

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

DATE: September 19, 2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Sections 6500 and 6513 of the San Mateo County Zoning Regulations, to allow for the continued operation of a wireless telecommunications facility, located at 8888 Cabrillo Highway, in the unincorporated Montara area of San Mateo County.

County File Number: PLN2006-00058 (Verizon Wireless)

PROPOSAL

The applicant, John Merritt of ATC Sequoia LLC on behalf of Verizon Wireless, proposes the continued operation of a wireless telecommunication facility. The site consists of one 49-foot-tall monopole, which supports six panel antennas. The property includes a second 50-foot-tall telecommunication tower hosting Sprint antennas, as well as a water reclamation facility with supporting office building. No modifications to the facility are proposed as part of this application.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit renewal, County File Number PLN2006-00058, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns, Project Planner

Applicant: John Merritt for ATC Sequoia LLC on behalf of Verizon Wireless

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 hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 8888 Cabrillo Highway, Montara

APN: 037-310-010

Size: 4.79 Acres

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

General Plan Designation: Institutional

Local Coastal Plan Designation: Institutional

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Montara Water and Sanitary District facility

Water Supply: Not Applicable to this project.

Flood Zone: Flood Zone X, Area of Minimal Flood Hazard. FEMA Flood Panel 06081C0117F, effective August 2, 2017.

Environmental Evaluation: Exempt under Section 15301, Class 1, of the California Environmental Quality Act, which allows for the continued operation of an existing use.

Setting: The subject property is located on the west side of Highway 1 (Cabrillo Highway) at the intersection with 16th Street in Montara. Further west of the project site is the Fitzgerald Marine Reserve and the Pacific Ocean. To the north is the Point Montara Lighthouse historic landmark, and southeast are residential developments. To the east is undeveloped residential land. The subject property is owned by Montara Water and Sanitary District and includes the District's main offices. There are two wireless telecommunications facilities located on the project site. One operated by T-Mobile and the other by Verizon Wireless. They each have their own monopole on the site, of 50-feet (T-Mobile) and 49-feet (Verizon Wireless) which are painted green to match their surroundings. Each monopole supports a series of antennas/dishes. There is a shared 529 sq. ft. equipment building that houses the associated equipment cabinets. There are a number of tall, mature cypress trees that provide a visual backdrop within which the antenna facilities blend.

Chronology:

<u>Date</u>	<u>Action</u>
February 9, 2006	- Planning application for PLN2006-00058 received to establish a new Verizon Wireless cellular facility at 8888 Cabrillo Highway.
July 19, 2007	- Approval of Use Permit, Coastal Development Permit (CDP), Resource Management Permit (RM), and certification of a mitigated Negative Declaration to allow for a new cellular facility consisting of a 50-foot-tall monopole cell site. Constructed under BLD2007-00348, plans show approved construction height of 50 feet. Plans submitted for this 2023 renewal show total height at 49 feet. Co-located with an existing 50-foot-tall Sprint cellular monopole.
April 18, 2008	- Use Permit Administrative Review and Inspection notice mailed.
May 16, 2008	- Second notice of Use Permit Administrative Review and Inspection notice mailed.
May 27, 2008	- Use Permit Administrative Review and Inspection conducted.
June 2, 2011	- Application for Use Permit Amendment, CDP, and RM permit to modify existing cellular facility to add two new antennas to existing monopole and two new 4-inch underground conduits.
March 2, 2012	- Approval of Use Permit Amendment, CDP, and RM permit to modify existing cellular facility to add two new antennas to existing monopole and two new 4-inch underground conduits.
August 6, 2012	- Minor Amendment approved. Condition of Approval No.3 of staff report from February 2, 2012, amended to allow for Use Permit to remain valid through February 16, 2022.
January 27, 2022	- Minor Modification approved to allow the installation of two new antennas and the removal and replacement of four remote radio heads. Work was not completed, and permit was withdrawn.
December 2, 2023	- Use Permit Renewal application received.
January 18, 2024	- Use Permit Renewal application deemed complete.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project continues to conform with the applicable General Plan policies for Vegetative, Water, Fish, and Wildlife Resources, Soil Resources, Visual Quality, Historical and Archaeological, Rural Land Use, and Geotechnical Hazards as the project was constructed in accordance with its last approval and no physical changes to the existing facility are proposed at this time.

2. Conformance with Zoning Regulations

The project parcel is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). The existing facility is operating under a previously approved Use Permit, and the project was constructed and has been maintained in accordance with the approved plans. No physical changes are proposed as part of this application. The project remains consistent with the requirements of the RM-CZ/DR/CD zone.

3. Compliance with Wireless Telecommunications Facilities Ordinance (WTF)

This project continues to conform with the applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below:

a. Development and Design Standards

Section 6512.2 of the WTF ordinance discusses location, minimizing visual impacts, maximum height, and future co-locations of wireless facilities. This project is located within the Cabrillo Highway State Scenic Corridor. The existing facility does not obstruct scenic views as while the project area is located on the western side of the Cabrillo Highway, it is screened by existing trees and other vegetation that continue to provide cover for the project site. As well, the monopole and antennas are painted in colors that blend in with the surrounding foliage further mitigating disruption to scenic views.

