

COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

Date: April 23, 2001
Hearing Date: May 8, 2001
Set Time: 9:30 a.m.

To: Honorable Board of Supervisors

From: Marcia Raines, Director of Environmental Services *MR*

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of the Planning Commission's decision to approve a Use Permit and Coastal Development Permit to construct a cellular transmission facility next to the Coastside County Water District's water tank on Miramar Drive in the unincorporated County area of Miramar, east of Cabrillo Highway. This project is appealable to the California Coastal Commission

RECOMMENDATION

That the Board of Supervisors uphold the Planning Commission's decision to deny the appeal and approve the Use Permit and Coastal Development Permit, County File Number PLN 2000-00138, by making the findings and adopting the conditions of approval in Attachment A.

PROPOSAL

The applicant requests a Use Permit and Coastal Development Permit to construct a 36-foot high monopole with fixed antennas and a 6.5-foot high equipment cabinet for cellular communications. The facility would be enclosed within a 6-foot high solid fence and would be located next to the Coastside County Water District's water storage tank. No trees or other major vegetation would be removed.

PLANNING COMMISSION ACTION

The Planning Commission voted 4-0 (Commissioner Bomberger was absent) to deny the appeal and uphold the decision of the Zoning Hearing Officer to approve this project. There have been no modifications to the project or conditions of approval by either the Zoning Hearing Officer or Planning Commission.

SUMMARY

The appellant's primary issues include: (1) other alternative locations where this cellular facility could have been located, (2) the possible need for future tree removal to facilitate signal transmission, and (3) adverse health impacts to the nearby residents posed by the cellular facility's electromagnetic field.

Some of the alternative locations were atop hillsides to the east, which would not be feasible due to the Local Coastal Program's policy prohibiting new development from breaking ridgelines and skylines. Other alternative locations proposed along Cabrillo Highway were deemed not feasible by the applicant due to transmission or coverage constraints. The appellant's claim that the tree cover would inhibit the cellular transmitting signal is not supported by Sprint's engineer; no trees need be removed for construction nor will any have to be removed in the future. Lastly, the appellant's concerns over the effects of the facility's electromagnetic field are not supported by the most recent regulations of the PUC.

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COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

Date: April 23, 2001
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To. Honorable Board of Supervisors

From: Marcia Raines, Director of Environmental Services

Subject. Consideration of an appeal of the Planning Commission's decision to approve a Use Permit and Coastal Development Permit, pursuant to County Zoning Regulations Sections 6500 and 6328.4, respectively, to construct a cellular transmission facility consisting of a 36-foot high monopole and 183 sq. ft. equipment cabinet adjacent to the Coastside County Water District's water tank on Miramar Drive in the unincorporated County area of Miramar, east of Cabrillo Highway. This project is appealable to the California Coastal Commission

File Number PLN 2000-00138 (Sprint PCS)

RECOMMENDATION

That the Board of Supervisors uphold the Planning Commission's decision to deny the appeal and approve the Use Permit and Coastal Development Permit, County File Number PLN 2000-00138, by making the findings and adopting the conditions of approval listed in Attachment A

PROPOSAL

The applicant requests a Use Permit and Coastal Development Permit to construct a 36-foot high monopole with fixed antennas, and 183 sq. ft , 6.5-foot high equipment cabinets for cellular communications. The facility would be enclosed within a 6-foot high solid fence and would be located next to the Coastside County Water District's water storage tank. The project would require some minor grading but no trees or other major vegetation would be removed.

BACKGROUND

Report Prepared By: David Holbrook, Project Planner, Telephone 650/363-1837

Appellant Edward Frymoyer, 620 Miramar Drive, Miramar

Applicant. The Alaris Group for Sprint PCS

Owner: Coastside County Water District

Location: Southwest corner of Miramar Drive and Alto Avenue, Miramar

APN 048-076-070

Parcel Size 17,740 sq ft

Existing Zoning: R-1/S-9/DR (Single-Family Residential/10,000 sq. ft. minimum parcel size/ Design Review)

General Plan Designation: Medium-Low Density Residential (2 4-6.0 dwelling units per acre)

Sphere-of-Influence City of Half Moon Bay

Existing Land Use: Existing Coastside County Water District water storage tank

Flood Zone: Flood Insurance Rate Map - Flood Zone "C" (Area of Minimal Flooding)

Environmental Evaluation. Exempt from CEQA, Section 15303, Class 3. Construction of Minor Structures

Setting: The project site is a legal parcel located in the northeast corner of the "Miramar Terrace" subdivision. The Urban/Rural Boundary is located just north of the subdivision limits, with Planned Agricultural District zoning on the other side. Half Moon Bay's city limit boundary runs parallel along Alto Road to the south. The project is located directly adjacent to a 75,000-gallon, 35-foot high water storage tank owned by the Coastside County Water District itself surrounded by a chainlink fence. The site is accessible via Miramar Drive and a 12-foot wide paved roadway at its terminus with Alto Road. The site is surrounded by several mature cypress and pine trees.

