

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

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Use Permit Amendment and Architectural Review, and certification of a Negative Declaration, to allow for modifications to an existing cellular facility located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2007-00469 (Verizon/Armstrong)

PROPOSAL

The applicant, Verizon Wireless, proposes to construct: (1) a new 15-foot monopole with two panel antennas, and (2) add an additional panel antenna to an existing 15-foot monopole. The cellular facility currently consists of: (1) one 15-foot monopole with one 6-foot panel antenna; (2) one 15-foot monopole with two 6-foot panel antennas; (3) an 800 sq. ft. equipment structure which houses equipment cabinets and a 60 kW standby diesel generator with a 7-foot tall black vinyl chain link fence with red slats topped with three strands of barbed wire; (4) a 290-foot long 5-foot wide utility easement; (5) a 478-foot long 30-foot wide utility easement; and (6) an existing 12-foot wide access road with turnarounds to meet the fire district's requirements. The project site is developed with two other cellular facilities, which include six AT&T monopoles (each with one antenna) and three Sprint monopoles (two with three antennas and one with a single antenna). The equipment structure and monopoles are not located on prime soils. The project site is located within the Highway 84 (La Honda Road) and Highway 1 (Cabrillo Highway) County and State Scenic Corridors, respectively.

RECOMMENDATION

Approve the Coastal Development Permit, Use Permit Amendment and Architectural Review, and certify the Mitigated Negative Declaration, County File Number PLN 2007-00469, by adopting the required findings and conditions of approval.

SUMMARY

The proposed project, as conditioned, complies with all applicable General Plan Policies, Local Coastal Program Policies, and Architectural Review criteria related to

soil resources, minimization of vegetation removal, visual impacts, and man-made hazards. The project is also consistent with all applicable Planned Agricultural District regulations for non-agricultural development, and no structures are proposed on prime soils. The project, as conditioned, conforms to all applicable regulations and, therefore, staff recommends approval.

The parcel is currently under a Williamson Act Agricultural Preserve Contract. The State Department of Conservation, which is responsible for implementation of the Williamson Act, considers cellular facilities to be compatible with the Williamson Act, and thus with the terms of this parcel's particular contract.

Conditions of approval include maintenance and continuation of the original permit approval conditions, which required painting the monopoles dark green, requiring dark green slats in the vinyl-coated fence, an erosion and sediment control plan, a landscape and revegetation plan.

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

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Use Permit Amendment and Architectural Review Permit, pursuant to Sections 6328 and 6500 of the County Zoning Regulations and Section 7700 of the State Streets and Highways Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow for modifications to an existing cellular facility. The modifications consist of one additional 15-foot monopole with associated panel antennas to be added to the site that currently consists of two 15-foot tall monopoles and an 800 sq. ft. equipment structure located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2007-00469 (Verizon/Armstrong)

PROPOSAL

The applicant, Verizon Wireless, proposes to modify the existing facility by constructing a new 15-foot monopole with two new panel antennas and to add one new panel antenna to an existing 15-foot monopole. The current cellular facility consists of: (1) one 15-foot monopole with one 6-foot panel antenna; (2) one 15-foot monopole with two 6-foot panel antennas; (3) an 800 sq. ft. equipment structure which houses equipment cabinets and a 60 kW standby diesel generator with a 7-foot tall black vinyl chain link fence with red slats topped with three strands of barbed wire; (4) a 290-foot long 5-foot wide utility easement; (5) a 478-foot long 30-foot wide utility easement, and (6) an a 12-foot wide access road with turnarounds to meet the fire district's requirements. The project site is also developed with two other existing cellular facilities, which include six AT&T monopoles (each with one antenna), and three Sprint monopoles (two with three antennas and one with a single antenna). The equipment structure and monopoles are not located on prime soils. The project site is located within the Highway 84 (La Honda Road) and Highway 1 (Cabrillo Highway) County and State Scenic Corridors, respectively.

RECOMMENDATION

Approve the Coastal Development Permit, Use Permit Amendment and Architectural Review Permit, and certify the Mitigated Negative Declaration, County File Number PLN

2007-00469, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, 650/599-7217

Applicant: Christopher Fowler for Verizon Wireless

Owner: Sara Armstrong

Location: 7400 Stage Road, San Gregorio

APN: 081-240-020

Parcel Size: 49.25 acres

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

General Plan Designation: Agriculture

Existing Land Use: Single-family residence, dry grazing, and other carrier cellular facilities

Flood Zone: FEMA Flood Zone C (Area of Minimal Flooding); Community Panel No. 060311 325C, effective date October 16, 2012.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period of January 30, 2014 to February 20, 2014. As of the publication of this report, no comments were received.

Setting: The parcel is located approximately 0.25 miles south of the intersection of La Honda Road (Highway 84) and Stage Road. Cabrillo Highway (Highway 1) is approximately 0.83 miles from the project site. The project parcel borders other agriculturally zoned parcels. The parcel is improved with a single-family dwelling, agricultural-related structures, and three existing cellular facilities. Agriculture on the parcel consists of dry grazing. Highway 84 is a County Scenic Corridor and Highway 1 is a State Scenic Corridor. The equipment structure and monopoles are not located on prime soils.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project complies with all applicable General Plan Policies, with specific discussion of the following:

Chapter 1 – Vegetative, Water, Fish and Wildlife Resources

Policy 1.24 (*Protect Vegetative Resources*) requires development to minimize the removal of vegetative resources and protect vegetation that stabilizes slopes or reduces surface water runoff, erosion or sedimentation. The coaxial cables necessary to support the new monopole were previously installed during the initial site construction. The proposed monopole is to be located approximately 10 feet from one of the existing monopoles which require that the cable only be extended slightly to reach the new monopole. The new monopole itself is only 6 inches in diameter and also requires only minimal site disturbance for installation. However, staff has added conditions of approval to this project to include an erosion and sediment control plan for any utility trenching and reseeding/replanting of any disturbed soils with native grasses (Conditions 10-14) to ensure the vegetation on the parcel is maintained.

Chapter 2 – Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) requires the regulation of development to minimize soil erosion and sedimentation. At the present time, the 5-foot wide coaxial cable route from the proposed equipment structure to the monopoles is covered with grasses. The small extension of the coaxial cable from the existing monopole to the new monopole will require some vegetation removal. While the disturbance is expected to be relatively minor, in order to be consistent with the original conditions of approval, staff has added conditions requiring an erosion and sediment control plan and a revegetation plan.

Chapter 4 – Visual Quality

Policies 4.20 (*Utility Structures*) and 4.21 (*Scenic Corridors*) require minimizing the adverse visual quality of utility structures and discuss the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development. The new monopole is to be clustered with one of the existing poles. The existing poles are placed approximately 0.25 miles from the intersection of Stage Road and Highway 84 (La Honda Road) County Scenic Corridor and approximately 0.83 miles from Highway 1 (Cabrillo Highway) State Scenic Corridor. A portion of the existing and proposed monopoles will only be minimally visible given that: (1) the monopoles are quite a distance from the two roadways, (2) the visibility of the monopoles is reduced because they are viewed against a backdrop of mature pine trees and Monterey cypress trees planted as part of the original approval, (3) the monopoles are partially screened as viewed from the roadways, and (4) the monopoles are being painted a dark green.

Staff has determined that the project, as conditioned, will have no significant impact on the scenic corridors.

Policy 4.24 (*Location of Structures*) discusses locating, siting and designing all structures and paved areas to carefully conform to the natural vegetation, landforms and topography. In locating the proposed monopole adjacent to existing development, the overall level of site disturbance is minimal. No significant grading is required as the equipment infrastructure exists and the new equipment is proposed to be clustered amongst the existing development. The proposed location best conforms to the natural vegetation and topography of the site.

2. Conformance with the Local Coastal Program

The project is in compliance with the Local Coastal Program (LCP), with discussion of the following policies of potential relevance to the project.

Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas will not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, nor (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production. The proposal to locate the monopoles and equipment structure with existing trees and brush serving as a backdrop should not have a detrimental impact to coastal resources. Additionally, the structures are proposed in an area with non-prime soils. The approximately 50-acre parcel is used for dry grazing and there is no reason to believe that the parcel cannot continue to be effectively used for this agricultural activity.

Agriculture Component

Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) requires that public service and facility expansions and permitted uses not impair agricultural viability, including increased assessment costs or degraded air and water quality. The parcel is already developed with two operating cellular communications facilities and a residence and is used for dry grazing. The location of the proposed monopoles and equipment structure are located in an area rated Grade 4 (poor) with a Storie Index of 39 to 20 on the National Resources Conservation Service California Revised Storie Index. The portion of the existing access road proposed for improvements to meet fire district's standards is located on Grade 1 (excellent) with a Storie Index of 100 to 80, which meets the prime agricultural lands classification. The proposed road improvements, on prime agricultural land, include widening of an approximate 5,662-foot long section of the existing road approximately 2 to 4 feet and construction of two fire truck turnarounds of approximately 988 sq. ft. each. The slope in the

area of the road improvements ranges from 10% to 20%, thus reducing its utility for agriculture. Based on the road improvements proposed and slope, staff has determined that the conversion of prime agricultural land is a less than significant impact.

Visual Resources Component

Policy 8.5 (*Location of Development*) states that new development should be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall.

Locating the proposed monopoles in a different area on the parcel could potentially make the structures more visible from the scenic corridors by placing the structures further from the existing mature pine trees and potentially requiring additional vegetation removal in order to install a separate coaxial cable easement and access route for a new project site. The project is located on a portion of the parcel that clusters development and will minimize the visual impact from Highway 84 by utilizing the mature pine trees as a backdrop and painting the proposed monopoles dark green. When implemented, the landscape and revegetation plan will provide screening of the equipment structure from Highway 1 and the distance of the project site from Highway 1 will significantly limit the visibility of the monopoles. To further reduce visual impacts of the facility and fencing, a proposed condition of approval has been included prohibiting the use of barbed wire on the fences and requiring the vinyl slats to be dark green rather than red.

3. Conformance with Zoning Regulations

The project site is located in the Planned Agricultural District (PAD) Zoning District. While the Planned Agricultural District does not specifically list cellular facilities as allowable uses, Section 6500 of the Zoning Regulations allows communications facilities in any zoning district upon issuance of a use permit, if the proposed project complies with the zoning regulations for that district. The existing facility was found to be compliant with all development criteria set forth by the County Zoning Regulations for the PAD District for non-agricultural development. The proposed modifications do not impact this initial determination and given the relatively minor nature of the modifications, issuance of a new PAD permit is not required.

| | Required | Proposed |
|----------------|----------|---|
| Front Yard | 50 feet | > 5,000 feet |
| Side Yards | 20 feet | > 4,000 feet |
| Rear Yard | 20 feet | > 5,000 feet |
| Maximum Height | 36 feet | 15 feet (monopoles) 8 feet (equipment structure) |

Conformance with the Development Review Criteria

The proposed project conforms to all applicable Development Review Criteria listed in Chapter 20.A.2 of the San Mateo County Zoning Regulations, including the Environmental Quality Criteria, the Site Design Criteria, Utilities Criteria and Water Supply Criteria. Further discussion that substantiates the project’s compliance with the Development Review Criteria can be found in Section 1 (*Conformance with the General Plan*) and Section 2 (*Conformance with the Local Coastal Program*) of this report.

4. Architectural Review; Conformance with State Scenic Corridor Provisions

Under the provisions of the Streets and Highways Code of the State of California, the Planning Commission must review all projects in the State Scenic Corridor. As discussed above in Section 1, General Plan Policies 4.20 and 4.21 (*Utility Structures and Scenic Corridors*) govern the architectural review portion of the proposed project. These policies discuss reducing the adverse visual impact of utility structures and managing the appearance of new development in scenic corridors. The proposed monopole will be clustered with one of the existing monopoles in a location that is minimally visible from Highway 1. Previous conditions of approval included requirements for the monopoles to be painted a dark green color to blend with the surrounding vegetation, the equipment structure to have dark green slats installed in the black vinyl coated fence, and seven trees to be planted to minimize the visual impacts. Compliance with these previous conditions has ensured that the site is minimally visible from Highway 1. Conditions have been included to require that the new equipment is painted to match the existing equipment and that the existing conditions are maintained. Based on staff’s site inspection, photo simulations submitted by the applicant, conditions of approval, and distance from Highway 1, staff believes that the visual impacts will be negligible.

5. Compliance with Wireless Telecommunication Ordinance

New cellular facilities, co-locations, or amendments to existing cellular facilities are subject to the provisions of Sections 6512 through 6512.5 of the County’s Wireless Telecommunication Facilities Ordinance. The ordinance seeks to (1) allow for the provision of wireless communications services

adequate to serve the public's interest within the County; (2) require, to the maximum extent feasible, the co-location of wireless telecommunication facilities; (3) encourage and require to the maximum extent feasible the location of new wireless telecommunication facilities in areas where negative external impacts will be minimized; (4) protect and enhance public health, safety, and welfare; and (5) conform to applicable Federal and State laws. The applicant submitted answers to address the requirements of the ordinance and these have been provided as Attachment H. The applicable sections of the ordinance are discussed below.

a. Development and Design Standards

Section 6512.2 of the Wireless Telecommunication Ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities. The project site is located on a parcel zoned Planned Agricultural District (PAD) where existing Verizon, AT&T, and Sprint cellular facilities exist. Wireless telecommunication facilities are an allowed use within this zoning district with the issuance of a use permit. The proposed modifications to the existing site are consistent with the objectives of the ordinance as they support the objective of co-location rather than the creation of an additional site elsewhere. As discussed previously, the proposed modifications are not expected to have any visual impacts and the height of the monopole at 15 feet is well below the 36-foot maximum height allowed by the zoning district. The placement of an additional monopole in no way precludes any other carrier from co-locating at the site.

b. Performance Standards

In compliance with Sections 6512.2 and 6512.5 of the Wireless Telecommunication Ordinance, the proposed carrier has provided proof of a valid Federal Communications Commission (FCC) license, provided maintenance plan details, and a ten-year buildout plan. The project parcel is currently leased by three of the four major carriers with only T-Mobile/MetroPCS not present on the site. The applicant submitted documentation regarding attempts to contact other cellular carriers to determine whether there were plans to co-locate on the site or for expansion. T-Mobile/MetroPCS did not respond to said inquiry and the other carriers present at the site expressed interest in modifications. Any future interest to either co-locate or modify existing sites would be processed under each carrier's respective individual permit. Any future co-location would need to pursue its own individual use permit and environmental documents, unless these requests are submitted concurrently and evaluated jointly. Otherwise, these shall not be considered a master plan site subject to administrative approval.

6. Conformance with Use Permit Findings

For the use permit to be approved by the Planning Commission, the following findings must be made:

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

Modification of cellular communications facilities, such as the proposed project, requires the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the FCC's public exposure limits. When there are multiple existing and proposed facilities at a site, the report must include a cumulative emissions analysis of the proposed and existing facilities, as well as any other pending cellular communications facilities proposed for the site, assuming the applications for those projects have been deemed "complete" by Planning staff.