Based on the Radio Frequency emission analysis completed by Adam Carlson of Tower Engineering Professionals, the Maximum Permissible Exposure levels of this facility would be at 2.7% of the allowed radiation.

b. Performance Standards

The existing facility continues to be compliant with the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facility, visual resource protection, and generator use and maintenance. The facility is not currently lit nor is lighting proposed. The proper licenses have been obtained from both the FCC and CPUC, power for the facility is provided by PG&E, there is minimal visual impact, and conditions of approval continue to require maintenance and/or removal of the facility when necessary.

4. Conformance with Use Permit Findings

In order to approve the subject Use Permit Renewal, the Zoning Hearing Office must make the following findings:

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

This facility has been in operation since 2007 and has operated in compliance with the applicable regulations. There have been no complaints about the site or its operations. The current radio frequency analysis submitted by the applicant indicates that the facility continues to comply with the FCC's current prevailing standards for limiting human exposure to RF energy. As this is an unmanned facility requiring only minimal maintenance, the operation does not create additional traffic, noise, or intensity of use on the property.

- b. *That the telecommunication facilities are necessary for the public health, safety, convenience or welfare of the community.*

The continued operation of the existing cellular facility at this location will allow for continued cellular communication coverage for private citizens and businesses who are customers with Verizon Wireless. The existing wireless telecommunication facility has been in existence and operation for over a decade and the community has come to rely on the coverage provided by this site. The site facilitates both routine daily conversation but also communication services in emergency situations.

5. Conformance with Conditions of Last Use Permit Approvals

Staff has reviewed the previous Use Permit conditions of approval (associated with a 2012 Use Permit Amendment). Staff confirmed that the site has been operating and maintained in accordance with the previous conditions of approval. Previous conditions that remain relevant are included in Attachment A of this staff report.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines for the continued operation of existing public or private facilities involving no alterations or expansion of use as no physical changes are proposed.

C. REVIEWING AGENCIES

Department of Public Works
Coastside Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Current Plans
- D. Radio Frequency (RF) Report
- E. 2012 Letter of Decision on the Use Permit Amendment

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2006-00058 Hearing Date: September 19, 2024

Prepared By: Jonathan Bruns,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. The project is categorically exempt pursuant to Section 15301, Class 1, of the CEQA Guidelines for the continued operation of existing public or private facilities involving no alterations or expansion of use as no physical changes are proposed.

Regarding the Use Permit:

2. That this personal telecommunications facility is necessary for the public health, safety, convenience or welfare of the community because there is an established desirability and need for mobile and wireless telephone service to facilitate enhanced communication. The range of personal communication services provided by this facility enhances telephone services in the area and is a necessary component of public health, safety, convenience and welfare.
3. That the establishment, maintenance and conducting of the use, as proposed and conditioned, will not result in significant impacts to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff has reviewed the project file, referred the project to appropriate parties for comments, and reviewed previous conditions of approval and finds no issues concerning noncompliance or issues from neighboring parcels in the vicinity. In addition, staff has reviewed the Radio Frequency report, and has found that the continued use of the existing facility is in full conformance with the requirements of the Federal Communications Commission.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Zoning Hearing Officer on March 7, 2024. The Director of Planning and Building may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. This use permit shall be valid for ten years following the date of final approval. The applicant shall file for a renewal of this permit and pay the applicable renewal fees six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired.
3. The applicant shall paint any new equipment to match the existing equipment. Specifically, any new antennas shall be painted a non-reflective brown color to match the existing monopole and antennas. Prior to a final approval by Planning for a building permit, the applicant shall contact the Current Planning Section to arrange for a site inspection to verify color conformance.
4. Any change in use or intensity not already approved shall require an amendment to the Use Permit. Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. The applicant shall receive and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
6. If a less visually obtrusive and/or reduced height antennas become available for use prior to the issuance of a building permit, the applicant shall present a redesign incorporating this technology into the project and shall present this to the Director of Planning and Building for review.
7. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of structures on this site for telecommunications facilities.

8. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
9. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
10. The applicant shall comply with all future requirements of the Department of Public Works, Building Inspection Section, and the Coastside Fire Protection District.
11. 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 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
12. All existing and any future required on-site vegetation which serves as the effective screening and softening mechanism shall be maintained for the life of the project. Should any of the vegetation on-site die or become diseased or hazardous, the applicant shall replace the vegetation with similar trees of substantial size consistent with vegetation in the area and to the satisfaction of the Director of Planning and Building.
13. The Property Owner is responsible for maintaining the property in a manner consistent with all County regulations, including conditions of approval applied to permits (i.e., use permits) for on-site wireless telecommunication facilities. All use permits shall be maintained in an "active," non-expired status. Non-compliance with any applicable County regulations may result in the initiation of a violation case and referral of the case to the Planning and Building's Department's Code Compliance Section. Per Section 6105.1 (Zoning and Building Violation) of the County Zoning Regulations, except as provided in Sections 6105.2 and 6105.3, no permit for development shall be issued for any lot that has an existing zoning or building violation.
14. The applicant shall provide the name, title, phone number, mailing address, and email address of one or more contact persons at Verizon Wireless, to which future correspondences from the County should be addressed. These person (s) will serve as the long-term contact person(s) for this project for the purposes of permit renewal. Should the long-term contact person(s) change, the property owner is responsible for contacting the County to establish new long-term contact person(s).

