

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

DATE: May 7, 2015

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Sections 6500 and 6510 of the County Zoning Regulations, to allow the continuing use of a wireless telecommunication facility consisting of two panel antennas on a 15-foot high monopole and associated equipment cabinets located at Vista Point No. 2 east of Interstate 280 in the unincorporated Devonshire area of San Mateo County.

County File Number: PLN 2001-00141 (Sprint)

PROPOSAL

The applicant proposes to renew a use permit allowing a wireless telecommunication facility (WTF) consisting of two antennas located on a 15-foot high monopole and associated equipment within the lease area. As a maintenance item, the project includes the like-for-like replacement of two panel antennas. The antennas will be painted to match the existing monopole. The existing cabinets will be repainted the same approved color.

RECOMMENDATION

Approve the Use Permit Renewal, County File No. PLN 2001-00141, by making the required findings and adopting the conditions of approval in Attachment A of this report.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Applicant: John Zaimes (for Sprint)

Owner: CalTrans

Location: CalTrans property at Vista Point No. 2 along I-280 north of Edgewood Road

APN: 000-000-DEV (public right-of-way adjacent to 093-090-140)

Parcel Size: N/A

Existing Zoning: RM (Resource Management)

General Plan Designation: Open Space Rural

Existing Land Use: Public Right-of-Way, wireless telecommunication facilities

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Zone D (area of possible but undetermined flood hazards); Community Panel No. 0608120285E, effective date October 10, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (continued operation of an existing facility)

Setting: The subject property is located on CalTrans property at Vista Point No. 2 on I-280, north of Edgewood Road. The property is developed with a road and parking lot cul-de-sac. Adjacent to the parking area, there are four other wireless telecommunication facilities located on the property. The site is accessible via a northbound on-ramp on the east side of the highway. However, the site is currently closed to public access. The project site is located within the Junipero Serra State Scenic Corridor.

Single-family residences are located to the east, I-280 to the west, Pulgas Ridge Open Space to the south and the San Francisco Fish and Game Refuge to the north. The highway is approximately 600 feet east of the site and approximately 60 feet below the project site.

History: The Use Permit, Resource Management Permit, Architectural Review, and Negative Declaration allowing the construction of the facility were approved by the Planning Commission on November 13, 2002. The original Use Permit expired on November 13, 2004. The applicant applied to renew the Use Permit on October 28, 2014. As part of the 2002 Use Permit, conditions were placed on the applicant to participate in a master planning process for wireless installations at the site that involved CalTrans, Golden Gate National Recreation Area, and other wireless carriers. The applicant was also required to implement a landscape plan to screen the wireless facility. From the approval of the Use Permit in 2002 to the submittal of a Use Permit Renewal in 2014, other attempts to renew the Use Permit were delayed due to the lack of a master plan for all wireless carriers at the site and the multiple unsuccessful attempts by the applicant to establish landscaping at the site as required by the November 13, 2002 Use Permit. Due to the lack of a master plan for the wireless carriers at the site and the unsuccessful efforts to implement the landscape plan at the property, these two conditions are not recommended to be retained (see discussion below).

DISCUSSION

A. KEY ISSUES

1. Compliance with Conditions of Last Approval

The Conditions of Approval outlined below are numbered to match the condition numbering in Attachment B (Copy of Decision Letter).

Planning Division

- 1. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Planning Commission on November 13, 2002. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformity with this approval.**

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to: This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on May 7, 2015 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

- 2. The applicant shall submit plans and obtain a building permit within one year from the date of this approval.**

Compliance with Condition? Yes, the applicant obtained approval for the initial installation (permit number BLD 2003-00049).

Recommend to Retain? Yes, but modified to: The applicant shall apply for a building permit for the replacement of two existing panel antennas. The panel antennas and existing equipment cabinets shall be painted the approved color prior to final inspection.

- 3. The use permit shall be valid for a period of two years from the date of final approval. If the applicant wishes to renew this permit, they shall apply for renewal for the use permit and pay applicable renewal fees six months prior to expiration.**

Compliance with Condition? Yes, applicant has submitted for renewal of the use permit and paid the applicable fees. See discussion under

Condition No. 18 regarding the delay in prior renewals of this Use Permit due to lack of success in developing a master plan for all wireless telecommunication carriers at the site, which delayed prior renewals for this WTF.

Recommend to Retain? Yes, but modified to: This use permit shall be valid for ten (10) years until May 7, 2025. The applicant shall file for a renewal of this use permit six (6) months prior to expiration with the Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees required for consideration of the amendment at a public hearing.

4. **Any change in use or intensity 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.**

Compliance with Condition? Yes, applicant has submitted for renewal of the use permit and paid the applicable fees.

Recommend to Retain? No, combined with Condition No. 3 above.

5. **The applicant shall receive and maintain approval from the FCC and CPUC with regard to the operation of the project site. Upon receipt of each of these approvals, the applicant shall supply the Planning Division with proof of approval. If these approvals are ever revoked, the applicant shall inform the Planning Division of the revocation.**

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to: The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license with the Planning Department. The applicant shall be required to keep a current copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Planning Department if, at any time, the FCC or CPUC license is revoked or suspended.

6. **The applicant shall apply for and be issued a building permit prior to the start of construction and develop in accordance with approved plans.**

Compliance with Condition? Yes.

Recommend to Retain? No.

7. **The applicant is required to monitor the noise level at the site so that the proposed construction activity will not exceed the 80-dBA level at any one moment. All construction activity is limited to the construction hours of the County including 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 is prohibited on Sunday or any national holiday. The applicant shall comply with the County Noise Ordinance.**

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to: Noise levels produced by the proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. Construction operations shall be prohibited on Saturday and Sunday and any national holiday.

8. **Prior to the issuance of a building permit, the applicant shall submit, to the Planning Division for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, 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. **Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.**
- b. **Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.**
- c. **Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.**

Compliance with Condition? Yes, a plan was submitted and approved during the initial construction under BLD 2003-00049.

Recommend to Retain? Yes.

9. **The approved erosion control plan shall be implemented prior to the issuance of a building permit. The applicant shall arrange for a site inspection to verify installation with the Building Inspection Section.**

Compliance with Condition? Yes, a plan was submitted and approved during the initial construction under BLD 2003-00049.

Recommend to Retain? No, redundant condition, see Condition No. 8, above, which requires an erosion and sediment control plan for future development.