DISCUSSION

A PREVIOUS ACTION

The Planning Commission voted 4-0 (Commissioner Bomberger was absent) to deny the appeal and uphold the decision of the Zoning Hearing Officer to approve this project. In approving the project, there were no modifications to the project or conditions of approval.

B KEY ISSUES OF APPEAL

The appellant's issues have not changed since they were considered by the Planning Commission (unless otherwise noted). They are listed (in *italics*) below, each followed by staff's and, where applicable, the applicant's response.

- 1 *It is immediately adjacent to present and future construction zoned residential. Current maps attached clearly show this zoning and location. As well photographs of the neighborhood show the proximity.*

Staff Response This is true. However, Zoning Regulations Section 6500(b) allows the location of “public utility or public service uses in any district when found to be necessary for the public health, safety, convenience or welfare” upon obtaining an approved use permit. It has generally been established that the location and operation of cellular facilities provide a broad public service that promotes the public convenience and welfare. Proximity to residential uses alone would not be a criterion for denial as long as the required findings can be made by the decision maker. Several cellular facilities have been approved with similar use permits throughout the Mid-Coast and other Bayside urban areas. The Planning Commission and Zoning Hearing Officer considered the evidence put forth by staff regarding the project’s compliance with all applicable General Plan, Local Coastal Program and Zoning policies and regulations and concluded that the findings can be made.

- 2 *There are literally thousands of settings for this tower nearby at locations as high or higher that are OPEN SPACE, not residentially zoned, and probably forever clear of impeding structures*

Staff Response: The applicant has indicated (see Attachment F) that this particular site was chosen for specific reasons, including. (a) Sprint’s engineers had identified a coverage need in Half Moon Bay and along Cabrillo Highway, and this location provides the necessary radio frequency coverage and ensures viability of their existing cellular network; and (b) the ability to secure a lease from the property owner. Additionally, most of the alternative locations suggested by the appellant would likely conflict with Local Coastal Program (Visual Component) Policy 8.7 (*Development on Skylines and Ridgelines*), which prohibits the location of development on a skyline or ridgeline unless there is no other developable building site on the parcel. Staff believes that the applicant has taken care to propose that their facility be located away from such natural features at a location that is already developed and adequately screened by significant tree canopy, making it inconspicuous as seen from certain nearby houses and not visible from Cabrillo Highway, a County Scenic Corridor.

At the Planning Commission hearing, the appellant added that he believed potential alternative sites existed along Cabrillo Highway. However, the applicant indicated that such sites did not meet the criteria for their cellular coverage needs.

- 3 *The site appears to have been chosen for the “hide the antenna” reasons which, [while] well laudable, completely ignore the more critical, continuous, and possibly harmful other effects*

Staff Response: Sprint has submitted a report prepared by their consulting engineers, *Hammett & Edison, Inc* (Attachment F) on the exposure standards, study results and recommended mitigation measures associated with the project. To the appellant’s concern about “the more critical, continuous, and possibly harmful other effects” is associated with the cellular facility’s emission of radio-frequency electromagnetic fields. Regarding this issue, the report stated the following:

“Because of the short wavelength of the frequencies assigned for personal wireless services, the antennas require line-of-sight paths for their signals to propagate. Antennas for base station use [e.g., this facility] are designed to concentrate their energy towards the horizon, with very little energy wasted toward the sky or ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the limits without being physically very near the antennas.”

The issue of what constitutes “physically very near” is answered in the report’s “Recommended Mitigation Measures” section, stating:

“To prevent occupational exposures in excess of the FCC guidelines for other workers who may have access to the site, no access within 6½ feet **directly in front** of the antennas themselves, such as might be possible with scaffolding or a ladder . . .”

Since the antennas are located approximately 25½ feet above the ground, and their distance to the closest houses ranges from approximately 150 to 200+ feet, the applicant contends and staff agrees that the facility poses no harmful effects.