Coastside Fire Protection District

15. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. **CFC 2022 Section 503.2.3**
16. Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a surface providing all weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15% shall be surfaced with a minimum Class 2 aggregate base or equivalent with 95% compaction. **CFPD Standard R-001**
17. When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official. **CFC 2022 Section 506.1.3**
18. Gates shall be a minimum of 2 feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½ feet of vertical clearance. **CFPD Standard R-001**
19. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway. **CFPD Standard R-001**
20. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. **CFC 2022 Section 304.1.2**
21. Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291. **CFC 2022 Section 4907.1**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



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



AMERICAN TOWER®

SITE NAME: HWY 1-MONTARA CA
SITE NUMBER: 411587
SITE ADDRESS: 8888 CABRILLO HIGHWAY
 MOSS BEACH, CA 94038



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL



AMERICAN TOWER®
 ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
▲	FOR CONSTRUCTION	JD	10/11/22
▲			
▲			
▲			

ATC SITE NUMBER:
411587

ATC SITE NAME:
HWY 1-MONTARA CA

 SITE ADDRESS:
 8888 CABRILLO HIGHWAY
 MOSS BEACH, CA 94038


SEAL:



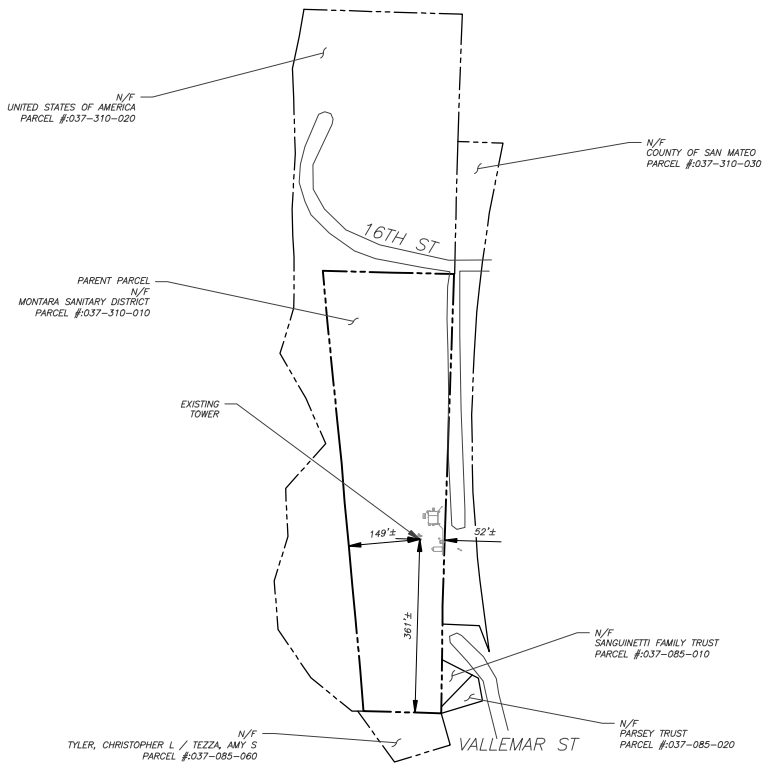
DATE DRAWN: 10/11/22
 ATC JOB NO.: 14158076_E1

TITLE SHEET


SHEET NUMBER:	REVISION:
G-001	0

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTIAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE (EBC) 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 8888 CABRILLO HIGHWAY MOSS BEACH, CA 94038 COUNTY: SAN MATEO	THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN MATEO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.	SHEET NO.	DESCRIPTION	REV.	DATE	BY:
	<u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 37,53425009 LONGITUDE: +122,5184224 GROUND ELEVATION: 88' AMSL	<u>PROJECT NOTES</u> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED. 7. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 USC § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLECTION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.81000 (B)(7).	G-001	TITLE SHEET	0	10/11/22	JD
	<u>ZONING INFORMATION:</u> JURISDICTION: SAN MATEO COUNTY PARCEL NUMBER: 03743104010	<u>PROJECT LOCATION DIRECTIONS</u> HEAD SOUTH ON I-280 S. FROM SAN FRANCISCO, KEEP RIGHT AT THE FORK TO CONTINUE ON CA-1 S. FOLLOW SIGNS FOR PACIFICA. FOR 7.1 MILES, TURN RIGHT ONTO SAN PEDRO AVE. MERGE ONTO CA-1 S. CONTINUE FOR 4.5 MILES, TURN RIGHT ONTO 16TH ST. AND FOLLOW DRIVEWAY TO THE LEFT. TOWER WILL BE ON THE RIGHT IN .2 MILES	G-101	OVERALL SITE PLAN	0	10/11/22	JD
<u>UTILITY COMPANIES</u> POWER COMPANY: PACIFIC GAS AND ELECTRIC PHONE: (800) 743-5000 TELEPHONE COMPANY: AT&T PHONE: (866) 574-7728	<u>TOWER OWNER:</u> ATC SEQUOIA LLC 118 HUNTINGTON AVE. BOSTON, MA 02116 <u>PROPERTY OWNER:</u> MONTARA CA WATER AND SANITARY DIST 8888 CABRILLO HIGHWAY MOSS BEACH, CA 94038 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY: AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	G-102	DETAILED SITE PLAN & TOWER ELEVATION	0	10/11/22	JD	
 Know what's below. Call before you dig.			G-001	SIGNAGE	0	10/11/22	JD

- NOTES**
1. THIS SET OF DRAWINGS IS INTENDED TO DEFLECT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 2. BOUNDARY INFORMATION OBTAINED FROM DATATREE ONLINE GIS.