10. **The proposed and existing antennas, buildings and associated equipment shall be painted a dark “enviro green” (dark green) that blends in with the foliage of each tree to the satisfaction of the Planning Director. A landscaping plan shall be proposed and implemented which will adequately screen all antennas and associated equipment on both the west (I-280) and east (Crestview residents) sides to the satisfaction of the Planning Director. Prior to the issuance of a building permit, the applicant shall submit color samples and landscaping plan for the antennas and associated equipment. These colors and proposed landscaping plan shall be referred to GGNRA, CalTrans, the City of San Carlos and the Crestview Homeowners Association for review and comment prior to approval by the Planning Director.**

Compliance with Condition? Yes, the applicant submitted a landscape plan and color sample in 2003 for the facility. Both were approved by Golden Gate National Recreation Area (GGNRA), CalTrans, the City of San Carlos, and the Crestview Homeowners Association.

Recommend to Retain? Partial. The replacement panel antennas will be painted to match the exiting “enviro green” color as well as the existing equipment cabinets (excluded from the initial condition). Color maintenance is recommended to remain. Regarding the landscaping, the applicant has reasonably attempted to comply with the landscape condition of the 2002 approval by planting oleander trees and installing an irrigation system. However, within a year, the majority of the landscaping did not survive. Over the years, landscaping was attempted three times as required by staff and each time the irrigated landscaping died. Staff believes the existing vegetation at

the site provides adequate screening and that the landscape requirement be removed from the condition. Further, the Planning Department has not received any complaints regarding the condition of the landscaping. Staff sent a referral to GGNRA requesting comments on the alteration of this and other conditions. The Golden Gate National Recreation Area (GGNRA) did not respond to staff with any comments.

Recommended modified language: The applicant shall maintain the monopole, antennas, and equipment cabinets a dark “enviro green” (dark green). If staff has determined that the color of the monopoles, antennas or equipment cabinets is no longer in compliance with the approved color, the applicant shall repaint the structures with the approved color or seek approval of a similar color from the Community Development Director prior to painting. Any new color shall blend in with the surrounding foliage to the satisfaction of the Community Development Director.

11. **The fence shall comply with GGNRA guidelines. The applicant shall contact GGNRA for fence design and details. The design and materials of the fence shall be indicated on the set of building permits.**

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to: The applicant shall maintain the fence design and materials compliant with GGNRA requirements.

12. **A landscaping/revegetation plan shall be submitted for approval prior to the issuance of a building permit. The landscaping plan shall include native vegetation that matures 15 to 20 feet tall to screen the fenced equipment area, comply with GGNRA screening requirements, and the California Department of Forestry (CDF) 30-foot clearance of flammable vegetation.**

Compliance with Condition? Yes, the applicant submitted a landscape plan in 2003 for the facility.

Recommend to Retain? No, see response to Condition No. 10, above, regarding landscaping.

13. **The approved landscaping plan shall include plants that will mature 15 to 20 feet tall and not encroach into the 30-foot clearance of flammable vegetation required by CDF.**

Compliance with Condition? Yes, the applicant submitted a landscape plan in 2003 for the facility.

Recommend to Retain? No, see response to Condition No. 10, above, regarding landscaping.

- 14. The applicant shall post a \$1,000.00 maintenance surety for a period of two years prior to a final inspection of the associated building permit. The maintenance surety will be released only upon site inspection by the Planning Division verifying that all revegetation indicate signs of healthy growth and if this is not the case, at the discretion of the Planning Director, the maintenance surety shall be retained additional years and replacement planting may be required.**

Compliance with Condition? Yes, the applicant submitted a landscape plan in 2003 for the facility. A surety was posted in 2008 and 2009 for the landscaping.

Recommend to Retain? No, see response to Condition No. 10, above, regarding landscaping. If the condition is not kept, the applicant will be released from their obligation and the \$1,000.00 maintenance bond shall be returned.

- 15. The applicant shall meet and comply with all requirements identified in the Golden Gate National Recreation Area (GGNRA) wireless telecommunication facility (WTF) letter as discussed in the report prior to submitting plans to the Planning and Building Division [see Condition Nos. 19 through 28 on Attachment B].**

Compliance with Condition? Yes, the applicant submitted a landscape plan in 2003 for the facility. The initial construction was designed to incorporate the required conditions from GGNRA through BLD 2003-00049.

Recommend to Retain? No, see response to Condition No. 10, above, regarding landscaping.

- 16. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.**

Compliance with Condition? Yes, the facility is still in use.

Recommend to Retain? Yes, but modify to reflect the language in the Wireless Telecommunication Ordinance: This installation shall be

removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 90 consecutive days.

17. **If one or two additional equipment cabinets are required by the applicant in the future, a building permit shall be issued prior to construction. The cabinets shall be painted to match the other existing structures.**

Compliance with Condition? Yes.

Recommend to Retain? Yes.

18. **CalTrans and Metro/Sprint PCS shall initiate and participate in a master planning process for wireless installations at Vista Point No. 2 involving themselves, GGNRA, and other wireless carriers at that location in a manner consistent with the approach outlined in GGNRA's November 4, 2002 letter, with the goal of bringing the entire site into conformance with GGNRA wireless site development standards. Any subsequent application for renewal of this permit shall include a copy of the master plan and action plan for bringing this facility into compliance with the master plan. The review of the renewal application shall include evaluation of the adequacy of the master plan and action plan and renewal may be conditioned to require compliance with those plans.**

Compliance with Condition? No. No master plan has yet been created for Vista Point No. 2.

Recommend to Retain? No, as no plan has been created. In 2004, there was a meeting between the existing wireless carriers at the site (Sprint, Metro/PCS, Verizon, AT&T, Cingular and Nextel), CalTrans, and GGNRA. No formal plan has been adopted for this site since this meeting. If a master plan is created at a later date, the wireless telecommunication facilities may be subject to the plan upon Use Permit Renewal, provided that plan is consistent with applicable County and Federal Communications Commission regulations. Staff sent a referral to GGNRA for comments regarding the status of the master plan for Vista Point No. 2. No comments from GGNRA were received regarding the status of the plan.

19. **There shall be no approval for additional carriers at this location until a master plan for wireless facilities at Vista Point No. 2 is in place; additional facilities shall then be evaluated against that plan and may be required to conform to it.**

Compliance with Condition? No. No master plan has been created for Vista Point No. 2.

