Location: Alta Vista Road (adjacent to an existing Montara Water and Sanitary District water tank, north of 775 Alta Vista Road), Montara.

APNs: 036-180-030

Size: 11 acres

Parcel Legality: A chain of title demonstrates the parcel is legal pursuant to deed conveyance. Staff is preparing a Certificate of Compliance Type A for recordation.

Existing Zoning: Resource Management-Coastal Zone/ Design Review/Coastal Development/Design Review (RM-CZ/DR/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Open space with park overlay

Sphere-of-Influence: None.

Williamson Act: Not contracted.

Existing Land Use: Existing Montara Water and Sanitary District water tank.

Water Supply: Montara Water and Sanitary District. No water connection is required for the proposed project.

Sewage Disposal: Montara Water and Sanitary District. No sewer connection is required for the proposed project.

Flood Zone: Flood Zone C (Area of Minimal Flood); Community Panel Number 06081C0136E, effective October 16, 2012.

Environmental Evaluation: A Mitigated Negative Declaration was prepared and circulated, with a comment period from January 25, 2023 to February 13, 2023. No comments have been received to date. as of the writing of this report.

Setting: The subject parcel is located within a rural area at the north end of Montara, that includes both undeveloped land and a Montara Water and Sanitary District water tank. The property is accessed by an existing dirt road that extends from Alta Vista Road. The closest structure and neighbor are single-family residential neighbors.

Chronology:

<u>Date</u>	<u>Action</u>
February 3, 2022	- Application received.
March 13, 2022	- Project deemed incomplete.
November 17, 2022	- Deemed Complete.
January 25, 2023	- -Mitigated Negative Declaration published for public review. January 25, 2023 to February 13, 2023.
February 16, 2023	- Zoning Hearing Officer public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed the project and determined that the project is in conformance with all applicable General Plan Policies, including the following:

Soil Resources Policies

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) discuss regulating

development to minimize and protect against accelerated soil erosion and sedimentation, and to stabilize disturbed areas.

Earthwork for the road improvements includes 646 cubic yards (c.y.), 343 c.y. of cut and 303 c.y. of fill) to install two utility trenches, one trench for power and one trench for telco. AT&T also proposes a 12-foot gravel area to serve as parking for AT&T maintenance staff vehicles. For the two utility trenches one trench will be approximately 35 feet long, to connect to power. The second trench will approximately 1,200 feet long to connect to telecommunications. The subject parcel is relatively flat. Due to the potential for general erosion to occur, the applicant will be required to submit an erosion and sediment control plan for review and approval as part of the building permit submittal to ensure potential erosion and sedimentation is minimized. The project has been reviewed by the Building Inspection Section and the Department of Public Works and has received conditional approval.

Visual Quality Policy

Policy 4.21 (*Utility Structures*) requires minimization of visual impacts generated by utility structures.

The existing development on the parcel consists of a water tank, owned and operated by Montara Water and Sanitary District, the landowner. The proposed cell facility will be located approximately 13 feet north of the water tank. The project site area is not located in a mapped scenic corridor. In order to minimize the potential for visual impacts of the proposed monopole and antennas, in the area, the monopole and antennas are conditioned to be painted a light gray color to blend with the sky due to the monopole's visibility from the Riviera Street right-of-way, which is located 1,200 feet southeast of the project parcel. The facility will not be visible from Alta Vista Road or the nearest residences. The equipment pad area will be enclosed by an 8-foot-tall chain link fence with privacy slats to screen all associated ground equipment.

Policy 4.25 (*Location of Structures*) encourages locating, siting and designing all structures and paved areas to carefully conform with the natural vegetation, landforms and topography of the site so that their presence is compatible with the pre-existing character of the site.

The proposed fenced lease area will consist of equipment cabinets, one 75-foot-tall monopole with nine (9) antennas attached at the top, and a 567 square foot foundation for the equipment. Installation of the proposed 75-foot-tall monopole will be within the fenced lease area. The lease area is relatively flat with an approximate 1% slope. Though grading is proposed, it is required primarily to create a 12-foot-wide gravel access road and for the

foundation for the lease area. Grading for the road improvements will follow the existing topography and only remove vegetation necessary to widen the road.

Policy 4.26 (*Earthwork Operations*) regulates to keep grading or earthmoving operations to a minimum; and when grading is necessary, make graded areas blend with adjacent landforms through the use of contour Grading rather than harsh cutting or terracing of the site.

See staff's response to Policy 2.17.

2. Conformance with the Local Coastal Program

Staff has reviewed the project for conformance with all applicable

Local Coastal Program Policies, as discussed below:

Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other Local Coastal Program (LCP) requirements, best preserves the visual and open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

See response to Policy 4.21.

Policy 8.7 (*Development on Skylines and Ridgelines*) prohibits the location of development, in whole or in part, on a skyline or ridgeline, or where it will project above a skyline or ridgeline, unless there is no other developable building site on the parcel. Consistent with Policy 9.18, a site of greater than 30% slope may be deemed developable if it is the only other building site on the parcel and can be developed consistent with all other applicable LCP policies. Where no other developable building site exists on a parcel, limit development on a skyline or ridgeline to 18 feet in height from the natural or finished grade, whichever is lower.

The proposed project is not located on a skyline or ridgeline. It is proposed to be located approximately 13 feet from an existing 14-foot-tall public water tank owned by Montara Water and Sanitary District. See discussion under Policies 4.21 and 4.25.

Prohibit the creation of new parcels which have no developable building site other than on a skyline or ridgeline.

Policy 8.17 (*Alteration of Landforms; Roads and Grading*) requires that development be located and designed to conform with, rather than change, landforms. Policy 8.19 (*Colors and Materials*) discusses using colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site.

See staff’s response to Policy 4.21 and Policy 4.25.

3. Conformance with the Zoning Regulations

a. Conformance with the Resource Management-Coastal Zone District

Wireless Telecommunications Facilities are allowed uses in the RM-CZ District subject to use permit approval. As proposed, the project is compliant with the RM-CZ Development Standards as discussed below:

	Development Standards	Proposed
Minimum Front Setback	50 feet	112 feet *
Minimum Rear Setback	20 feet	211 feet
Minimum Side Setbacks	20 feet	51 feet 66 feet
Maximum Height	150 ft.	75 ft.*

*Allowed by Section 6512.2(l), of the Wireless Telecommunication Facility ordinance allows wireless facilities to exceed the height limit of the zoning district, provided that the facility does not exceed 150 feet in maximum height.

The project is compliant with the RM-CZ Development Review Criteria as discussed below:

- (1) Section 6912.1 (*Environmental Quality Criteria*) requires development to be designed and located in a manner to conserve energy resources, and thereby reduce the impacts of energy consumption on air, land, water and living resources including clustering and locating development to reduce grading, meeting air pollutant standards, and avoiding significant adverse environmental impacts on wildlife resources.

The proposed gravel access road will branch off an existing Alta Vista trail. Standard erosion control measures will be required for the duration of the construction project to minimize runoff and erosion. Grading is required to create a 12-foot-wide gravel access road, locate utilities underground within the access road and for the foundation for the lease area. Grading for the road improvements will follow the existing topography and only remove vegetation necessary to widen the road. No tree removal is proposed, and only minimal vegetation will be removed for the road improvements. Construction of the road improvements and installation of the new monopole may result in temporary construction emissions. The project is conditioned to require revegetation of disturbed areas as part of the erosion and sediment control plan and submittal of a dust control plan to minimize temporary air quality impacts resulting from construction. No pollutants, or chemicals are proposed with the installation of the equipment or after the facility is in operation. No long term noise is expected upon operation of the site or after completion of the construction. The County's Geographic Information System (GIS) does not indicate the site contains any known federal or state endangered species. The site is located over 500 feet from the nearest water body. The proposed monopole will be 75 feet tall and comply with the 150-foot height limit. Also see staff's response to Policy 4.21 and Policy 4.25.

- (2) Section 6912.2 (*Site Design Criteria*) requires all structural improvements or land coverage to be located, sited and designed to fit the natural topography and minimize grading and modification of existing landforms and natural characteristics; all development shall be designed to minimize impacts of noise, light, glare and odors to adjacent properties and the community; and wherever possible, vegetation removed during construction shall be replaced.

Typical of cellular facilities, no odor, glare, light, or noise is expected from the use. Vegetation removed as a result of the road improvements is conditioned to be replaced with drought tolerant native vegetation.

- (3) Section 6912.3 (*Utilities*) requires public utility structures, including overhead wires and utility poles, be of minimum bulk and height and designed to have an uncluttered appearance and be subordinate to the setting.

The proposed 75-foot-tall monopole is the minimum height necessary to provide adequate cellular coverage, above the existing mature trees.

- (4) Section 6912.4 (*Water Resources Criteria*) promotes minimizing impacts to hydrologic processes by minimizing grading and other landscape alterations, reducing erosion, and maintaining surface water runoff at or near existing levels.

Land disturbance for the gravel access road improvements will not significantly alter the existing topography such that hydrologic processes are significantly impacted. Standard erosion control measures will be required to be installed and implemented throughout the duration of the project.

- (5) Section 6912.5 (*Cultural Resources Criteria*) states that when there is substantial indication that an archaeological or paleontological site may exist in the project area a survey shall be conducted.

Land disturbance for the project is limited to road improvements and are limited to install underground utilities, the maintenance vehicle parking area and the lease area. It is not expected that cultural resources will be adversely impacted, as the project site area is already disturbed with an existing Montara Water and Sanitary District water tank and access. However, a condition of approval is recommended requiring protection of such resources should they be encountered during construction. A referral was sent to the local Native American government tribes per recommendation by the Native American Heritage Commission and no responses have been received to date. There is low expectation that the road construction and equipment lease area would impact any unknown historical resources as a majority of the grading activities will occur in already disturbed areas with minimal new ground disturbance. Should any articles of historical evidence be found during the grading activities, construction will be required to halt until an archaeological consultant can visit the site. Conditions of approval are included to ensure that project impacts, should cultural resources be found, are reduced to less than significant impacts.

- (6) Section 6912.6 (*Hazards to Public Safety Criteria*) require reasonable and appropriate setbacks be provided within hazardous areas.

According to the San Mateo County GIS the project parcel is not within a mapped potential hazard area. Both the road improvements and cell facility infrastructure are non-habitable and will be constructed to meet building code requirements. The County's Geotechnical Section has reviewed the project and conditionally allowed the Geotech report to be submitted for review at the building permit stage since the location is not in a mapped hazard area.

- (7) Section 6913.3 (*Primary Agricultural Resources Area Criteria*) applies to land within agricultural preserves and designated agricultural districts.

According to the County's GIS although the property has a general land use designation of agriculture, the project site does not contain prime agricultural land, is not located within an agricultural preserve nor is it Williamson Act contracted.

b. Standards for Design in Other Areas

The project is compliant with Section 6565.17 (Standards for Design in Other Areas) of the Design Review Regulations, as discussed below.

- (1) Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties.

The 75-foot-tall monopole will be constructed approximately 13 feet from an existing Montara Water and Sanitary Water District water tank. No habitable structure or shelter enclosure is proposed. The equipment area will be open but secured with a fence, thus providing adequate space for light and air.

- (2) Where grading is necessary for the construction of structures and paved areas, it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.

See staff's response to Section 6912.5. (*Cultural Resources Criteria*).

- (3) Streams and other natural drainage systems are not altered so as to affect their character and thereby causing problems of drainage, erosion or flooding.

There are no streams or other natural drainage systems in the surrounding area. The nearest water body is over 500 feet east of the project area.

- (4) Structures are located outside flood zones, drainage channels and other areas subject to inundation.

The proposed lease area is located in flood zone X (are of minimal flood) and is not near a drainage channel or subject to inundation, according to the San Mateo County Geographic Information System.

- (5) Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels and maintain surface runoff at acceptable levels.

The project does not propose tree removal. Minimal vegetation removal may be required to improve the access road and install utilities, the project is conditioned to replace vegetation prior to final building inspection. Revegetation shall include species that are native to San Mateo County and drought tolerant. An erosion control plan is required to be installed and maintained throughout the construction phase.

- (6) A smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.

See staff's response to standard 5, above regarding revegetation requirements.

- (7) Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors.

The project location is not at the end of a view corridor and is located in an area where mature trees exist. The equipment will be visible from Riviera Street right-of-way and is therefore required to be painted a light gray color to blend with the sky to minimize visual impacts.

- (8) Construction on ridgelines blends with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the height of the forest or tree canopy.

See staff's discussion under standard 7 above.

- (9) Structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below.

The proposed location is not located on a bluff or cliff.

- (10) Public views to and along the shoreline from public roads and other public lands are protected.

See staff's discussion under standard 7 above.

- (11) Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhoods.

The project is an AT&T cellular facility and does not blend with any architectural style. The location is adjacent to an existing Montara Water and Sanitary District water tank and the utility structures will blend together.

- (12) The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community.

The AT&T cellular facility is an appropriate use upon approval of the subject Use Permit. As another utility use, it is in harmony with the existing nearby Montara Water and Sanitary District water tank on the parcel. The nearest habitable structure is 300 feet to the south.

- (13) Overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas.

The project proposed to locate utilities underground, within the access road.

- (14) The number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.

Typical of cellular facilities, no odor, glare, light, or noise is expected. The monopole and antennas are conditioned to be painted a light gray color to blend with the sky.

- (15) Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

Minimal paved areas are proposed, for the equipment lease area. Landscaping is required only to restore any vegetation removed for grading purposes. The immediate area of the project site is surrounded by mature trees which will reduce visual impact.

4. Conformance with the Wireless Telecommunications Ordinance

Staff has reviewed the project against the provisions of the Wireless Telecommunication Facilities Ordinance and determined that the project complies with the applicable standards discussed below:

a. Development and Design Standards

- (1) Section 6512.2 (A) prohibits location in a Sensitive Habitat as defined by Policy 7.1 of the Local Coastal Program for facilities proposed in the Coastal Zone.

As previously discussed, according to the San Mateo County GIS there is no indication of special status species within the project area.

- (2) Section 6512.2.(B) prohibits wireless facilities to be located in residential-zoned areas.

The site is located in the Resource Management -Coastal Zone District, which is not a residentially zoned district. The nearest residences are approximately 300 feet south of the proposed site.

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

County records show the nearest existing AT&T facility is located at 1400 Main Street in Montara, approximately 1 mile southwest of the proposed site. The proposed project site is

improved with an existing Montara Water and Sanitary District water tank. The AT&T facility will be clustered with the water tank, proposed approximately 13 feet away from the water tank. The radio frequency engineers for this project identified this location as being necessary to provide adequate coverage in the surrounding area. The facility, at its proposed location, will enhance AT&T cellular user services as well as emergency services, should landlines fail. As technology evolves, AT&T Mobility will continue to modify the existing tower to adhere to new standards, which will require planning approval and a building permit.

- (4) Section 6512.2(D) requires wireless telecommunication facilities to be constructed so as to accommodate and be made available for co-location unless technologically infeasible.

The proposed 75-foot-tall monopole tower would be able to facilitate another wireless carrier with a formal Planning application and approval and building permit application and applicable county approvals. Co-location would also be available on the site, within the area of the water tank.

- (5) Sections 6512.2(E-G) seek to minimize and mitigate visual impacts from public views by ensuring that appropriate vegetative screening, painting of equipment, or other methods of blending equipment in with the surrounding environment are implemented and require facilities to be constructed of non-reflective materials.

The facility is not located in a scenic corridor. The monopole and associated equipment will be screened at its immediate location by surrounding existing mature trees. The existing mature trees are not proposed to be trimmed. The facility will be minimally visible from Riviera Street right-of-way, which is located over 1,000 feet south of the project site. The equipment will be painted and maintained a light gray non reflective color to blend with the sky.

- (6) Section 6512.2.(H) requires compliance with the underlying zoning district.

As noted in the zoning regulations table under Section 3 of this report, the project is compliant with the regulations for the RM-CZ Zoning District.

- (7) Section 6512.2.(I)(3) allows ground-mounted towers to be built and used to a greater height than the zoning district limit provided that no tower shall exceed a maximum height of 150 feet.

The facility's maximum proposed height is 75-feet and therefore complies with this standard.

- (8) Section 6512.2(L) prohibits diesel generators as emergency power sources unless electricity, natural gas, solar, wind or other renewable energy sources are not feasible.

The proposed facility will operate on electricity from PG&E; however, the project includes a 30kW diesel generator for an emergency back-up power source. Given the rural location and in effort to minimize the impact of development on the parcel and within the coastal zone, alternative emergency power sources such as natural gas, solar, wind or other sources are either not readily available or not feasible without substantial adverse impacts to coastal resources.

b. Performance Standards

The project, as proposed and conditioned, meets the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facility, and visual resource protection. There is no lighting proposed, proper licenses will be obtained from both the FCC and CPUC, power for the facility will be provided by PG&E, there will be minimal new visual impacts, and conditions of approval require maintenance and/or removal of the facility when necessary.

c. Additional Standards in the Coastal Zone

- (1) Section 6512.4.B requires facilities comply with all applicable policies, standards, and regulations of the Local Coastal Program (LCP) and Coastal Development (CD) Zoning District.

The project conforms with all applicable policies, standards and regulations of the LCP and CD Zoning Regulations, including the requirement for a CDP as being sought under the subject application. See staff's discussion in Section A.1 – A.3 of this report.

- (2) Section 6512.4.D requires facilities obtain a Coastal Development Permit (CDP) and limits the CDP to a period of 10 years.

As previously mentioned, the applicant is seeking a CDP as part of the subject application. Additionally, the term limit for the Use Permit and CDP, pursuant to Condition of Approval No. 2 in Attachment A, is 10 years, at which time the applicant may seek renewal pursuant to Section 6512.6 of the WTF regulations.

d. Additional Standards in the Coastal Zone

- (1) Section 6512.4.B requires facilities comply with all applicable policies, standards, and regulations of the LCP and CD Zoning District.