The RF report submitted for the proposed project analyzes the cumulative emissions resulting from the existing cellular facilities and the addition of this proposal. The maximum RF level for the Verizon operation by itself is 62.60% of the applicable public exposure limit at ground level. The maximum cumulative RF level in any publicly accessible location at the site is projected to be approximately 64% of the public limit. The report concludes, therefore, that this proposed cellular facility will meet emissions criteria as required by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). The project site is located on privately owned land and is not easily accessible to the general public. To further ensure compliance with Federal and State standards, a condition has been added to the project to require the applicant to submit to the Current Planning Section copies of valid FCC and CPUC licenses.

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

The use of this project will allow increased clarity, range, and capacity of the applicant's existing cellular network and will enhance services for the public. Contiguous cellular coverage is important not only in the conducting of day-to-day business and conversations, but also provides important assistance in emergency situations. By utilizing this site, missed or "dropped" calls will be reduced and seamless

coverage will be possible between areas to the north and south of this site for residents, commuters, and emergency response.

B. COMPLIANCE WITH THE WILLIAMSON ACT

The subject parcel is currently under a Williamson Act Agricultural Preserve Contract (County File #AP66-50; approved in 1966). The State Department of Conservation, which is responsible for implementation of the Williamson Act, has determined that cellular facilities are compatible with the Williamson Act and its legislative provisions, and thus with the terms of this parcel's particular contract.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated, with the review and comment period running from January 30, 2014 to February 25, 2014. As of the publication of this report, no comments have been received.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Department
Cal-Fire
Agricultural Advisory Committee
California Coastal Commission*
Pescadero Municipal Advisory Committee*
Committee for Green Foothills*
**A referral of this project yielded no comments.*

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location and Vicinity Map
- C. Site Plan
- D. Elevations
- E. Photo Simulations
- F. RF Report
- G. Initial Study and Mitigated Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2007-00469 Hearing Date: February 26, 2014

Prepared By: Angela Chavez
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated 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 hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures identified in the Mitigated Negative Declaration and agreed to by the applicant and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize visual impacts in accordance to the Visual Resources Component of the LCP.

6. That the project conforms to the specific findings required by policies of the San Mateo County LCP. Staff has added conditions which further limit visual impacts by requiring the new monopole and antennas to be painted a dark green color to blend in with the existing vegetation and requiring the existing coaxial cable route to be utilized thereby reducing the amount of vegetation removal further minimizing visual impacts.

Regarding the Use Permit, Find:

7. That the establishment, maintenance and/or conducting of the proposed use, under the circumstances of the particular case and as conditioned, will not result in a significant adverse impact to coastal resources, and will not be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The cumulative RF level for this project site will be in compliance with Federal Communication Commission's requirements for the applicable public exposure limit at ground level. There is no evidence to suggest that this use will impact nearby property or public improvements.
8. That the approval of this cellular telecommunications facility is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users.

Regarding the Architectural Review, Find:

9. That the proposed cellular communication facility, as conditioned, is in compliance with the architectural design standards for the Cabrillo Highway State Scenic Corridor. These standards call for quiet, unobtrusive designs that are both integral to the site and complementary to the surrounding natural terrain. The proposal complies with these design goals by creating a monopole that utilizes mature trees as a backdrop and locates the equipment structure downslope.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

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 February 26, 2014. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The use permit shall be for the proposed project only. Any change in design or intensity of 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.

3. The Coastal Development Permit shall be valid for one year, by which time the associated building permit shall have been issued.
4. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
5. This use permit remains valid until November 12, 2018. Renewal of this permit shall be applied for six months prior to expiration to the Current Planning Section and shall be accompanied by the renewal application and fee applicable at that time.
6. The Department of Fish and Game has determined that this project is not exempt from the Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,231.25 at the time of filing of the Notice of Determination by the County Planning and Building Department staff within 10 business days of the approval.
7. The applicant shall file a copy of the current FCC and CPUC license with the Current Planning Section. 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 Current Planning Section if, at any time, the FCC or CPUC license is revoked or suspended.
8. Prior to the final inspection for the building permit, the applicant shall paint and maintain the monopoles and antennas a dark green color to blend in with the surrounding vegetation. The fencing surrounding the equipment structure shall be coated in black vinyl and have dark green plastic slats installed. No barbed wire shall be allowed as part of the fencing surrounding the facility.
9. At the time of use permit renewal, if staff has determined, based on a field inspection, that the color of the monopoles or fence slats is no longer in compliance with the approved colors, the applicant shall repaint the structures or install new fence slats prior to use permit renewal.
10. The applicant shall underground all utilities associated with the project.
11. Prior to the issuance of a building permit, the applicant shall provide an erosion and sediment control plan for any utility trenching. Should other methods of utility installation be used (e.g., boring) to minimize disturbance of soil, the applicant shall provide an erosion and sediment control plan addressing entry and exit points.

12. Prior to the issuance of a building permit, the applicant shall submit a revegetation plan for review and approval by the Current Planning Section. Said plan shall address replanting of all disturbed areas with native plant species to address erosion.
13. The underground coaxial cable from the equipment structure to the monopoles shall utilize the existing disturbed area on the face of the project hillside. In no case shall any additional coastal scrub brush be removed.
14. Only the minimum vegetation necessary shall be removed to accommodate the construction of the monopole.
15. Access to the proposed monopole locations shall utilize either the footpath which loops north from the equipment structure area up the hill to the monopole site or the disturbed cable run area. No additional vegetation shall be removed to provide access to the monopole site.
16. Prior to the issuance of a building permit, the applicant shall submit to the Current Planning Section for review and approval a drainage plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural best management practices required by the approved erosion control plan.
17. Prior to the final inspection for the building permit, the applicant shall present photos to the Current Planning Section to verify that the revegetation plan has been implemented.
18. Prior to the issuance of the building permit, the applicant shall submit to the Current Planning Section a copy of the Bay Area Air Quality Management District (BAAQMD) Permit in compliance with the Statewide Air Toxics Control Measure for Stationary Diesel Engine.
19. All construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally

observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA level at any one moment.

20. No tree cutting is allowed by this permit. Removal of any tree with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
21. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the County Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. This permit, if required, shall be considered at a public hearing with the Planning Commission prior to commencement of any grading activities.

Building Inspection Section

22. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.

Department of Public Works

23. The applicant shall comply with all requirements of the Department of Public Works at the building permit stage of the application.

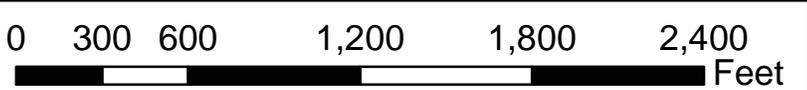
Cal-Fire

24. The applicant shall comply with all Cal-Fire requirements at the building permit stage of the application.
25. The applicant shall maintain the required road and site improvements as detailed by Cal-Fire, to its satisfaction, through the duration of this permit.

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PLN2007-00469
 Project Parcels



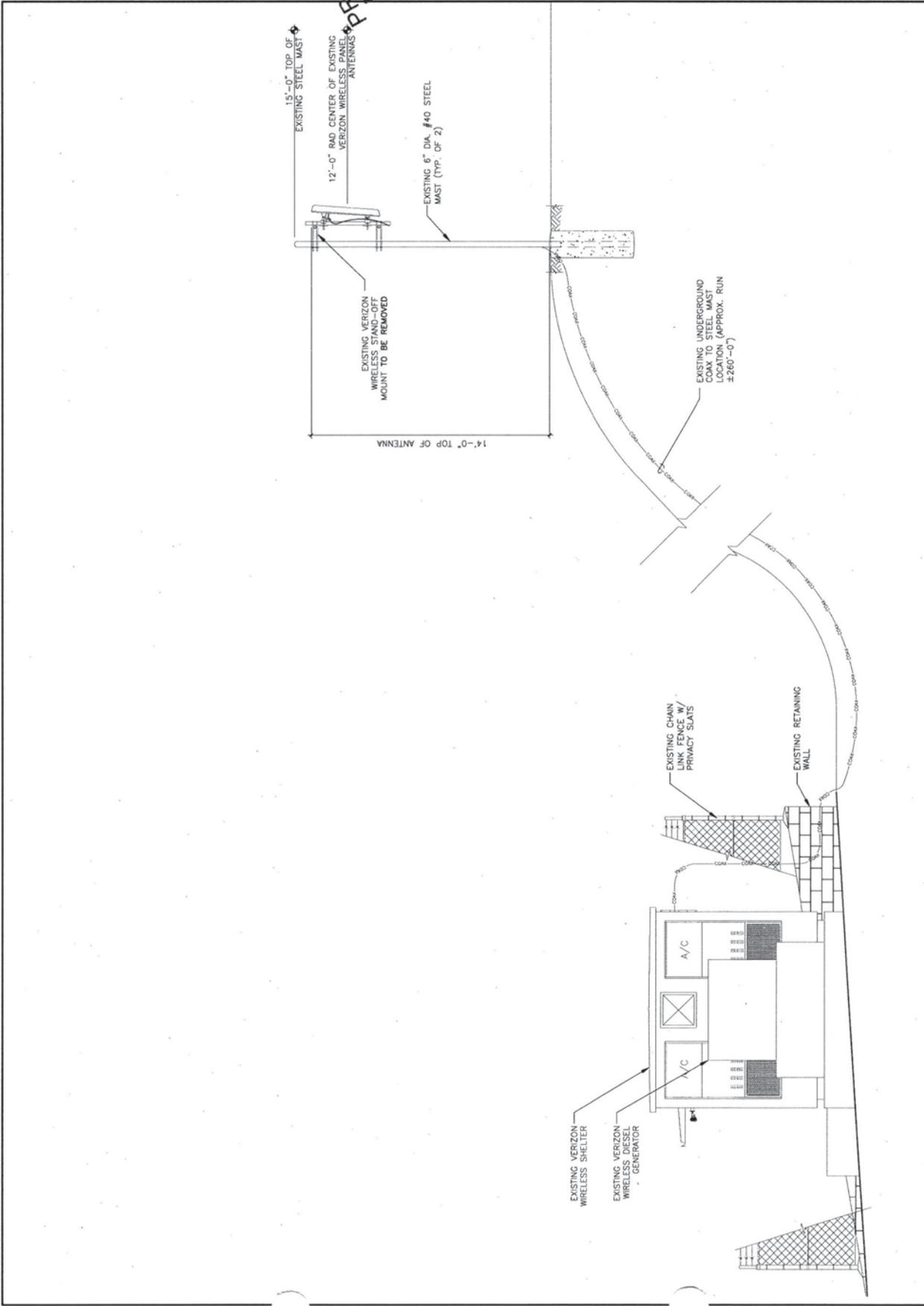
Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