Recommend to Retain? No, see response to Condition No. 18.

Building Inspection Section

- 20. The applicant shall obtain a building permit from the Building Inspection Section prior to doing any work on the property.**

Compliance with Condition? Yes, the applicant obtained approval for BLD 2003-00049.

Recommend to Retain? Yes, but modify to: Future development at this site shall require a building permit subject to planning approval.

Cal-Fire

- 21. The applicant shall maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.**

Compliance with Condition? Yes.

Recommend to Retain? Yes.

National Park Service (Golden Gate National Recreational Area) (Conditions Nos. 22-31)

Condition Nos. 22-28 relate to the initial construction of the facility (e.g., concrete pad, antenna alignment, fencing and signage) and have been complied with and are not recommended to be retained. Please refer to Attachment B for original condition language.

Staff recommends Condition Nos. 29-31 referring to the landscaping, water tank and irrigation system, and the removal of said tank once native screening is established, not be retained since multiple unsuccessful attempts have been made by the applicant to establish landscaping, and that the existing native vegetation and colors, as conditioned, provide adequate screening (Section A.1.10, above, for discussion). It is also recommended that the water tank be allowed to remain as a fire suppression water source, as reviewed by Cal-Fire.

As part of this Use Permit Renewal, staff has referred the above recommendation to remove Condition Nos. 22-31 to the GGNRA to which the GGNRA has not provided a response.

Mid-Peninsula Regional Open Space

- 32. The applicant shall provide native vegetation landscape screening on the south side of the facility to screen views of the facility from visitors hiking the adjacent preserve and from travelers driving northbound on Junipero Serra Highway (Interstate 280).**

Compliance with Condition? Yes, vegetation was installed during the initial facility construction.

Recommend to Retain? No. Given the multiple unsuccessful attempts to establish/implement the landscape plan, the current drought situation, and the fact that the existing vegetation and maintenance of the facility with the approved colors provides adequate screening, staff does not recommend this condition be retained. Further, the Planning Department has not received any complaints as to the landscape conditions.

Devonshire Property Owners Association

- 33. The applicant shall surround the site with shrubs on the west side to screen the facility from Junipero Serra Highway and on the east site to screen the facility from the Vista Point cul-de-sac.**

Compliance with Condition? Yes, vegetation was installed during the initial facility construction.

Recommend to Retain? No. Given the multiple unsuccessful attempts to establish/implement the landscape plan, the current drought situation, and the fact that the existing vegetation and maintenance of the facility with the approved colors provides adequate screening, staff does not recommend this condition be retained. Further, the Planning Department has not received any complaints as to the landscape conditions.

2. Additional Recommended Conditions of Approval

Planning recommends the following standard telecommunications condition of approval.

- a. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structures for telecommunications facilities.

Cal-Fire has required the following conditions of approval as part of the panel maintenance. Staff has incorporated these recommended conditions into Attachment A.

- b. Locked gates shall be provided with a Knox Box, Knox Padlock or Knox Key Switch.

- c. Provide a 2A-10BC Extinguisher at the site.

3. Conformity with the Wireless Telecommunication Facilities Ordinance

Cellular facilities under renewal are subject to the applicable development, design, and performance standards for new facilities. Compliance with these standards is discussed below.

Development and Design Standards for New Wireless Telecommunication Facilities

The Development and Design Standards discuss locating facilities in areas other than sensitive habitats or residential zoning districts and utilizing landscaping and painting equipment to blend with the existing vegetation.

The WTF is not located in a Coastal Zone, Sensitive Habitat, or a Residential District. The project complies with all development standards for this zoning district. The setbacks of the district are not applicable to the facility as it is located within the public right-of-way. As required by the RM Zoning District, the antenna, while not located in a forest canopy, does not exceed the height of the native landscaping by more than 10%.

The existing facility currently does not have the capacity to co-locate other wireless antennas without installing antennas on a structure or monopole of greater height than the existing 15-foot monopole. A taller monopole would potentially cause a greater visual impact than the current conditions. Also, there are five other wireless facilities currently located at the property, decreasing the potential of other carriers wanting to co-locate, as they may already have their own facility at the site.

This WTF is painted to blend into the existing natural vegetation on the site and conditioned to maintain the approved color (see Condition No. 2). Under the original use permit approval in 2002, a landscape/revegetation plan was conditioned by staff. The applicant has attempted to comply with the condition, but has been unsuccessful. Due to the ongoing drought and

the documented difficulty of getting and keeping landscaping growing at the site, staff is no longer requiring landscape screening. The existing natural vegetation and the painting of the wireless telecommunication facility a dark green to match the vegetation have mitigated any significant visual impacts. The proposed replacement panels are conditioned to also be painted the dark green color to match the existing facility.

Performance Standards for New Wireless Telecommunication Facilities

The Performance Standards section discusses maintenance of the facility, co-location availability for public safety communications, and Federal Communications Commission (FCC) licensing.

Routine maintenance will occur once to twice per month utilizing the CalTrans right-of-way access road. The site is available should the County request co-location for public safety communications. A Federal Communications Commission license has been submitted and is valid.

4. Conformity with Use Permit Findings

Under the provisions of Section 6500 (*Use Permits*) of the County Zoning Regulations, wireless telecommunication facilities are permitted in the RM Zoning District after issuance of a use permit. The following two findings must be made for the Use Permit Renewal:

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

The impacts from this project are minimal and without detriment. The applicant has submitted a radio frequency (RF) emissions report as part of the application. The report includes measurements of the cumulative RF emissions emitted by all WTFs at the site. The maximum observed power density level for a person on the ground near the facility is 70.80% of the most restrictive public limit. The report concludes, therefore, that this WTF meets emissions criteria as required by the California Public Utilities Commission and the Federal Communications Commission.

The installation will not interfere with household appliances or disturb existing communications equipment. Because the system will be unmanned and will require minimal service visits, it will not generate significant additional traffic, noise, or intensity of use of the property. The proposed antennas are screened with the existing natural vegetation and will be painted a dark green to blend into the

landscaping. The facility will not present a significant visual impact to the surrounding area.