The project conforms with all applicable policies, standards and regulations of the LCP and CD Zoning Regulations, including the requirement for a CDP as being sought under the subject application. See staff's discussion in Section A.1 – A.3 of this report.

- (2) Section 6512.4.D requires facilities obtain a Coastal Development Permit (CDP) and limits the CDP to a period of 10 years.

As previously mentioned, the applicant is seeking a CDP as part of the subject application. Additionally, the term limit for the Use Permit and CDP, pursuant to Condition of Approval No. 2 in Attachment A, is 10 years, at which time the applicant may seek renewal pursuant to Section 6512.6 of the WTF regulations.

According to Section 6512.5 of the Wireless Ordinance a Major Development Pre-application is required for all new wireless telecommunication facilities in accordance with the procedures outlined in Sections 6415.0 through 6415.4 of the San Mateo County Zoning Regulations unless there is an existing wireless telecommunication facility within a 1-mile radius of the proposed facility. This requirement may be waived at the discretion of the Community Development Director or his/her designee. This requirement may be waived at the discretion of the Community Development Director or his/her designee.

The project parcel is approximately 1-mile away from the nearest identified existing wireless telecommunication facility. Staff determined a major development pre-application was not required due to the subject parcel locations outside of a residentially zoned district and being outside of an urbanized area. The subject parcel is located in a rural area of Montara, the nearest residential structure approximately 300 feet to the south.

Conformance with the Grading Ordinance

The project is compliant with the finding of the Grading Ordinance as discussed below:

- a. That the granting of the permit will not have a significant adverse effect on the environment.

The project proposes 646 c.y., 343 c.y. of cut and 303 c.y. of fill). Limits the area of disturbance to that necessary to install underground utilities within an existing 1,200 -foot long, dirt access road. A new 12-foot-wide gravel area, immediately adjacent to the proposed equipment, is proposed to serve as parking area for AT&T maintenance staff vehicles. Approximately 35 feet long. The site location is relatively flat with approximately a 6% grade. No tree removal is proposed. An erosion and sediment control plan shall be submitted at the building permit stage to ensure significant erosion and sedimentation does not occur as a result of the project. An Initial Study and Mitigated Negative Declaration (MND) were prepared for the project and concluded that the project will not result in significant impacts that cannot be mitigated. All mitigation measures from the MND have been included as conditions of approval in Attachment A to this staff report.

- b. That the project conforms to the criteria of this chapter [Grading Ordinance Section 9280], including the standards referenced in Section 9296 and that the project is consistent with the General Plan.

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance. An erosion and sediment control plan has been submitted and conditionally approved. Per review by the county's Geotechnical Division, due to no mapped geologic hazard in the project area, the project is conditioned to submit a geotechnical report at the building permit stage. As discussed in previous sections, the proposed project, including grading is consistent with the County's General Plan and Local Coastal Program policies regarding land use compatibility, and development standards to minimize land use conflicts with the natural environment. The project is also consistent with the intent of the Grading Ordinance that calls for the minimization of alterations to topography and vegetation and will be required to meet all Geotechnical requirements at the building permit stage. Further, the project site is development with an

existing Montara Water and Sanitary water tank and does not contain any mapped federal or state sensitive habitat areas.

Conformance with the Use Permit Findings

Under the provisions of Section 6512.1 and 6500 of the Zoning Regulations, wireless telecommunications facilities are permitted in the RM-CZ/DR/CD Zoning District after issuance of a use permit. In order to allow the operation of this facility, the following use permit findings are necessary:

- a. **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 has been reviewed by Coastside Fire Protection District and the County's Building Inspection Section and was granted conditional approval.

The impacts from this project are considered minimal. The radio frequency report prepared by Waterford Consultants for AT&T's proposed facility, concluded that the total cumulative emission limit for accessible areas at ground level is 2.71% of the Federal Communications Commission (FCC) General Population limits. The proposed operation will not expose members of the general public to hazardous levels of radio frequency and will not contribute to existing cumulative maximum permissible exposure (MPE) levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. Waterford Consultants, recommends posting radio frequency alerting signage with contact information (Caution 2B) at the base of the monopole to inform authorized climbers of potential emission conditions near the antennas; condition of approval has been included in Attachment A.

- b. **That the use is necessary for the public health, safety, convenience, or welfare of the community.**

The proposed use is to enhance coverage for AT&T cellular carriers. The FCC has established the desirability and need for wireless telecommunications facilities to enable communication between mobile units and the existing wire-dependent telephone system. This facility will enhance the existing wireless network for increased clarity, range, and system capacity for the Montara area and therefore is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare.

B. ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared and circulated, with a review and comment period from January 25, 2023 to February 13, 2023. As of date when this report was written, no comments have been received.

C. CALIFORNIA COASTAL COMMISSION

Staff received comment from the California Coastal Commission asking the following questions: a) to verify that there are no alternative site where the proposed facility can exist, b) that the facility includes adequate screening given it is near a hiking trail and whether the monopole will be designed as a tree and c) that the proposed 75 foot tall monopole is not taller than the height of the existing trees or does not exceed the canopy greater than 10% or five feet, whichever is less.

Per discussion under Section 4.a (3) staff verified that the nearest existing AT&T facility is approximately 1-mile feet south of the proposed site. The proposed site will provide cell coverage to a new area not yet covered by AT&T. The County's Wireless Telecommunication Ordinance allows cellular facilities a maximum height of 150 feet, the project complies with this requirement at a proposed height of 75 feet. A "monopine" is not proposed also a fake tree is expected to have more visual impact than a monopole for this project site. The monopole is conditioned to be painted a light grey color to blend with the sky. The immediate area surrounding the proposed facility has mature trees that will help screen the monopole. The nearby existing Montara Water and Sanitary District water tank, approximately 13 feet north of the will also provide screening.

D. REVIEWING AGENCIES

Building Inspection Section
Geotechnical Division Section
Drainage Section
Department of Public Works
County Parks, Arborist
Coastside Fire Protection District
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Location Map
- C. Initial Study/Mitigated Negative Declaration
- D. Plans
- E. Photos
- F. Radio Frequency report by Waterford Consultants (February 25, 2021)

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00032 Hearing Date: February 16, 2023

Prepared By: Olivia Boo, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Initial Study and Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study and Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. An Initial Study and Mitigated Negative Declaration were prepared and issued with a public review period from January 25, 2023 to February 13, 2023.
3. That on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, climate change, cultural resources, geology, hydrology/water quality and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been imposed as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
4. That the mitigation measures identified in the Mitigated Negative Declaration have been agreed to by the owner and placed as conditions of project approval and shall serve as the Mitigation Monitoring and Reporting Plan in conformance with the 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 Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. The project has been conditioned to minimize visual impact in accordance with the Visual Resources Component of the Local Coastal Program.
6. That the project is not located between the nearest public road and the sea and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
7. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Visual Resources Components, the project is not visible from scenic roadways or corridors, the project does not result in a significant change to natural landforms and will not impact coastal resources or sensitive habitats.

Regarding the Use Permit, Find:

8. 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. Radio frequency emission resulting from the project are compliant with FCC regulations and are not expected to adversely impact the public or improvements in the area. Additionally, the project has been conditioned to require maintenance of a valid FCC license and has been reviewed and granted conditional approval by Coastside Fire Protection District and the County's Building Inspection Section.
9. That the use is necessary for the public health, safety, convenience, or welfare. Installation of the facility will enhance the existing wireless network in the area for the public and emergency services. The proposed facility will contribute to an enhanced AT&T wireless network for increased clarity, range, and system capacity for its users. The wireless network will be utilized by residents, commuters, and emergency personnel and is considered necessary for public health, safety, convenience, and welfare for the area.

Regarding the Resource Management-Coastal Zone Permit, Find:

10. That the project conforms to the Development Standards and Development Review Criteria contained in Chapter 36 and Chapter 36A.2 of the San Mateo County Zoning Regulations. As proposed and conditioned, the project is consistent with the Zoning Development Standards, Environmental Quality, Site Design, and Utilities Criteria, among others, as discussed in the staff report dated February 16, 2023.

Regarding the Grading Permit, Find:

11. That the granting of the permit will not have a significant adverse effect on the environment. As conditioned, proposed grading will be minimal and not adversely impact sensitive habitats. The County's Geographic Information System map confirmed no federal or state endangered species in the area.
12. That the project conforms to the criteria of the Grading Ordinance, including the standards referenced in Section 9296 and that the project is consistent with the General Plan. The project is conditioned to require and erosion and sediment control plan, to prohibit grading activity in the wet season, and will minimize topography alterations in conformance with the Grading Ordinance and General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval shall be for the project described in this report and as approved February 16, 2023 by the Zoning Hearing Officer. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The permit shall be valid for ten (10) years from the date of final approval. The applicant shall file for a renewal of the permit six months prior to expiration with the County Planning Division by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of this use is desired.
3. Within one (1) year from the date of final approval a grading permit "hard card" shall be issued concurrently with a valid building permit and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of the grading permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

4. The applicant shall receive and maintain approval from the 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 FCC approval. If this FCC approval is ever revoked, the applicant shall inform the Planning Department of the revocation within 30 days of notice of revocation.
5. Any significant changes in use or intensity of use shall require an amendment to the use permit and coastal development permit. Amendment to these permits shall require an application, fee payment, and public hearing prior to construction.
6. An erosion and sediment control plan shall be submitted as part of the building permit plans for review and approval prior to the issuance of a building permit. The applicant shall implement the approved erosion and sediment control plan prior to the beginning of any construction activities and shall maintain erosion and sediment control measures throughout the duration of project construction. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing any denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties, buildings, and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- h. Performing earth-moving or ground disturbing activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction Best Management Practices. In the event that cultural, paleontological, or archaeological resources are 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 or applicable profession for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist, or applicable professional, and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist, or applicable professional, 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. In addition, an archaeological (or applicable professional), report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.
7. If newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.
8. In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural

Preservation laws. Disposition of Native American remains shall comply with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(e).

9. Any new cabling to the poles and equipment area shall be installed underground.
10. The equipment area for this facility shall be fenced and secured at all times.
11. The applicant shall include as part of the building permit submittal the approved medium gray color specification for the pole and antennas and approved green color for the privacy fence slats. Prior to final building inspection, the applicant shall submit photos of the finished project to verify the approved colors have been implemented.
12. The applicant shall maintain the facility, including the tower, antennas and privacy fence slats, in good condition and in compliance with the approved colors.
13. No materials used for installation shall be reflective or painted a reflective color.
14. The applicant shall obtain a building permit and install the tower, antennas and miscellaneous power/communication lines in accordance with the approved plans and conditions of approval.
15. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
16. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
17. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
18. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
19. 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 County Ordinance Code Section 4.88.360).

Grading

20. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card," which will only be issued concurrently with the associated building permit.
21. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in the grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
22. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance
23. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Planning Department.
24. The applicant shall post a radio frequency alerting signage with contact information (Caution 2B) at the base of the monopole to inform authorized climbers of potential emission conditions near the antennas.
25. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee totaling \$2,764.00, as required under Fish and Game Code Section 711.4; this includes a \$50.00 recording fee. Payment shall be by a check payable to "San Mateo County Clerk" submitted to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2023). The fee amount due is based on the date of payment of the fees
26. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30)

will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season

27. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit “hard card” and building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
28. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium, at least two (2) weeks prior to the projected commencement of grading activities, stating the date when grading will begin, for consideration, and approval is granted by the Community Development Director.
29. The fence and privacy slats shall be maintained in good condition with any damage promptly repaired. Any repaired sections of the fencing shall comply with the color and materials approved under the subject permits.
30. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, backhoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Alta Vista Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Alta Vista Road. There shall be no storage of construction vehicles in the public right-of-way.

Building Inspection Section

31. The building permit submittal package shall be based on the 2023 set of California Building Standards as well as the County of San Mateo Building Regulations.

Drainage

32. Final building permit plans will need to show the general slope and grading around the proposed equipment pad. The applicant shall check for potential utility conflicts, such as the storm drain culvert to the west of the project area shown on aerials.

Geotechnical Section

33. The applicant shall comply with all geotechnical requirements at the building permit stage.

Coastside Fire Protection District

34. Address numbers shall be a minimum of 6 inches in height on contrasting background and be visible from the road in the direction of travel. Finished height of bottom of address shall not be greater than 6 feet. Remote addressing may be required at the driveway or road entrance at intersections and road forks and shall be visible from both directions. Numbers shall be reflective and contrasting background. Equivalent to "Hy-Ko 911" signage with minimum 4-inch numbers. CFC 505.1
35. Additional numbers and directional signs may be required at the entrance of access roads. CFC 505.1.
36. The existing private access road must be maintained. All potholes and any damaged roadway shall be filled and compacted to 95% and able to support fire apparatus weighing 75,000 lbs. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
37. Provide fire apparatus access to the structure. Fire apparatus access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of any buildings as measured by an approved access route around the exterior of the building or facility. The access road shall be 20 feet wide, all-weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and limited to 150 feet in length. No grade shall be over 20% when gravel roads are used, which shall be class 2 base, or equivalent, compacted to 95 percent.

38. Provide a plan and profile of fire department access to the project. All sections of the emergency access road greater than 15% shall be paved with asphalt, concrete or equivalent, with a non-skid surface and a sub-base of class 2 aggregate, or equivalent, compacted to 95%. The driveway is over 150 feet in length and will need a fire engine turnaround approved by Coastside Fire Protection District.
39. Provide a plan and profile of fire department access from the highway to your project. Fire requirements are included here. Emergency access roads up to 15 % grade shall be a minimum of 6-inch class 2 aggregate compacted to 95% or equivalent. All sections of emergency access road greater than 15% shall be paved with a minimum 2" asphalt, concrete or equivalent, with a non-skid surface and a sub-base of 6-inch minimum class 2 aggregate compacted to 95%. The access is over 150 feet in length and will need a fire engine turnaround approved by Coastside Fire Protection District. Examples are enclosed.
40. The applicant shall show the location of the fire hydrant on a site plan and the distance to the cell site. A fire hydrant is required within 500 feet of the cell site and flow a minimum of 1000 GPM at 20 PSI. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense. Fire Flows must be provided before a permit is issued.
41. An approved fire access road with turnaround will be required for your project. This also requires access to all portions of your facilities. Provide details of access and turnaround on plans.
42. A fuel break of defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
43. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
44. Because of the nature of the hazard associated with remotely located radio vaults/cellular sites, the Coastside Fire Protection District is requiring the installation of an approved clean agent fire extinguishing system. The fire extinguishing system is to be designed and installed by a licensed contractor. Plans and specifications for the extinguishing system are to be submitted to San Mateo County for review and approval by Coastside Fire District. All systems are required to be designed, installed, and monitored in accordance with NFPA requirements.

45. Provide a 2A10BC Extinguisher at site and show the location on plans.
46. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source.
47. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place at the power source, or its main shut off. Such signage shall state instructions on how to disconnect power feeding other electrical panels including any orderly shutdown requirements. Any other shutoffs shall be identified. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed.
48. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
49. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1.
50. All fire conditions and requirements must be incorporated into the building plans, prior to building permit issuance. It is the applicant's responsibility to notify the contractor, architect, and engineer of these requirements.

Final project acceptance by Coastside Fire District is subject to field inspection and necessary tests.

51. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready. For additional information or to schedule an inspection you may contact the Fire Marshal's Office at cfpdfiremarshal@fire.ca.gov.

OSB:cmc – OSBHH0010_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

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: AT&T cell facility, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2022-00032

OWNER: Montara Water and Sanitary District

APPLICANT: AT&T Mobility/Pam Nobel

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same

ASSESSOR'S PARCEL NO.: 036-180-030

LOCATION: Alta Vista Road (adjacent to an existing Montara Water and Sanitary District water tank) north of 775 Alta Vista Road) unincorporated Montara area of San Mateo County

PROJECT DESCRIPTION

Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Design Review, and Grading Permit to construct a new 75-foot tall monopole with nine (9) antennas at the top of the pole, on a parcel developed with a water tank that is owned by Montara Water and Sanitary District. The subject parcel is accessed from Alta Vista Road. The facility will consist of one 75-foot tall monopole to be erected on a new 441 sq. ft. concrete pad. The equipment area will include a diesel generator, battery back-up unit, plant rack, hvac and global positioning system (gps), and will be enclosed by an 8-ft. tall chain link fence with privacy slats. The proposed facility will be accessed by an existing 12-foot wide gravel road which will require grading to locate telco underground within the road. The cellular facility electrical power will come from a nearby existing electrical vault. The facility will require minor trenching to install and connect to underground telco power within the Alta Vista Road right-of-way. The grading work proposed is 646 cubic yards (c.y.), 343 c.y. of cut and 303 c.y. of fill). The cellular facility equipment area will be located approximately 13 feet north of the existing Montara Water and Sanitary District water tank. The proposed facility is located off of Alta Vista Road in the unincorporated Montara area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission.

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: The monopole and antennas are conditioned to be painted a light gray color to blend with the sky. No materials used for installation shall be reflective or painted a reflective color.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 3: In the event that cultural, paleontological, or archaeological resources are 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. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 4: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 5: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 6: Prior to commencement of the project, the application 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 pollutant 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 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 plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 7: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 8: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County.

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: January 25, 2023 to February 13, 2023.