- 4 *The site contains numerous trees which block free line-of-sight transmission to the coastal highway – the area of most probable use of the radio telephone signals*

Staff Response: Sprint’s engineers took the existing site conditions into consideration, including the site’s dense tree canopy, and designed the facility so that the surrounding trees will not interfere with the antennas’ signal. In addition, the project’s construction will not require the removal of any trees, nor will its long-term operation.

- 5 *There is a known scarcity of telephone land lines on this section of Miramar Drive. These are required and needed among other reasons for County Emergency Services. It is very likely that additional construction to either run wires along the telephone poles or dig the roadway to install them would be required. None of these environmental consequences has been considered in the documents.*

Staff Response: The applicant indicated that Sprint’s proposal will have no effect on the future demand for telephone land lines in the vicinity. The County’s Department of Emergency Services has no need at present, or future plans for any such lines, since their transmission facilities for accessing the coastal area are conducted via wireless facilities. Finally and foremost, the project under consideration does not involve any additional telephone land lines; thus, there is no mandate to evaluate their possible consequences.

- 6 *There is a high probability that trees will have to be cut down in the grove where this tower would be located in order to obtain adequate reception. The parties claim “it is low power,” but rather gratuitously say that there are only a few mature trees involved. This is patently untrue as the photographs state.*

Staff Response: See staff's response to Appeal Issue No. 4. The County has always represented that the site has several mature trees, as evidenced by a site visit and slides that have been taken.

- 7 *The transmission power, the directionality of the antenna pattern with respect to the current and future houses, needs to be studied further. While regulation of power is an FCC matter, there are numerous studies that point to potential human danger of the continuous exposure of people to this kind of radiation can have harmful effects on humans. In short, the jury is out.*

Staff Response: Expanding on staff's response to Appeal Issue No. 3, Sprint's consulting engineer disagrees as to the implication of the risk as evidenced by their report (Attachment F). Staff will ask that Sprint's engineer attend the Board of Supervisors hearing.

C. PROJECT COMPLIANCE WITH COUNTY REGULATIONS

1. Conformance with General Plan

The Planning Commission found the proposed project is in conformance with the County General Plan. The following specific General Plan policies are applicable:

Visual Quality and Urban Land Use. Visual Quality Policy 4.35 (*Urban Area Design Concept*) seeks to: (a) maintain and, where possible, improve upon the appearance and visual character of development in urban areas [of which the Miramar area is included], and (b) ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. Urban Land Use Policy 8.14 (*Residential Land Use Compatibility*) seeks to protect and enhance the character of existing single-family areas. The proposed cellular facility is located next to and dwarfed by an existing 75,000-gallon, 35-foot high water tank and is screened from further view by several mature trees. The Planning Commission believes there will be no visually adverse impacts on the character of the surrounding community.

2. Compliance with Local Coastal Program Policies

Staff has completed a Coastal Development Policy Checklist and the Planning Commission found the project to be in conformance with the Local Coastal Program (LCP). The LCP Visual Component Policy 8.13 (*Special Design Guidelines for Coastal Communities. Montara-Moss Beach-El Granada*) is applicable for all development, including in the Miramar area. The proposed facility is surrounded by mature cypress and pine trees, which would adequately screen the monopole and antennas from view. No trees are proposed for removal. The closest existing residence is approximately 244 feet away from the project and is shielded from the view of the project site by the water tank located in between.

3 Conformance with Zoning Regulations

- a. Development Regulations The project site is zoned R-1/S-9 and is located within a Design Review Overlay District. The project components comply with all required zoning regulations, including setbacks, lot coverage and height. The proposed height of the monopole is 36 feet and is in excess of the 28-foot maximum height limit imposed by the Urgency Interim Ordinance (adopted in December 1999 and extended in January 2000). However, Zoning Regulations Section 6405 allows towers or similar structures to be built to a greater height than the limit established for the district in which the structure is located with the issuance of a use permit. A use permit is required for this proposed facility.
- b. Design Review. The project is located within a Design Review Overlay District, and must comply with the applicable Coastside Design Review standards. The project's location, against the adjacent water tank and screening provided by several surrounding trees, ensure that it will have minimal visual impacts as seen from the surrounding area or from any public road. The Planning Commission recommends a condition of approval requiring that the pole, equipment, and cabinet be painted a green color to blend with the surrounding trees. The condition requires that the applicant submit a color sample for review and approval prior to issuance of the building permit.