Attachment: B

File Numbers: PLN2007-00469



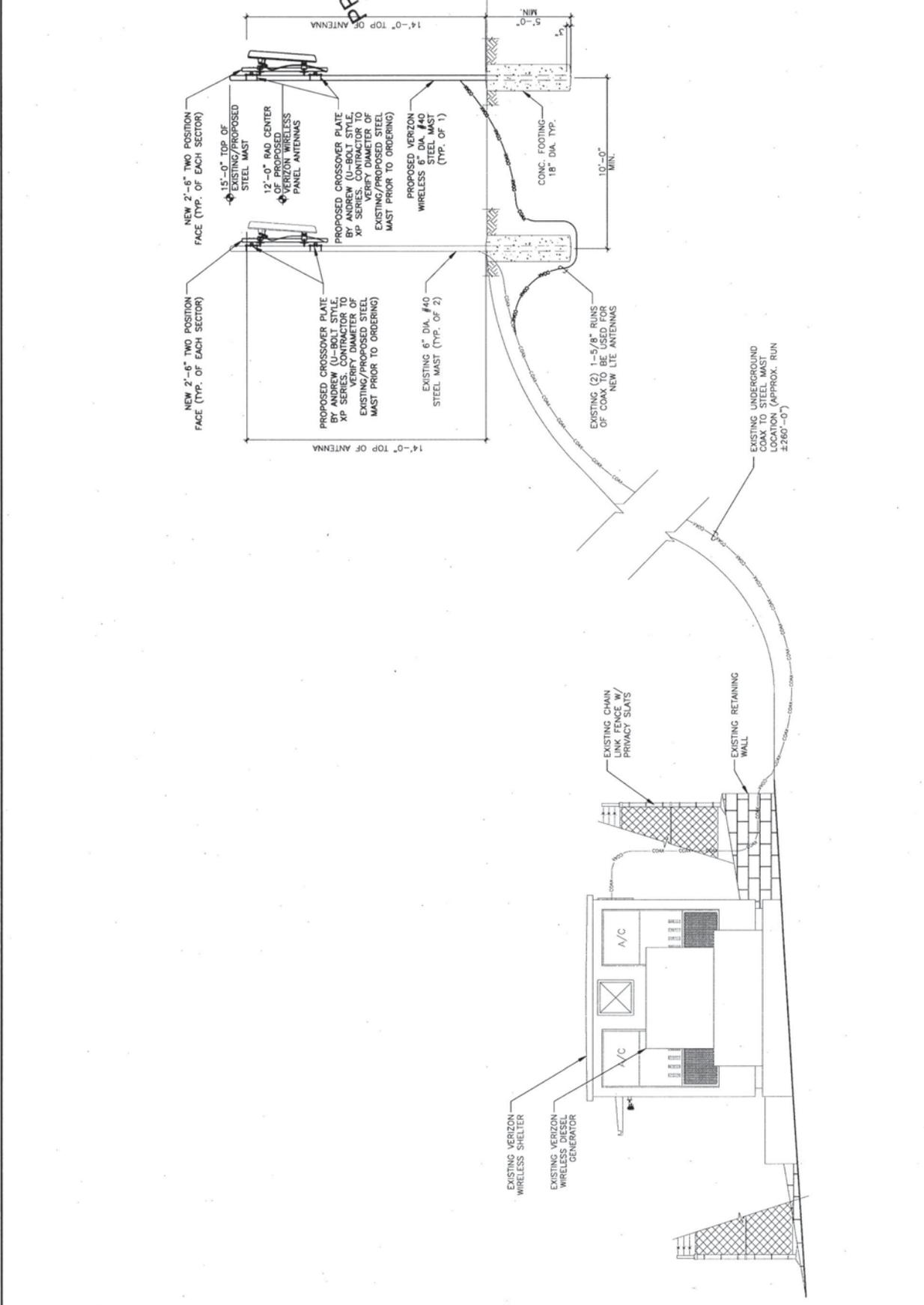
EXISTING ELEVATION/TOWER PROFILE 2

San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

File Numbers: PLN2007-00469

Attachment: D



PROPOSED ELEVATION/TOWER PROFILE 2

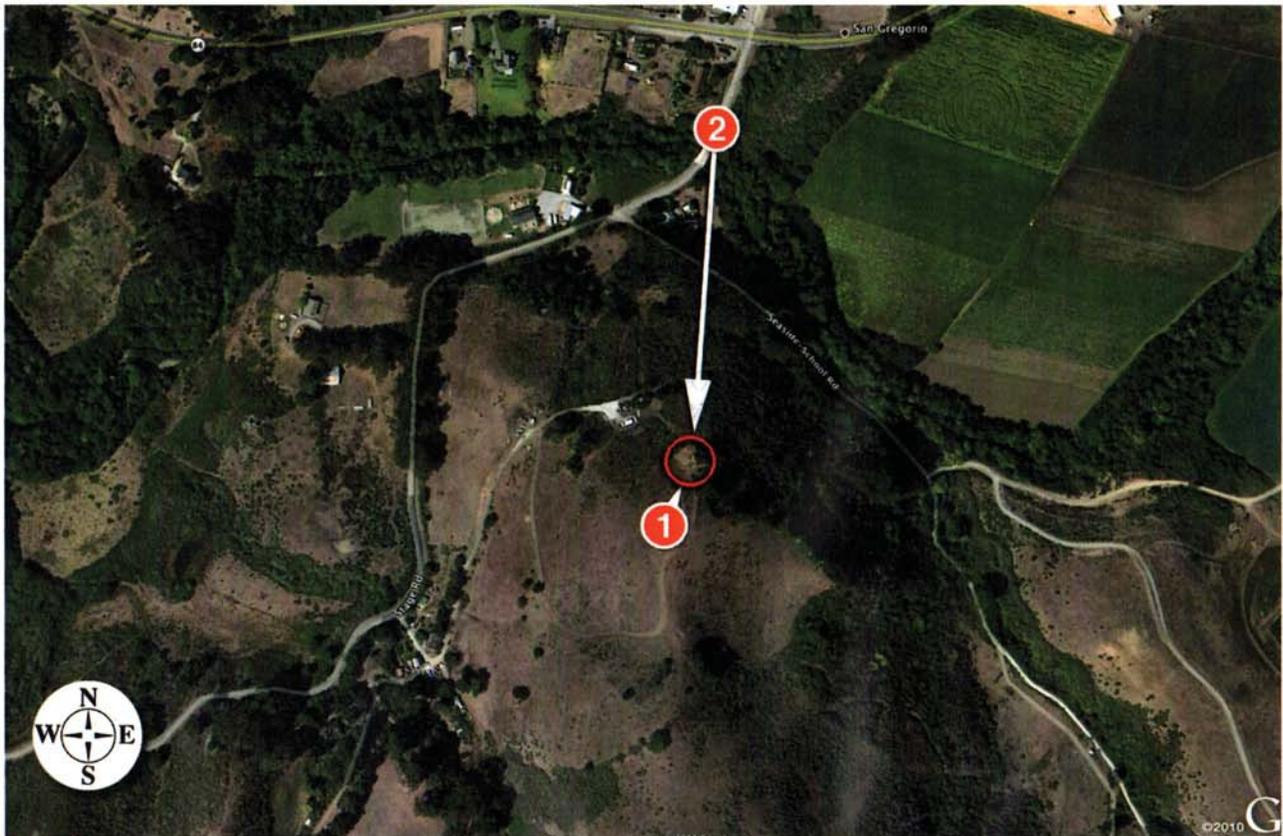
San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

File Numbers: PLN2007-00469

Attachment: D

11'-0" SCALE 3/8" = 1'-0"
 11'-0" SCALE 3/8" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



Hwy 1 & 84

Site # 173287

Aerial Map

5/25/11

7400 Stage Road
San Gregorio, CA 94074

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

Attachment: E

File Numbers: PLN2007-00469



Existing



Proposed



Hwy 1 & 84

Site # 173287

Looking Northeast from Site

5/25/11

7400 Stage Road
San Gregorio, CA 94074

View #1

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

Attachment: E

File Numbers: PLN2007-00469



Hwy 1 & 84

Site # 173287

Looking South from Stage Road

5/25/11

7400 Stage Road
San Gregorio, CA 94074

View #2

Applied Imagination 510 914-0500

San Mateo County Planning Commission Meeting

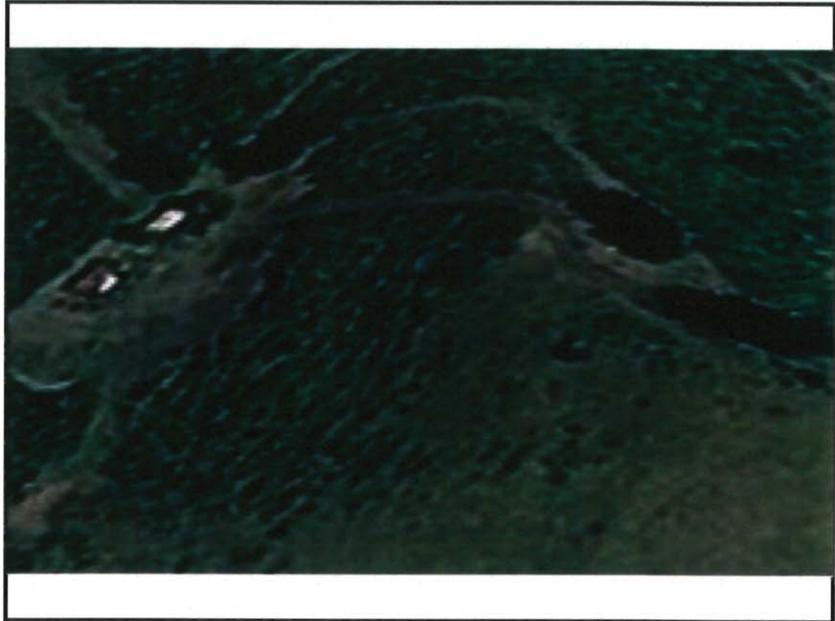
Owner/Applicant: VERIZON WIRELESS

Attachment: E

File Numbers: PLN2007-00469

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared for:
Verizon Wireless
c/o Realcom Associates
14432 SE Eastgate Way Suite
260
Bellevue, WA 98007



Site No. 173287
Hwy 1 and Hwy 84
7400 Stage Road
San Gregorio, California 94074
San Mateo County
37.323317; -122.385142 NAD83

EBI Project No. 62110570
May 5, 2011



RECEIVED

JUL 22 2011

San Mateo County
Planning and Building Department

Attachment F

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- APPENDIX A RF-EME MODELING DATA**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C ROOFVIEW® EXPORT FILES**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 173287 located at 7400 Stage Road in San Gregorio, California to determine RF-EME exposure levels from proposed Verizon wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Recommended control measures are outlined within a Site Safety Plan (attached); this plan includes instructions to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 1710-2155 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes six (6) wireless telecommunication antennas (at three sector locations) on poles located at 7400 Stage Road in San Gregorio, California.

| Antenna Information (Proposed Configuration) | | | | | | | | | |
|--|-----------------|-------------------|------------------------|---------|------------|-------------------|----|----|-------|
| Antenna# and Model | Frequency (MHz) | # of Transmitters | Transmit Power (Watts) | Azimuth | Gain (dBd) | Feet above Ground | X | Y | Z |
| A1 Antel BXD 63606380CF | 850 | 6 | 20 | 60 | 14.5 | 9.038 | 51 | 41 | 9.038 |
| A2 Antel BXA- 70063-4CF-4 | 700 | 1 | 20 | 60 | 12.5 | 10.03 | 52 | 40 | 10.03 |
| B1 Antel BXD 63606380CF | 850 | 6 | 20 | 240 | 14.5 | 9.038 | 16 | 14 | 9.038 |
| B2 Antel BXA- 70063-4CF-4 | 700 | 1 | 20 | 240 | 12.5 | 10.03 | 16 | 16 | 10.03 |
| C1 Antel BXD 63606380CF | 850 | 6 | 20 | 340 | 14.5 | 9.038 | 49 | 46 | 9.038 |

| | | | | | | | | | |
|-----------------------------|------|---|----|-----|------|-------|----|----|-------|
| C2 Antel BXA-70063-4CF-4 | 700 | I | 20 | 340 | 12.5 | 10.03 | 50 | 47 | 10.03 |
| SPT A1 | 1900 | I | 10 | 60 | 16 | 9.75 | 53 | 20 | 9.75 |
| SPT A2 | 1900 | I | 10 | 60 | 16 | 9.75 | 55 | 19 | 9.75 |
| SPT C1 | 1900 | I | 10 | 270 | 16 | 9.75 | 10 | 42 | 9.75 |
| SPT C2 | 1900 | I | 10 | 270 | 16 | 9.75 | 10 | 44 | 9.75 |
| ATT B1 | 850 | I | 50 | 220 | 12 | 9.75 | 19 | 10 | 9.75 |
| ATT B2 | 850 | I | 50 | 220 | 12 | 9.75 | 13 | 21 | 9.75 |
| ATT C1 | 850 | I | 50 | 250 | 12 | 9.75 | 13 | 59 | 9.75 |
| ATT C2 | 850 | I | 50 | 250 | 12 | 9.75 | 13 | 64 | 9.75 |

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix A. Appendix B presents a site safety plan that provides a plan view of the poles with antenna locations.

3.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, 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 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 guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

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 public/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 public/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.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

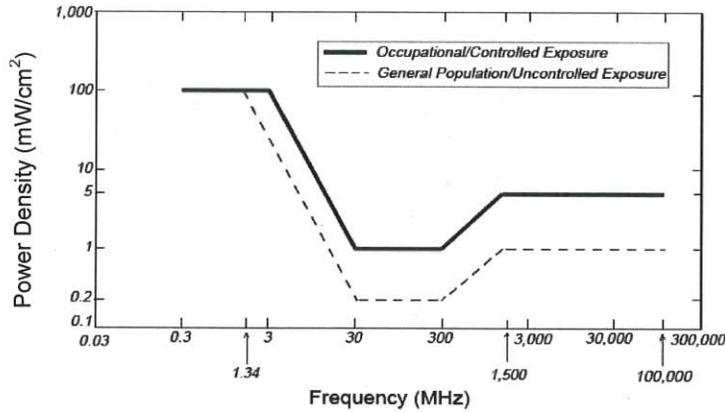
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Verizon equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². These limits are considered protective of these populations.

| Table I: Limits for Maximum Permissible Exposure (MPE) | | | | |
|--|-----------------------------------|-----------------------------------|---|---|
| (A) 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 |
| 300-1,500 | -- | -- | f/300 | 6 |
| 1,500-100,000 | -- | -- | 5 | 6 |
| (B) Limits for General Public/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 |
| 300-1,500 | -- | -- | f/1,500 | 30 |
| 1,500-100,000 | -- | -- | 1.0 | 30 |

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

| Personal Wireless Service | Approximate Frequency | Occupational MPE | Public MPE |
|------------------------------|-----------------------|-------------------------|-------------------------|
| Personal Communication (PCS) | 1,950 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Cellular Telephone | 870 MHz | 2.90 mW/cm ² | 0.58 mW/cm ² |
| Specialized Mobile Radio | 855 MHz | 2.85 mW/cm ² | 0.57 mW/cm ² |
| Most Restrictive Freq. Range | 30-300 MHz | 1.00 mW/cm ² | 0.20 mW/cm ² |

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

4.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by

vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. The modeling assumes a maximum 6-6-6 radio configuration for Sectors A, B and C, with a power level of 43 dBm (20 watts) per transmitter for 850 and 700 frequencies, in order to provide a worst-case evaluation of predicted MPE levels. The assumptions used in the modeling are based upon information provided by Verizon, and information gathered from other sources. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

Sprint and AT&T also have antennas on surrounding poles. Information about these antennas was included in the modeling analysis.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 62.60 percent of the FCC's general public limit (12.52 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 64.00 percent of the FCC's general public limit (12.80 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

5.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the AT&T proposed antennas on the ground that exceed the FCC's occupational and general population limits. All other exposures above the FCC's safe limits require that individuals be elevated above the ground. Workers in front of the antenna faces should practice shut down and lockout/tagout procedures implemented in accordance with Verizon standard operating protocols. In order to alert elevated workers in front of the antennas, a notice to workers and a yellow caution sign have are recommended for installation at the base of each pole, as depicted on the Electromagnetic Energy Signage Plan – Appendix B.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided with a copy of the attached Site Safety Plan, made aware of the posted sign, and signify their understanding of the Site Safety Plan.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations. Compliance with Verizon's corporate RF Signage Policy cannot be guaranteed as these documents were not made available to EBI as of the date of this report.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 173287 located at 7400 Stage Road in San Gregorio, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Workers and should not be elevated in front of the antennas unless the wireless equipment is shut down and lockout/tagout procedures are implemented. Recommended control measures are outlined within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

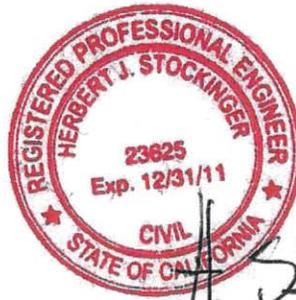
7.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Reviewed and Approved by:



A handwritten signature in black ink that reads "H. Stockinger". The signature is written over a horizontal line that extends from the left side of the page.

Herbert J. Stockinger, PE
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Stephanie Penta, state that:

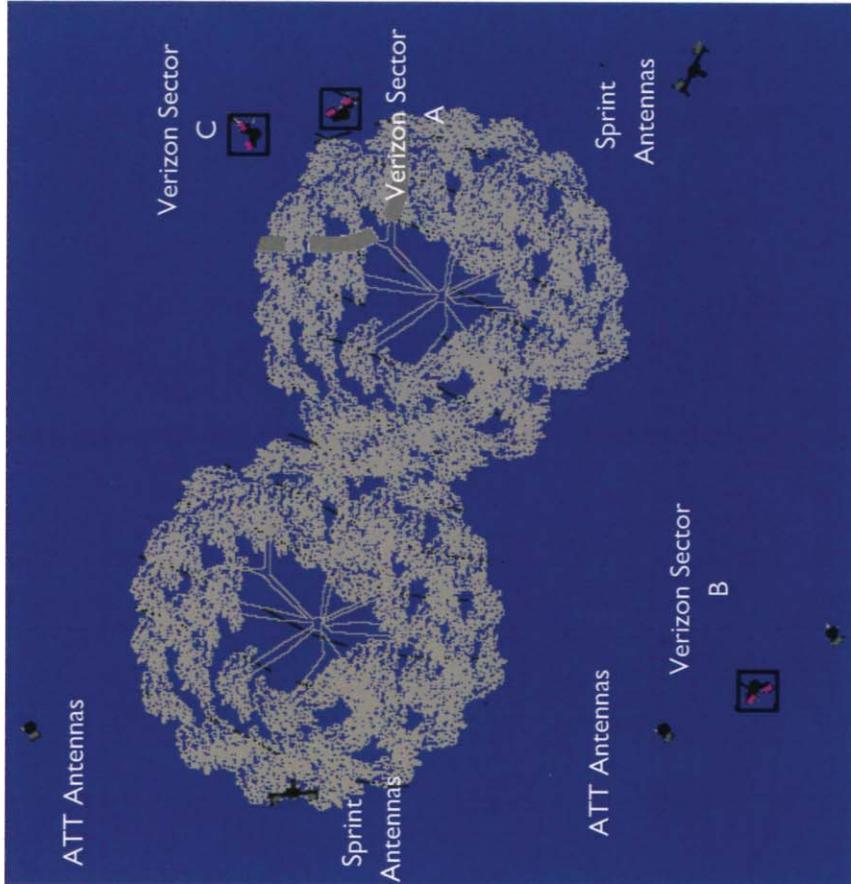
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Stephanie Penta

Appendix B
Radio Frequency Electromagnetic Energy Safety/ Signage
Plans



- Distance [feet] in front of the antennas and direction of areas where power density is greater than the FCC's occupational MPE.
- Distance [feet] in front of the antennas and direction of areas where power density is greater than the FCC's uncontrolled MPE, but less than the FCC's occupational MPE.
- Power density is less than the FCC's uncontrolled MPE. Individuals may work freely within the blue exposure control areas on the rooftop.