1 OVERALL SITE PLAN
 0 200 400
 SCALE: 1"=200' (11X17)
 1"=100' (22X34)



AMERICAN TOWER
 ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
▲	FOR CONSTRUCTION	JD	10/11/22
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ATC SITE NUMBER:
411587

ATC SITE NAME:
HWY 1-MONTARA CA

 SITE ADDRESS:
 8888 CABRILLO HIGHWAY
 MOSS BEACH, CA 94038

SEAL:



DATE DRAWN: 10/11/22
 ATC JOB NO.: 14158076_E1

OVERALL SITE PLAN

SHEET NUMBER: C-101	REVISION: 0
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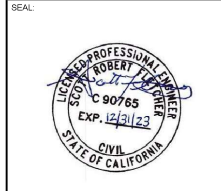
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▲	FOR CONSTRUCTION	JD	10/11/22
▲			
▲			
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ATC SITE NUMBER
411587
 ATC SITE NAME
HWY 1-MONTARA CA

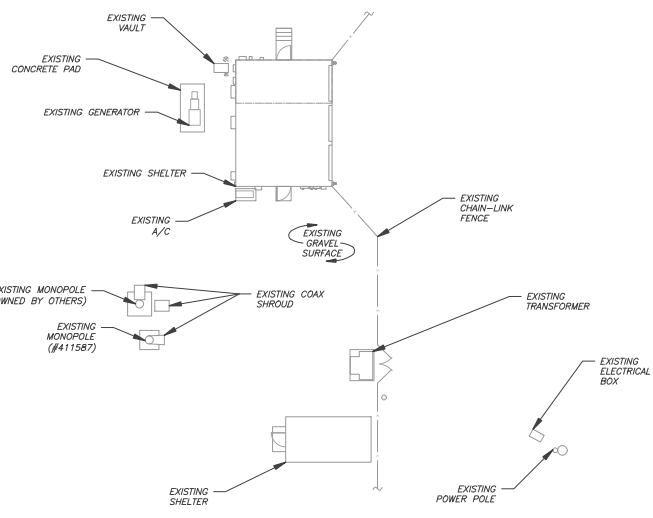
 SITE ADDRESS
 8888 CABRILLO HIGHWAY
 MOSS BEACH, CA 94038



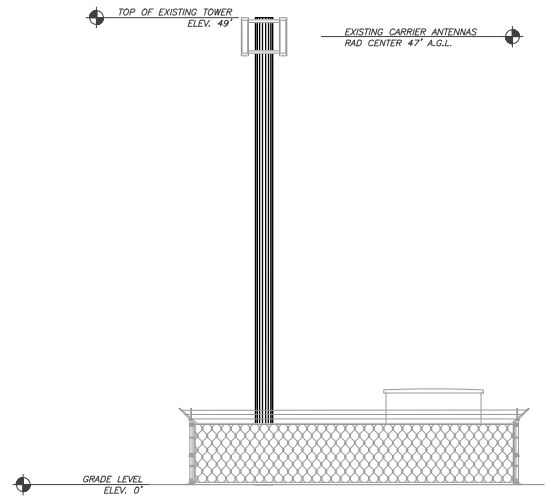
DATE DRAWN: 10/11/22
 ATC JOB NO.: 14158076_E1

DETAILED SITE PLAN & TOWER ELEVATION

SHEET NUMBER: **C-102** REVISION: **0**



1 DETAILED SITE PLAN
 SCALE: 1"=20' (11X17)
 1"=10' (22X34)



2 TOWER ELEVATION
 SCALE: NOT TO SCALE

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**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1309(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1309(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STANDALONE FCC TOWER
REGISTRATION SIGN



MANAGED BY

AMERICAN TOWER


SITE NAME: Hwy 1-Montara CA
SITE NUMBER: 411587

FOR LEASING INFORMATION: 877-282-7483
FOR OPERATIONS & ACCESS: 877-518-6937

877-ATC-SITE 877-51-TOWER

NO TRESPASSING

EXISTING SIGNAGE PHOTO



NOTICE

**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

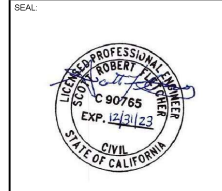
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE HEREBY DECLARED TO BE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLIC RELEASE SHALL BE RESTRICTED TO THE USE AND SITE FOR WHICH THEY ARE PREPARED. ANY USE OR ENCLOSURE OTHER THAN THAT WHICH IS RELATED TO AMERICAN TOWER OR THE SPECIFIC DRAWING IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. WHETHER THE AGREEMENT WITH THE ENGINEER WILL BE PROVIDED ON THE CONSTRUCTION PERIOD OF THE PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADHERE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR EDITIONS OF THESE DRAWINGS SUPERSEDED BY THE LATEST VERSION OR FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
▲	FOR CONSTRUCTION	JD	10/11/22
▲			
▲			
▲			