- b. *That this personal wireless telecommunication facility is necessary for the public health, safety, convenience or welfare of the community.*

This project provides increased clarity, range, and capacity for users of the wireless network. This service is beneficial to the general public in that it provides its users more reliable contact with emergency services and provides public safety personnel with more reliable communications.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the continued operation of an existing facility.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
San Mateo County Fire (Cal-Fire)
CalTrans
Golden Gate National Recreation Area (GGNRA)

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Copy of Decision Letter for PLN 2001-00141, dated November 18, 2002
- C. Location Map
- D. Site Plan
- E. Elevations
- F. Photographs

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2001-00141

Hearing Date: May 7, 2015

Prepared By: Rob Bartoli
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the continued operation of an existing facility.

For the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that it complies with State and Federal radio frequency emissions standards and does not present a significant visual impact.
3. That this personal wireless telecommunication facility is necessary for the public health, safety, convenience or welfare of the community because the project provides increased clarity, range and capacity of the existing wireless network and enhances service for the general public and emergency services.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer at the May 7, 2015 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. The applicant shall apply for a building permit for the replacement of two existing panel antennas. The panel antennas and existing equipment cabinets shall be painted the approved color prior to final inspection.
3. This use permit shall be valid for ten (10) years until May 7, 2025. The applicant shall file for a renewal of this use permit six (6) months prior to expiration with the Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees required for consideration of the amendment at a public hearing.
4. The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license with the Planning Department. The applicant shall be required to keep a current copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Planning Department if, at any time, the FCC or CPUC license is revoked or suspended.
5. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. Construction operations shall be prohibited on Saturday and Sunday and any national holiday.
6. Prior to the issuance of a building permit, the applicant shall submit, to the Current Planning Section for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, 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. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - b. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - c. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
7. The applicant shall maintain the monopole, antennas, and equipment cabinets a dark "enviro green" (dark green). If staff has determined that the color of the monopoles, antennas or equipment cabinets is no longer in compliance with the

approved color, the applicant shall repaint the structures with the approved color or seek approval of a similar color from the Community Development Director prior to painting. Any new color shall blend in with the surrounding foliage to the satisfaction of the Community Development Director.

8. The applicant shall maintain the fence design and materials compliant with Golden Gate National Recreation Area (GGNRA) requirements.
9. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 90 consecutive days.
10. If one or two additional equipment cabinets are required by the applicant in the future, a building permit shall be issued prior to construction. The cabinets shall be painted to match the other existing structures.
11. Future development at this site shall require a building permit subject to planning approval.
12. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structures for telecommunications facilities.

Building Inspection Section

13. Future development at this site shall require a building permit subject to prior Planning Department approval.

Cal-Fire

14. The applicant shall maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter or all structures, or to the property line, if the property line is less than 30 feet from any structure.
15. Locked gates shall be provided with a Knox Box, Knox Padlock or Knox Key Switch.
16. Provide a 2A-10BC Extinguisher at the site.

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Owner/Applicant: **7UhfUbg#>c\b'NUJa Yg**

File Numbers: **PLN 20\$%00%& %**

Attachment: **6**

PROJECT FILE

Please reply to: **Olivia Sun**
(650) 363-1852

November 18, 2002

Sprint PCS
Attn: Talin Aghazarian
185 Berry Street, Suite 5300
San Francisco, CA 94107

Dear Ms. Aghazarian:

Subject: File Number PLN2001-00141
Location: Interstate 280, Vista Point 2, San Carlos

On November 13, 2002, the San Mateo County Planning Commission considered your request for a Use Permit, Resource Management Permit, Architectural Review, and certification of a Negative Declaration, to allow the installation of a new cellular facility. The project will consist of one (1) 14 ft., 10-inch high antenna pole with two (2) 4 ft., 10-inch high antennas mounted flush with the top of the pole. The proposed cellular facility will be located on the Vista Point Number 2 public right-of-way, east of Interstate 280, north of Edgewood Road, on land owned by the California State Department of Transportation (CalTrans), in the unincorporated San Carlos area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing the Planning Commission certified the Negative Declaration, approved the project, made the findings and adopted conditions of approval with changes as attached.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) calendar days from such date of determination. The appeal period for this matter will end at 7:00 p.m. on November 25, 2002.

ENVIRONMENTAL SERVICES AGENCY

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Commissioners:

David Bomberger

Carl Goff

Bill Kennedy

Ralph Nobles

Jon Silver

PLANNING COMMISSION

Sprint PCS
Attn: Talin Aghazarian
November 18, 2002
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If you have questions regarding this matter, please contact the Project Planner listed above.

Sincerely,



Kan Dee Rud
Planning Commission Secretary

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cc: Department of Public Works
Building Inspection
Environmental Health
Steve Alms, Real Property Manager
Assessor
CDF
~~City of San Carlos~~
Tom Rosevear, CalTrans
Paul Batlan, GGNRA
Lennie Roberts, Committee for Green Foothills
Anna Ruiz, Midpeninsula Regional Open Space District
Steve Keller, Crestview Park Estates HOA
Andrea DiNapoli
Other Interested Parties

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2001-00141 Hearing Date: November 13, 2002

Prepared By: Olivia Sun Adopted By: Planning Commission

FINDINGS

Regarding the Negative Declaration, Found:

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

Regarding the Use Permit, Found:

5. That the establishment maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

6. That the proposed project is necessary for the public health, safety, and convenience or welfare.

Regarding the Resource Management Zoning District Permit, Found:

7. That the proposed cellular facility is in conformance with the Development Review Criteria for the Resource Management District indicated in Section 6321 of the County Zoning Regulations.

Regarding the Architectural Review – State Scenic Corridor, Found:

8. That the proposed project is in compliance with the architectural design standards for the Junipero Serra State Scenic Corridor.

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on November 13, 2002. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The applicant shall submit plans and obtain a building permit within one year from the date of this approval.
3. The use permit shall be valid for a period of two years from the date of final approval. If the applicant wishes to renew this permit, they shall apply for renewal of the use permit and pay applicable renewal fees six months prior to expiration.
4. Any change in use or intensity 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 approval from the FCC and the CPUC with regard to the operation of the project at this site. Upon receipt of each of these approvals, the applicant shall supply the Planning Division with proof of approval. If these approvals are ever revoked, the applicant shall inform the Planning Division of the revocation.
6. The applicant shall apply for and be issued a building permit prior to the start of construction and develop in accordance with the approved plans.