Roofview: Composite Exposure Levels

Facility Operator: Verizon Wireless

Site Name: Hwy 1 and Hwy 84

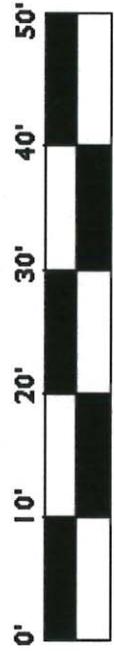
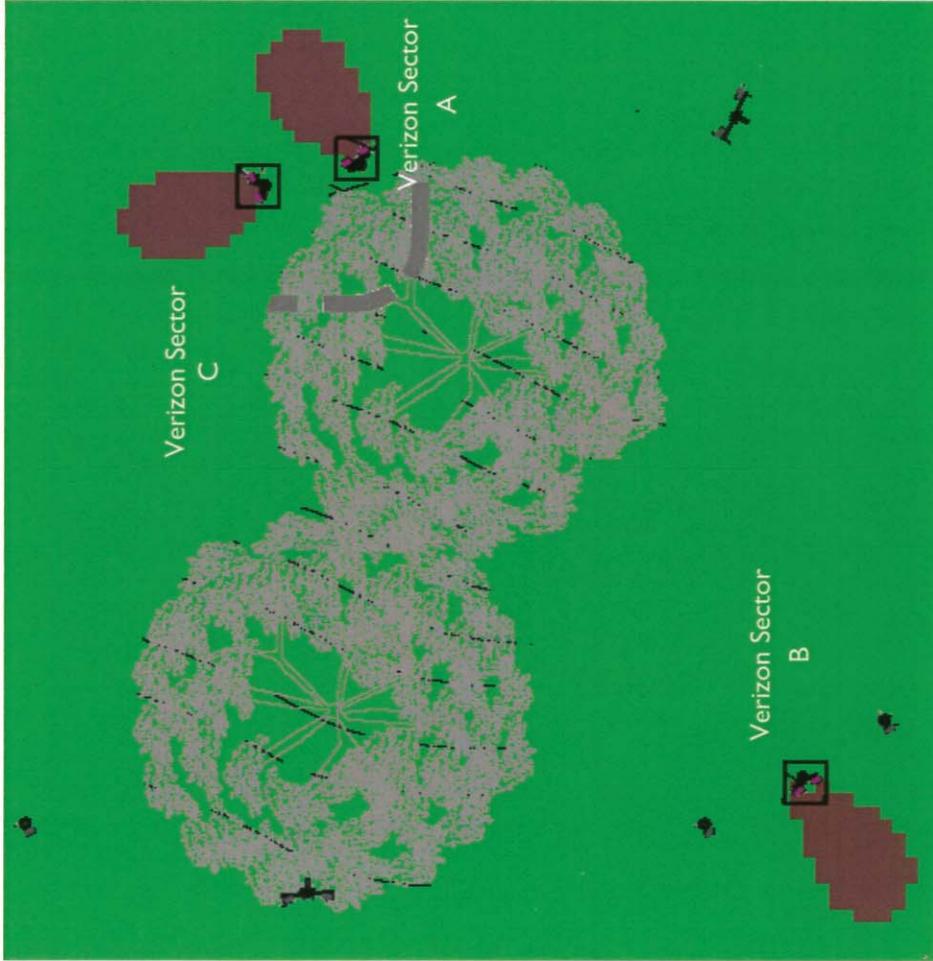
Verizon Site Number: 173287

Report Date: 05-05-11



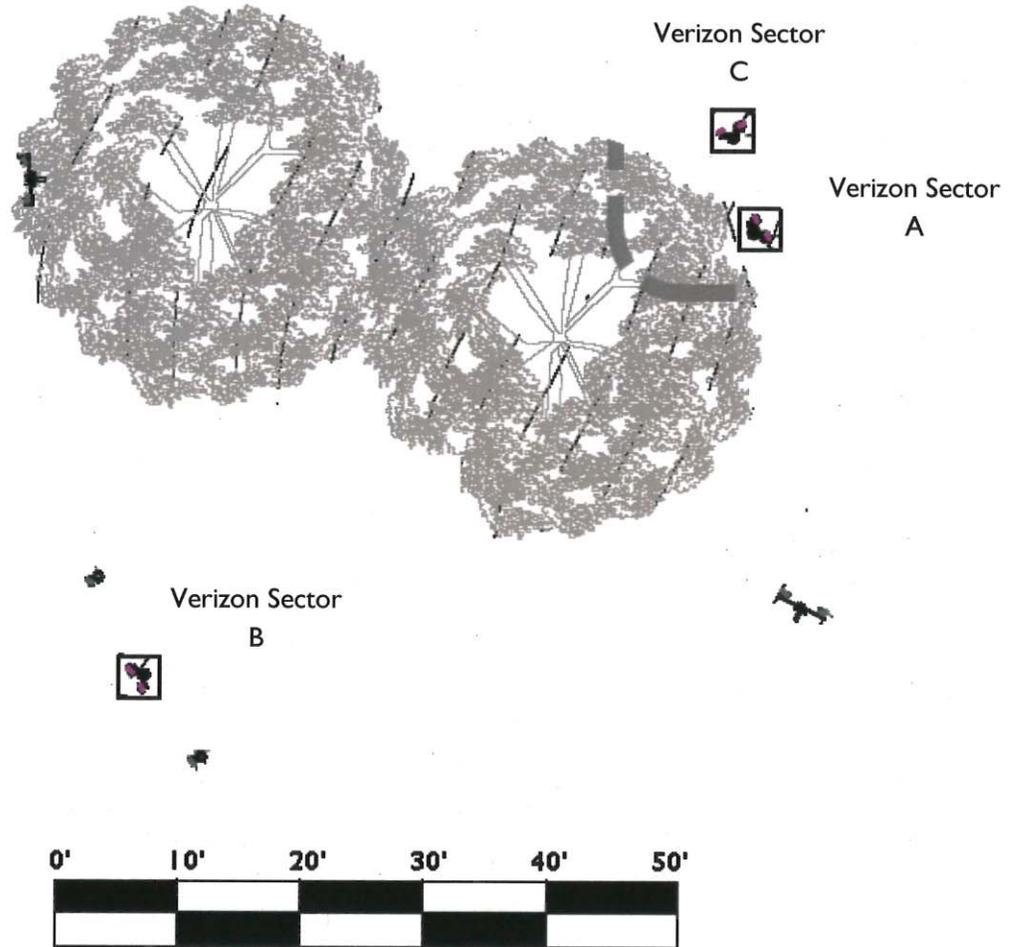
% of FCC Public Exposure Limit

- Exposure Level >5
- Exposure Level ≤ 5



Roofview: Verizon Exposure Levels
Facility Operator: Verizon Wireless
Site Name: Hwy 1 and Hwy 84
Verizon Site Number: 173287
Report Date: 05-05-11





| Sign Image | Description | Posting Instructions |
|---|---|--|
|  | Notice To Workers Informational sign, used to notify workers that there are active antennas installed and provide guidelines for working in RF environments. | Securely post at the first points of access to the site (at the base of each pole) as indicated in the signage plan. |
|  | Yellow Caution Sign 8-1/2" x 11", used to alert individuals that they are entering an area where the power density emitted from transmit antennas may exceed the FCC's maximum permissible exposure limit for the general public, but is less than the occupational exposure limit. | Securely post near antennas (on each pole below the antennas) in a manner conspicuous to all individuals entering thereon. Denote Site ID Number on Sign in Permanent Marker. |

Appendix C
Roofview® Export File

Map, Settings, Antenna, and Symbol Data Table ... Exported from workbook -> Roof View RF Template.xls
 Done on 5/5/2011 at 8:47:42 AM.
 Use this format to prepare other data sets for the RoofView workbook file.

You may use as many rows in this TOP header as you wish.
 The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
 If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
 The very next row will be considered the start of that data block.
 The first row of the data block can be a header (as shown below), but this is optional.
 When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
 All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
 This area is for you use for documentation.
 End of help comments.

You can place as much text here as you wish as long as you don't place it below
 the Start Map Definition row below the blue line.
 You may insert more rows using the Insert menu.
 Should you need additional lines to document your project, simply insert additional rows
 by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
 and selecting rows.

MapDefinition

RoofMax Roof Max XMap Max YMap Max X Y Offset X Offset umber of Are: envelope
 210 210 210 0 0 1 ;\$11;\$HL\$220

AntennaData

Standard Method Uptime Scale Factor Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Calc Power Mfg Model Ap Ht Mult p Ht Method
 3 2 1 1 1 20 1 50 2 100 2 3 1.5 1

(Antenna Data to provide an ID (ant-1) for all antennas

| ID | Name | Freq (MHz) | Trans Power | Trans Count | Coax Len | Coax Type | Other Loss | Input Power | Calc Power | Mfg | Model | Ap Ht Mult | p Ht Method | X (ft) | Y (ft) | Z (ft) | Type | Aper (ft) | dBd Gain | BWdth Pt Dir | Uptime Profile | ON flag |
|--------|---------|------------|-------------|-------------|----------|-----------|------------|-------------|-------------|---------|-----------------|------------|-------------|--------|--------|--------|------|-----------|----------|--------------|----------------|---------|
| VZN A1 | Verizon | 850 | 20 | 6 | 290 | 1-5/8 LDF | 1.52 | 47.93814736 | 47.93814736 | Antel | BXD 63606380CF | 1.5 | 1 | 51 | 41 | 9.0375 | | 5.925 | 14.5 | 63;60 | | ON* |
| VZN A2 | Verizon | 700 | 20 | 1 | 290 | 1-5/8 LDF | 1.52 | 9.827204546 | 9.827204546 | Antel | BXA-70063-4CF-4 | 1.5 | 1 | 52 | 40 | 10.025 | | 3.95 | 12.5 | 65;60 | | ON* |
| VZN B1 | Verizon | 850 | 20 | 6 | 290 | 1-5/8 LDF | 1.52 | 47.93814736 | 47.93814736 | Antel | BXD 63606380CF | 1.5 | 1 | 16 | 14 | 9.0375 | | 5.925 | 14.5 | 63;240 | | ON* |
| VZN B2 | Verizon | 700 | 20 | 1 | 290 | 1-5/8 LDF | 1.52 | 9.827204546 | 9.827204546 | Antel | BXA-70063-4CF-4 | 1.5 | 1 | 16 | 16 | 10.025 | | 3.95 | 12.5 | 65;240 | | ON* |
| VZN C1 | Verizon | 850 | 20 | 6 | 290 | 1-5/8 LDF | 1.52 | 47.93814736 | 47.93814736 | Antel | BXD 63606380CF | 1.5 | 1 | 49 | 46 | 9.0375 | | 5.925 | 14.5 | 63;340 | | ON* |
| VZN C2 | Verizon | 700 | 20 | 1 | 290 | 1-5/8 LDF | 1.52 | 9.827204546 | 9.827204546 | Antel | BXA-70063-4CF-4 | 1.5 | 1 | 50 | 47 | 10.025 | | 3.95 | 12.5 | 65;340 | | ON* |
| SPT A1 | Sprint | 1900 | 10 | 1 | | | 3 | 5.011872336 | 5.011872336 | Unknown | Unknown | 1.5 | 1 | 53 | 20 | 9.75 | | 4.5 | 16 | 65;60 | | ON* |
| SPT A2 | Sprint | 1900 | 10 | 1 | | | 3 | 5.011872336 | 5.011872336 | Unknown | Unknown | 1.5 | 1 | 55 | 19 | 9.75 | | 4.5 | 16 | 65;60 | | ON* |
| SPT C2 | Sprint | 1900 | 10 | 1 | | | 3 | 5.011872336 | 5.011872336 | Unknown | Unknown | 1.5 | 1 | 10 | 42 | 9.75 | | 4.5 | 16 | 65;270 | | ON* |
| ATT B1 | AT&T | 850 | 50 | 1 | | | 3 | 25.05936168 | 25.05936168 | Unknown | Unknown | 1.5 | 1 | 10 | 44 | 9.75 | | 4.5 | 16 | 65;270 | | ON* |
| ATT B2 | AT&T | 850 | 50 | 1 | | | 3 | 25.05936168 | 25.05936168 | Unknown | Unknown | 1.5 | 1 | 19 | 10 | 9.75 | | 4.5 | 12 | 86;220 | | ON* |
| ATT C1 | AT&T | 850 | 50 | 1 | | | 3 | 25.05936168 | 25.05936168 | Unknown | Unknown | 1.5 | 1 | 13 | 21 | 9.75 | | 4.5 | 12 | 86;220 | | ON* |
| ATT C2 | AT&T | 850 | 50 | 1 | | | 3 | 25.05936168 | 25.05936168 | Unknown | Unknown | 1.5 | 1 | 13 | 59 | 9.75 | | 4.5 | 12 | 86;250 | | ON* |
| ATT C2 | AT&T | 850 | 50 | 1 | | | 3 | 25.05936168 | 25.05936168 | Unknown | Unknown | 1.5 | 1 | 13 | 64 | 9.75 | | 4.5 | 12 | 86;250 | | ON* |

SymbolData

Sym vlap Marke RoofX RoofY Map Label notes for this table only)
 5 35 AC Unit mple symbols
 14 5 Roof Access
 45 5 AC Unit
 45 20 Ladder

List Of Areas
 \$K\$11;\$HL\$220

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

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

FILE NO.: PLN 2007-00469

OWNER: Sara Armstrong

APPLICANT: Verizon Wireless

ASSESSOR'S PARCEL NO.: 081-240-020

LOCATION: 7400 Stage Road, San Gregorio

PROJECT DESCRIPTION

Coastal Development Permit, Use Permit Amendment, and Architectural Review Permit to allow for modifications to an existing cellular facility. The modifications consist of one additional 15-foot monopole, with associated panel antennas, to be added to the site that consists of two 15-foot tall monopoles and an 800 sq. ft. equipment structure, located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project, as proposed, will not adversely affect water or air quality or increase noise levels substantially.
2. The project, as proposed, will not have adverse impacts on the flora or fauna of the area.
3. The project, as proposed, will not degrade the aesthetic quality of the area.
4. The project, as proposed, will not have adverse impacts on traffic or land use.
5. In addition, the project, as proposed, will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.

- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

Mitigation Measure 1: The applicant shall implement the following dust control measures during construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all paved access roads, parking areas, and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure 2: The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

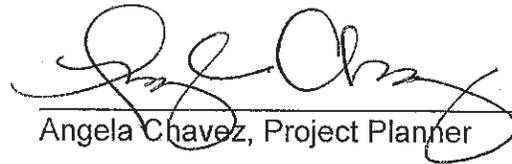
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: January 30, 2014 – February 20, 2014

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., February 20, 2014.**

CONTACT PERSON

Angela Chavez
Project Planner, 650/599-7217
achavez@smcgov.org



Angela Chavez, Project Planner

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County of San Mateo
Planning and Building Department

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

1. **Project Title:** Wireless Telecommunications Facility
2. **County File Number:** PLN 2007-00469
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Angela Chavez, Project Planner 650/599-7217
5. **Project Location:** 7400 Stage Road, San Gregorio, CA
6. **Assessor's Parcel Number and Size of Parcel:** 081-240-020
7. **Project Sponsor's Name and Address:** Chris Fowler for Verizon Wireless
8. **General Plan Designation:** Agriculture Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal District)
10. **Description of the Project:** Coastal Development Permit, Use Permit Amendment, and Architectural Review Permit to allow for modifications to an existing cellular facility. The modifications consist of one additional 15-foot monopole, with associated panel antennas, to be added to the site that consists of two 15-foot tall monopoles and an 800 sq. ft. equipment structure, located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.
11. **Surrounding Land Uses and Setting:** The parcel is located approximately 0.25 miles south of the intersection of La Honda Road (Highway 84) and Stage Road. Cabrillo Highway (Highway 1) is approximately 0.83 miles from the project site. The project parcel borders other agriculturally zoned parcels. The parcel is improved with a single-family dwelling, agriculture-related structures, and three existing cellular facilities. Agriculture on the parcel consists of dry grazing. Highway 84 is a County Scenic Corridor and Highway 1 is a State Scenic Corridor.
12. **Other Public Agencies Whose Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

| 1. AESTHETICS. Would the project: | | | | |
|---|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads? | | | X | |
| <p>Discussion: The parcel is located approximately 0.25 miles south of the intersection of La Honda Road (Highway 84) and Stage Road. Cabrillo Highway (Highway 1) is approximately 0.83 miles from the project site. The project parcel borders other agriculturally zoned parcels. The parcel is improved with a single-family dwelling, agriculture-related structures, and three existing cellular facilities. Agriculture on the parcel consists of dry grazing. Highway 84 is a County Scenic Corridor and Highway 1 is a State Scenic Corridor. The subject site is currently developed with the required emergency access roads and infrastructure to support the proposed project. While the proposed project does involve the construction of a new 15-foot monopole, it is clustered amongst the existing development and is minimally visible. To minimize visual impacts, the facility is painted to blend with the surrounding vegetation, and is screened by the fencing and vegetation. No additional mitigation measures are recommended other than those already in effect from the previous approval (i.e., paint colors and fencing).</p> <p>Source: Project Plans.</p> | | | | |
| 1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| <p>Discussion: The project site is located within the Cabrillo Highway State Scenic Corridor. The existing facility and the proposed improvements remain minimally visible from the scenic roadway due to the existing vegetation, topography, and long distance views. The project does not involve the removal or alteration to any existing trees, outcropping, and/or any historic buildings.</p> <p>Source: Project Plans, Project Location.</p> | | | | |

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| 1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? | | | X | |
| <p>Discussion: The proposed modifications to the existing facility will result in the addition of one new 15-foot monopole which will be clustered amongst the existing development. An additional panel antenna will be added to one of the existing 15-foot monopoles. The proposed modifications will result in minimal site disturbance given that the site has been previously developed with the required infrastructure (i.e., emergency vehicle access, underground conduit, and equipment enclosures).</p> <p>Source: Project Plans, Project Location.</p> | | | | |
| 1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area? | | | | X |
| <p>Discussion: This is not a lighted facility.</p> <p>Source: Project Plans.</p> | | | | |
| 1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? | | | X | |
| <p>Discussion: The project site is located within the Cabrillo Highway State Scenic Corridor and adjacent to the La Honda Road and Stage Road County Scenic Corridors. However, the project is not visible due to existing vegetation and topography in and around the site.</p> <p>Source: Project Plans, Project Location.</p> | | | | |
| 1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions? | | | | X |
| <p>Discussion: The project site is not located within a Design Review District. Project is compliant with General Plan and Zoning provisions.</p> <p>Source: Parcel Zoning, San Mateo County General Plan, and San Mateo County Zoning Regulations.</p> | | | | |
| 1.g. Visually intrude into an area having natural scenic qualities? | | | X | |
| <p>Discussion: Please refer to the discussion in Section 1.a above.</p> <p>Source: Project Plans.</p> | | | | |

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| <p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p> | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 2.a. | For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| <p>Discussion: The project parcel is located within the Coastal Zone. Source: Project Location.</p> | | | | | |
| 2.b. | Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract? | | | X | |
| <p>Discussion: Wireless telecommunications facilities are an allowed use in the Planned Agricultural District with the issuance of a Use Permit. Verizon Wireless has been operating under a valid use permit since 2008. While the property is encumbered by a Williamson Act contract, wireless telecommunications facilities are an allowed use as determined by the California Department of Conservation. Source: Sam Mateo County Zoning Regulations, San Mateo County General Plan, San Mateo County Williamson Act Contract.</p> | | | | | |
| 2.c. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use? | | | X | |

Discussion: The project area is not located within an area designated as forestland. As discussed previously, the proposed modifications to the existing wireless telecommunications facility will be clustered amongst the existing development and has a footprint of approximately 19 inches. The property owner currently grazes cattle on the property as an agricultural operation and the proposed modifications do not pose any impact to the continued grazing operations nor to any future agricultural operations.

Source: Project Plans, Project Location.

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| 2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts? | | | X | |
|---|--|--|---|--|

Discussion: The subject parcel does not contain soils identified as Class I or II agricultural soils, nor does the parcel contain Class III Soils which are rated good or very good for artichokes. Further, the proposed project does not propose to divide any portion of the parcel, and the area proposed for the project was previously converted.

Source: United States Department of Agriculture Natural Resources Conservation Service.

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| 2.e. Result in damage to soil capability or loss of agricultural land? | | | X | |
|--|--|--|---|--|

Discussion: The site is currently developed with telecommunications equipment and the area in which the proposed amendment is to be located is immediately adjacent to the existing development. The site is located on soils classified as Grade Four-Poor (Lobitos loam, very steep, eroded). The proposed new monopole is located approximately 10 feet from the existing monopole and has a diameter of 6 inches. No significant area of soil capability loss will result from this project given the relatively small area of development and given the poor quality of the soil on which it is located.

Source: United States Department of Agriculture Natural Resources Conservation Service.

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| 2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i> | | | | X |
|---|--|--|--|---|

Discussion: No rezoning is proposed.

Source: Project Plans.

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| <p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p> | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 3.a. Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| <p>Discussion: A temporary increase in the number of vehicles and dust is expected during the construction of the monopole. Construction vehicles are required to meet California Air Resources Board regulations to reduce air pollution (e.g., limits on idling). Operational emissions, which are those emissions occurring after construction and for the life of the development, are minimal. Maintenance for the unmanned facility will occur once a month. It is not anticipated, given the limited maintenance visits, that this facility will conflict with the applicable air quality plan.</p> <p>Source: Bay Area Air Quality Management District.</p> | | | | |
| 3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation? | | | | X |
| <p>Discussion: There are no known air quality violations in this area. Maintenance trips remain unchanged (once per month).</p> <p>Source: Project Plans, Bay Area Air Quality Management District.</p> | | | | |
| 3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| <p>Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact.</p> <p>Source: Bay Area Air Quality Management District.</p> | | | | |
| 3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD? | | | X | |
| <p>Discussion: Construction activities will be temporary in nature and will result in minimal site disturbance given the existing infrastructure and the scope of the proposed project, therefore limiting the exposure to potential sensitive receptors. There are no known sensitive receptors within 1,000</p> | | | | |

feet of the project area (e.g., schools, day cares, nursing homes, etc.). No mapped State or Federally protected species are known to exist within the project area.
Source: Project Plans, Google Maps, California Natural Diversity Database.

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| 3.e. Create objectionable odors affecting a significant number of people? | | | | X |
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Discussion: This is a non-odor emitting facility.
Source: Project Plans.

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| 3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area? | | X | | |
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Discussion: While minor in nature, the proposed construction activities will generate temporary increases in dust, motor vehicle, and potentially diesel particulate matter in the area. This temporary increase is not expected to violate existing standards of on-site air quality, given required vehicle emissions standards required by the State of California for vehicle operations. To mitigate for the temporary increase in dust, Mitigation Measure 1, below, is recommended. Mitigation Measure 2, as discussed under Section 7.a, below, is recommended to minimize particulate matter and greenhouse gases.
Source: Project Plans, Bay Area Air Quality Management, and California Environmental Protection Agency Air Resources Board.

Mitigation Measure 1: The applicant shall implement the following dust control measures during construction activities:

- Water all active construction and grading areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Apply water two times daily, or apply (non-toxic) soil stabilizers on all paved access roads, parking areas, and staging areas at the project site.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

4. BIOLOGICAL RESOURCES. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, | | | | X |

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|--|--|--|--|---|
| sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | | | |
| <p>Discussion: No mapped State or Federally protected species are located within the project area.</p> <p>Source: Project Plans, California Natural Diversity Database.</p> | | | | |
| 4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | | | X |
| <p>Discussion: No riparian habitat or other sensitive communities are located within the project area.</p> <p>Source: Project Plans, San Mateo County General Plan.</p> | | | | |
| 4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| <p>Discussion: No wetlands are located within the project area.</p> <p>Source: Project Plans, Project Location.</p> | | | | |
| 4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| <p>Discussion: No known migratory wildlife corridors or nursery sites are in the project area. However, even if these were present, the scope of the proposed project is minor in nature and would not pose any impacts to migrating wildlife species.</p> <p>Source: Project Plans, Project Location.</p> | | | | |
| 4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)? | | | | X |

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|--|--|--|--|--|---|
| Discussion: No trees are proposed for removal in the project area. | | | | | |
| Source: Project Plans. | | | | | |
| 4.f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan? | | | | X |
| Discussion: No habitat conservation plan, natural conservation community plan, or other type of conservation plan covers this area. | | | | | |
| Source: San Mateo County General Plan. | | | | | |
| 4.g. | Be located inside or within 200 feet of a marine or wildlife reserve? | | | | X |
| Discussion: No marine or wildlife reserve is present in the project area. | | | | | |
| Source: Project Location. | | | | | |
| 4.h. | Result in loss of oak woodlands or other non-timber woodlands? | | | | X |
| Discussion: Not located in such an area; no tree removal is proposed as part of the project. | | | | | |
| Source: Project Plans, Project Location. | | | | | |

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|---|--|--|-------------------------------------|-------------------------------------|------------------|
| 5. CULTURAL RESOURCES. Would the project: | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 5.a. | Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5? | | | | X |
| Discussion: No known historical resources in the disturbed/developed project area. | | | | | |
| Source: Project Location, California State Parks Office of Historic Preservation. | | | | | |
| 5.b. | Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5? | | | | X |
| Discussion: No known archaeological resources in the disturbed/developed project area. | | | | | |
| Source: Project Location, California State Parks Office of Historic Preservation. | | | | | |

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|---|--|--|--|--|---|
| 5.c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| <p>Discussion: No mapped unique paleontological resource or geologic feature in this project area. The project area consists of Tps (Sedimentary rocks commonly found throughout the County).</p> <p>Source: U.S. Geological Survey Geological Map of the San Francisco Bay Region, 2006.</p> | | | | | |
| 5.d. | Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
| <p>Discussion: No known human remains are in the disturbed/developed project area.</p> <p>Source: Project Location.</p> | | | | | |

| 6. GEOLOGY AND SOILS. Would the project: | | | | | |
|---|--|---------------------------------|------------------------------|------------------------------|-----------|
| | | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 6.a. | Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in: | | | | |
| | i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i> | | | | X |
| <p>Discussion: The project area is not located within a Seismic Hazard Act zone of required investigation.</p> <p>Source: State of California Department of Conservation.</p> | | | | | |
| | ii. Strong seismic ground shaking? | | | X | |
| <p>Discussion: The location of the project parcel is identified as a Moderate to Strong area for earthquake shaking. No structures utilized for human habitation are proposed as part of this project, and given the distance to surrounding development, the proposed project poses a less than significant risk.</p> | | | | | |

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| Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault, Hayward Fault). | | | | |
| iii. Seismic-related ground failure, including liquefaction and differential settling? | | | | X |
| <p>Discussion: The area to the north of the parcel (along San Gregorio Creek) contains a high to moderate risk for seismic-related ground failure. However, the project area is located more than 500 feet from these areas and is not within a mapped zone identified as susceptible to seismic-related ground failure, which would include liquefaction and differential settling.</p> <p>Source: U.S. Geological Survey Susceptibility Map of the San Francisco Bay Area (Map compiled from Knudsen and others, 2000, and Witter and others, 2005).</p> | | | | |
| iv. Landslides? | | | | |
| <p>Discussion: The project area consists of areas of Few Landslides and Mostly Landslides. Review of potential landslide hazards would have occurred under the approved building permit for the initial construction of the site. The proposed project will be required, under the building permit, to be constructed in accordance with the building code requirements currently in effect to ensure health and safety. No habitable structure is proposed as part of this project.</p> <p>Source: U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.</p> | | | | |
| v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i> | | | | X |
| <p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location.</p> | | | | |
| 6.b. Result in significant soil erosion or the loss of topsoil? | | | X | |
| <p>Discussion: The proposed project will result in minor ground disturbance for the installation of the proposed monopole and connection of the new pole to the existing infrastructure. Due to the relatively minor nature of disturbance no loss of topsoil or soil erosion is expected.</p> <p>Source: Project Plans.</p> | | | | |
| 6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse? | | | | X |

Discussion: The project is not located in such an area. Due to the minor nature of disturbance the project proposes there is no expectation that any soil instability or compromise would result as part of this project.

Source: Project Plans.

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|---|--|--|--|---|
| 6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property? | | | | X |
|---|--|--|--|---|

Discussion: There are no known expansive soils. The proposed monopole is located 10 feet from the existing monopole and amongst existing similar types of development. The facility is unmanned, and given the lack of previous failures, there is no expectation of encountering expansive soils which could result in risks to life or property.

Source: Project Plans.

| | | | | |
|--|--|--|--|---|
| 6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |
|--|--|--|--|---|

Discussion: No septic system is required for this project.

Source: Project Plans.

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

Discussion: Minor temporary increase in greenhouse gasses during the construction phase may occur. Vehicles are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

Mitigation Measure 2: The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

| | | | | |
|--|--|--|---|--|
| 7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | |
|--|--|--|---|--|

Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided the mitigation measure outlined in Section 7.a, above, is implemented.

Source: San Mateo County Energy Efficiency Climate Action Plan.

| | | | | |
|---|--|--|--|---|
| 7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering? | | | | X |
|---|--|--|--|---|

Discussion: No forestland in the project area.

Source: Project Location.