ATC SITE NUMBER:
411587

ATC SITE NAME:
HWY 1-MONTARA CA

SITE ADDRESS:
8888 CABRILLO HIGHWAY
MOSS BEACH, CA 94038

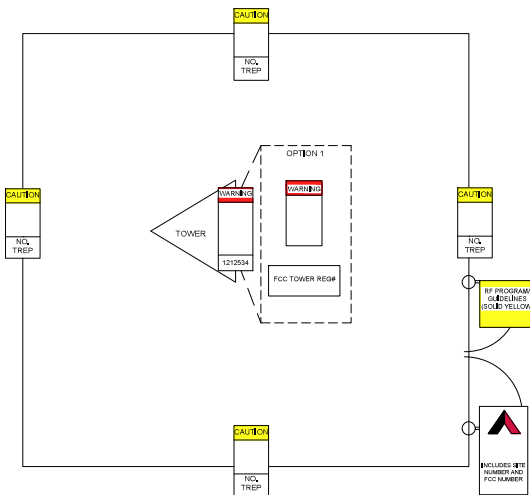


DATE DRAWN: 10/11/22
ATC JOB NO.: 14158076_E1

SIGNAGE

SHEET NUMBER: **C-501** REVISION: **0**

A 'NO TRESPASSING' SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THESE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD IF APPLICABLE) AND COMPOUND FENCE IF NO COMPOUND FENCE. THEN IN A CONSPICUOUS PLACE UPON DRIVE UP. IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E. SHARP POINT PEN, WORK LABELS, ETC.), BRING IT INTO COMPLIANCE (REWRITE IF WORK) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



SITE NAME: HWY 1-MONTARA CA
SITE NUMBER: 411587
FCC REGISTRATION #:

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THE SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

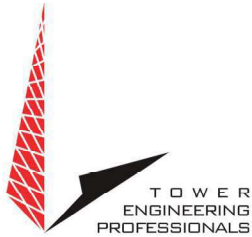
NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 16643.4. NO HIGH-VOLTAGE SIGNAGE IS NECESSARY, NO HIGH-VOLTAGE EQUIPMENT PRESENT.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



RF Design and Services
326 Tryon Road
Raleigh, North Carolina 27603
(815) 721-6954
WWW.TEPGROUP.NET

Non-Ionizing Electromagnetic Radiation (NIER) Study

American Tower Site ID 411587

Location:

Moss Beach, California

Tenant:

ATC

November 2nd, 2022

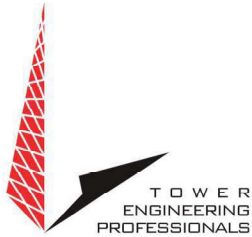
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RF Design and Services
326 Tryon Road
Raleigh, North Carolina 27603
(815) 721-6954
WWW.TEPGROUP.NET

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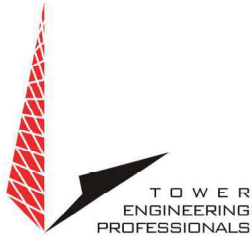
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326 Tryon Road
Raleigh, North Carolina 27603
(815) 721-6954
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Non-ionizing Electromagnetic Radiation (NIER) Study

American Tower Site ID # 411587

Moss Beach, CA

INTRODUCTION

Tower Engineering Professionals RF Design & Services Division (TEP-RF) of Raleigh, NC has been retained by American Tower ATC to evaluate the contribution of RF emissions to the Maximum Permissible Exposure (MPE) limit for an existing facility on an existing tower at this location.

SITE AND FACILITY CONSIDERATIONS

ATC # 411587 is located at 8888 Cabrillo Highway in Moss Beach, CA at coordinates 37.534250, -122.518422. The support structure is a 50' monopole. This facility consists of antenna levels with radiation centers of 49', 47', & 46', above ground level. All data used in this study was provided by one or more of the following sources:

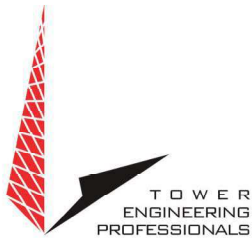
1. ATC furnished data.
2. Compiled from carrier and manufacturer standard configurations.
3. Empirical data collected by TEP.



RF Design and Services
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Raleigh, North Carolina 27603
(815) 721-6954
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ANTENNA INVENTORY

Customer	RAD Height (ft)	Equipment Quantity	Equipment Type	Manufacturer	Model Number	Azimuths	TX Frequency	RX Frequency
VERIZON WIRELESS	49	2	PANEL	Ericsson	AIR6449	35/160	3700-3980	3700-3980
VERIZON WIRELESS	47	2	PANEL	Powerwave Allgon	7750.00	35/160	1965-1990, 2110-2130, 746-757, 880-894	1710-1730, 1885-1910, 776-787, 835-849
VERIZON WIRELESS	47	2	PANEL	Commscope	SBNH-1D6565A (32 lbs)	35/160	1965-1990, 2110-2130, 746-757, 880-894	1710-1730, 1885-1910, 776-787, 835-849
VERIZON WIRELESS	47	2	PANEL	Commscope	SBNHH-1D65A	35/160	1965-1990, 2110-2130, 746-757, 880-894	1710-1730, 1885-1910, 776-787, 835-849
VERIZON WIRELESS	47	2	PANEL	Commscope	NNHH-65A-R4	35/160	1980-1985, 1985-1990, 746-757, 880-890, 891.5-894	776-787.835-845.846.5-849.1905-1910.1900-1905
VERIZON WIRELESS	46	2	PANEL	Ericsson	KRE 105 281/1	35/160	1980-1985, 1985-1990, 746-757, 880-890, 891.5-894	776-787.835-845.846.5-849.1905-1910.1900-1905