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., February 13, 2023.**

CONTACT PERSON

Olivia Boo, Project Planner,
PLN2022-00032, oboo@smcgov.org

Olivia Boo

Olivia Boo, Project Planner

_ND - Notice of Intent to Adopt (4-3-19).dotx

County of San Mateo
Planning and Building Department
INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** AT&T Mobility Cell Facility
2. **County File Number:** PLN 2022-00032
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Olivia Boo, Project Planner; oboo@smcgov.org
5. **Project Location:** Alta Vista Road (adjacent to an existing Montara Water and Sanitary District water tank), north of 775 Alta Vista Road, unincorporated Montara area of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** 036-180-030; 11 Acres
7. **Project Sponsor's Name and Address:** Pam Nobel, C/O AT&T Mobility, 23 Mauchly #110
Irvine, CA 92618
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation/Local Coastal Program Designation:** Agriculture/Open Space
10. **Zoning:** RM-CZ/ /DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)
11. **Description of the Project:**

The applicant is seeking a Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Design Review, and Grading Permit to construct a new 75-foot tall monopole with nine (9) antennas at the top of the pole, on a parcel developed with a water tank that is owned by Montara Water and Sanitary District. The subject parcel is accessed from Alta Vista Road. The facility will consist of one 75-foot tall monopole to be erected on a new 441 sq. ft. concrete pad. The equipment area will include a diesel generator, battery back-up unit, plant rack, hvac and global positioning system (gps), and will be enclosed by an 8-ft. tall chain link fence with privacy slats. The proposed facility will be accessed by an existing 12-foot wide gravel road which will require grading to locate telco underground within the road. The cellular facility electrical power will come from a nearby existing electrical vault. The facility will require minor trenching to install and connect to underground telco power within the Alta Vista Road right-of-way. The grading work proposed is 646 cubic yards (c.y.), 343 c.y. of cut and 303 c.y. of fill). The cellular facility equipment area will be located approximately 13 feet north of the existing Montara Water and Sanitary District water tank. The proposed facility is located off of Alta Vista Road in the unincorporated Montara area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission.

12. **Setting:** The subject parcel is located within a rural area at the north end of Montara that includes both undeveloped land and a Montara Water and Sanitary District water tank. The property is accessed by an existing dirt road that extends from Alta Vista Road. The closest structure and neighbor are single-family residential neighbors approximately 350 feet to the south.
13. **Other Public Agencies Whose Approval is Required:** N/A
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Notices of the project were sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notices yielded no comment from the tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
X	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		

Discussion: The existing development on the parcel consists of an existing water tank, owned and operated by Montara Water and Sanitary District, the landowner. The proposed cell facility will be located approximately 13 feet north of the water tank. In order to minimize the potential for visual impacts of the proposed monopole and antennas, mitigation measure 1 below is recommended that the monopole and antennas be painted a light gray color to blend with the coastal sky due to the monopole's visibility from Rivera Road right-of-way, which is located 1,200 feet southeast of the subject parcel. The project site area itself is not located in a mapped scenic corridor. The facility will be minimally visible from Alta Vista Road or the nearest residences.

Mitigation Measure 1: The monopole and antennas shall be painted a light gray color to blend with the sky. No materials shall be reflective or painted a reflective color.

Source: Submitted photos, County General Plan, Scenic Corridor Map, Project Plans.

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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Discussion: The proposed AT&T facility will not damage or destroy scenic resources, trees, rock outcroppings or historic buildings. The proposed equipment will be located near an existing Montara Water and Sanitary District water tank with existing mature trees, no tree trimming is proposed. The project does not involve rock outcropping or historic buildings.

Source: Field Inspection, Project Plans.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
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Discussion: The proposed AT&T cellular facility will not significantly alter the fairly flat topography or require extensive earthwork that would impact or significantly degrade the existing visual characteristics of the site. The facility will be located near a cluster of trees which will help screen the monopole. The proposed infrastructure will be located approximately 13 feet north of an existing Montara Water and Sanitary District water tank. The project site is not located in a mapped scenic corridor. The project site is not located in an urbanized area. Also see staff's response to question 1.a.

Source: Proposed Site Plan, Submitted photos.

1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
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Discussion: Typical of cellular facilities, no odor, glare, light, or noise is expected. Thus, the project will not introduce glare or affect nighttime views.

Source: Project Plans.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
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Discussion: See staff's response to 1.a.

Source: Field Inspection, Project Plans, San Mateo County Geographic Information System.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
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Discussion: Although the project is located within a Design Review District, it complies with applicable General Plan and Zoning Ordinance provisions with the exception of the proposed height, which may be up to 150 ft. subject to a Use Permit; a Use Permit is being sought under the project.

Source: Zoning Maps, General Plan.

1.g. Visually intrude into an area having natural scenic qualities?		X		
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Discussion: See staff's response to 1.a. Minimal grading and no tree removal is proposed.

Source: Google Maps, Field Inspection, Project Plans.

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of 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>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the				X

California Resources Agency, to non-agricultural use?				
<p>Discussion: No impact. The project is not located outside the coastal zone. The San Mateo County Important Farmland 2014 map notes the parcel as Urban and Built-Up Land, occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 1-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The subject parcel is developed with a Montara Water and Sanitary District water tank.</p> <p>Source: Geographic Information System, Project Location, San Mateo County Important Farmland 2014 map.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The property is not located within an open space easement or under a Williamson Act contract. The subject parcel is zoned Resource Management-Coastal Zone/Design Review/Coastal Development (RM-CZ/DR/CD). Cell facilities are permitted in the RM -CZ/DR District upon approval of a RM-CZ Permit, Use Permit, and Coastal Development Permit.</p> <p>Source: Geographic Information System, Accela.</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: Per discussion under 2.a, the parcel is not designated as farmland, nor does it include prime agricultural land. There is no conversion of farmland to non-agricultural use. The land does not qualify as forestland by definition, as forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No tree removal is proposed.</p> <p>Source: State of California Geoportal Important Farmland Finder.</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project site is identified as having Scarper, Grade 5, very poor rating soil. No prime soils are within the project area. The project proposes a 75-foot tall AT&T monopole with a 441 sq. ft. foundation. There is no proposal to subdivide land or convert land to non-agriculture use at this time.</p> <p>Source: Natural Resources Conservation Services, Web Soil Survey San Mateo Area.</p>				

2.e. Result in damage to soil capability or loss of agricultural land?				X
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Discussion: See discussion under 2.a. and d. The site is outside of the State’s Important Farmlands.

Source: Project Plans, San Mateo County Soils Map, State of California Geoportal Important Farmland Finder.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The parcel does not contain forestland, no rezoning is proposed, and the land has not been used as timber land (no timber harvesting) and is not a Timberland Preserve Zone (TPZ). The project parcel is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). The proposed project will not conflict with any existing zoning, as a cell facility is allowed in the RM-CZ/DR/CD Zoning District subject to a RM-CZ Permit, DR Permit, CD Permit, and Use Permit. The proposed AT&T cell facility is necessary to provide cell coverage in the area, including for emergency services. Furthermore, the proposed project will not generate a need for rezoning of any land.

Source: County Zoning Map and Regulations.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
3.a. Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The proposed project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District’s (BAAQMD’s) 2017 Clean Air Plan (CAP). The project and its operation involve minimal hydrocarbon (carbon monoxide, CO2) air emissions during construction, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers) as the primary fuel source is gasoline. Due to the site’s

rural location, potential project air emission levels from construction would be increased from general levels. However, any such construction-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once construction for the cell facility is completed, the project would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions as defined in the BAAQMD's 2017 CEQA Guidelines, but does not require quantification of construction emission due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction best management practice measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure below.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017.				
3.b.	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?		X	
<p>Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10) and Fine Particulate Matter (PM2.5). Non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as “non-attainment” for the national 24-hour PM-2.5 standard until the BAAQMD submits a “re-designation request” and a “maintenance plan” to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of Mitigation Measure 2 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.</p> <p>Source: Bay Area Air Quality Management District.</p>				
3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X	
<p>Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities.</p> <p>There is a residential care home on Cedar Street and Farallone View Elementary School are both located over 2,000 feet south of the proposed cell facility. Pollutants are limited to that of construction vehicles, and grading is not expected to continue once the cell facility construction is complete. Though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature, they have the potential to negatively impact nearby sensitive receptors. Mitigation Measure 2 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.</p> <p>Source: Bay Area Air Quality Management District.</p>				
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X	

Discussion: No objectionable odors are expected once the cell facility and grading is complete. Odors resulting from construction vehicles may occur during the construction phase (e.g. gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature.

Source: Project Scope.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial 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 or National Marine Fisheries Service?				X
<p>Discussion: According to the San Mateo County GIS there is no record of known special-status species, or State or Federally endangered species, within the project area.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>				
4.b. Have a substantial 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 or National Marine Fisheries Service?				X
<p>Discussion: See discussion under 4.a.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: There are no streams or other natural drainage systems in the surrounding area. The nearest water body is over 500 feet east of the project area. See discussion under 4.a.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>				

4.d. Interfere substantially 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
<p>Discussion: According to the San Mateo County GIS there is no record of known special-status species within the project area.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: No trees are proposed for removal to construct the cell facility or grade the access road. According to the San Mateo County GIS there is no record of known State or Federally endangered special-status species within the project area.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: The project site is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan.</p> <p>Source: Google Maps, General Plan.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: Geographic Information System.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: No trees are proposed for removal to construct the cell facility or grade the access road.</p> <p>Source: Project plans.</p>				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p>Discussion: The California Historical Resources Information System (CHRIS) recommended notifying specific Native American tribes that may be affiliated with the project area. Staff sent notification by certified mail to the recommended tribe list and did not receive any comment from any tribes. No further study was recommended. The proposed project does not require an archaeological study.</p> <p>The following mitigation measures will ensure project impacts are, reduced to less than significant levels should cultural resources be found.</p> <p>Mitigation Measure 3: In the event that cultural, paleontological, or archaeological resources are 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. In addition, an archaeological report meeting the Secretary of the Interior’s Standards detailing the findings of the monitoring must be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.</p> <p>Mitigation Measure 4: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.</p> <p>Mitigation Measure 5: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner’s Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Project Plans.</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See staff’s response to 5.a.				

Source: Project Plans, California Historical Resources Information System (CHRIS).					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>Discussion: There are no known human remains in the project area. During construction of the cell facility and grading for the access road and underground utilities, should any evidence be discovered, Mitigation Measure 5 is included.</p> <p>Source: Project Plans, California Historical Resources Information System (CHRIS).</p>					

6. ENERGY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p>Discussion: The project will connect to existing power approximately 300 feet south of the proposed site. Energy consumption associated with the project would be limited to minimal construction (i.e., construction vehicles and access road grading) which would be limited and temporary for the implementation of the project.</p> <p>Source: Project Plans.</p>					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: The proposed project will be required to comply with any applicable 2023 Building Energy Efficient Standards which will be verified by the San Mateo County Building Inspection Section prior to the issuance of a building permit. The project may also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development and energy efficiency (in excess of the California Energy Code requirements), among other standards.</p> <p>Construction</p> <p>The construction for the cell facility would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction vehicles and equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment would be gas-powered or diesel-powered.</p>					

Source: Project plans.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial 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 substantial 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
Discussion: The project site is not located within a Hazard zone for faults or landslides, the geotechnical section has conditionally approved this project, and requires the geotechnical report to be submitted during the building permit stage. Source: San Mateo County Geographic Information System.				
ii. Strong seismic ground shaking?				X
Discussion: See Section 7.a.i. Source: San Mateo County Geographic Information System.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The property is not located in a liquefaction area. Source: San Mateo County Geographic Information System.				
iv. Landslides?				X
Discussion: The project site is not located within a landslide area.				

Source: San Mateo County Geographic Information System.

<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
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Discussion: The project site is not located on a cliff or bluff.

Source: Project Plans.

<p>7.b. Result in substantial soil erosion or the loss of topsoil?</p>		X		
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Discussion: The property has mature trees and low-growing vegetation. No trees are proposed to be removed and minimal low growing vegetation is proposed to be removed to grade the access road and construct the cell facility. In general, there is very minor erosion expected to occur for the project construction. The minor grading necessary for the access road and to locate utilities underground, within the access road, will result in temporary erosion impacts. Thus, the following mitigation measure is proposed. Erosion control measures will be required throughout the duration of construction activities.

Mitigation Measure 6: Prior to commencement of the project, the application 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 pollutant 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 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 plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Guidelines,” including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Source: Project Plans.

7.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
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Discussion: The project site does not contain a geological unit or soil that is presently unstable. The parcel is not located in a landslide or liquefaction zone. The project is conditioned to require a geotechnical report at the building permit stage.

Source: San Mateo County Hazard Mapped Resources.

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
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Discussion: There are no known expansive soils on the project site. According to the NRCS website, the property is currently noted as having Scarper, Grade 5, very poor rating soil; there is no expectation of encountering expansive soils which would result in a risk to life and/or property.

Source: Project Plans; NRCS website.

7.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
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<p>Discussion: The proposed project does not include the installation of a septic system or other alternative wastewater disposal system. The project is a cell site and does not require either of these systems.</p> <p>Source: Project Plans.</p>				
<p>7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>				
		X		
<p>Discussion: The project proposes a new cell facility on a relatively flat parcel that is developed with a water tank owned and operated by Montara Water and Sanitary District in a rural area of Montara. No known unique geologic features are present within the project area. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic feature. Should any paleontological evidence be discovered, Mitigation Measure 3 shall be implemented.</p> <p>Source: Project Plans, Project Location.</p>				

<p>8. CLIMATE CHANGE. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction of the proposed cell facility, grading for the access road and underground utilities, will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the project construction. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 will ensure that any impacts are less than significant.</p> <p>Source: Project Plans.</p>					
8.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		

<p>Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 2 will reduce GHG emissions to less than significant levels.</p> <p>Source: Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.</p>					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project site does not contain forestland. No conversion of forestland is proposed at this time.</p> <p>Source: Project Plans.</p>					
8.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
<p>Discussion: The parcel is developed with an existing water tank, owned and operated by Montara Water and Sanitary District. The project site is not located on or near a coastal cliff or bluff.</p> <p>Source: Project Location.</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is located approximately 3/4 of a mile from the Pacific Ocean. The project will not expose people or structures to significant risk or loss, injury or death resulting from sea level rise.</p> <p>Source: Project Location.</p>					
8.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
<p>Discussion: The property is located in Flood Zone X, area of minimal flooding. The proposed cell facility is not located in the flood hazard area. No impacts to water flows are expected.</p> <p>Source: FEMA Panel No. 06081C0136E, effective October 16, 2012.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See response to 8.f.</p>					

Source: Federal Emergency Management Agency.

9. 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>
9.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
<p>Discussion: No transport of hazardous materials is associated with this project. The site is not a known hazardous material site, per the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List).</p> <p>The radio frequency report prepared by Waterford Consultants for AT&T's proposed facility concluded that the total cumulative emission limit for accessible areas at ground level is 2.71% of the FCC General Population limits. The proposed operation will not expose members of the general public to hazardous levels of radio frequency and will not contribute to existing cumulative maximum permissible exposure (MPE) levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. Waterford Consultants, LLC recommends posting radio frequency alerting signage with contact information (Caution 2B) at the base of the monopole to inform authorized climbers of potential conditions near the antennas.</p> <p>Source: Project Plans, California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, Waterford Consultants Radio Frequency report.</p>				
9.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
<p>Discussion: The use of hazardous materials is not proposed as part of this project.</p> <p>Source: Project Plans.</p>				
9.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
<p>Discussion: The emissions of hazardous materials, substances, or waste are not proposed as part of the project.</p> <p>Source: Project Plans.</p>				

9.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
<p>Discussion: The project is not located in an area identified as a hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control.</p>				
9.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 or excessive noise for people residing or working in the project area?				X
<p>Discussion: The site is located 2 miles from the Half Moon Bay airport and is not in an area regulated by an airport land use plan. The project scope is for a cell facility which does not involve a habitable structure, thus safety hazard and excessive noise are not expected. People will not be residing at the site and only working at the facility for occasional maintenance.</p> <p>Source: Area Maps.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project would not impair implementation of, or physically interfere with, an adopted emergency response or evacuation plan. The proposed project is not expected to permanently impede, change the configuration, or close any roadways that could be used for emergency purposes. The proposed cell facility is anticipated to enhance emergency services by providing cell phone service should land lines be non-functional. Coastside Fire Protection District has given conditional preliminary approval on the project.</p> <p>Source: Project Plans, Project Location.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: Although the project entails low-intensity work to construct, the project site is located in a Very High Fire Hazard Severity Zone, State Responsibility Area. According to the County's Grading and Land Clearing regulations, Section 9296.5 (Fire Safety), any equipment must meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code. The parcel is located in a rural area that has both mature trees and low-growing vegetation. The proposed cell facility is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires. The proposed cell facility will provide cellular coverage for</p>				

<p>AT&T customers and assist with emergency services. Coastside Fire Protection District has given conditional preliminary approval on the project.</p> <p>Source: Project Plans.</p>					
9.h.	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
<p>Discussion: The property is located in Flood Zone X, area of minimal flooding. The project is a cell facility and no habitable structures are proposed.</p> <p>Source: San Mateo County Geographic Information System, Project Plans.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located within a 100-year flood hazard area.</p> <p>Source: San Mateo County Geographic Information System.</p>					
9.j.	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
<p>Discussion: No dam or levee is located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee.</p> <p>Source: San Mateo County Geographic Information System.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: No, the project site is not located within a tsunami inundation area.</p> <p>Source: San Mateo County Geographic Information System.</p>					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (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
<p>Discussion: No work will take place within a watercourse. The construction of the project is required to comply with the County's Drainage Policy.</p> <p>Source: Project Plans.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project scope is limited to the construction of a new AT&T cell facility. Groundwater is not required for the project, thus no impact to groundwater is expected. The project would not decrease groundwater supplies or interfere with groundwater recharge and does not propose a new water source.</p> <p>Source: Project Plans.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
<p>Discussion: The project does involve grading and site improvements; however the project does not substantially increase impervious surface. The project was reviewed by Building drainage staff and conditionally approved. The project will be reviewed in more detail at the building permit stage. The project will be required to maintain erosion control measures throughout the duration of the construction phase; see mitigation measure 6</p> <p>Source: Project Plans.</p>				

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p>Discussion: See discussion under 10.c.i. above.</p> <p>Source: Project Plans.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
<p>Discussion: The project is located in a rural area. The construction of the project is required to comply with the County's Drainage Policy requiring post-construction runoff. The project scope is not considered large enough to exceed stormwater drainage systems.</p> <p>See discussion under 10.c.</p> <p>Source: Project Plans.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The new cell facility foundation will be approximately 441 sq. ft. and installing underground utilities will be a length of approximately 300 feet. There is no expectation that the project will affect flood flows. At the building permit stage, the project will require a final grading and drainage plan stamped by a registered civil engineer and shall include review and approval by the Building drainage staff.</p> <p>Source: Project Plans.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The project is not located in a flood hazard, tsunami, or seiche zone.</p> <p>Source: San Mateo County Geographic Information System.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The AT&T cell facility does not require or propose connecting to a water source and will not affect the implementation of a water quality control plan or sustainable groundwater management plan.</p> <p>Source: Project Plans.</p>				

10.f. Significantly degrade surface or ground-water water quality?				X
<p>Discussion: No degradation of surface or groundwater water quality is expected in association with the proposed project. The project does not require a water source or propose well drilling.</p> <p>Source: Project Plans.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See discussion under 10.c. and e. The project will result in a minimal increase in impervious surface due to the proposed foundation. The project has received preliminary conditional approval from Building drainage staff and is required to submit an erosion control plan prior to building permit issuance.</p> <p>Source: Project Plans.</p>				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The project would not result in the physical division of an established community. No land division is proposed.</p> <p>Source: Project Plans.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project would not conflict with any applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental impact.</p> <p>Source: Project Plans, San Mateo County General Plan, and Zoning Regulations.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?				X

Discussion: The power will be provided by connecting to an existing power source in the vicinity of the existing water tank. The telco connection will be located underground within the Alta Vista Road right-of-way, to an existing connection 1,200 feet south of the proposed equipment location. No new or expanded public utility is proposed, the area is already developed with a public service water tank, and existing houses are approximately 300 feet away.