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|--|--|--|--|---|
| 7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels? | | | | X |
|--|--|--|--|---|

Discussion: The project site is located over 4,000 linear feet from nearest coastal bluff. The project consists of non-habitable development and consists of an unmanned facility.

Source: Project Location.

| | | | | |
|---|--|--|--|---|
| 7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise? | | | | X |
| <p>Discussion: The project site is located over 4,000 linear feet from nearest coastal bluff. The project consists of non-habitable development and consists of an unmanned facility.</p> <p>Source: Project Location.</p> | | | | |
| 7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| <p>Discussion: The project is not located in such an area. The project is located within Flood Zone X (Areas with Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0360E, effective October 16, 2012.</p> <p>Source: Federal Emergency Management Agency.</p> | | | | |
| 7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| <p>Discussion: The project is not located in such an area.</p> <p>Source: Federal Emergency Management Agency.</p> | | | | |

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|---|--|-------------------------------------|-------------------------------------|------------------|
| 8. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)? | | | | X |
| <p>Discussion: No transport of hazardous materials is associated with this project.</p> <p>Source: Project Plans.</p> | | | | |

| | | | | |
|--|--|--|---|---|
| 8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| <p>Discussion: The use of hazardous materials are not proposed as part of the project.</p> <p>Source: Project Plans.</p> | | | | |
| 8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | X | |
| <p>Discussion: The proposed project does involve the emission of Radio Frequency waves. However, the project is compliant with Federal Communications Commission limits as the power density is measured at 62.60% of the public exposure limit. There are no schools located within one-quarter mile of the project site.</p> <p>Source: Radio Frequency Report prepared by EBI Consulting, report dated May 5, 2011.</p> | | | | |
| 8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| <p>Discussion: The project is not located in such an area.</p> <p>Source: California Department of Toxic Substances.</p> | | | | |
| 8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area? | | | | X |
| <p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location.</p> | | | | |
| 8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? | | | | X |
| <p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location.</p> | | | | |

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|---|--|--|--|---|
| 8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| <p>Discussion: No. The proposed project will be located completely within the privately owned parcel, and Stage Road is not delineated as an evacuation route. While San Gregorio Road/Stage Road is identified as such, the entrance to the project site is approximately 0.4-mile away.</p> <p>Source: San Mateo County Office of Emergency Services.</p> | | | | |
| 8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| <p>Discussion: The project is located in a moderate fire hazard severity zone. No habitable structures are proposed as part of this project.</p> <p>Source: Cal-Fire Hazard Severity Zones Maps.</p> | | | | |
| 8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| <p>Discussion: No housing is proposed as part of this project.</p> <p>Source: Project Plans.</p> | | | | |
| 8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| <p>Discussion: The project parcel is not located in an area identified as such.</p> <p>Source: Federal Emergency Management Agency Flood Insurance Rate Map 06081C0360E, effective October 16, 2012.</p> | | | | |
| 8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| <p>Discussion: The project is not located in a dam failure area.</p> <p>Source: San Mateo County Gneral Plan Hazards Map.</p> | | | | |
| 8.l. Inundation by seiche, tsunami, or mudflow? | | | | X |

Discussion: The project is not located in an area mapped for inundation risks.
Source: San Mateo County Hazards Maps.

9. HYDROLOGY AND WATER QUALITY. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|--|-------------------------------------|-------------------------------------|------------------|
| 9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))? | | | | X |

Discussion: No waste water discharge associated with proposed project.
Source: Project Plans.

| | | | | |
|---|--|--|--|---|
| 9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | X |
|---|--|--|--|---|

Discussion: No changes in groundwater recharge are proposed.
Source: Project Plans.

| | | | | |
|---|--|--|--|---|
| 9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site? | | | | X |
|---|--|--|--|---|

Discussion: The project involves only minor alterations to install the new equipment. There is no water course in the project area and no significant erosion or siltation is expected on or off site.
Source: Project Plans.

| | | | | | |
|---|---|--|--|--|---|
| 9.d. | Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | | | | X |
| <p>Discussion: Due to the relatively minor nature of the proposed project, drainage patterns are to remain unchanged.</p> <p>Source: Project Plans.</p> | | | | | |
| 9.e. | Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff? | | | | X |
| <p>Discussion: No additional run-off is proposed.</p> <p>Source: Project Plans.</p> | | | | | |
| 9.f. | Significantly degrade surface or ground-water water quality? | | | | X |
| <p>Discussion: No degradation of surface or groundwater water quality.</p> <p>Source: Project Plans.</p> | | | | | |
| 9.g. | Result in increased impervious surfaces and associated increased runoff? | | | | X |
| <p>Discussion: The new amount of impervious surface created by the monopole is minor in nature and will not result in increased runoff.</p> <p>Source: Project Plans.</p> | | | | | |

| | | | | |
|---|---|-------------------------------------|-------------------------------------|------------------|
| 10. LAND USE AND PLANNING. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 10.a. | Physically divide an established community? | | | X |
| <p>Discussion: None proposed.</p> <p>Source: Project Plans.</p> | | | | |

| | | | | |
|--|--|--|--|---|
| 10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| <p>Discussion: As mitigated and conditioned, the project is compliant with applicable land use regulations.</p> <p>Source: Project Plans, San Mateo County General Plan, Local Coastal Plan, and Zoning Regulations.</p> | | | | |
| 10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| <p>Discussion: No known conservation plan covers the project parcel.</p> <p>Source: San Mateo County General Plan.</p> | | | | |
| 10.d. Result in the congregating of more than 50 people on a regular basis? | | | | X |
| <p>Discussion: None proposed.</p> <p>Source: Project Plans.</p> | | | | |
| 10.e. Result in the introduction of activities not currently found within the community? | | | | X |
| <p>Discussion: The project proposes a minor expansion of existing facilities.</p> <p>Source: Project Plans.</p> | | | | |
| 10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? | | | | X |
| <p>Discussion: None proposed.</p> <p>Source: Project Plans.</p> | | | | |
| 10.g. Create a significant new demand for housing? | | | | X |

Discussion: None proposed.
Source: Project Plans.

| 11. MINERAL RESOURCES. Would the project: | | | | |
|--|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | | | | X |
| <p>Discussion: None proposed. Source: Project Plans.</p> | | | | |
| 11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| <p>Discussion: None proposed. Source: Project Plans.</p> | | | | |

| 12. NOISE. Would the project result in: | | | | |
|--|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | X |
| <p>Discussion: There is no generation of noise levels in excess of established standards, including during construction. Source: Project Plans, San Mateo County Noise Ordinance.</p> | | | | |
| 12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | | | | X |

| | | | | |
|---|--|--|---|---|
| Discussion: None proposed. | | | | |
| Source: Project Plans. | | | | |
| 12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| Discussion: No permanent increase in ambient noise levels will be associated with the unmanned facility. | | | | |
| Source: Project Plans. | | | | |
| 12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| Discussion: A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is expected to be extremely limited. Post construction, the site should not result in any additional ambient noise. | | | | |
| Source: Project Plans, San Mateo County Noise Ordinance. | | | | |
| 12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels? | | | | X |
| Discussion: The project is not located in such an area. | | | | |
| Source: Project Plans. | | | | |
| 12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels? | | | | X |
| Discussion: The project is not located within the vicinity of a private airstrip. | | | | |
| Source: Project Location. | | | | |

| 13. POPULATION AND HOUSING. Would the project: | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| Discussion: None proposed or expected. Source: Project Location. | | | | |
| 13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| Discussion: None propose or expected. Source: Project Plans. | | | | |

| 14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
|--|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 14.a. Fire protection? | | | | X |
| 14.b. Police protection? | | | | X |
| 14.c. Schools? | | | | X |
| 14.d. Parks? | | | | X |
| 14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)? | | | | X |
| Discussion: No impact to public services. Source: Project Plans. | | | | |

| 15. RECREATION. Would the project: | | | | |
|--|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated? | | | | X |
| <p>Discussion: All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the project does not result in the construction of any habitable structures, and that the facility will remain unmanned, there is no expected increase in the use of existing neighborhood or regional parks or other recreational facilities in connection with this project.</p> <p>Source: Project Plans.</p> | | | | |
| 15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| <p>Discussion: No recreational facilities are proposed as part of this project.</p> <p>Source: Project Plans.</p> | | | | |

| 16. TRANSPORTATION/TRAFFIC. Would the project: | | | | |
|--|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | | X |

| | | | | | |
|---|--|--|--|--|---|
| <p>Discussion: All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the project does not result in the construction of any habitable structures and that the facility will remain unmanned, there is no expected conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Location.</p> | | | | | |
| 16.b. | Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? | | | | X |
| <p>Discussion: None proposed; the project is an unmanned facility located on a privately owned parcel with access provided via a private driveway.</p> <p>Source: Project Location.</p> | | | | | |
| 16.c. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks? | | | | X |
| <p>Discussion: None proposed.</p> <p>Source: Project Plans.</p> | | | | | |
| 16.d. | Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| <p>Discussion: None proposed.</p> <p>Source: Project Plans.</p> | | | | | |
| 16.e. | Result in inadequate emergency access? | | | | X |
| <p>Discussion: Emergency access to the facility has been previously installed and is maintained by the property's lessees.</p> <p>Source: Project Plans.</p> | | | | | |
| 16.f. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |

| | | | | |
|--|--|--|--|---|
| Discussion: No public transit facilities are in the project area. Source: Project Location. | | | | |
| 16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns? | | | | X |
| Discussion: No. The proposed project is completely contained within the project parcel and will not result in any noticeable increase in pedestrian traffic or patterns. Source: Project Plans. | | | | |
| 16.h. Result in inadequate parking capacity? | | | | X |
| Discussion: The facility is unmanned, and parking for service vehicles is available directly adjacent to the facility. Source: Project Plans. | | | | |

| | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 17. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| Discussion: No wastewater is generated from the proposed project. Source: Project Plans. | | | | |
| 17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| Discussion: No construction of water or wastewater facilities is required as part of the project. Source: Project Plans. | | | | |
| 17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |

| | | | | | |
|---|--|--|--|--|---|
| <p>Discussion: No construction of stormwater drainage facilities or expansion of existing facilities is necessary due to the minor nature of the proposed improvements.</p> <p>Source: Project Plans.</p> | | | | | |
| 17.d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| <p>Discussion: No water service is required to serve the project.</p> <p>Source: Project Plans.</p> | | | | | |
| 17.e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| <p>Discussion: No wastewater service is required.</p> <p>Source: Project Plans.</p> | | | | | |
| 17.f. | Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| <p>Discussion: The project does not produce solid waste.</p> <p>Source: Project Plans.</p> | | | | | |
| 17.g. | Comply with Federal, State, and local statutes and regulations related to solid waste? | | | | X |
| <p>Discussion: The project does not produce solid waste.</p> <p>Source: Project Plans.</p> | | | | | |
| 17.h. | Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources? | | | | X |
| <p>Discussion: The project does not consume water or produce solid waste. Alternative energy sources are not proposed.</p> <p>Source: Project Plans.</p> | | | | | |

| | | | | |
|---|--|--|--|--|
| 17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity? | | | | |
| <p>Discussion: No. The facility is existing and the modifications proposed are relatively minor in nature and will not generate any demands that will cause a public facility or utility to reach or exceed capacity.</p> <p>Source: Project Plans.</p> | | | | |

| 18. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | X |
| <p>Discussion: No sensitive habitats are mapped in the project area. Minimal improvements are proposed to occur immediately adjacent to existing development which limits the area amount of disturbance and maintains the majority of the parcel in its natural state.</p> <p>Source: Project Plans, Field Investigation.</p> | | | | |
| 18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | | X |
| <p>Discussion: The existing development on the parcel has been constructed and operates in accordance with their respective approvals. The modifications proposed at this time are minor in nature and consistent with previous approvals.</p> <p>Source: Project Plans.</p> | | | | |

| | | | | |
|---|--|--|--|---|
| 18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly? | | | | X |
| <p>Discussion: As discussed in Section 8.c, above, the project is in compliance with Federal Communications Commission regulations regarding wireless telecommunications facilities.</p> <p>Source: Radio Frequency (RF) Report prepared by EBI Consulting, report dated May 5, 2011.</p> | | | | |

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

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

MITIGATION MEASURES

| | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| Mitigation measures have been proposed in project application. | | X |
| Other mitigation measures are needed. | X | |

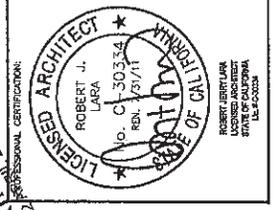
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall implement the following dust control measures during construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all paved access roads, parking areas, and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure 2: The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.



HWY 1 & 84
173287
7400 STAGE ROAD
SAN GREGORIO, CA 94074

| No. | DATE | DESCRIPTION | INITIALS |
|-----|----------|--------------------------|----------|
| 1 | 10/27/11 | ISSUED FOR CITY REVIEW | CA |
| 2 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 3 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 4 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 5 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 6 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 7 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 8 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 9 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 10 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 11 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 12 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 13 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 14 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 15 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 16 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 17 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 18 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 19 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |
| 20 | 10/27/11 | ISSUED FOR COUNTY REVIEW | CA |

REVISIONS

verizon wireless
MORRISON HERSHFELD
1000 W. WALNUT CREEK, CA 94596
TEL: (925) 938-1301 FAX: (925) 938-1302
www.morrisonhershfeld.com

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www.realcom.com

PROFESSIONAL CERTIFICATION:
ROBERT J. LARA
No. C-30334
STATE OF CALIFORNIA
10-43328

PROJECT:
7400 STAGE ROAD
SAN GREGORIO, CA 94074

SHEET TITLE
TITLE SHEET
SHEET NUMBER
T-1

CLIENT:

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS APPLICABLE TO THE LOCAL GOVERNING JURISDICTION. THE CONTRACTOR IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES/EFFECTIVE JANUARY 1, 2008)

- CALIFORNIA BUILDING CODE CBC-2007
- CALIFORNIA ADMINISTRATIVE CODE (NCL TITLES 24 & 25) 2008
- ANSI/ASHRAE 90.1-2003
- CALIFORNIA ELECTRICAL CODE CEC-2007
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA PLUMBING CODE CPC-2007
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES
- CALIFORNIA FIRE CODE CFC-2007
- CALIFORNIA FIRE CODE CFC-2008
- URBAN WILDLAND INTERFACE CODE-2000
- UNIFORM HOUSING CODE-1997
- UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BLD.-1997