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POWER DENSITY CALCULATIONS

Power densities were calculated based on Federal Communications Commission (FCC) MPE limits for both General Population/Uncontrolled and Occupational/Controlled environments. For the purpose of this study, a radius of 110' from the base of the monopole with a height of 6' above ground level was used. The results of this study are located in Appendix 1. A discussion regarding the FCC limits may be located in Appendix 2. Study methodology describing Non-ionizing Radiation Prediction Models used in this study may be found in Appendix 3.

COMPLIANCE DETERMINATION

This installation **WILL BE** in compliance with current FCC MPE limits.

Prepared By:

Adam Carlson MS, CBRS, CPI CBRE
Program Manager
Tower Engineering Professionals

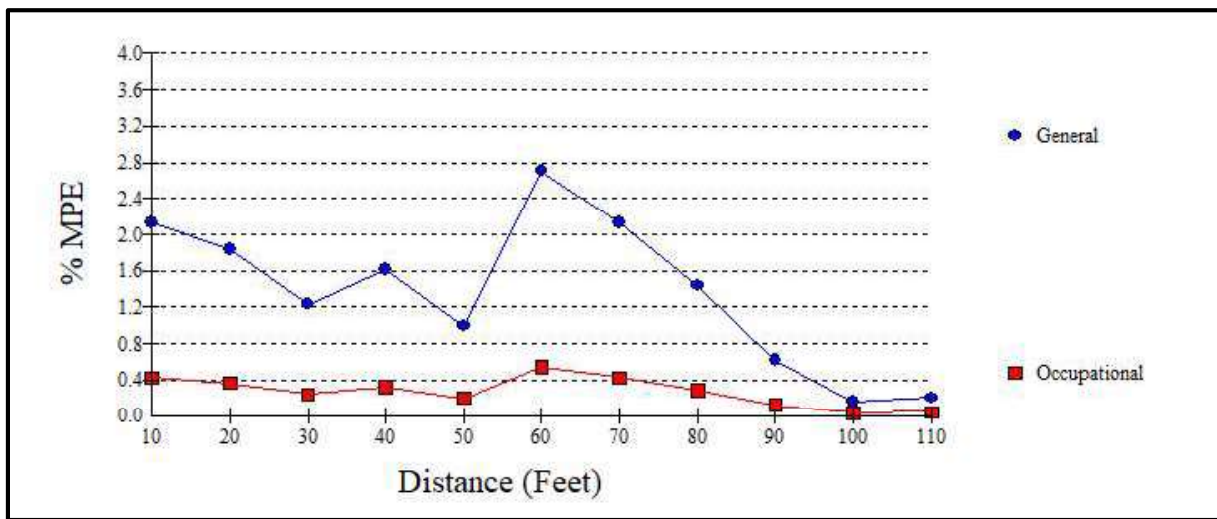
Approved By:

Andrew T. Haldane PE
Tower Engineering Professional
License No 77502

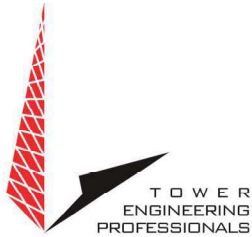




APPENDIX 1 FCC OET-65 MPE Limit Study



Maximum Power Density (@60'):	0.0172 mW/cm ²
General Population MPE (@60'):	2.7085%
Occupational MPE (@60'):	0.5417%



APPENDIX 2 INFORMATION PERTAINING TO MPE STUDIES

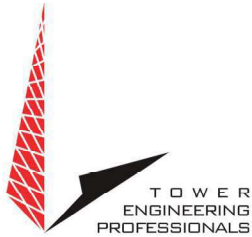
In 1985, the FCC first adopted guidelines to be used for evaluating human exposure to RF emissions. The FCC revised and updated these guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 300 kHz and 100 GHz.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits were developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC's limits, and the NCRP and ANSI/IEEE limits on which they are based, are derived from exposure criteria quantified in terms of specific absorption rate (SAR). The basis for these limits is a whole-body averaged SAR threshold level of 4 watts per kilogram (4 W/kg), as averaged over the entire mass of the body, above which expert organizations have determined that potentially hazardous exposures may occur. The MPE limits are derived by incorporating safety factors that lead, in some cases, to limits that are more conservative than the limits originally adopted by the FCC in 1985. Where more conservative limits exist, they do not arise from a fundamental change in the RF safety criteria for whole-body averaged SAR, but from a precautionary desire to protect subgroups of the general population who, potentially, may be more at risk.

The FCC exposure limits are also based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300 MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies, whole-body absorption is less efficient, and consequently, the MPE limits are less restrictive.

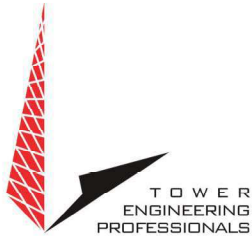
MPE limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter:



V/m) and magnetic field strength (units of amperes per meter: A/m). The far-field of a transmitting antenna is where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions).