Source: Project Plans.

12. 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>
12.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
<p>Discussion: No, the project is not located in an area with known mineral resources. The project does not involve nor result in any extraction or loss of mineral resources.</p> <p>Source: Project Plans, San Mateo County General Plan Mineral Resources Map.</p>				
12.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
<p>Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. The project parcel is not located in an area known to contain any known mineral resources.</p> <p>Source: Project Plans, Project Location, San Mateo County General Plan Mineral Resources Map.</p>				

13. NOISE. 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>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: The project will generate short-term noise associated with construction of the cell facility and grading of the access road to install the underground utilities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control:</p> <p>All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities are prohibited on Sunday, Thanksgiving and Christmas. No further mitigation is required.</p> <p>Source: Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: See discussion under 13.a. None proposed.</p> <p>Source: Project Plans, Project Location.</p>				
13.c. For a project located within the vicinity of a private airstrip or 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
<p>Discussion: The project is located approximately 2 miles north east of the Half Moon Bay airport, not within the vicinity of an airport. The project may expose the public, those located in the nearest neighborhood 300 feet away, to increased noise levels, however the noise will be short-term and only during the construction phase of the project.</p> <p>Source: Project Location, San Mateo County Geographic Information Map.</p>				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned 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
<p>Discussion: The project is for a proposed cell facility and will not induce growth, new homes or businesses, road extensions or infrastructure.</p> <p>Source: Project Plans.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: No, the project site is developed with an existing water tank, owned and operated by Montara Water and Sanitary District. There is no existing housing that will be affected.</p> <p>Source: Project Plans.</p>				

15. PUBLIC SERVICES. Would the project result in substantial 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>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: Coastside Fire Protection District, Project Plans.

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed cell facility is an unmanned facility with occasional maintenance during the year; the project will be a minor change to the subject property, area and vicinity. No other new land uses are proposed at this time.</p> <p>Source: Project Plans.</p>				
16.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>Discussion: The project does not include a recreational facility or required the construction or expansion of existing recreational facilities.</p> <p>Source: Project Plans.</p>				

17. TRANSPORTATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

<p>Discussion: No, the proposed cell facility will not conflict with transit systems in the area. Traffic will only be temporarily increased due to construction vehicles during the duration of project construction.</p> <p>Source: Project Plans, Department of Public Works.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
<p>Discussion: The project involves construction of a cell facility and is expected to have a minor temporary impact on vehicle miles traveled, specifically vehicles related to the construction and grading for the access road and installing underground utilities within the access road, during the construction phase only.</p> <p>Source: Project Plans.</p>				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The project does not involve the construction or change of any public road design features or incompatible uses.</p> <p>Source: Project Plans.</p>				
17.d. Result in inadequate emergency access?				X
<p>Discussion: The project proposed a cell facility and will not result in inadequate emergency access. The Coastside Fire Protection District has conditionally approved the project for fire prevention standards compliance, including for emergency access.</p> <p>Source: Project Plans, Project Location.</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site,				

feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: Notices for consultation were sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notices yielded no comment from the tribes. The project site is not listed in the California Register of Historical Resources, nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project location, California Register of Historical Resources, County General Plan.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>Discussion: The possibility of the land containing California Native American artifacts is unlikely as the parcel is developed with an existing public utility water tank owned by Montara Water and Sanitary District. While the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:</p> <p>Mitigation Measure 7: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning and Building Department prior to implementation and prior to continuing any work associated with the project.</p> <p>Mitigation Measure 8: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p>				

Source: California Register Office of Historical Resources, San Mateo County Listed Historical Resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>Discussion: The project is a cell facility that does not require or result in the relocation or construction of new or expanded utilities; therefore, there is no expectation that the cell facility will result in any significant environmental effects.</p> <p>Source: Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: Water is not required for the cell facility project.</p> <p>Source: Project Plans.</p>				
19.c. 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
<p>Discussion: The project is a cell facility and therefore no wastewater treatment system is proposed or required.</p> <p>Source: Project Plans.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

Discussion: The project is limited to minimal ground disturbance for the cell facility and will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals.				
Source: Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The cell facility is not expected to generate solid waste on a long-term basis. No mitigation is required.				
Source: Project Plans.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project is located in a Very High Fire Hazard Severity Zone, State Responsibility Area, as identified by the County's GIS map. The project has received preliminary conditional approval by the Coastside Fire Protection District.				
Source: Project Plans, County GIS.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: See discussion to 20.a.				
Source: Project Plans.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The proposed project is a cell facility. A new 300-foot gravel access road is proposed to provide access and utilities will be undergrounded. The Coastside Fire Protection District has				

reviewed the project and provided preliminary conditional approval. No significant impacts are expected to the environment. See staff's discussion under 20.a.

Source: Project Plans.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
--	--	--	--	---

Discussion: The project site area is flat with very minimal slope and in Flood Zone X. The parcel is not located in a landslide area. The project does not involve habitable structures, thus people will not be located on the parcel. Only a small footprint of development for the cell facility and access road is proposed. The project has received conditional approval from the County's drainage staff. The cell facility is not expected to expose the subject property or adjacent properties to downslope or downstream flooding, landslides, runoff, drainage changes, or slope instability.

Source: Project Plans, Project Location, San Mateo County Geographic Information System.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X

Discussion: The project does not include biological resources based on review of the San Mateo County GIS.

Source: Project Scope, County GIS.

21.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		X		
---	--	---	--	--

projects, and the effects of probable future projects.)				
<p>Discussion: There are existing single-family residences approximately 300 feet south of the subject parcel. Without the mitigations as provided throughout this document, the subject project could potentially impact aesthetics, air quality, cultural and tribal resources, geology/soils, climate change, and hydrology and water quality. Mitigation measures have been included throughout this document to reduce these potential impacts to less than significant levels.</p> <p>Source: All Applicable Sources Cited in this Document.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: As discussed in the previous sections, the proposed project is for a cell facility. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.</p> <p>Source: All Applicable Sources Previously Cited in This Document.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: __San Mateo County Environmental Health Services_____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:	X		Underlying owner
State Department of Fish and Wildlife		X	

AGENCY	YES	NO	TYPE OF APPROVAL
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p><u>Mitigation Measure 1:</u> The monopole and antennas shall be painted a light gray color to blend with the sky. No materials shall be reflective or painted a reflective color.</p> <p><u>Mitigation Measure 2:</u> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District’s Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers’ specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points. 		

- h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 3: In the event that cultural, paleontological, or archaeological resources are 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. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 4: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 5: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 6: Prior to commencement of the project, the application 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 pollutant 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 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 plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 7: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning and Building Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 8: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



AT&T

SITE NUMBER: CCL02174
 SITE NAME: ALTA VISTA TANK #2
 SITE TYPE: MONOPOLE - CWIC
 ADDRESS: NORTH OF 775 ALTA VISTA ROAD
 MONTARA, CA 94037



J5 INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

AT&T
 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

CCL02174

ALTA VISTA TANK #2

NORTH OF 775 ALTA VISTA ROAD
 MONTARA, CA 94037

FA#: 15246743
 PACE#: MRSFR071193
 PT#: 3701A0V0MG

PROJECT TEAM	VICINITY MAP	CODE COMPLIANCE	SHEET INDEX																											
<p>APPLICANT / LESSEE: ALYSSA FERRIS, AT&T 5001 EXECUTIVE PARKWAY, 4W5501 SAN RAMON, CA 94583 PHONE: (530) 966-2612 EMAIL: AB724B@ATT.COM</p> <p>CONSTRUCTION MANAGER: DAN RICO QUALTEK WIRELESS PHONE: (925) 532-2245 EMAIL: drico@qualtekwireless.com</p> <p>PROJECT MANAGER: J5 INFRASTRUCTURE PARTNERS CONTACT: MISAKO HILL EMAIL: mhill@j5ip.com PHONE: (415) 533-2540</p> <p>A&E MANAGER: J5 INFRASTRUCTURE PARTNERS 23 MAUCHLY, SUITE 110 IRVINE, CA 92618 contact: STEVEN M. RAMON email: sramon@j5ip.com ph: (949) 247-7767 ext 158</p> <p>RF ENGINEER: SYED AHSAN MASHHOOD EMAIL: MS0587@att.com PHONE: (404) 956-1068</p> <p>ENGINEER: J5 INFRASTRUCTURE PARTNERS 23 MAUCHLY, SUITE 110 IRVINE, CA 92618 contact: JOSE CARLOS FAZ, S.E. email: jfaz@j5ip.com ph: (949) 247-7767 ext 160</p> <p>SITE ACQUISITION: J5 INFRASTRUCTURE PARTNERS REBECCA CARBONE EMAIL: RCARBONE@j5ip.com PHONE: (916) 335-8507</p>		<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2018 IRC (PART 2.5) 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2018 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC (PART 4) 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC (PART 5) 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2017 NEC (PART 3) 2019 CALIFORNIA ENERGY CODE (CEC)- PART 6 ANSI / EIA-TIA-222-H 	<table border="1"> <tr><td>T-1</td><td>TITLE SHEET</td><td>1</td></tr> <tr><td>LS-1</td><td>TOPOGRAPHIC SURVEY</td><td>1</td></tr> <tr><td>LS-2</td><td>TOPOGRAPHIC SURVEY</td><td>1</td></tr> <tr><td>EP01</td><td>EROSION CONTROL PLAN</td><td>0</td></tr> <tr><td>A-1</td><td>OVERALL SITE PLANS</td><td>1</td></tr> <tr><td>A-2</td><td>ENLARGED SITE PLAN</td><td>1</td></tr> <tr><td>A-3</td><td>EQUIPMENT LAYOUT PLAN</td><td>1</td></tr> <tr><td>A-4</td><td>ANTENNA PLAN & RF SCHEDULE</td><td>1</td></tr> <tr><td>A-5</td><td>ELEVATIONS</td><td>1</td></tr> </table>	T-1	TITLE SHEET	1	LS-1	TOPOGRAPHIC SURVEY	1	LS-2	TOPOGRAPHIC SURVEY	1	EP01	EROSION CONTROL PLAN	0	A-1	OVERALL SITE PLANS	1	A-2	ENLARGED SITE PLAN	1	A-3	EQUIPMENT LAYOUT PLAN	1	A-4	ANTENNA PLAN & RF SCHEDULE	1	A-5	ELEVATIONS	1
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A-5	ELEVATIONS	1																												
SITE INFORMATION	GENERAL CONTRACTOR NOTES	DRIVING DIRECTIONS	PROJECT DESCRIPTION																											
<p>PROPERTY OWNER: CLEMENS HELDMAIER, GENERAL MANAGER MONTARA WATER & SANITARY DISTRICT 8888 CABRILLO HWY, MONTARA, CA 94037 CLEMENS@MWSO.NET (650) 728-3545</p> <p>JURISDICTION: CITY OF SAN MATEO COUNTY A.P.N.: 036-180-030 CURRENT ZONING: IL - COMMERCIAL EXISTING USE: MISCELLANEOUS PROPOSED USE: MULTIUSE, COMMS FACILITY LATITUDE (NAD 83): 37° 32' 56.13" (37.5489250) LONGITUDE (NAD 83): 122° 29' 51.95" (-122.4977640)</p> <p>ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)</p> <p>POWER AGENCY: PG&E</p> <p>TELEPHONE AGENCY: AT&T</p> <p>RFDS VERSION: 1.00 DATE UPDATED: 10/26/20</p>	<p>DO NOT SCALE DRAWINGS</p> <p>THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <p>GENERAL NOTES</p> <p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p>STATEMENTS</p> <p>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p> <p>ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</p>	<p>5001 EXECUTIVE PKWY, SAN RAMON, CA 94583</p> <ol style="list-style-type: none"> GET ON I-680 N FROM EXECUTIVE PKWY, CAMINO RAMON AND CROW CANYON RD HEAD SOUTHWEST, TURN RIGHT, TURN LEFT TOWARD EXECUTIVE PKWY, TURN RIGHT TOWARD EXECUTIVE PKWY TURN RIGHT ONTO EXECUTIVE PKWY, TURN LEFT ONTO CAMINO RAMON USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD. PASS BY U.S. BANK BRANCH (ON THE RIGHT) USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO CONTINUE ON I-680 W TO CA-37 W IN VALLEJO. TAKE EXIT 33 FROM I-80 E MERGE ONTO I-680 N, KEEP LEFT AT THE FORK TO STAY ON I-680 N(TOLL ROAD) KEEP LEFT AT THE FORK TO CONTINUE ON I-680(TOLL ROAD) KEEP RIGHT AT THE FORK TO STAY ON I-680(TOLL ROAD) USE THE LEFT 2 LANES TO TAKE EXIT 58A FOR INTERSTATE 780 TOWARD BENICIA/VALLEJO CONTINUE ONTO I-780 W, TAKE EXIT 1B TOWARD SACRAMENTO, MERGE ONTO I-80 E TAKE EXIT 33 FOR CA-37 TOWARD NAPA GET ON US-101 N IN NOVATO, CONTINUE ONTO CA-37 W USE THE RIGHT LANE TO MERGE ONTO US-101 N VIA THE RAMP TO SANTA ROSA/EUREKA FOLLOW US-101 N TO TODD RD IN SONOMA COUNTY. TAKE EXIT 485 FROM US-101 N CONTINUE ONTO TODD RD, TURN RIGHT ONTO TODD RD OVERPASS TURN RIGHT ONTO S MOORLAND AVE, TURN LEFT ONTO TODD RD, TURN RIGHT ONTO STANDISH AVE CONTINUE ONTO DUTTON AVE, DESTINATION WILL BE ON THE LEFT <p>**2965 DUTTON AVE. SANTA ROSA, CA 95407</p>	<p>INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</p> <p>ANTENNA SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF 75'-0" HIGH MONOPINE INSTALLATION OF (3) AT&T SECTORS INSTALLATION OF (9) AT&T PANEL ANTENNAS INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRH'S) INSTALLATION OF (3) DC-9 SURGE SUPPRESSORS INSTALLATION OF (1) GPS ANTENNA <p>EQUIPMENT SOW:</p> <ul style="list-style-type: none"> INSTALLATION OF (1) AT&T PREFABRICATED SHELTER (C-WIC) INSTALLATION OF (1) VERTIV 7100 DCPW W/ (8) BATTERIES INSTALLATION OF (2) HYBRID EQUIPMENT RACK INSTALL (3) FMB'S (1) PER FIBER TRUNK INSTALLATION OF (3) FIBER TRUNKS INSTALLATION OF (9) DC TRUNKS INSTALLATION OF FIBER CABLES FROM EQUIPMENT AREA TO PROPOSED ANTENNAS INSTALLATION OF 20'x20' PRECAST CONCRETE FOUNDATION INSTALLATION OF (1) 200A AC POWER PANEL INSTALLATION OF (1) 200A METER INSTALLATION OF (1) GEN PLUG INSTALLATION OF (1) CIENA AND HOFFMAN BOX INSTALLATION OF 20'x20' CHAIN LINK FENCE ENCLOSURE INSTALLATION OF 30KW GENERATOR 																											

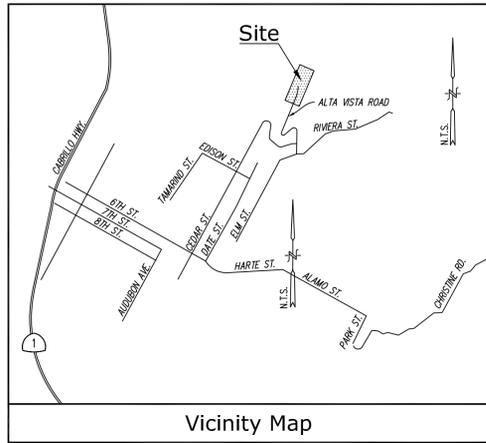
VENDOR: J5 INFRASTRUCTURE PARTNERS
 APPLICANT: AT&T
 SITE INFORMATION: CCL02174 ALTA VISTA TANK #2
 DESIGN RECORD:
 PROFESSIONAL STAMP:
 SHEET TITLE: T-1
 SHEET NAME: TITLE SHEET

REV	DATE	DESCRIPTION	INT.
0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100%ZDS	-
A	11/13/20	90%ZDS	-

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

T-1

TITLE SHEET



Boundary Detail
SCALE: 1"=100'

See Overall Site Detail
on Sheet LS-2

Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
PREPARED BY:
ORDER BY:
DATED:

Legal Description

TO BE DETERMINED

Assessor's Parcel No.