ABBREVIATIONS

| | | | |
|----|------------------|----|---------------|
| AC | AIR CONDITIONING | FL | FLOOR |
| AD | ADJUSTABLE | FR | FRONT |
| AG | AGRICULTURE | GA | GALVANIZED |
| AL | ALUMINUM | GL | GLASS |
| AN | ANODIZED | GR | GROUND |
| AP | APPROXIMATELY | GT | GROUND TO TOP |
| AR | ARCHITECTURE | HT | HORIZONTAL |
| AS | AS SHOWN | HT | HEIGHT |
| AT | AT THE | HT | HORIZONTAL |
| AV | AIR VENTILATION | HT | HORIZONTAL |
| AW | AIR WASH | HT | HORIZONTAL |
| AX | AXIS | HT | HORIZONTAL |
| BA | BALANCE | HT | HORIZONTAL |
| BB | BALANCE | HT | HORIZONTAL |
| BC | BALANCE | HT | HORIZONTAL |
| BD | BALANCE | HT | HORIZONTAL |
| BE | BALANCE | HT | HORIZONTAL |
| BF | BALANCE | HT | HORIZONTAL |
| BG | BALANCE | HT | HORIZONTAL |
| BH | BALANCE | HT | HORIZONTAL |
| BI | BALANCE | HT | HORIZONTAL |
| BJ | BALANCE | HT | HORIZONTAL |
| BK | BALANCE | HT | HORIZONTAL |
| BL | BALANCE | HT | HORIZONTAL |
| BM | BALANCE | HT | HORIZONTAL |
| BN | BALANCE | HT | HORIZONTAL |
| BO | BALANCE | HT | HORIZONTAL |
| BP | BALANCE | HT | HORIZONTAL |
| BQ | BALANCE | HT | HORIZONTAL |
| BR | BALANCE | HT | HORIZONTAL |
| BS | BALANCE | HT | HORIZONTAL |
| BT | BALANCE | HT | HORIZONTAL |
| BU | BALANCE | HT | HORIZONTAL |
| BV | BALANCE | HT | HORIZONTAL |
| BW | BALANCE | HT | HORIZONTAL |
| BX | BALANCE | HT | HORIZONTAL |
| BY | BALANCE | HT | HORIZONTAL |
| BZ | BALANCE | HT | HORIZONTAL |
| CA | CALIFORNIA | HT | HORIZONTAL |
| CB | CALIFORNIA | HT | HORIZONTAL |
| CC | CALIFORNIA | HT | HORIZONTAL |
| CD | CALIFORNIA | HT | HORIZONTAL |
| CE | CALIFORNIA | HT | HORIZONTAL |
| CF | CALIFORNIA | HT | HORIZONTAL |
| CG | CALIFORNIA | HT | HORIZONTAL |
| CH | CALIFORNIA | HT | HORIZONTAL |
| CI | CALIFORNIA | HT | HORIZONTAL |
| CJ | CALIFORNIA | HT | HORIZONTAL |
| CK | CALIFORNIA | HT | HORIZONTAL |
| CL | CALIFORNIA | HT | HORIZONTAL |
| CM | CALIFORNIA | HT | HORIZONTAL |
| CN | CALIFORNIA | HT | HORIZONTAL |
| CO | CALIFORNIA | HT | HORIZONTAL |
| CP | CALIFORNIA | HT | HORIZONTAL |
| CQ | CALIFORNIA | HT | HORIZONTAL |
| CR | CALIFORNIA | HT | HORIZONTAL |
| CS | CALIFORNIA | HT | HORIZONTAL |
| CT | CALIFORNIA | HT | HORIZONTAL |
| CU | CALIFORNIA | HT | HORIZONTAL |
| CV | CALIFORNIA | HT | HORIZONTAL |
| CW | CALIFORNIA | HT | HORIZONTAL |
| CX | CALIFORNIA | HT | HORIZONTAL |
| CY | CALIFORNIA | HT | HORIZONTAL |
| CZ | CALIFORNIA | HT | HORIZONTAL |
| DA | DANGER | HT | HORIZONTAL |
| DB | DANGER | HT | HORIZONTAL |
| DC | DANGER | HT | HORIZONTAL |
| DD | DANGER | HT | HORIZONTAL |
| DE | DANGER | HT | HORIZONTAL |
| DF | DANGER | HT | HORIZONTAL |
| DG | DANGER | HT | HORIZONTAL |
| DH | DANGER | HT | HORIZONTAL |
| DI | DANGER | HT | HORIZONTAL |
| DJ | DANGER | HT | HORIZONTAL |
| DK | DANGER | HT | HORIZONTAL |
| DL | DANGER | HT | HORIZONTAL |
| DM | DANGER | HT | HORIZONTAL |
| DN | DANGER | HT | HORIZONTAL |
| DO | DANGER | HT | HORIZONTAL |
| DP | DANGER | HT | HORIZONTAL |
| DQ | DANGER | HT | HORIZONTAL |
| DR | DANGER | HT | HORIZONTAL |
| DS | DANGER | HT | HORIZONTAL |
| DT | DANGER | HT | HORIZONTAL |
| DU | DANGER | HT | HORIZONTAL |
| DV | DANGER | HT | HORIZONTAL |
| DW | DANGER | HT | HORIZONTAL |
| DX | DANGER | HT | HORIZONTAL |
| DY | DANGER | HT | HORIZONTAL |
| DZ | DANGER | HT | HORIZONTAL |
| EA | ELECTRICAL | HT | HORIZONTAL |
| EB | ELECTRICAL | HT | HORIZONTAL |
| EC | ELECTRICAL | HT | HORIZONTAL |
| ED | ELECTRICAL | HT | HORIZONTAL |
| EE | ELECTRICAL | HT | HORIZONTAL |
| EF | ELECTRICAL | HT | HORIZONTAL |
| EG | ELECTRICAL | HT | HORIZONTAL |
| EH | ELECTRICAL | HT | HORIZONTAL |
| EI | ELECTRICAL | HT | HORIZONTAL |
| EJ | ELECTRICAL | HT | HORIZONTAL |
| EK | ELECTRICAL | HT | HORIZONTAL |
| EL | ELECTRICAL | HT | HORIZONTAL |
| EM | ELECTRICAL | HT | HORIZONTAL |
| EN | ELECTRICAL | HT | HORIZONTAL |
| EO | ELECTRICAL | HT | HORIZONTAL |
| EP | ELECTRICAL | HT | HORIZONTAL |
| EQ | ELECTRICAL | HT | HORIZONTAL |
| ER | ELECTRICAL | HT | HORIZONTAL |
| ES | ELECTRICAL | HT | HORIZONTAL |
| ET | ELECTRICAL | HT | HORIZONTAL |
| EU | ELECTRICAL | HT | HORIZONTAL |
| EV | ELECTRICAL | HT | HORIZONTAL |
| EW | ELECTRICAL | HT | HORIZONTAL |
| EX | ELECTRICAL | HT | HORIZONTAL |
| EY | ELECTRICAL | HT | HORIZONTAL |
| EZ | ELECTRICAL | HT | HORIZONTAL |
| FA | FLOOR | HT | HORIZONTAL |
| FB | FLOOR | HT | HORIZONTAL |
| FC | FLOOR | HT | HORIZONTAL |
| FD | FLOOR | HT | HORIZONTAL |
| FE | FLOOR | HT | HORIZONTAL |
| FF | FLOOR | HT | HORIZONTAL |
| FG | FLOOR | HT | HORIZONTAL |
| FH | FLOOR | HT | HORIZONTAL |
| FI | FLOOR | HT | HORIZONTAL |
| FJ | FLOOR | HT | HORIZONTAL |
| FK | FLOOR | HT | HORIZONTAL |
| FL | FLOOR | HT | HORIZONTAL |
| FM | FLOOR | HT | HORIZONTAL |
| FN | FLOOR | HT | HORIZONTAL |
| FO | FLOOR | HT | HORIZONTAL |
| FP | FLOOR | HT | HORIZONTAL |
| FQ | FLOOR | HT | HORIZONTAL |
| FR | FLOOR | HT | HORIZONTAL |
| FS | FLOOR | HT | HORIZONTAL |
| FT | FLOOR | HT | HORIZONTAL |
| FU | FLOOR | HT | HORIZONTAL |
| FV | FLOOR | HT | HORIZONTAL |
| FW | FLOOR | HT | HORIZONTAL |
| FX | FLOOR | HT | HORIZONTAL |
| FY | FLOOR | HT | HORIZONTAL |
| FZ | FLOOR | HT | HORIZONTAL |
| GA | GALVANIZED | HT | HORIZONTAL |
| GB | GALVANIZED | HT | HORIZONTAL |
| GC | GALVANIZED | HT | HORIZONTAL |
| GD | GALVANIZED | HT | HORIZONTAL |
| GE | GALVANIZED | HT | HORIZONTAL |
| GF | GALVANIZED | HT | HORIZONTAL |
| GG | GALVANIZED | HT | HORIZONTAL |
| GH | GALVANIZED | HT | HORIZONTAL |
| GI | GALVANIZED | HT | HORIZONTAL |
| GJ | GALVANIZED | HT | HORIZONTAL |
| GK | GALVANIZED | HT | HORIZONTAL |
| GL | GALVANIZED | HT | HORIZONTAL |
| GM | GALVANIZED | HT | HORIZONTAL |
| GN | GALVANIZED | HT | HORIZONTAL |
| GO | GALVANIZED | HT | HORIZONTAL |
| GP | GALVANIZED | HT | HORIZONTAL |
| GQ | GALVANIZED | HT | HORIZONTAL |
| GR | GALVANIZED | HT | HORIZONTAL |
| GS | GALVANIZED | HT | HORIZONTAL |
| GT | GALVANIZED | HT | HORIZONTAL |
| GU | GALVANIZED | HT | HORIZONTAL |
| GV | GALVANIZED | HT | HORIZONTAL |
| GW | GALVANIZED | HT | HORIZONTAL |
| GX | GALVANIZED | HT | HORIZONTAL |
| GY | GALVANIZED | HT | HORIZONTAL |
| GZ | GALVANIZED | HT | HORIZONTAL |
| HA | HORIZONTAL | HT | HORIZONTAL |
| HB | HORIZONTAL | HT | HORIZONTAL |
| HC | HORIZONTAL | HT | HORIZONTAL |
| HD | HORIZONTAL | HT | HORIZONTAL |
| HE | HORIZONTAL | HT | HORIZONTAL |
| HF | HORIZONTAL | HT | HORIZONTAL |
| HG | HORIZONTAL | HT | HORIZONTAL |
| HH | HORIZONTAL | HT | HORIZONTAL |
| HI | HORIZONTAL | HT | HORIZONTAL |
| HJ | HORIZONTAL | HT | HORIZONTAL |
| HK | HORIZONTAL | HT | HORIZONTAL |
| HL | HORIZONTAL | HT | HORIZONTAL |
| HM | HORIZONTAL | HT | HORIZONTAL |
| HN | HORIZONTAL | HT | HORIZONTAL |
| HO | HORIZONTAL | HT | HORIZONTAL |
| HP | HORIZONTAL | HT | HORIZONTAL |
| HQ | HORIZONTAL | HT | HORIZONTAL |
| HR | HORIZONTAL | HT | HORIZONTAL |
| HS | HORIZONTAL | HT | HORIZONTAL |
| HT | HORIZONTAL | HT | HORIZONTAL |
| HU | HORIZONTAL | HT | HORIZONTAL |
| HV | HORIZONTAL | HT | HORIZONTAL |
| HW | HORIZONTAL | HT | HORIZONTAL |
| HX | HORIZONTAL | HT | HORIZONTAL |
| HY | HORIZONTAL | HT | HORIZONTAL |
| HZ | HORIZONTAL | HT | HORIZONTAL |
| IA | INSULATION | HT | HORIZONTAL |
| IB | INSULATION | HT | HORIZONTAL |
| IC | INSULATION | HT | HORIZONTAL |
| ID | INSULATION | HT | HORIZONTAL |
| IE | INSULATION | HT | HORIZONTAL |
| IF | INSULATION | HT | HORIZONTAL |
| IG | INSULATION | HT | HORIZONTAL |
| IH | INSULATION | HT | HORIZONTAL |
| II | INSULATION | HT | HORIZONTAL |
| IJ | INSULATION | HT | HORIZONTAL |
| IK | INSULATION | HT | HORIZONTAL |
| IL | INSULATION | HT | HORIZONTAL |
| IM | INSULATION | HT | HORIZONTAL |
| IN | INSULATION | HT | HORIZONTAL |
| IO | INSULATION | HT | HORIZONTAL |
| IP | INSULATION | HT | HORIZONTAL |
| IQ | INSULATION | HT | HORIZONTAL |
| IR | INSULATION | HT | HORIZONTAL |
| IS | INSULATION | HT | HORIZONTAL |
| IT | INSULATION | HT | HORIZONTAL |
| IU | INSULATION | HT | HORIZONTAL |
| IV | INSULATION | HT | HORIZONTAL |
| IW | INSULATION | HT | HORIZONTAL |
| IX | INSULATION | HT | HORIZONTAL |
| IY | INSULATION | HT | HORIZONTAL |
| IZ | INSULATION | HT | HORIZONTAL |
| JA | JUNCTION | HT | HORIZONTAL |
| JB | JUNCTION | HT | HORIZONTAL |
| JC | JUNCTION | HT | HORIZONTAL |
| JD | JUNCTION | HT | HORIZONTAL |
| JE | JUNCTION | HT | HORIZONTAL |
| JF | JUNCTION | HT | HORIZONTAL |
| JG | JUNCTION | HT | HORIZONTAL |
| JH | JUNCTION | HT | HORIZONTAL |
| JI | JUNCTION | HT | HORIZONTAL |
| JJ | JUNCTION | HT | HORIZONTAL |
| JK | JUNCTION | HT | HORIZONTAL |
| JL | JUNCTION | HT | HORIZONTAL |
| JM | JUNCTION | HT | HORIZONTAL |
| JN | JUNCTION | HT | HORIZONTAL |
| JO | JUNCTION | HT | HORIZONTAL |
| JP | JUNCTION | HT | HORIZONTAL |
| JQ | JUNCTION | HT | HORIZONTAL |
| JR | JUNCTION | HT | HORIZONTAL |
| JS | JUNCTION | HT | HORIZONTAL |
| JT | JUNCTION | HT | HORIZONTAL |
| JU | JUNCTION | HT | HORIZONTAL |
| JV | JUNCTION | HT | HORIZONTAL |
| JW | JUNCTION | HT | HORIZONTAL |
| JX | JUNCTION | HT | HORIZONTAL |
| JY | JUNCTION | HT | HORIZONTAL |
| JZ | JUNCTION | HT | HORIZONTAL |
| KA | KITCHEN | HT | HORIZONTAL |
| KB | KITCHEN | HT | HORIZONTAL |
| KC | KITCHEN | HT | HORIZONTAL |
| KD | KITCHEN | HT | HORIZONTAL |
| KE | KITCHEN | HT | HORIZONTAL |
| KF | KITCHEN | HT | HORIZONTAL |
| KG | KITCHEN | HT | HORIZONTAL |
| KH | KITCHEN | HT | HORIZONTAL |
| KI | KITCHEN | HT | HORIZONTAL |
| KJ | KITCHEN | HT | HORIZONTAL |
| KK | KITCHEN | HT | HORIZONTAL |
| KL | KITCHEN | HT | HORIZONTAL |
| KM | KITCHEN | HT | HORIZONTAL |
| KN | KITCHEN | HT | HORIZONTAL |
| KO | KITCHEN | HT | HORIZONTAL |
| KP | KITCHEN | HT | HORIZONTAL |
| KQ | KITCHEN | HT | HORIZONTAL |
| KR | KITCHEN | HT | HORIZONTAL |
| KS | KITCHEN | HT | HORIZONTAL |
| KT | KITCHEN | HT | HORIZONTAL |
| KU | KITCHEN | HT | HORIZONTAL |
| KV | KITCHEN | HT | HORIZONTAL |
| KW | KITCHEN | HT | HORIZONTAL |
| KX | KITCHEN | HT | HORIZONTAL |
| KY | KITCHEN | HT | HORIZONTAL |
| KZ | KITCHEN | HT | HORIZONTAL |
| LA | LABEL | HT | HORIZONTAL |
| LB | LABEL | HT | HORIZONTAL |
| LC | LABEL | HT | HORIZONTAL |
| LD | LABEL | HT | HORIZONTAL |
| LE | LABEL | HT | HORIZONTAL |
| LF | LABEL | HT | HORIZONTAL |
| LG | LABEL | HT | HORIZONTAL |
| LH | LABEL | HT | HORIZONTAL |
| LI | LABEL | HT | HORIZONTAL |
| LJ | LABEL | HT | HORIZONTAL |
| L | | | |