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

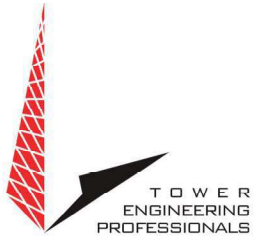
General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. Additional details can be found in FCC OET 65.



APPENDIX 3 MPE STANDARDS METHODOLOGY

This study predicts RF field strength and power density levels that emanate from communications system antennae. It considers all transmitter power levels (less filter and line losses) delivered to each active transmitting antenna at the communications site. Calculations are performed to determine power density and MPE levels for each antenna as well as composite levels from all antennas. The calculated levels are based on where a human (Observer) would be standing at various locations at the site. The point of interest where the MPE level is predicted is based on the height of the Observer.

Compliance with the FCC limits on RF emissions are determined by spatially averaging a person's exposure over the projected area of an adult human body, that is approximately six-feet or two-meters, as defined in the ANSI/IEEE C95.1 standard. The MPE limits are specified as time-averaged exposure limits. This means that exposure is averaged over an identifiable time interval. It is 30 minutes for the general population/uncontrolled RF environment and 6 minutes for the occupational/controlled RF environment. However, in the case of the general public, time averaging should not be applied because the general public is typically not aware of RF exposure and they do not have control of their exposure time. Therefore, it should be assumed that any RF exposure to the general public will be continuous.

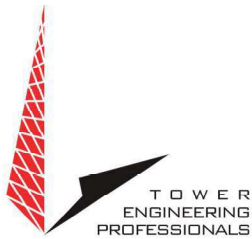


The FCC's limits for exposure at different frequencies are shown in the following Tables.

Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/F ²	6
30 - 300	61.4	0.163	1.0	6
300 - 1500	--	--	f/300	6
1500 - 100,000	--	--	5	6

f = frequency

* = Plane-wave equivalent power density



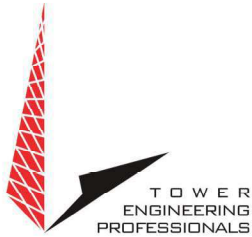
Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations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

Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3 - 1.34	614	1.63	100*	30
1.34 - 30	824/f	2.19/f	180/F ²	30
30 -300	27.5	0.073	0.2	30
300 -1500	--	--	f/1500	30
1500 -100,000	--	--	1.0	30

f = frequency

* = Plane-wave equivalent power density

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



It is important to understand that these limits apply cumulatively to all sources of RF emissions affecting a given area. For example, if several different communications system antennas occupy a shared facility such as a tower or rooftop, then the total exposure from all systems at the facility must be within compliance of the FCC guidelines.

The field strength emanating from an antenna can be estimated based on the characteristics of an antenna radiating in free space. There are basically two field areas associated with a radiating antenna. When close to the antenna, the region is known as the Near Field. Within this region, the characteristics of the RF fields are very complex and the wave front is extremely curved. As you move further from the antenna, the wave front has less curvature and becomes planar. The wave front still has a curvature but it appears to occupy a flat plane in space (plane-wave radiation). This region is known as the Far Field.

Two models are utilized to predict Near and Far field power densities. They are based on the formulae in FCC OET 65. As this study is concerned only with Near Field calculations, we will only describe the model used for this study. For additional details, refer to FCC OET Bulletin 65.

Cylindrical Model (Near Field Predictions)

Spatially averaged plane-wave equivalent power densities parallel to the antenna may be estimated by dividing the antenna input power by the surface area of an imaginary cylinder surrounding the length of the radiating antenna. While the actual power density will vary along the height of the antenna, the average value along its length will closely follow the relation given by the following equation:

$$S = P \div 2\pi RL$$

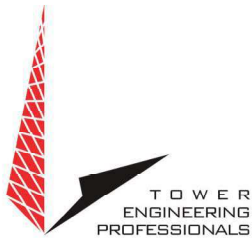
Where:

S = Power Density

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length



For directional-type antennas, power densities can be estimated by dividing the input power by that portion of a cylindrical surface area corresponding to the angular beam width of the antenna. For example, for the case of a 120-degree azimuthal beam width, the surface area should correspond to 1/3 that of a full cylinder. This would increase the power density near the antenna by a factor of three over that for a purely omni-directional antenna. Mathematically, this can be represented by the following formula:

$$S = (180 / \theta_{BW}) P \div \pi RL$$

Where:

S = Power Density

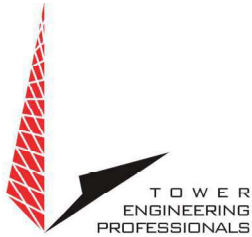
θ_{BW} = Beam width of antenna in degrees (3 dB half-power point)

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length

If the antenna is a 360-degree omni-directional antenna, this formula would be equivalent to the previous formula.



Spherical Model (Far Field Predictions)

Spatially averaged plane-wave power densities in the Far Field of an antenna may be estimated by considering the additional factors of antenna gain and reflective waves that would contribute to exposure.

The radiation pattern of an antenna has developed in the Far Field region and the power gain needs to be considered in exposure predictions. Also, if the vertical radiation pattern of the antenna is considered, the exposure predictions would most likely be reduced significantly at ground level, resulting in a more realistic estimate of the actual exposure levels.