4. Compliance with Use Permit Requirements.

All telecommunication facilities in any zoning district require a use permit, subject to making the following findings:

- a. **The establishment, maintenance, and/or conducting of the proposed 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 the said neighborhood.**

The installation would meet emission criteria as required by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC), and will not interfere with household appliances or disturb existing communications equipment. Because the facility will be unmanned and require only one to two service visits per month, it will not create additional traffic, noise, or intensity of use of the property. Therefore, the Planning Commission believed this finding could be made.

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

The Planning Commission believed that this project will provide greater safety and convenience by enhancing cellular telephone service along the coast. Based on the project's compliance with CPUC and FCC, its location near the water tank,

screening from surrounding trees and distance from Cabrillo Highway, the Planning Commission believes that these findings can be made.

5. Mid-Coast Community Council Review

The Mid-Coast Community Council reviewed this project at their meeting on April 5, 2000, and recommended approval of the project. They acknowledged the fact that due to the project's location and screening from surrounding trees, the project would have no adverse visual impacts on the surrounding area. No special conditions were requested.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Map Showing Zoning and Surrounding Development
- D. Project Site Plan
- E. Detailed Site Plan
- F. Project Elevations
- G. Appellant's Planning Commission Appeal Letter and Submitted Photos
- H. Applicant's Response to Appeal Issues
- I. Board of Supervisors Appeal and Appellant's Letter
- J. Coastal Development Policy Checklist

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COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number. PLN 2000-00138

Hearing Date: May 8, 2001

Prepared By: David Holbrook

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Based on the staff report and evidence presented at the hearing, the Board of Supervisors finds:

Regarding the Coastal Development Permit

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328 7 and as conditioned in accordance with Section 6328 14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as documented in the LCP Policy Checklist completed for the project and in the staff report, Section C.2 and Attachment J.
2. That the project conforms to the specific findings required by the applicable policies of the San Mateo County Local Coastal Program, as documented in the LCP Policy Checklist completed for the project and in the staff report, Section C.2 and Attachment J.

Regarding the Use Permit

3. That the establishment, maintenance, and/or conducting of the proposed 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 the said neighborhood.
4. That the use is necessary for the public health, safety, convenience or welfare.

Regarding the Environmental Review:

5. That this project is exempt from CEQA, Section 15303, Class 3, regarding construction of minor structures in an urban area.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal as described in this report and plans submitted to and approved by the Board of Supervisors on May 8, 2001. Minor adjustments to the project in the course of applying for building permits may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The applicant shall submit exterior color samples of the monopole, equipment, and cabinets to the Planning Counter for review and approval by the Planning Director prior to issuance of the building permit. The respective colors shall blend with the surrounding tree cover and vegetation. The applicant shall include the file/case number with all color samples. Color verification by a building inspector shall occur in the field after the applicant has painted the equipment an approved color but before the applicant schedules a final inspection.
3. The applicant shall obtain a building permit and develop in accordance with the approved plans.
4. Noise levels produced by the proposed construction activity shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
5. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
6. As part of the stormwater pollution prevention plan required by the building permit, the applicant shall submit an erosion and sediment transport control plan, designed by an erosion control professional, or landscape architect or civil engineer (hereafter referred to as the applicant's erosion control consultant) specializing in erosion control, that would meet the following objectives for the grading and construction period of the project. Implementation shall occur as follows:
 - a. The erosion and sediment control plan shall be submitted, reviewed and approved prior to issuance of a subsequent building permit. It shall be implemented and inspected as part of the inspection process for the project. The approved plan shall be activated during the period of grading activity if any rainstorms occur. Any revisions to the plan shall be prepared and signed by the applicant's erosion control consultant and reviewed by the Department of Public Works.
 - b. The plan shall be based on the specific erosion and sediment transport control needs of each area in which grading and construction is to occur. The possible methods are not necessarily limited to the following items