036-180-030

Easements

NOT AVAILABLE

Lease Area/Utilit Routes

AS SHOWN

Geographic Coordinates at Proposed Monopine

1983 DATUM: LATITUDE 37° 32' 56.74" N LONGITUDE 122° 29' 52.05" W
ELEVATION = 505.5 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. OXMT:
NORTHING = 2010032.36' EASTING = 6003477.29'

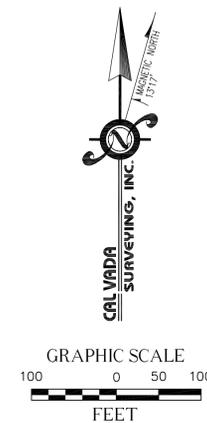
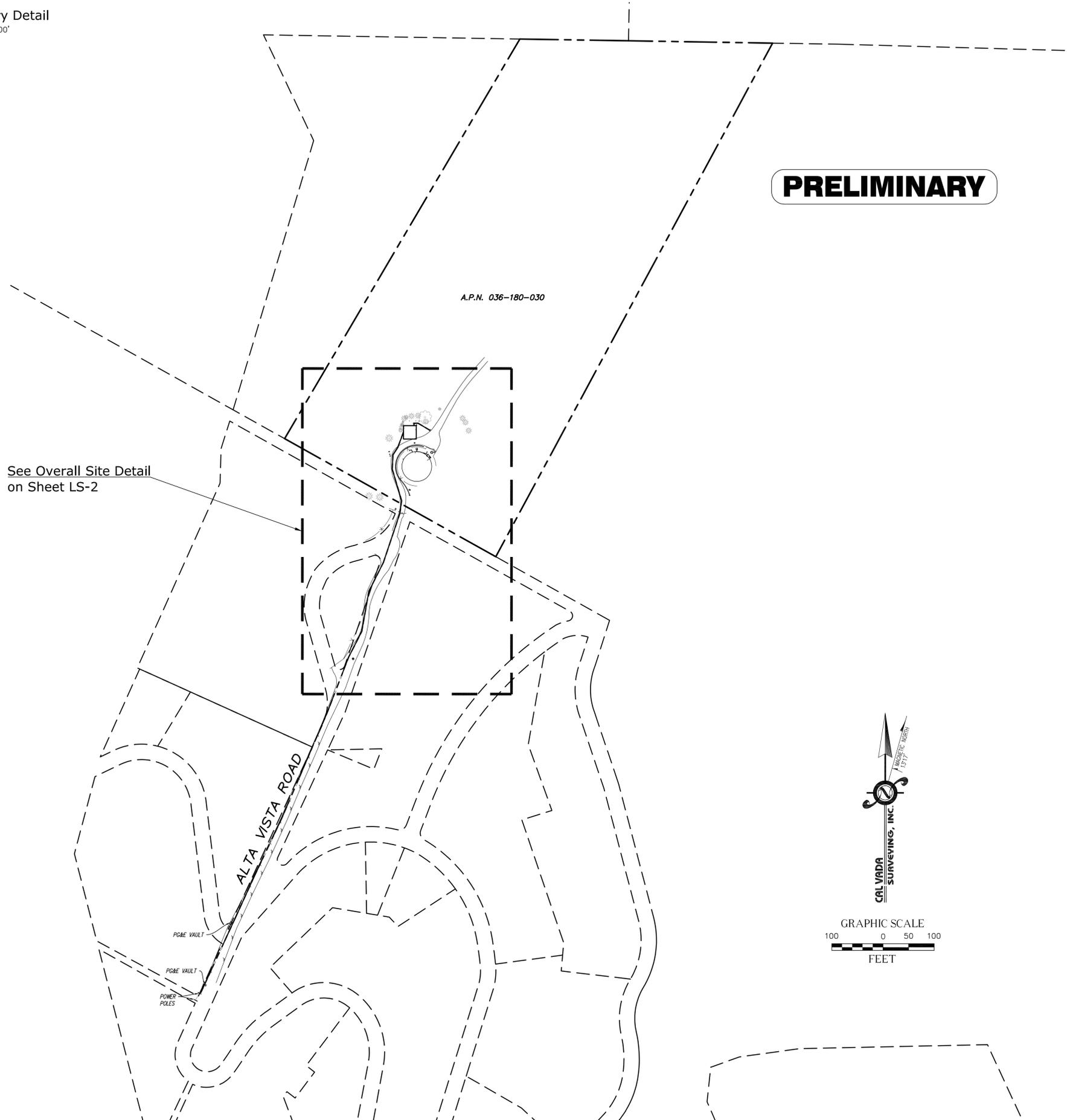
C.S.R.C. WINT:
NORTHING = 2064266.94 EASTING = 6086754.38'

Bench Mark

THE SMARTNET NORTH AMERICA C.O.R.S. "OXMT", ELEVATION = 794.99 FEET (NAVD 88)

Date of Survey

OCTOBER 21, 2020



A&E DEVELOPMENT:



CONSULTANT:

CAL VADA

SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 20976

LICENSURE:

REVISION:

REVISION:	DATE / BY:	DESCRIPTION:
	11/04/20	SUBMITTAL
	VF	
1	12/11/20	UPDATED DESIGN
	GBM	

SITE INFORMATION:

CCL02174

**NORTH OF 775 ALTA VISTA ROAD
MONTARA, CA 94037
SAN MATEO COUNTY**

SHEET TITLE:

**TOPOGRAPHIC
SURVEY**

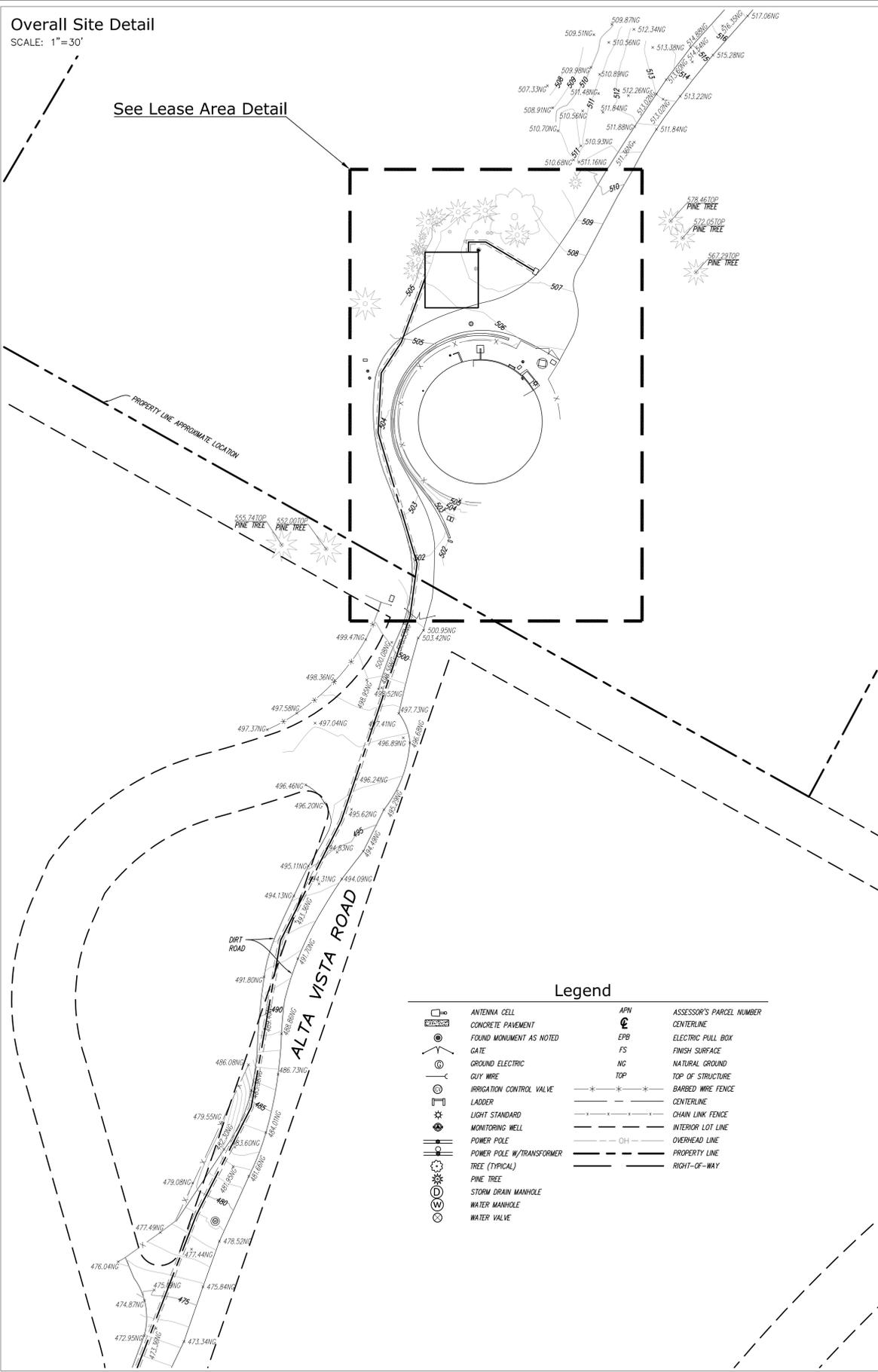
SHEET NUMBER:

LS-1

SHEET 1 OF 2

Overall Site Detail
SCALE: 1"=30'

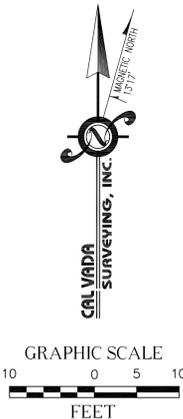
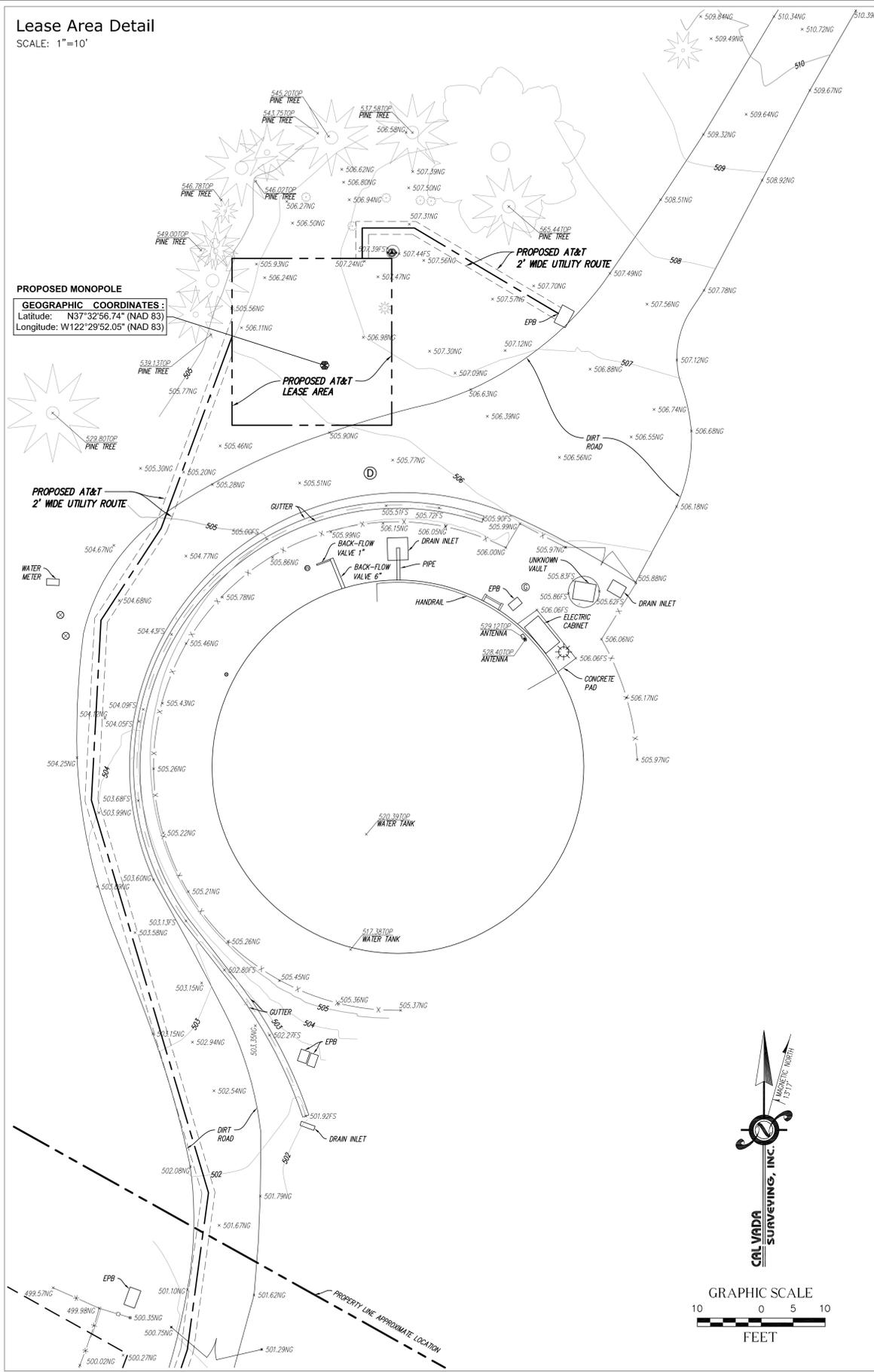
See Lease Area Detail



Legend

	ANTENNA CELL		ASSESSOR'S PARCEL NUMBER
	CONCRETE PAVEMENT		CENTERLINE
	FOUND MONUMENT AS NOTED		ELECTRIC PULL BOX
	GATE		FINISH SURFACE
	GROUND ELECTRIC		NATURAL GROUND
	GUY WIRE		TOP OF STRUCTURE
	IRRIGATION CONTROL VALVE		BARBED WIRE FENCE
	LADDER		CENTERLINE
	LIGHT STANDARD		CHAIN LINK FENCE
	MONITORING WELL		INTERIOR LOT LINE
	POWER POLE		OVERHEAD LINE
	POWER POLE W/TRANSFORMER		PROPERTY LINE
	TREE (TYPICAL)		RIGHT-OF-WAY
	PINE TREE		
	STORM DRAIN MANHOLE		
	WATER MANHOLE		
	WATER VALVE		

Lease Area Detail
SCALE: 1"=10'



A&E DEVELOPMENT:



CONSULTANT:

CAL VADA
SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 20976

LICENSURE:

REVISION:

REVISION:	DATE / BY:	DESCRIPTION:
	11/04/20	SUBMITTAL
	VF	
1	12/11/20	UPDATED DESIGN
	GBM	

SITE INFORMATION:

CCL02174
NORTH OF 775 ALTA VISTA ROAD
MONTARA, CA 94037
SAN MATEO COUNTY

SHEET TITLE:

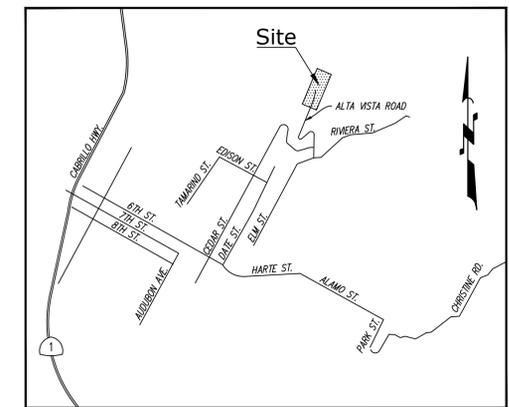
TOPOGRAPHIC SURVEY

SHEET NUMBER:

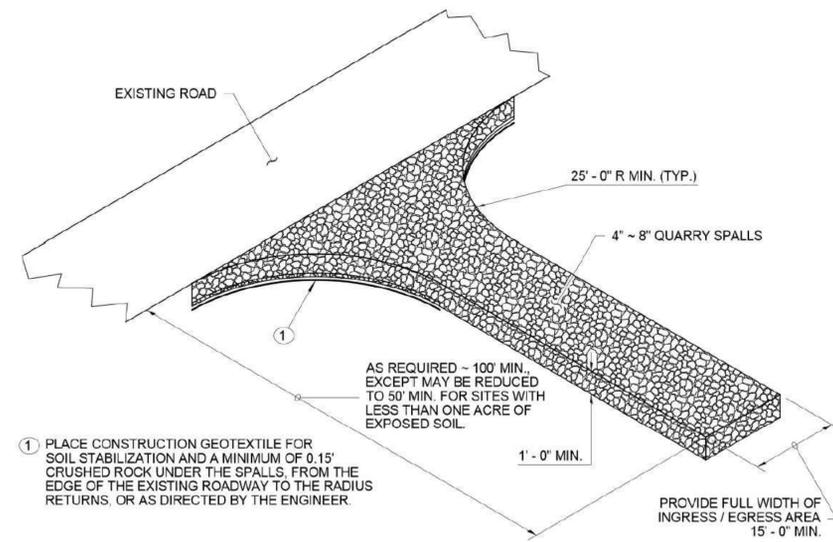
LS-2
SHEET 2 OF 2

EROSION CONTROL PLAN

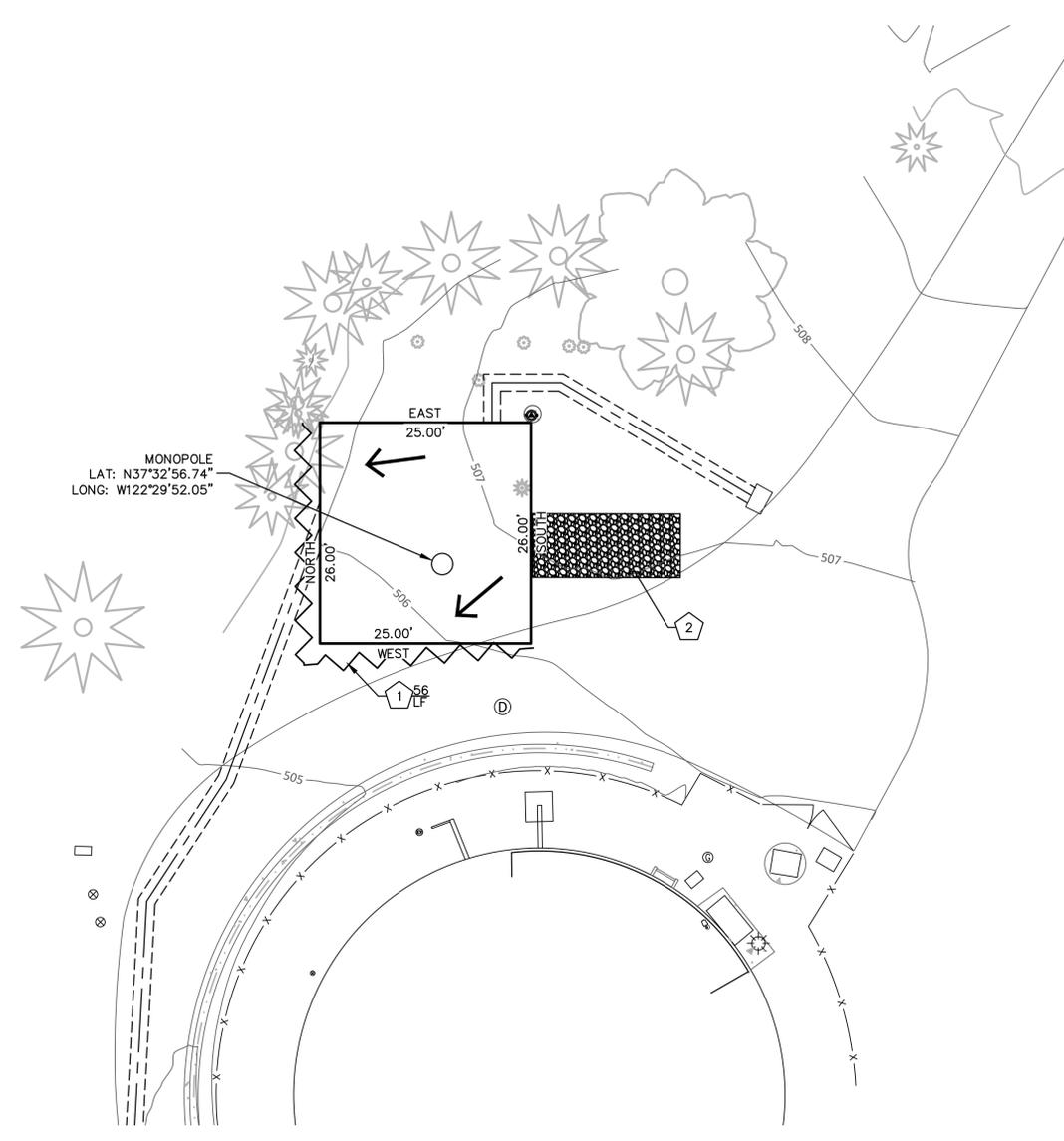
NORTH OF 775 ALTA VISTA ROAD
MONTARA, CA 94037
CCL02174



VICINITY MAP
(N.T.S.)



DETAIL C105



EROSION CONTROL POINT OF CONTACT:

ALAN MONEY, P.E.
PRESIDENT AMMTEC CONSULTANTS, LLC
2447 W 12TH ST, STE #1
TEMPE, AZ 85281
PHONE: (480) 927-9696
EMAIL: AMMTEC@AMMTEC.COM

EROSION CONTROL NOTES		
1	TEMPORARY SILT FENCE PER BMP C233 & DETAIL THIS SHEET.	56 LF
2	STABILIZED CONSTRUCTION ENTRANCE PER BMP C105 & DETAIL THIS SHEET.	1 EA

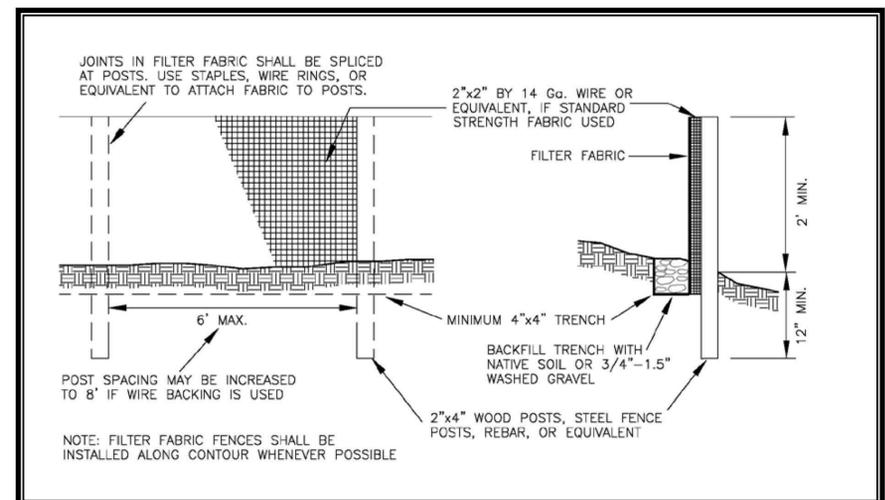
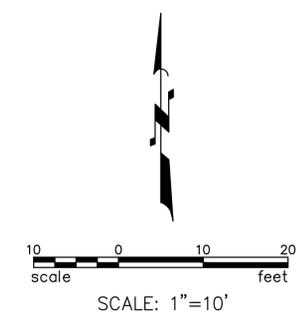


Figure 3.21 Silt Fence

DETAIL C233

LEGEND

	LEASE LINE
	EASEMENT LINE
	DRAINAGE ARROW
	SILT FENCE



BEST MANAGEMENT PRACTICE NOTES:

-CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

-USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.



PROJECT NAME
SAN MATEO MONOPOLE
LAT: 37° 32' 56.74" N, LONG: 122° 29' 52.05" W
MONTARA, CA 94037

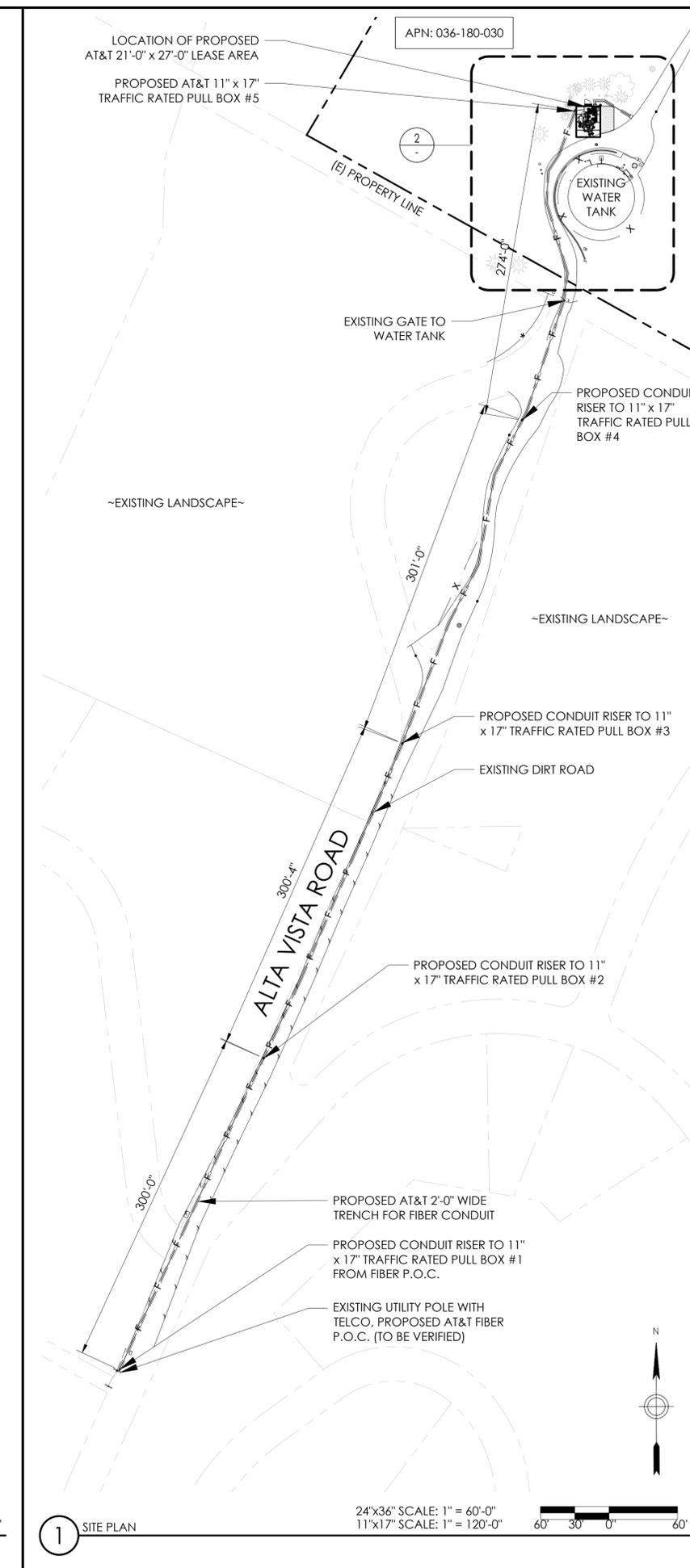
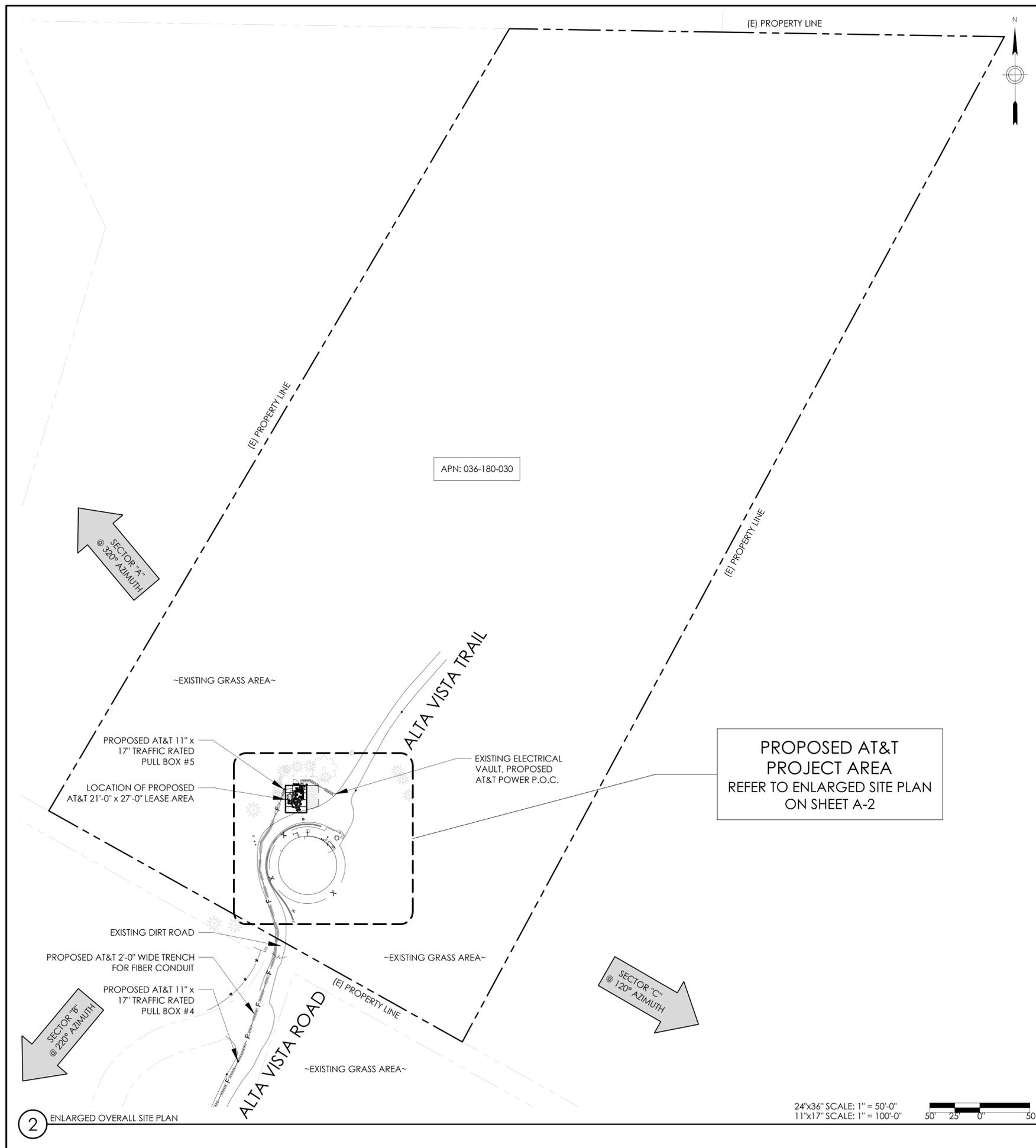
SHEET TITLE
EROSION CONTROL PLAN

REVISIONS:	DATE	BY	DESCRIPTION
	7/20/2022	PCW	

22063EP01.DWG

EP01

SHEET NO.
1/1



VENDOR:

INFRASTRUCTURE PARTNERS

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

APPLICANT:

AT&T

1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

SITE INFORMATION:

CCL02174

ALTA VISTA TANK #2

NORTH OF 775 ALTA VISTA ROAD
MONTARA, CA 94037

FA#: 15246743
PACE#: MRSFR071193
PT#: 3701A0VOMG

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
0	07/20/22	PLANNING COMMENTS	MMS
0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100% ZDS	-
A	11/13/20	90% ZDS	-

PROFESSIONAL STAMP:

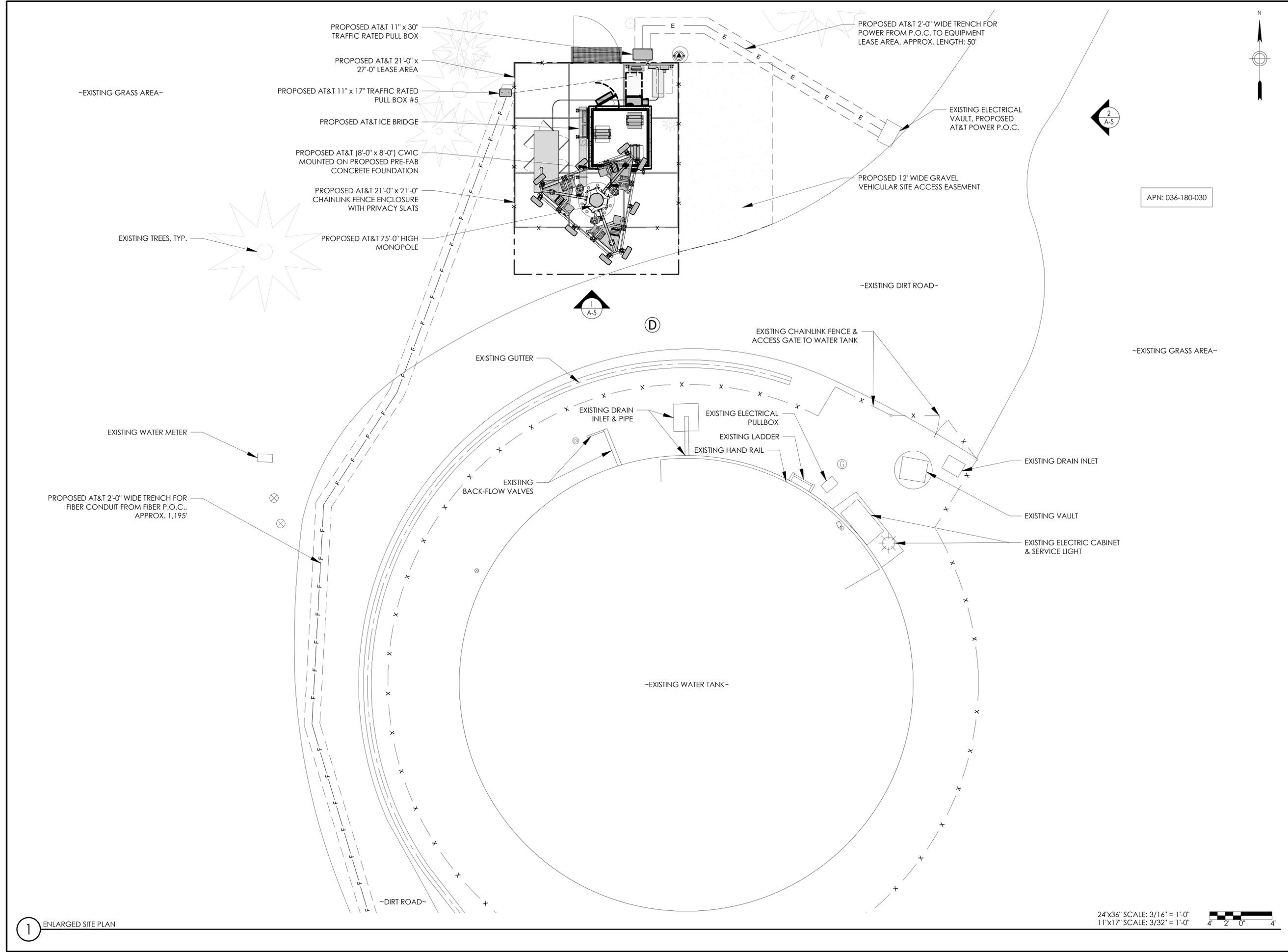
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SHEET TITLE:

A-1

SHEET NAME:

OVERALL SITE PLANS



INFRASTRUCTURE PARTNERS

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

AT&T

1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

CCL02174

ALTA VISTA TANK #2

NORTH OF 775 ALTA VISTA ROAD
MONTARA, CA 94037

FA#: 15246743
PACE#: MRSFR071193
PT#: 3701A0VOMG

REV	DATE	DESCRIPTION	INT.
0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100%ZDs	-
A	11/13/20	90% ZDs	-

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A-2

ENLARGED SITE PLAN

1 ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

SECTOR	RRH TYPE	RRH LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA	PROPOSED					
	POS.1	4449 B5 B12	UP ±10'-0"	16"	12"	8"
	POS.2	8843 B2 B66A	UP ±10'-0"	16"	12"	8"
	POS.3	4478 B14	UP ±10'-0"	16"	12"	8"
BETA	POS.1	4449 B5 B12	UP ±10'-0"	16"	12"	8"
	POS.2	8843 B2 B66A	UP ±10'-0"	16"	12"	8"
	POS.3	4478 B14	UP ±10'-0"	16"	12"	8"
	POS.3	4415 B30	UP ±10'-0"	16"	12"	8"
GAMMA	POS.1	4449 B5 B12	UP ±10'-0"	16"	12"	8"
	POS.1	8843 B2 B66A	UP ±10'-0"	16"	12"	8"
	POS.2	4478 B14	UP ±10'-0"	16"	12"	8"
	POS.3	4415 B30	UP ±10'-0"	16"	12"	8"

FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									
SECTOR	TECHNOLOGY	ANTENNA		SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)			
		MFR./MODEL #				FIBER LENGTH	FIBER LENGTH	JUMPER TYPE	TYPE
SECTOR "A"	A1	LTE 700/5G 850/LTE 1900/2100	NNH4-65B-R6H4	6'-0"	320°	72'	30m/100'	1/2"Ø COAX	FIBER
	A2	LTE FNET	NNH4-65B-R6H4	6'-0"	320°	72'	30m/100'	1/2"Ø COAX	FIBER
	A3	LTE 700/ 2300	NNH4-65B-R6H4	6'-0"	320°	72'	30m/100'	1/2"Ø COAX	FIBER
SECTOR "B"	B1	LTE 700/5G 850/LTE 1900/2100	NNH4-65B-R6H4	6'-0"	220°	72'	30m/100'	1/2"Ø COAX	FIBER
	B2	LTE FNET	NNH4-65B-R6H4	6'-0"	220°	72'	30m/100'	1/2"Ø COAX	FIBER
	B3	LTE 700/ 2300	NNH4-65B-R6H4	6'-0"	220°	72'	30m/100'	1/2"Ø COAX	FIBER
SECTOR "C"	C1	LTE 700/5G 850/LTE 1900/2100	NNH4-65B-R6H4	6'-0"	120°	72'	30m/100'	1/2"Ø COAX	FIBER
	C2	LTE FNET	NNH4-65B-R6H4	6'-0"	120°	72'	30m/100'	1/2"Ø COAX	FIBER
	C3	LTE 700/ 2300	NNH4-65B-R6H4	6'-0"	120°	72'	30m/100'	1/2"Ø COAX	FIBER

- NOTES TO CONTRACTOR:
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

INFRASTRUCTURE PARTNERS
23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

AT&T
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

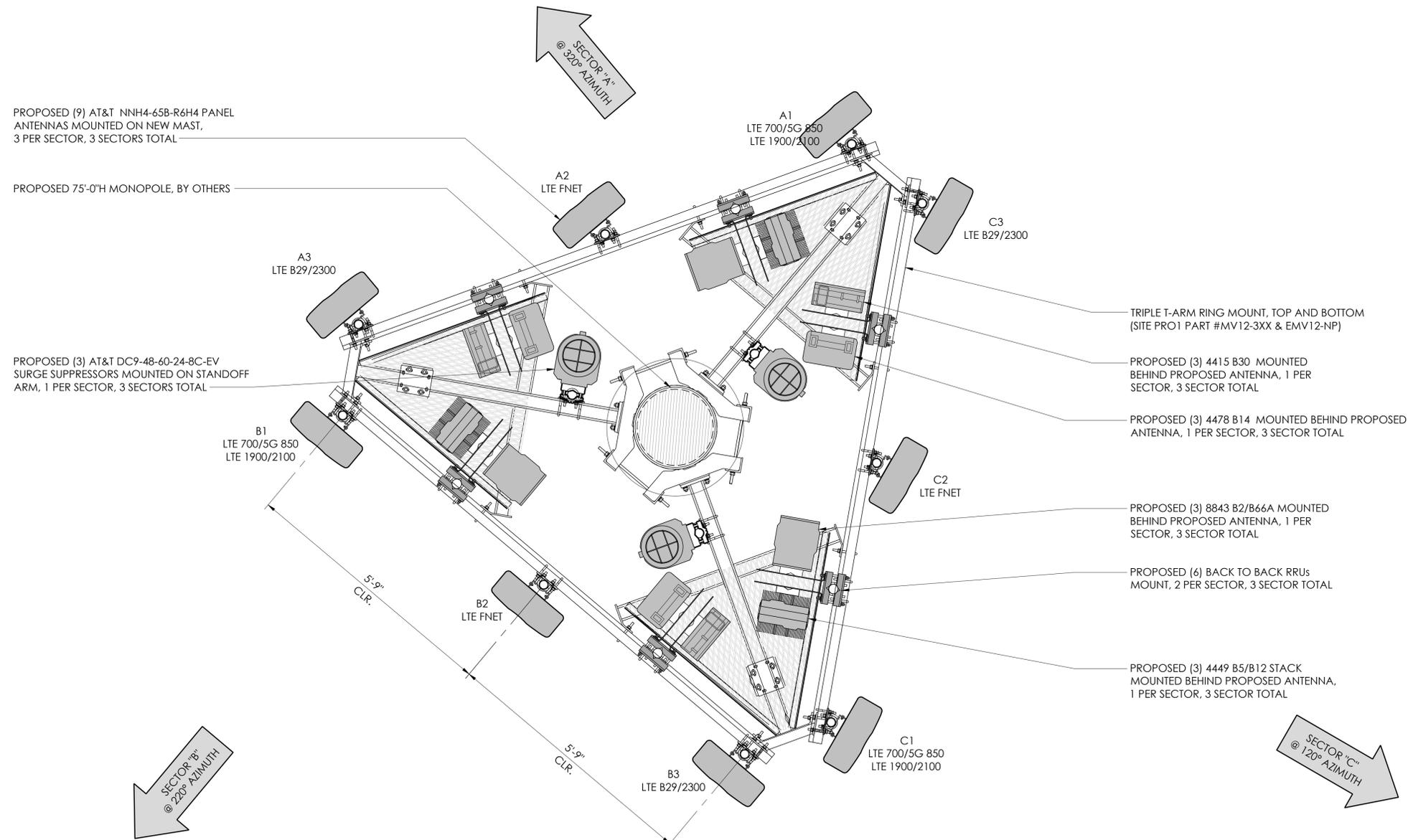
CCL02174

ALTA VISTA TANK #2

NORTH OF 775 ALTA
VISTA ROAD
MONTARA, CA 94037

FA#: 15246743
PACE#: MRSFR071193
PT#: 3701A0V0MG

2 RF SCHEDULE



1 PROPOSED ANTENNA PLAN

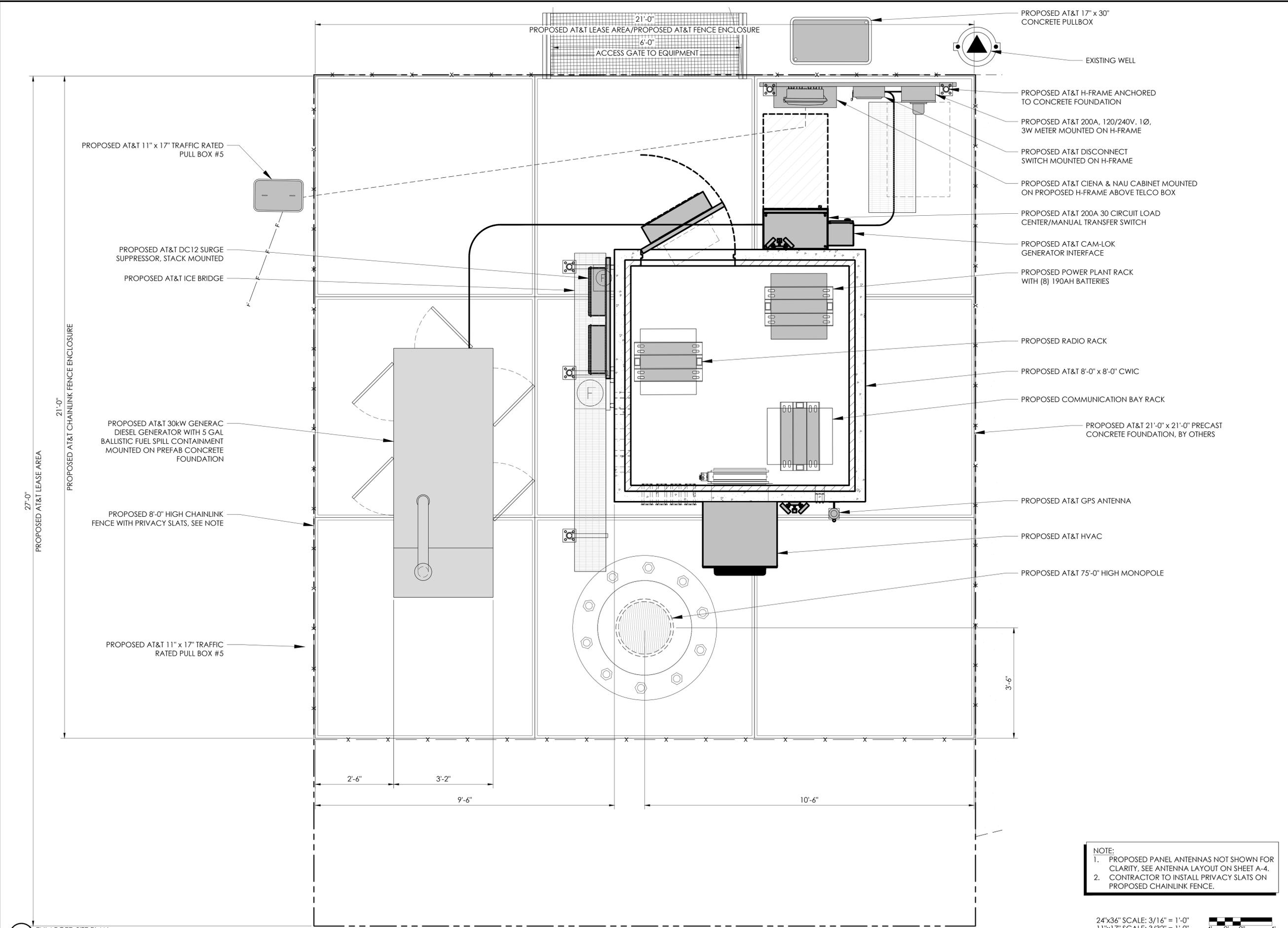
24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1" 6" 0"

REV	DATE	DESCRIPTION	INT.
0	07/20/22	PLANNING COMMENTS	MMS
0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100% ZDS	-
A	11/13/20	90% ZDS	-

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A-4

ANTENNA PLAN & RF SCHEDULE



VENDOR:
INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

APPLICANT:
AT&T
 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL02174
ALTA VISTA TANK #2
 NORTH OF 775 ALTA VISTA ROAD
 MONTARA, CA 94037
 FA#: 15246743
 PACE#: MRSFR071193
 PT#: 3701A0V0MG

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
0	07/20/22	PLANNING COMMENTS	MMS
0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100% ZDS	-
A	11/13/20	90% ZDS	-

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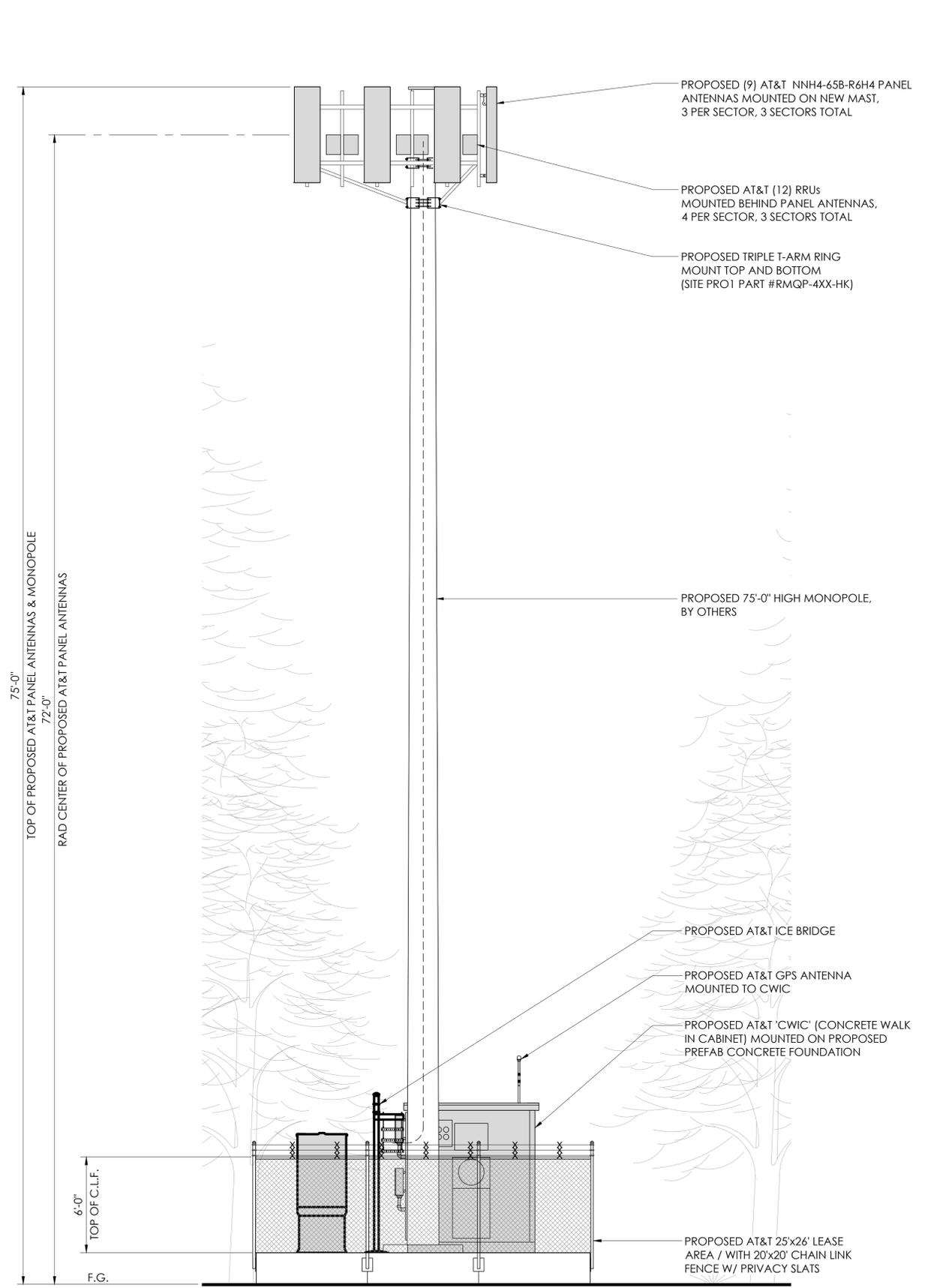
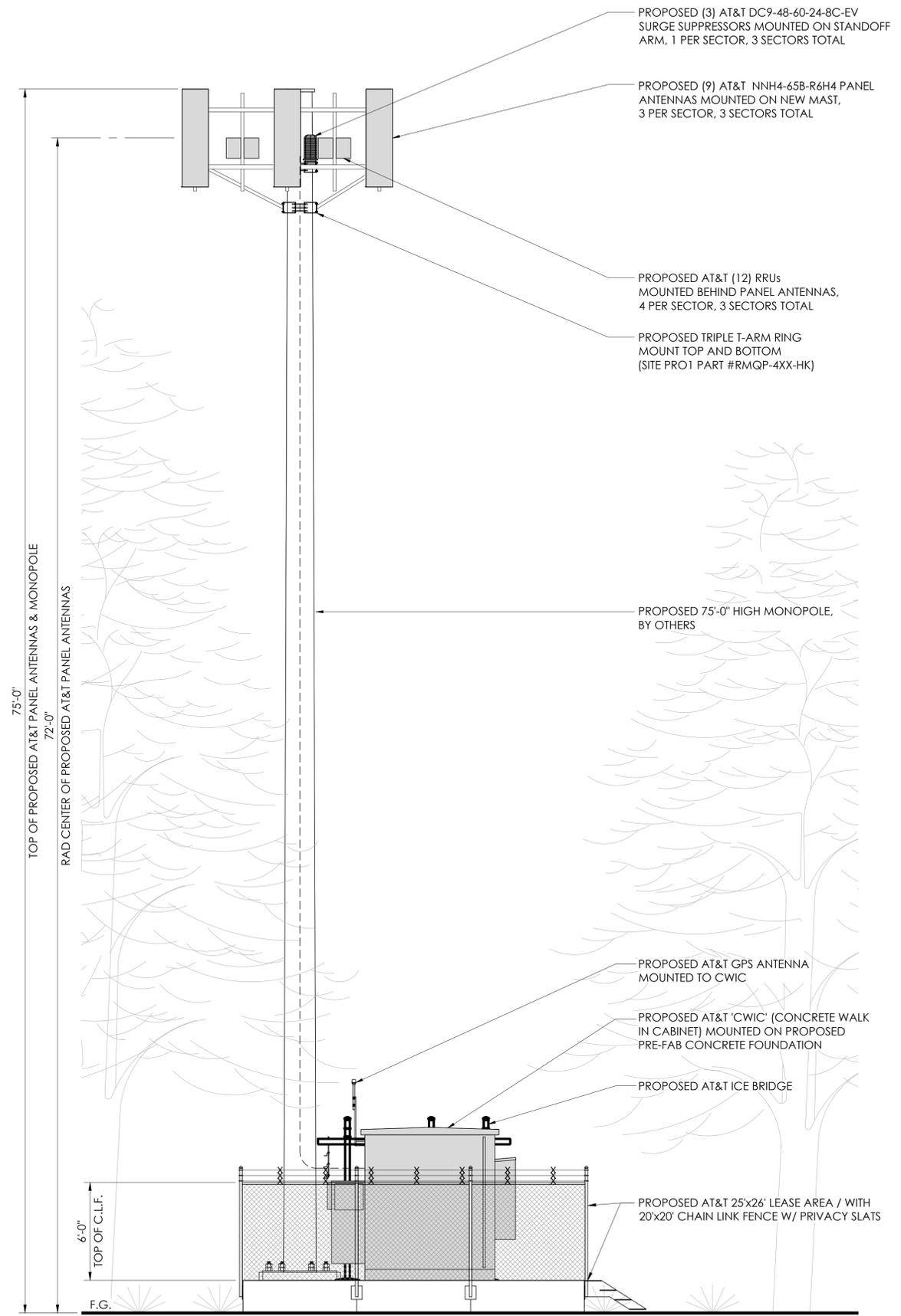
SHEET TITLE:
A-3