7. The applicant is required to monitor the noise level at the site so that the proposed construction activity will not exceed the 80-dBA level at any one moment. All construction activity is limited to the construction hours of the County including 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 is prohibited on Sunday or any national holiday.
 - a. The applicant shall comply with the County Noise Ordinance.
8. Prior to the issuance of a building permit, the applicant shall submit, to the Planning Division for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Storm Water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - b. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - c. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
9. The approved erosion control plan shall be implemented prior to the issuance of a building permit. The applicant shall arrange for a site inspection to verify installation with the Building Inspection Section.
10. The proposed and existing antennas, buildings and associated equipment shall be painted a dark "enviro green" (dark green) that blends in with the foliage of each tree to the satisfaction of the Planning Director. A landscaping plan shall be proposed and implemented which will adequately screen all antennas and associated equipment on both the west (I-280) and east (Crestview residents) sides to the satisfaction of the Planning Director. Prior to the issuance of a building permit, the applicant shall submit color samples and landscaping plan for the antennas and associated equipment. These colors and proposed landscaping plan shall be referred to GGNRA, CalTrans, the City of San Carlos and the Crestview Home Owners Association for review and comment prior to approval by the Planning Director.

11. The fence shall comply with GGNRA guidelines. The applicant shall contact GGNRA for fence design and details. The design and materials of the fence shall be indicated on the set of building permit plans.
12. A landscaping/revegetation plan shall be submitted for approval prior to the issuance of a building permit. The landscaping plan shall include native vegetation that matures 15 to 20 feet tall to screen the fenced equipment area, comply with GGNRA screening requirements, and the California Department of Forestry (CDF) 30-foot clearance of flammable vegetation.
13. The approved landscaping plan shall include plants that will mature 15 to 20 feet tall and not encroach into the 30-foot clearance of flammable vegetation required by CDF.
14. The applicant shall post a \$1,000.00 maintenance surety for a period of two (2) years prior to a final inspection of the associated building permit. The maintenance surety will be released only upon site inspection by the Planning Division verifying that all revegetation indicate signs of healthy growth and if this is not the case, at the discretion of the Planning Director, the maintenance surety shall be retained additional years and replacement planting may be required.
15. The applicant shall meet and comply with all the requirements identified in the Golden Gate National Recreation Area (GGNRA) wireless telecommunication facilities (WTF) letter as discussed in this report prior to submitting plans to the Planning and Building Division (see Conditions #19 through #28 below).
16. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
17. If one or two additional equipment cabinets are required by the applicant in the future, a building permit shall be issued prior to construction. The cabinets shall be painted to match the other existing cabinets.
18. CalTrans and Metro/Sprint PCS shall initiate and participate in a master planning process for wireless installations at Vista Point 2, involving themselves, GGNRA and the other wireless carriers at that location in a manner consistent with the approach outlined in GGNRA's November 4, 2002 letter, with the goal of bringing the entire site into conformance with GGNRA wireless site development standards. Any subsequent application for renewal of this permit shall include a copy of the master plan and an action plan for bringing this facility into compliance with the master plan. The review of the renewal application shall include evaluation of the adequacy of the master plan and action plan and renewal may be conditioned to require compliance with those plans.

19. There shall be no approval for additional carriers at this location until a master plan for wireless facilities at Vista Point 2 is in place; additional facilities shall then be evaluated against that plan and may be required to conform to it.

Building Inspection Section

20. The applicant shall obtain a building permit from the Building Inspection Section prior to doing any work on the property.

California Department of Forestry

21. The applicant shall maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

National Park Service (Golden Gate National Recreation Area)

22. The applicant shall install individual smaller concrete pads that are sized to match the footprint of each equipment cabinet.
23. The individual concrete equipment pads shall be connected by a narrow walkway composed of a hardened but permeable surface capable of supporting equipment carts access from the adjacent parking lot. NPS will provide a specification for "road-oil" permeable surface products that have been used for walkways.
24. The applicant shall relocate their antennas to align in front of and centered upon the adjacent mature trees and paint the antennas a dark green color to match the foliage of each tree.
25. The applicant shall utilize a foundation that does not require a visible footing that extends beyond the diameter of the pole at ground level.
26. The applicant shall submit color samples, that match and blend in with the existing two varieties of evergreen conifers on site, for review and approval by NPS prior to submittal to the Planning and Building Division.
27. The applicant shall install permanent post and cable type fencing with warning signage and freestanding vandal-proof equipment cabinets painted to match the surrounding foliage.