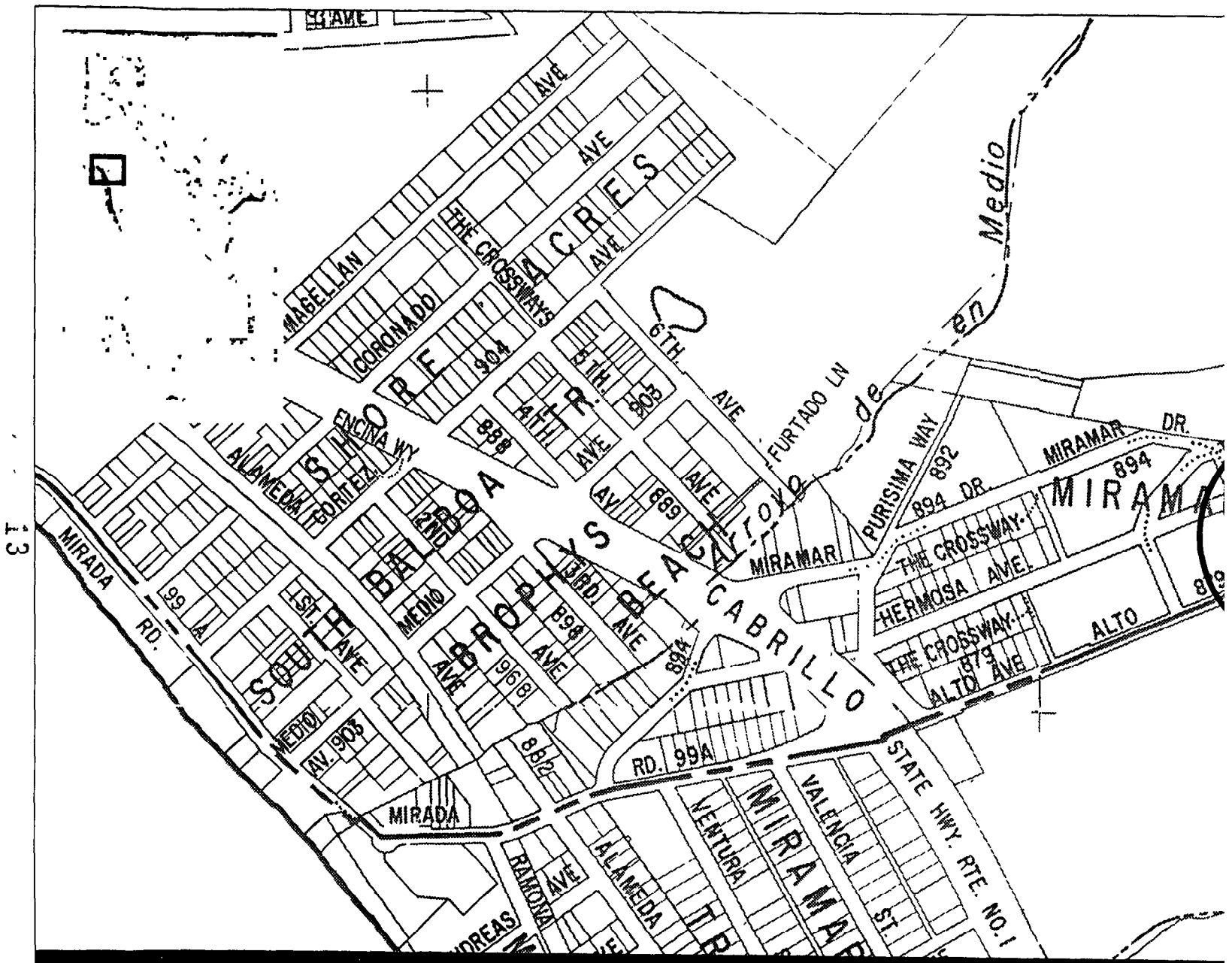
- (1) Confine grading and activities related to grading (construction, preparation and use of equipment and material storage/staging areas, preparation of access roads) to the dry season, whenever possible
- (2) If grading or activities related to grading need to be scheduled for the wet season, ensure that structural erosion and sediment transport control measures are ready for implementation prior to the onset of the first major storm of the season.
- (3) Locate staging areas outside major drainage ways
- (4) Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible.
- (5) Discharge grading and construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows.
- (6) Prevent runoff from flowing over unprotected slopes.
- (7) Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.
- (8) Keep runoff away from disturbed areas during grading and related activities
- (9) Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.
- (10) Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.
- (11) Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.
- (12) Make the contractor responsible for the removal and disposal of all sedimentation on-site or off-site that is generated by grading and related activities of the project.
- (13) Use landscaping and grading methods that lower the potential for downstream sedimentation. Modified drainage patterns, longer flow paths, encouraging infiltration into the ground, and slower stormwater conveyance velocities are examples of effective methods
- (14) Control landscaping activities carefully with regard to the application of fertilizers, herbicides, pesticides or other hazardous substances. Provide proper instruction to all landscaping personnel on the construction team.