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



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 1000 NE 10th, Suite 1000
 Fort Lauderdale, FL 33304
 Tel: 954.561.1207 Fax: 954.288.8588
 www.morrisonhershfield.com



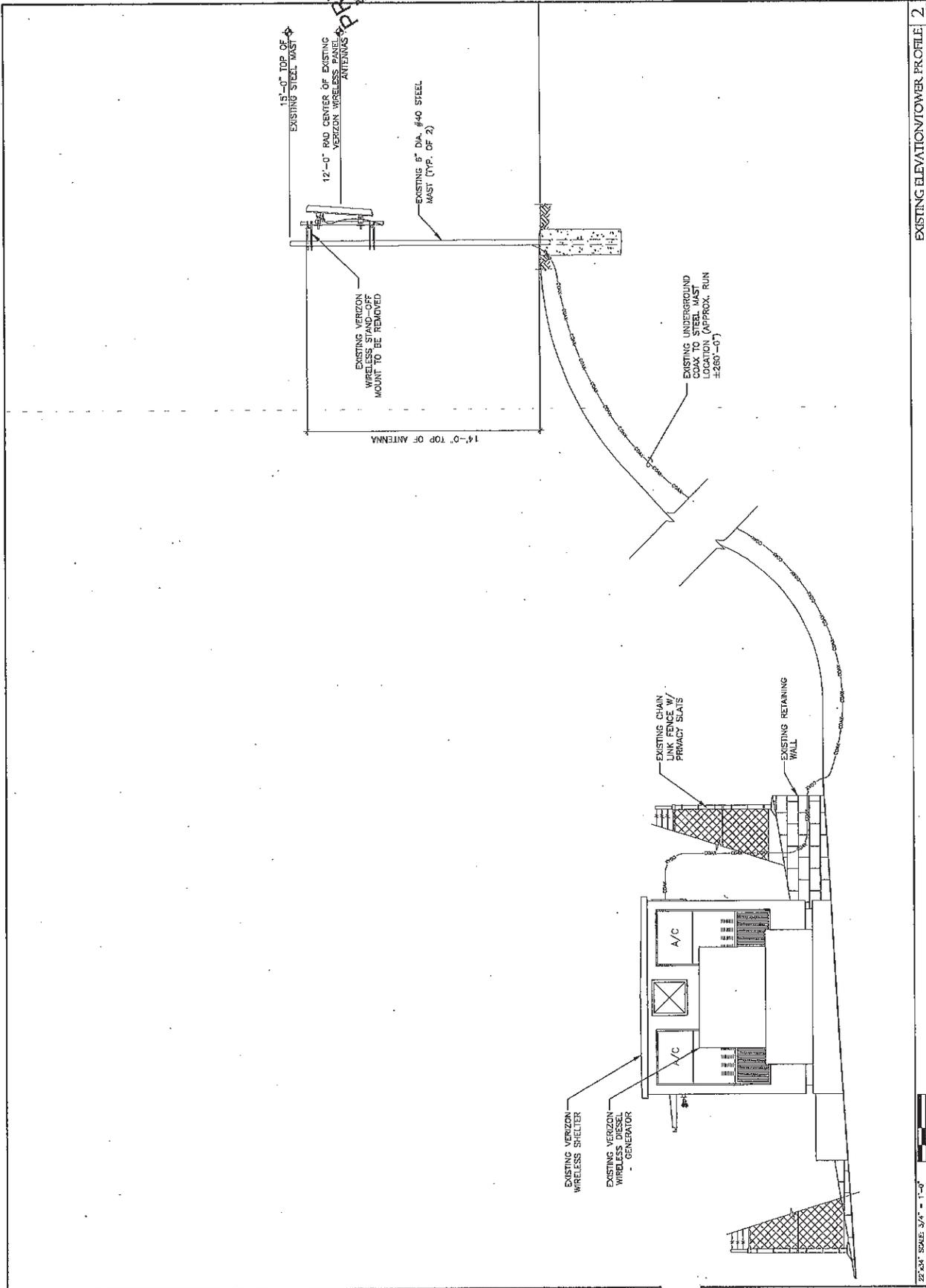
PROJECT:
HWY 1 & 84
 173287
 7400 STAGE ROAD
 SAN GREGORIO, CA 94074

| NO. | DATE | REVISIONS | INITIAL |
|-----|----------|-------------------------|---------|
| 1 | 10/27/11 | ISSUED FOR PERMITS | RL |
| 2 | 11/22/11 | ISSUED FOR CONSTRUCTION | RL |
| 3 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 4 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 5 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 6 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 7 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 8 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |
| 9 | 12/01/11 | ISSUED FOR CONSTRUCTION | RL |

NOT FOR CONSTRUCTION UNLESS LABELLED AS SUCH
 CONSTRUCTION SET
 DATE PLOTTED: 12/01/11
 DRAWN BY: RL
 CHECKED BY: RL

SHEET TITLE
 EXISTING ELEVATION/TOWER PROFILE

SHEET NUMBER
A-2



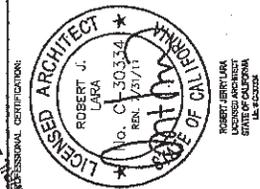
EXISTING ELEVATION/TOWER PROFILE 2.

20'-0" SCALE 3/4" = 1'-0"
 11'-0" SCALE 3/8" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIED SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LOCATIONS ON THE DRAWING TO BE CONFORMANT WITH THE PROJECT RECORD SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



REACOM
 A/E/T/CM
 MORRISON HERSHFIELD
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
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 www.morrisonhershfield.com



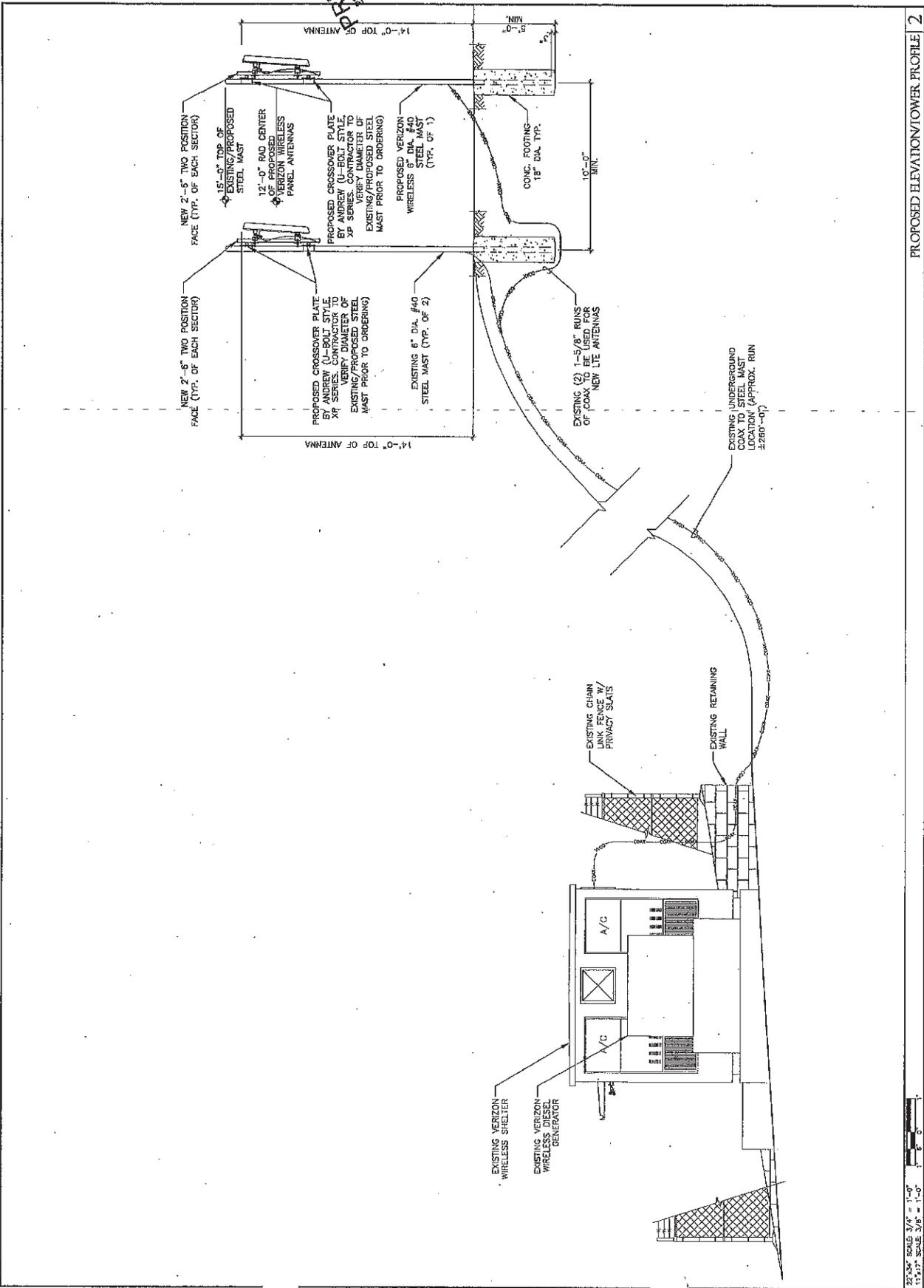
PROJECT:
HWY 1 & 84
 173287
 7400 STAGE ROAD
 SAN GREGORIO, CA 94074

| No. | DATE | REVISIONS DESCRIPTION | INITIAL |
|-----|------|-------------------------|---------|
| 1 | | ISSUED FOR PERMITS | CA |
| 2 | | ISSUED FOR CONSTRUCTION | CA |
| 3 | | ISSUED FOR CONSTRUCTION | CA |

NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH
 DATE PREPARED: 01/10/09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

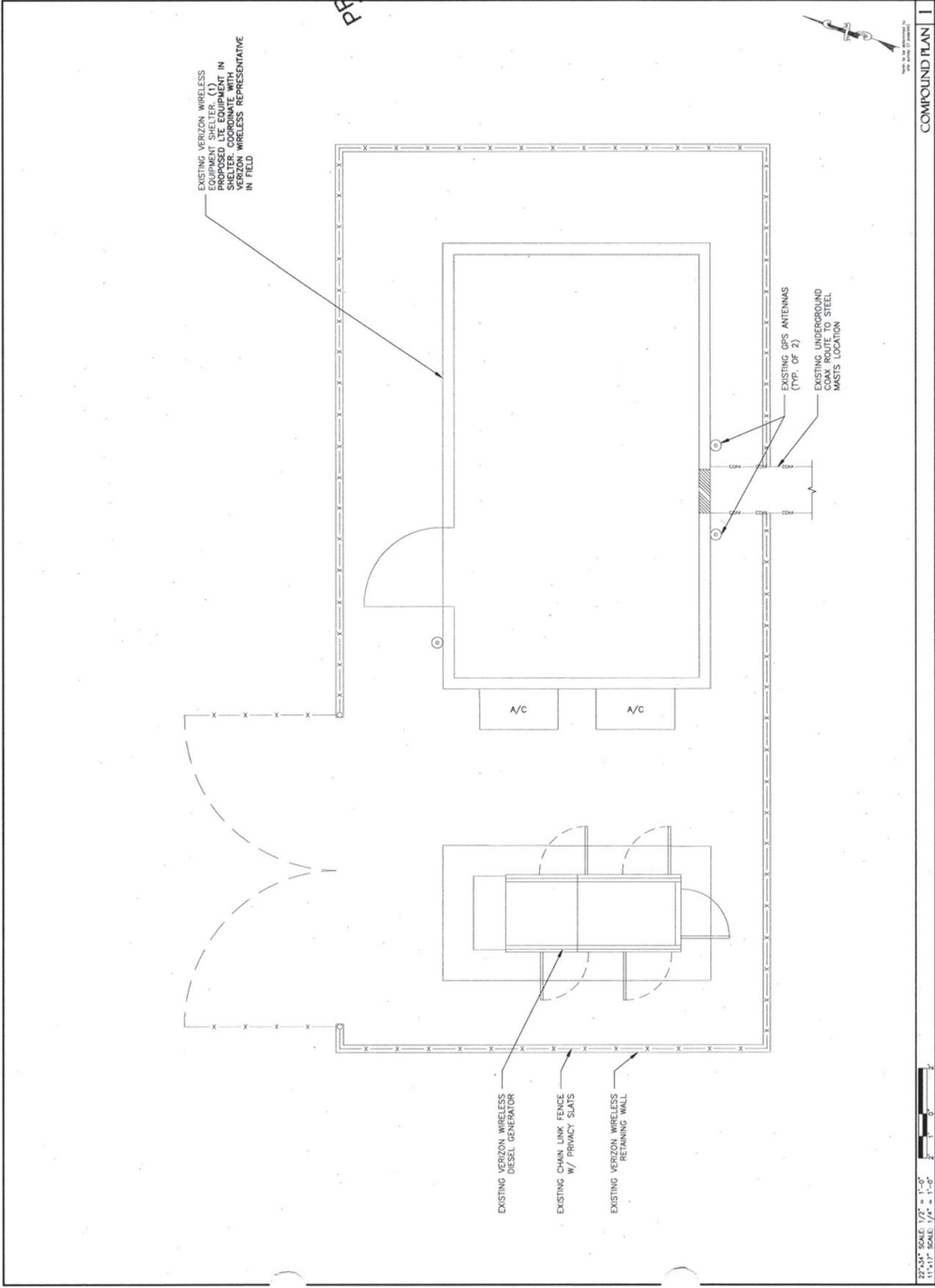
SHEET TITLE
 PROPOSED ELEVATION/TOWER PROFILE

SHEET NUMBER
A-3



PROPOSED ELEVATION/TOWER PROFILE 2

SCALE: 3/4" = 1'-0"
 1/4" = 1'-0"
 1/8" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



COMPOUND PLAN |

11"=1'-0" SCALE: 1/2" = 1'-0"
 11"=1'-0" SCALE: 1/4" = 1'-0"
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

San Mateo County Planning Commission Meeting

Owner/Applicant: VERIZON WIRELESS

Attachment:

File Numbers: PLN2007-00469