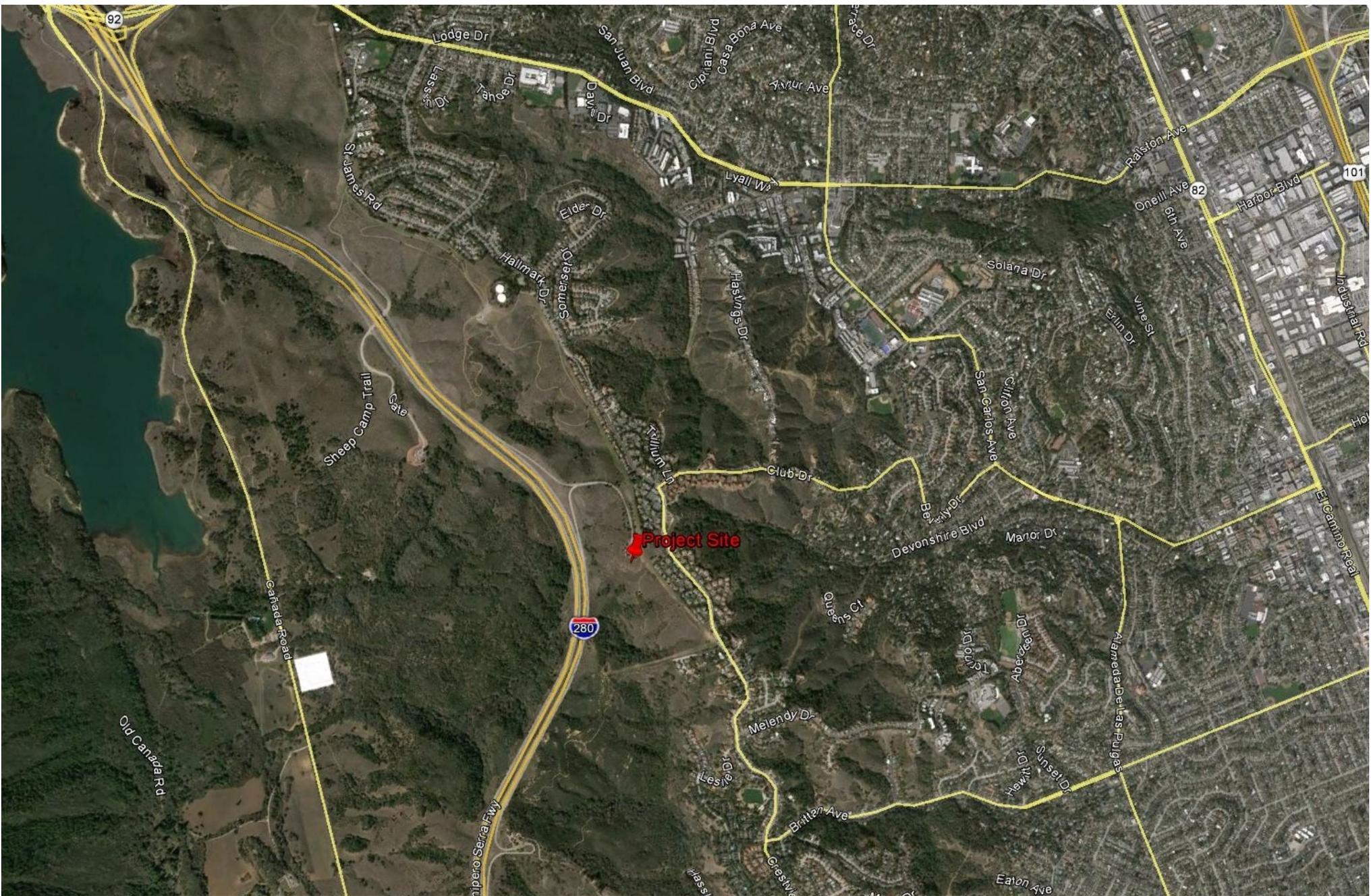
28. The applicant shall not install fixed illumination on the cellular facility and instead have maintenance personnel bring task lighting to the site during demand maintenance events. Low-level illumination footlights may be utilized for pedestrian/maintenance safety.
29. The applicant shall install native vegetation that requires the minimum amount of irrigation to establish itself.
30. The applicant shall partner with Nextel to utilize the existing water tank and irrigation system.
31. The applicant shall work in conjunction with Nextel to remove the water tank once the native screening is established.
32. The applicant shall provide native vegetation landscape screening on the south side of the facility to screen views of the facility from visitors hiking the adjacent preserve and from travelers driving northbound on Junipero Serra Highway (Interstate 280).

Mid-Peninsula Regional Open Space

Devonshire Property Owners Association

33. The applicant shall surround the site with shrubs on the west side to screen the facility from Junipero Serra Highway and on the east side to screen the facility from the Vista Point cul-de-sac.

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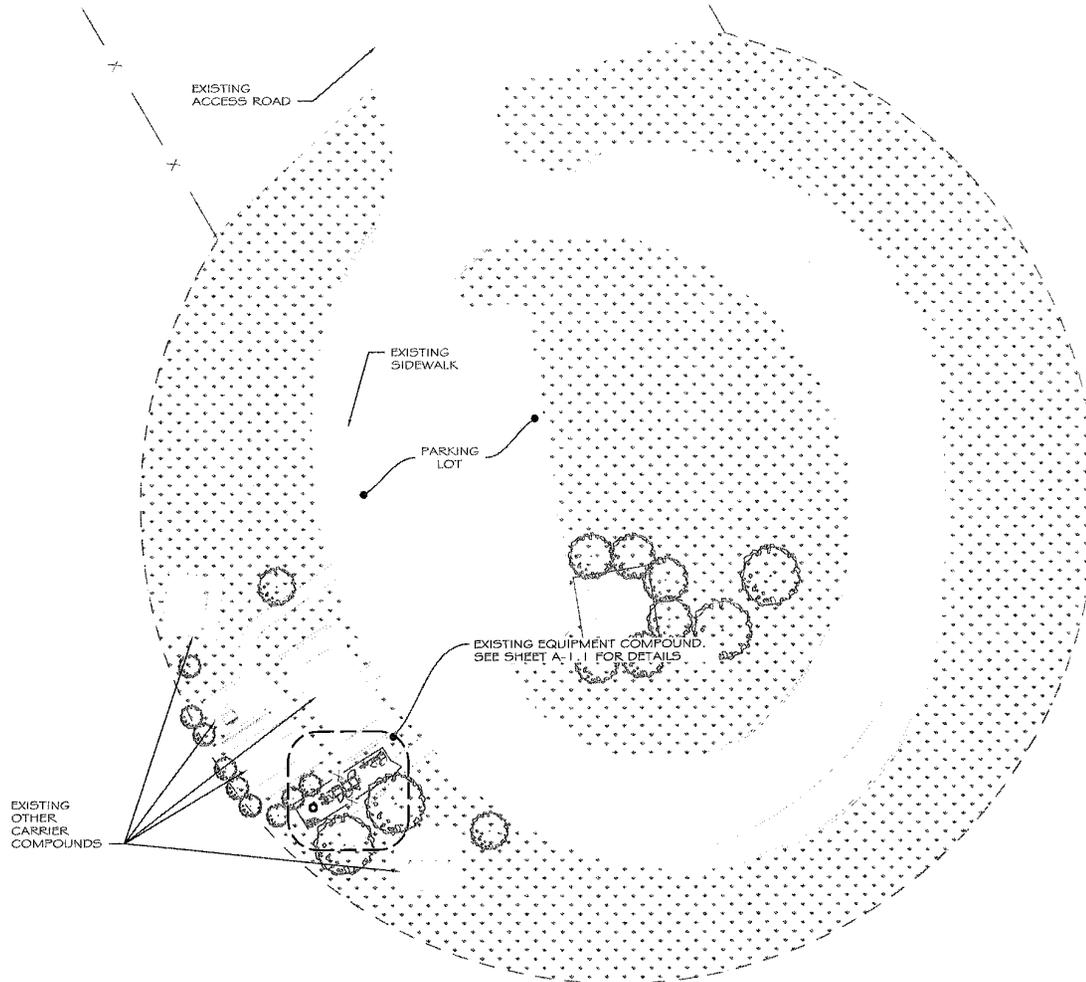


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



EXISTING SITE PLAN

SCALE: 1"=40'-0"

NORTH

NOTE:
ALL EXISTING AREAS DAMAGED
DURING CONSTRUCTION SUCH AS
FENCES, GRASS, TREES, SHRUBS
SHALL BE REPLACED TO ITS
ORIGINAL CONDITION.