- c. During the installation of the erosion and sediment control structures, the applicant's erosion control consultant shall be on the site to supervise the implementation of the designs, and the maintenance of the facilities throughout the grading and construction period. It shall be the responsibility of the consultant to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
7. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizer to avoid polluting runoff.
 8. No clearing, grading or construction activity on the site shall occur until the applicant has been issued a valid building permit.
 9. No tree removal shall occur on the project site during the construction or operation of the facility. Tree pruning shall be limited to only that necessary for tree health and assuring signal transmission from the antenna.
 10. The proposed service light shall not be on at night unless necessary for facility service or repair.
 11. The Coastal Development Permit shall be valid for one year from the date of approval. Any extension of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
 12. The use permit shall be valid for five years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning and Building Division, if continuation of this use is desired. An administrative review will be conducted every two years from date of final approval.

Building Inspection Section

- 13 The applicant shall apply for a building permit prior to any construction.
- 14 The applicant shall contact the Building Inspection Section for an address assignment

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San Mateo County Board of Supervisors Meeting

Applicant: The Alaris Group-Sprint

Attachment

File Numbers: PLN2000-00138

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R-1/S-9/DR

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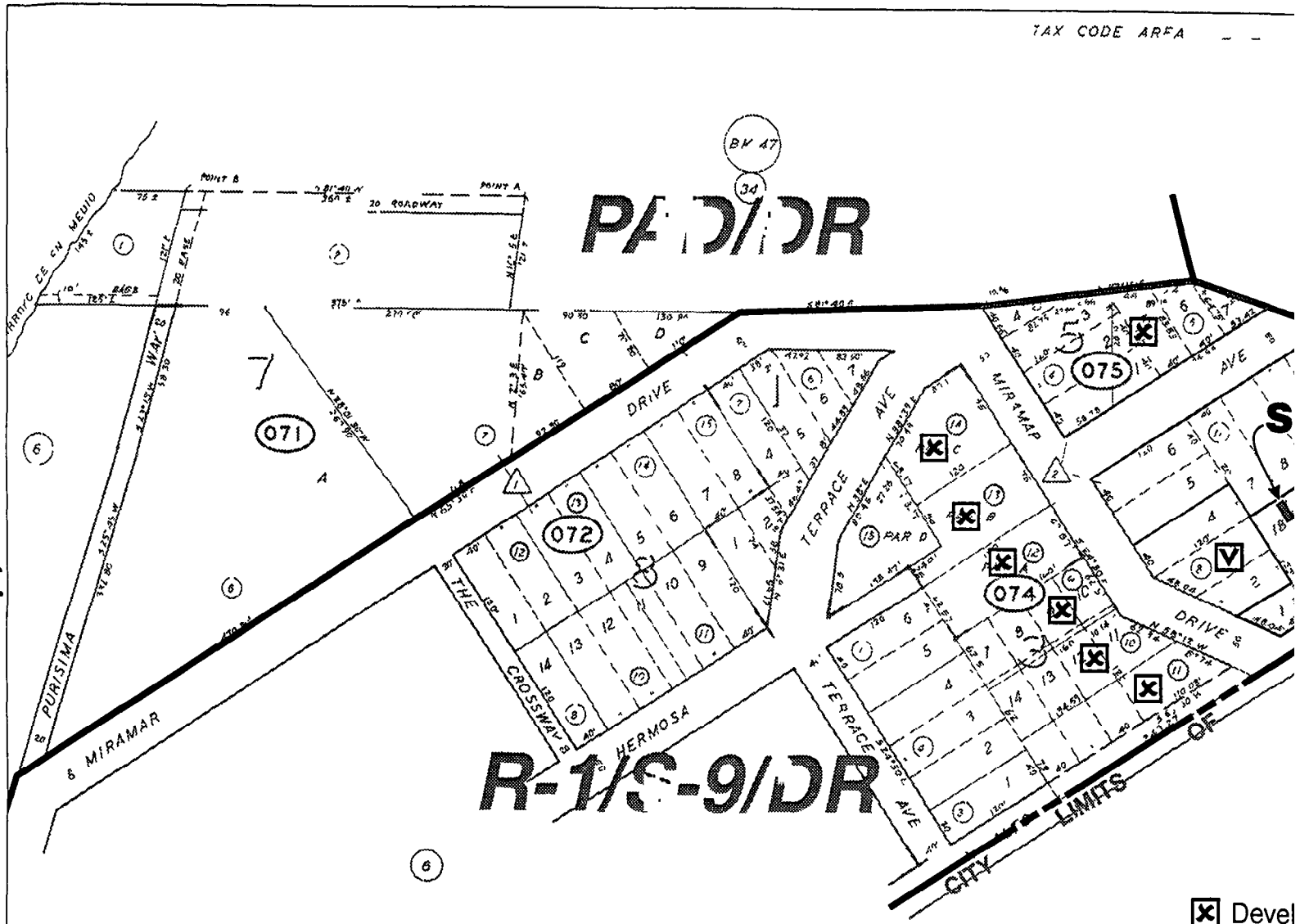
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San Mateo County Board of Supervisors Meeting