Additionally, to model a truly "worst case" prediction of exposure levels at or near a surface, such as at ground-level or on a rooftop, reflection off the surface of antenna radiation power can be assumed, resulting in a potential four-fold increase in power density.

These additional factors are considered and the Far Field prediction model is determined by the following equation:

$$S = EIRP \times Rc \div 4\pi R^2$$

Where:

S = Power Density

EIRP = Effective Radiated Power from antenna

Rc = Reflection Coefficient (2.56)

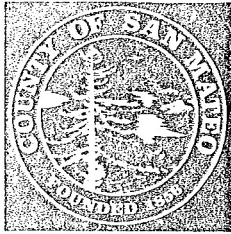
R = Distance from the antenna

The EIRP includes the antenna gain. If the antenna pattern is considered, the antenna gain is relative based on the horizontal and vertical pattern gain values at that particular location in space, on a rooftop or on the ground. However, it is recommended that the antenna radiation pattern characteristics not be considered to provide a conservative "worst case" prediction. This is the equation is utilized for the Far Field exposure predictions herein.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@co.sanmateo.ca.us
www.co.sanmateo.ca.us/planning

Please reply to: **James A. Castañeda**
650/363-1853

February 16, 2012

Verizon Wireless
c/o Tammy Vo Hamilton
3825 Hopyard Road #182
Pleasanton, CA 94588

Subject: PLN 2006-00058
Location: 8888 Cabrillo Highway, Montara
APN: 037-310-010

On February 16, 2012, the Zoning Hearing Officer considered your request for a Use Permit Amendment, and Resource Management Permit, pursuant to Sections 6500, 6513, 6328.4, and 6313, respectively, of the of San Mateo County Zoning Regulations, to allow the addition of two panel antennas to an existing Verizon Wireless telecommunication facility located on Montara Water and Sanitary property at 8888 Cabrillo Highway in the unincorporated Montara area of San Mateo County. This project is appealable to the California Coastal Commission.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **March 2, 2012, at 5:00 p.m.**

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

February 16, 2012
Verizon Wireless
Page 2

If you have any questions concerning this item, please contact the Project Planner above.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew Seubert", with a long horizontal line extending to the right.

Matthew Seubert
Zoning Hearing Officer
Zhd0216w_5_dr

cc: Assessor's Office
Building Inspection Section
California Coastal Commission
Environmental Health
Midcoast Community Council
Montara Water and Sanitary
Public Works Department

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2006-00058

Hearing Date: February 16, 2012

Prepared By: James A. Castañeda, AICP,
Project Planner

Adopted By: Zoning Hearing Officer

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is exempt from CEQA under Section 15303 of the CEQA Guidelines, minor addition to an existing use.

Regarding the Use Permit Amendment, Found:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to the property or improvements in said neighborhood because the energy levels emitted from the installation have been deemed insignificant and will have no negative environmental or health impact on the surrounding community.
3. That this wireless telecommunications facility is necessary for the public health, safety, convenience or welfare of the community by providing a greater capacity and enhanced services to residents, commuters and emergency response.

Regarding the Coastal Development Permit, Found:

4. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program because the plans and materials have been reviewed against the application requirements in Section 6328.7, and the project has been conditioned to minimize visual impact in accordance with the Visual Resources Component of the Local Coastal Program.
5. Where the project is located between the nearest public road and the sea or the shoreline of Pescadero Marsh, that the project is in conformity with the public

access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the subject parcel is not designated appropriate for public use as specified in the Site Specific Recommendations for Shoreline Destinations (Table 10.6) of the Local Coastal Program.

6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program with regard to the Visual Resources, Shoreline Access, and Recreation/Visitor-Serving Facilities Components.

Regarding the Resource Management District Permit, Found:

7. That this project has been reviewed under and found to be in compliance with the Development Review Criteria as stipulated in Chapter 36A.2 of the County Zoning Regulations. Staff has determined that the proposed amendment is consistent with the general site design requirements and will not further any existing impacts from the current site's operation, because it will not generate additional traffic and presents minimal visual impact within the Highway 1 County Scenic Corridor.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Zoning Hearing Officer on February 16, 2012. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. The applicant shall paint all new equipment to match the existing equipment. Prior to a final approval by Planning for the building permit, the applicant shall contact the Current Planning Section to arrange for a site inspection to verify color conformance.
3. This use permit amendment shall be valid for the duration of the previous approval, which is valid until July 5, 2017. At that time, an option for renewal will be at the discretion of the applicant. Renewal of this permit shall be applied for six months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time.
4. The use permit shall be for the proposed project only. Any change or intensity in use shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and possible consideration at a public hearing.

5. Coastal Development Permit shall be valid for one year, by which time the associated building permit shall have been issued.
6. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
7. The applicant shall 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 approval. If this approval is ever revoked, the applicant shall inform the Current Planning Section of the revocation.
8. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. 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 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 and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications 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 instruction to all employees and subcontractors regarding the construction best management practices.
9. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implementing such measures. Failure to comply with the construction BMPs will result in the issuance of the correction notices, citations or a project stop order.

Building Inspection Section

10. The applicant shall obtain building permits for the construction of any project-related structures.