NOTE:
NO SURVEY HAS BEEN
PERFORMED ON THIS SITE. ALL
PARCEL/ PROPERTY LINES SHOWN
ARE APPROXIMATE LOCATION

1. NOTE:
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 WITHIN THE
DEFENSIBLE SPACE SHALL BE
LOCATED NO CLOSER THAN 10
FEET TO ADJACENT TREES WHEN
FULLY GROWN TO MATURITY.

PLANS PREPARED FOR

Sprint

SPRINT NETWORK VISION
6500 SPRINT PARKWAY
OVERLAND PARK, KS 66225-1

PLANS PREPARED BY

TRILEAF
PROPERTY DESIGN CONSULTANTS
303 W. WINDY GORGE SQUARE, SUITE 510
SCHEMUNGER, IL 60179
PHONE: (800) 227-2322
FAX: (630) 627-8332

PROJECT NUMBER
608330

COBE engineering
1225 NORTH CORKRAN DRIVE
SUITE 200
MILWAUKEE, WI 53212
PHONE: (414) 238-5372

MLA PARTNER

SBA

SBA COMMUNICATIONS CORPORATION
3700 W. BUCKINGHAM PARKWAY
DOCA HAVEN, FLORIDA 33427
PHONE: (800) 457-7453

ENGINEERING LICENSE

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REVISIONS	DESCRIPTION	DATE	BY	REV
90% REV. 0		04/29/14	CSM	PGS
90% REV. 1		06/20/14	KB	PGS
100% REV. 0		06/04/14	KB	PGS
✓ 100% REV. PER CAL FRS		12/09/14	EB	EDR

SITE NAME
CAL TRANS HILLSIDE

SITE CASCADE
SF54XC250-A

SITE ADDRESS
1-280 & VISTA POINT #2, SAN
CARLOS, CA 94070

SHEET DESCRIPTION
SITE PLAN

SHEET NUMBER
A-1.0

THESE DRAWINGS ARE FULL SIZE AND ARE NOT REDUCED IN SIZE.
11" X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

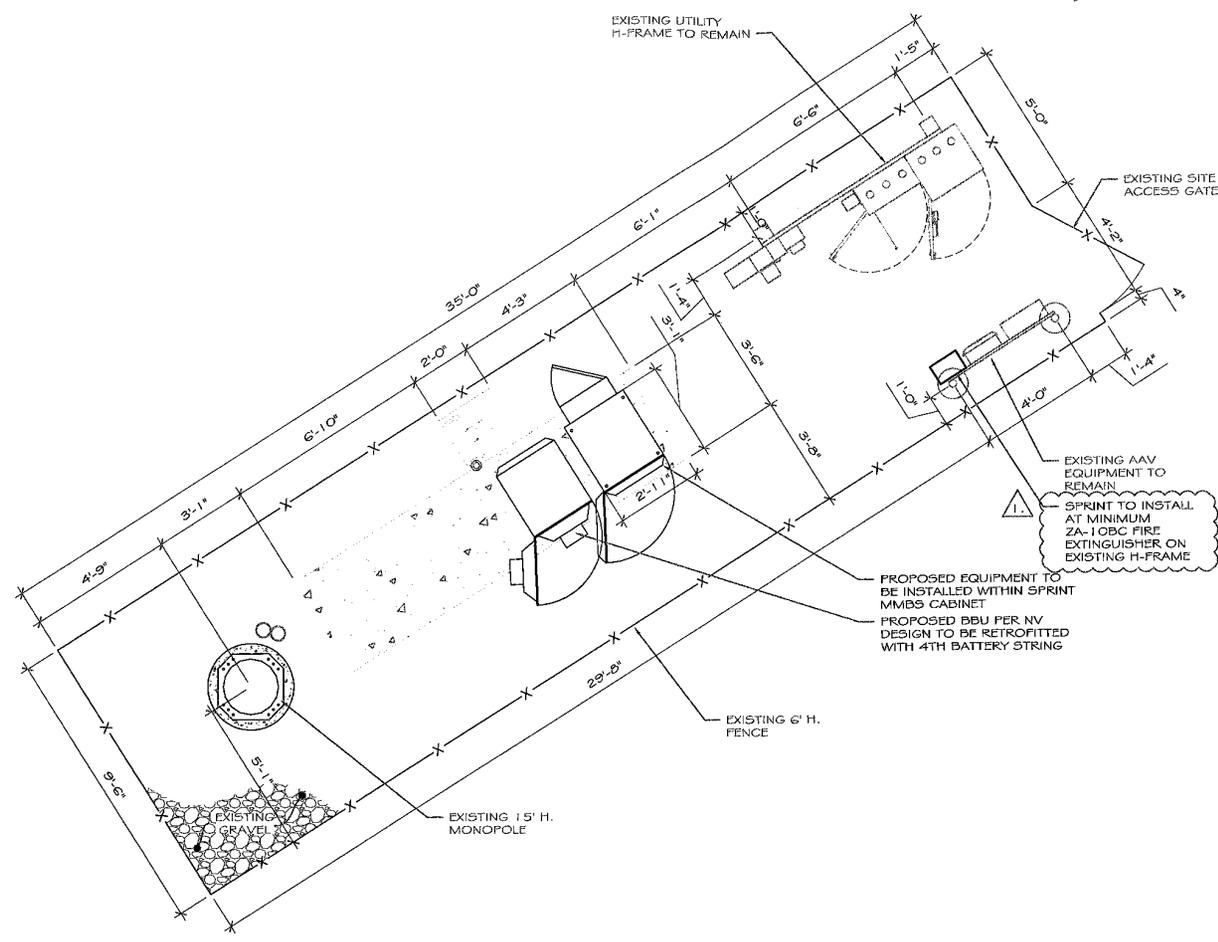
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REVISIONS	DESCRIPTION	DATE	BY	REV
00K REV. 0		04/29/14	CSM	POC
00K REV. 1		05/20/14	KB	POC
100K REV. 0		06/04/14	KB	POC
1 REV. PER CAL FIRE		12/09/14	EB	EXR

NOTE:
ALL EXISTING AREAS DAMAGED
DURING CONSTRUCTION SUCH AS
FENCES, GRASS, TREES, SHRUBS
SHALL BE REPLACED TO ITS
ORIGINAL CONDITION.