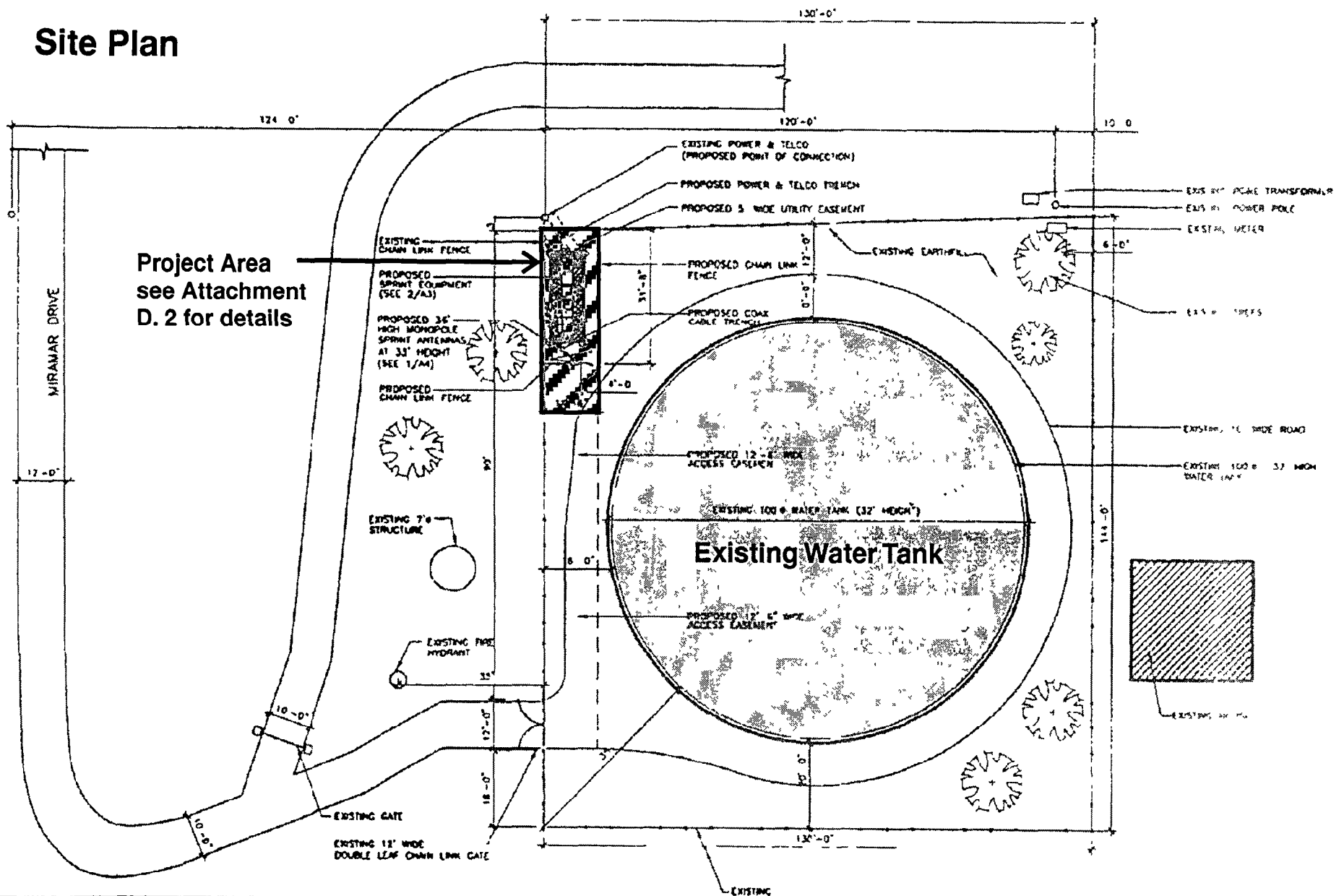
Applicant: The Alaris Group-Sprint

Attache

File Numbers: PLN2000-00138



Site Plan



Project Area
see Attachment
D. 2 for details

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San Mateo County Board of Supervisors Meeting