SHEET NAME:
EQUIPMENT LAYOUT PLAN

NOTE:
 1. PROPOSED PANEL ANTENNAS NOT SHOWN FOR CLARITY, SEE ANTENNA LAYOUT ON SHEET A-4.
 2. CONTRACTOR TO INSTALL PRIVACY SLATS ON PROPOSED CHAINLINK FENCE.

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 4' 2' 0' 4'

1 ENLARGED SITE PLAN



2 PROPOSED EAST ELEVATION
 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 4' 3' 2' 1' 0" 4'

1 PROPOSED SOUTH ELEVATION
 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 4' 3' 2' 1' 0" 4'

VENDOR:
IS INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

APPLICANT:

 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL02174
ALTA VISTA TANK #2
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DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
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0	04/15/21	FOR SUBMITTAL	-
B	01/28/21	100%ZDS	-
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SHEET TITLE:
A-5

SHEET NAME:
ELEVATIONS



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E







EXISTING



PROPOSED AT&T MONOPOLE

PROPOSED



EXISTING



PROPOSED AT&T MONOPOLE

PROPOSED

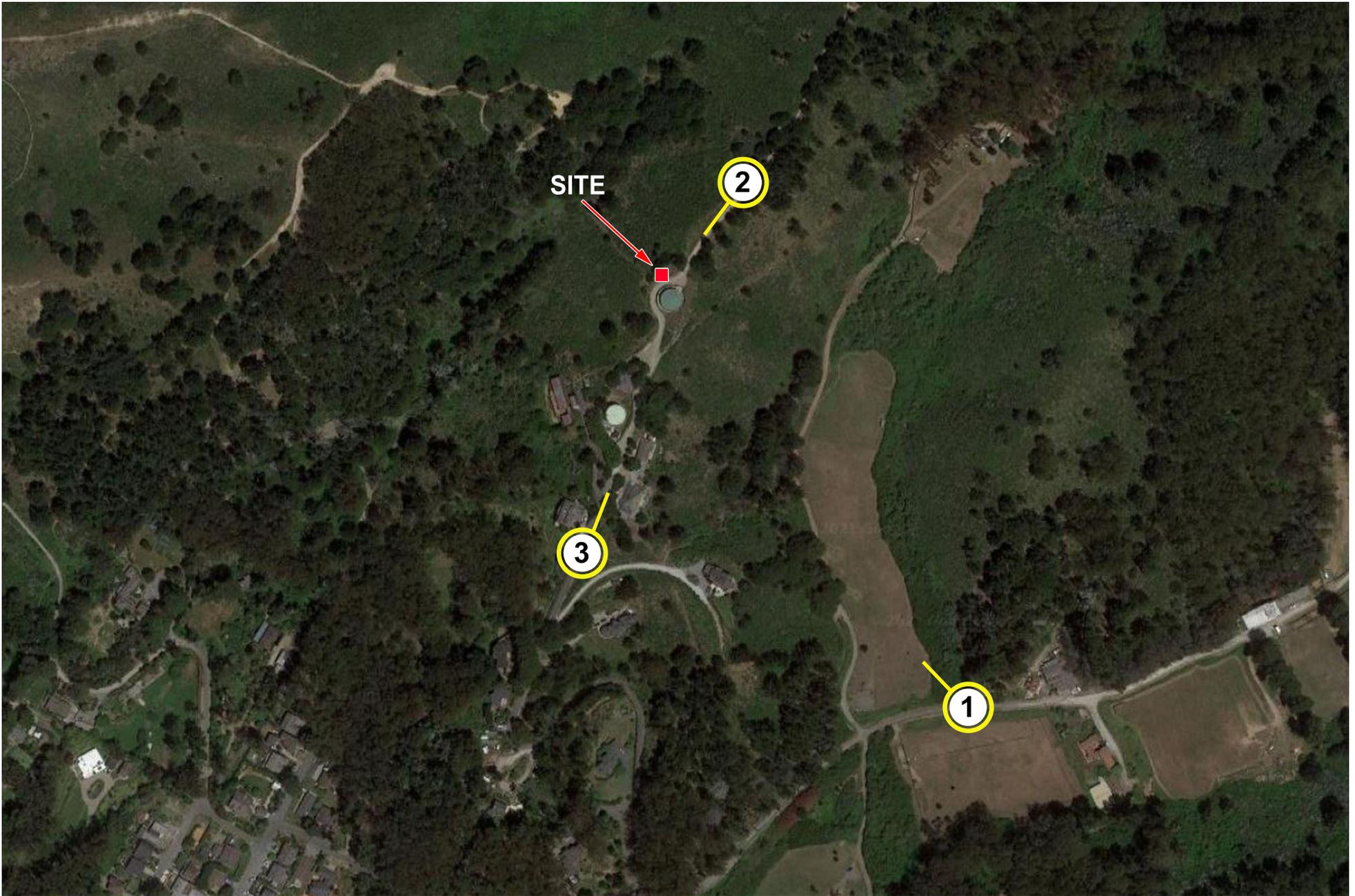


EXISTING



PROPOSED AT&T MONOPOLE

PROPOSED





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F



WATERFORD

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	Alta Vista Tank #2	Site Structure Type:	Monopole
Address:	North Of 775 Alta Vista Road Montara, CA 94037	Latitude:	37.548925
Report Date:	February 25, 2021	Longitude:	-122.497764
		Project:	New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Alta Vista Tank #2 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage at the base of the Monopole and restricting access to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David H. Kiser, P.E.
Registered Professional Engineer (Electrical)
State of California, 21542, Expires 6/30/2022
Date: 2021-February-26

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALLATION OF (9) AT&T PANEL ANTENNAS
- INSTALLATION OF (15) AT&T REMOTE RADIO HEADS (RRH'S)

The antennas will be mounted on a 75-foot Monopole with centerlines 72 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

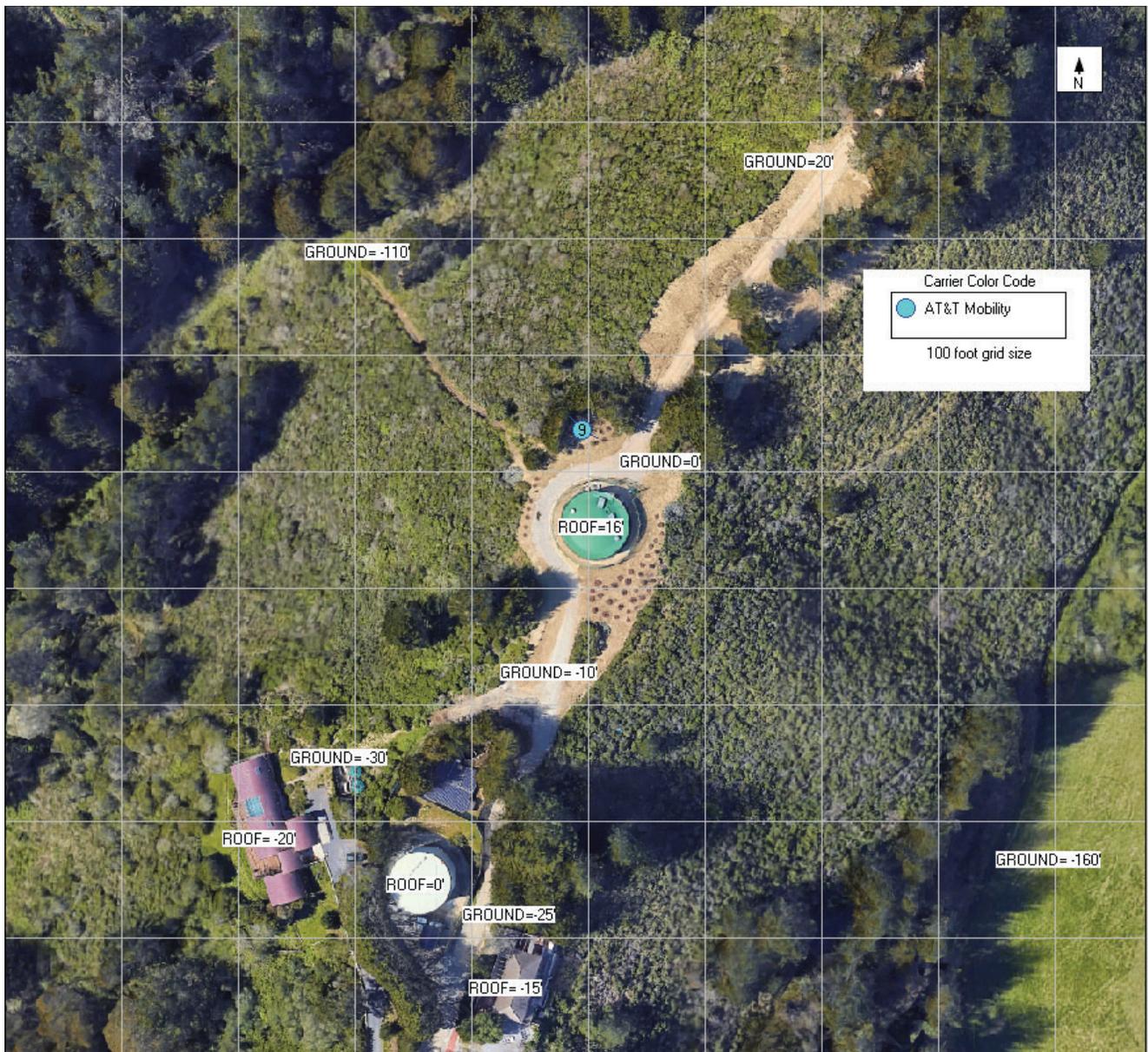


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.71% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.8963% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopole to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

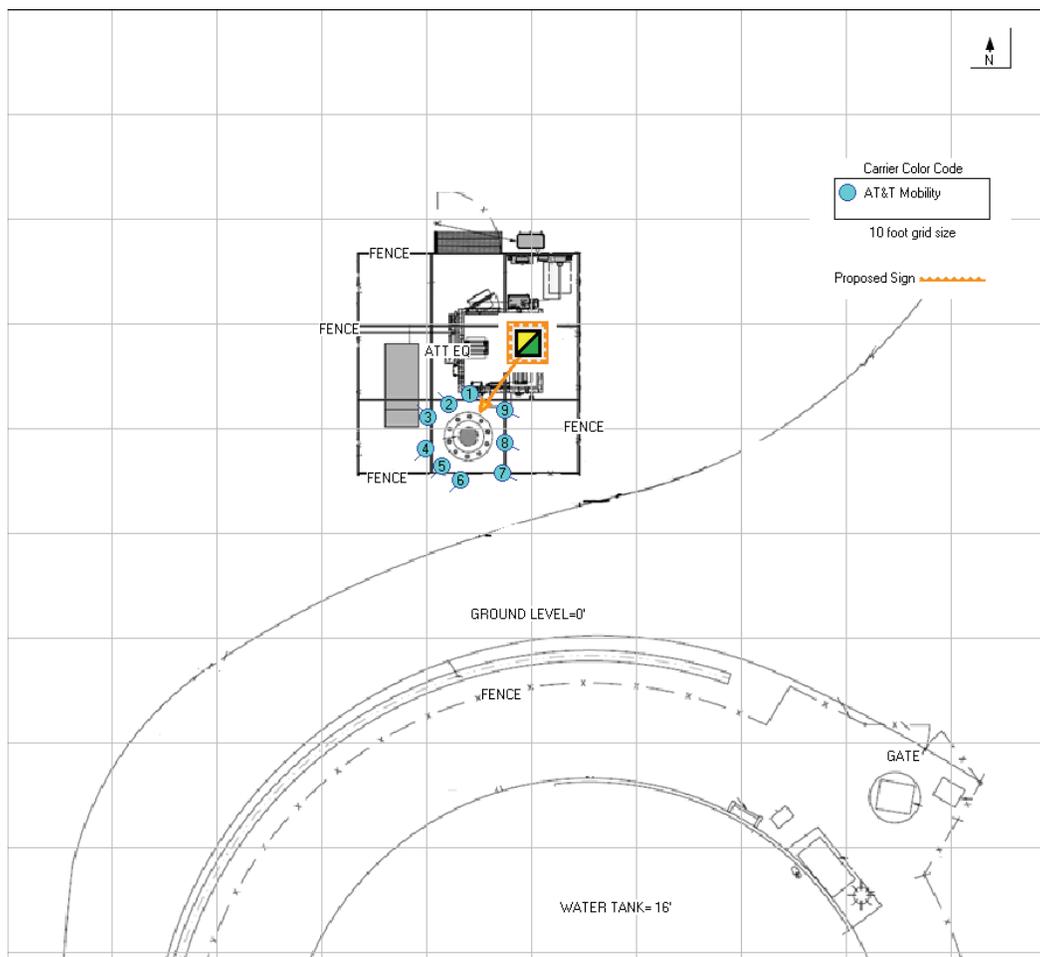


Figure 2: Mitigation Recommendations



1 Caution 2B sign required at the base of the Monopole

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	320	0	71	6	40	2	0	11.45	1117	1833	72
1	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2300	320	0	58	6	25	4	0	15.71	3724	6109	72
2	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	320	0	71	6	40	4	0	11.45	2234	3665	72
3	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	320	0	71	6	40	4	0	11.45	2234	3665	72
3	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	850	320	0	65	6	40	4	0	12.35	2749	4509	72
3	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	1900	320	0	75	6	40	4	0	13.95	3973	6518	72
3	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2100	320	0	65	6	40	4	0	14.98	5036	8263	72
4	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	220	0	71	6	40	2	0	11.45	1117	1833	72
4	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2300	220	0	58	6	25	4	0	15.71	3724	6109	72
5	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	220	0	71	6	40	4	0	11.45	2234	3665	72
6	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	220	0	71	6	40	4	0	11.45	2234	3665	72
6	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	850	220	0	65	6	40	4	0	12.35	2749	4509	72
6	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	1900	220	0	75	6	40	4	0	13.95	3973	6518	72
6	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2100	220	0	65	6	40	4	0	14.98	5036	8263	72
7	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	120	0	71	6	40	2	0	11.45	1117	1833	72
7	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2300	120	0	58	6	25	4	0	15.71	3724	6109	72
8	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	120	0	71	6	40	4	0	11.45	2234	3665	72
9	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	700	120	0	71	6	40	4	0	11.45	2234	3665	72
9	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	850	120	0	65	6	40	4	0	12.35	2749	4509	72
9	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	1900	120	0	75	6	40	4	0	13.95	3973	6518	72
9	AT&T	COMMSCOPE	NNH4-65B-R6H4 02DT	2100	120	0	65	6	40	4	0	14.98	5036	8263	72