NOTE:
NO SURVEY HAS BEEN
PERFORMED ON THIS SITE. ALL
PARCEL/ PROPERTY LINES SHOWN
ARE APPROXIMATE LOCATION



EXISTING COMPOUND PLAN

SCALE: 1/4"=1'-0"

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

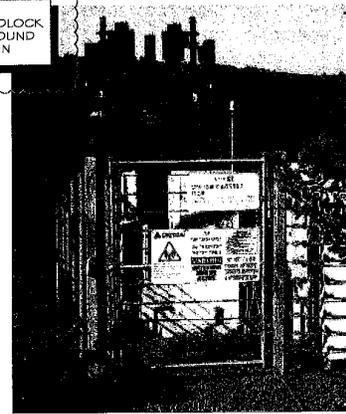
Attachment: _____

File Numbers: _____

THESE DOCUMENTS ARE FULL SIZE AND ARE NOT REDUCED IN SIZE.
 11% 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

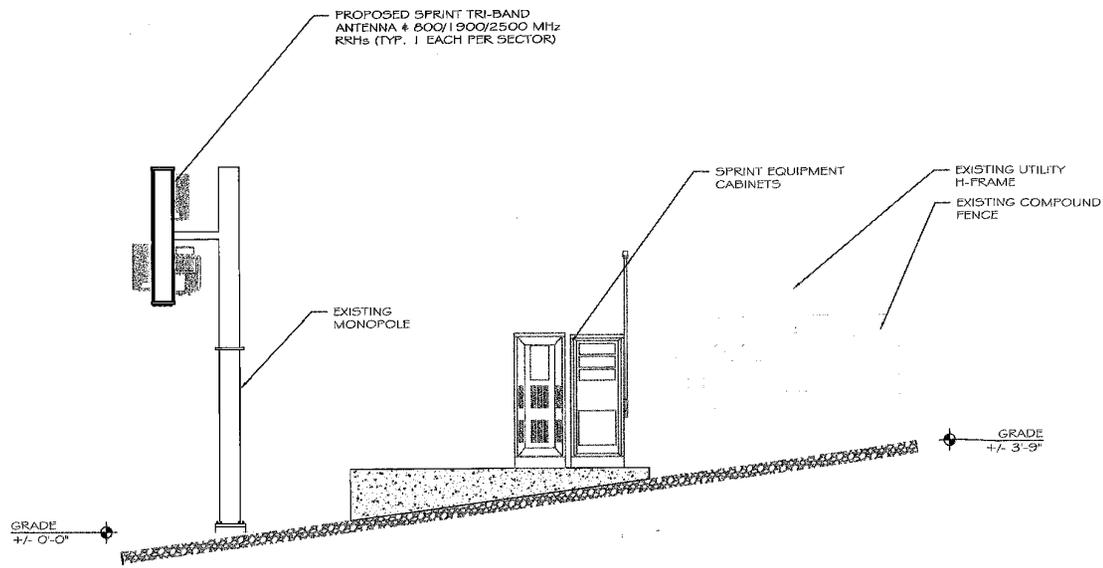


NOTE:
FIRE DEPARTMENT PADLOCK
INSTALLED ON COMPOUND
GATE AND WILL REMAIN



NOTE:
A STRUCTURAL EVALUATION OF THE
TOWER STRUCTURE AND THE SECTOR
FRAME MOUNTS HAVE NOT BEEN
COMPLETED BY TRILEAF. NO
CONSTRUCTION IS TO BE DONE
WITHOUT AN APPROVED STRUCTURAL
EVALUATION PROVIDED EITHER BY
TRILEAF OR OTHER.

NOTE:
ALL TOWER INSTALLED
EQUIPMENT TO PAINTED TO
MATCH MONOPOLE.



SOUTHEAST ELEVATION

3/16"=1'-0"

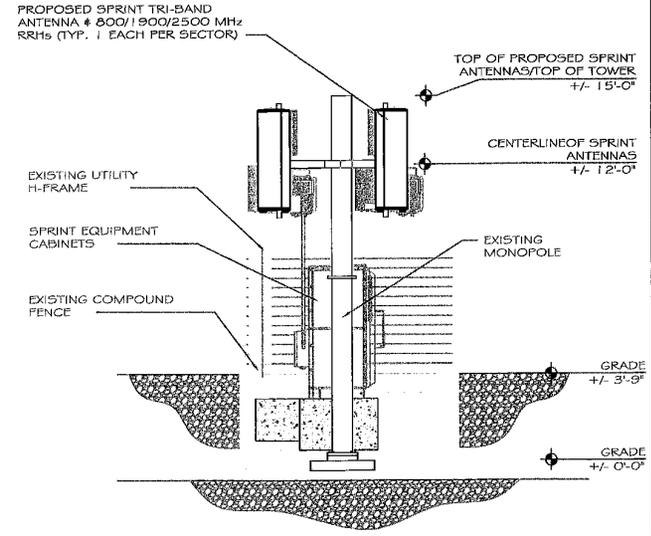
C

EQUIPMENT ACCESS

NOT TO SCALE

B

NOTE:
ALL TOWER INSTALLED
EQUIPMENT TO PAINTED TO
MATCH MONOPOLE.



SOUTHWEST ELEVATION

3/16"=1'-0"

A

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REVISIONS	DESCRIPTION	DATE	BY	REV
000	REV. 0	04/29/14	CSM	POD
001	REV. 1	05/20/14	KB	EDR
002	REV. 0	06/04/14	KB	EDR
003	REV. PER CAL FIRE	12/09/14	BB	EDR

SITE NAME
CAL TRANS HILLSIDE

SITE CASCADE
SF54XC250-A

SITE ADDRESS
1-280 & VISTA POINT #2, SAN
CARLOS, CA 94070

SHEET DESCRIPTION
**ELEVATION AND
CABLE PLAN**

SHEET NUMBER
A-2.0

11X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:



Zoning Hearing Officer Meeting

Owner/Applicant: **7UhfUbg#>c\b'NUja Yg**

File Numbers: **PLN 20\$%00(%**

Attachment: **:**

Sprint[®]



EXISTING VIEW
SF54XC250-A - CAL TRANS HILLSIDE
I-280 & Vista Point #2
San Carlos, CA 94070



TRILEAF[™]

Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.