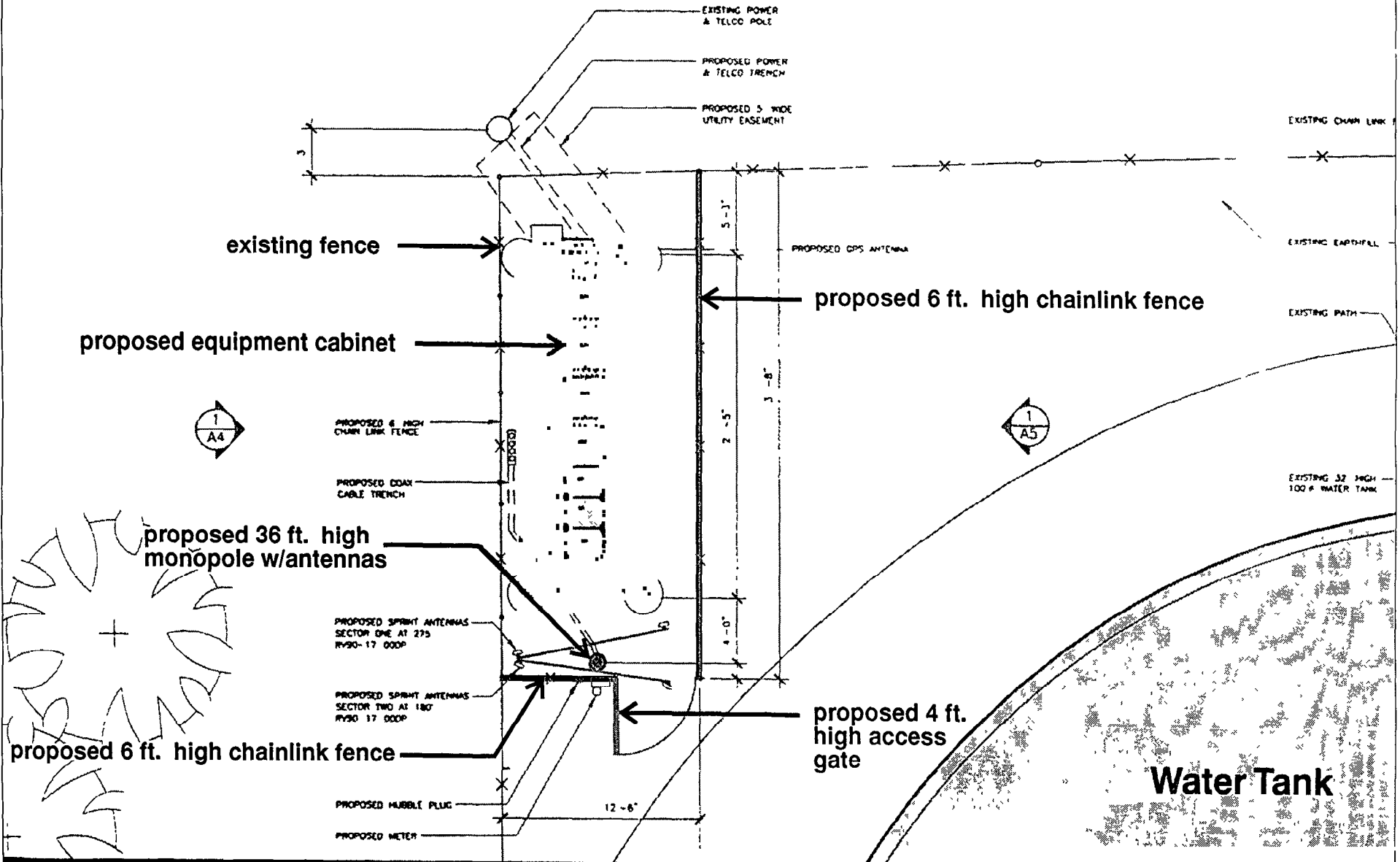
Applicant: The Alaris Group-Sprint

File Numbers: PLN 2000 00138

Attachment: D.



Enlarged Site Plan



San Mateo County Board of Supervisors Meeting

Applicant: The Alaris Group-Sprint

File Numbers: PLN2000 00138

Attachment: E.



9/6/00

Dave Holbrook
 Planning Department
 County of San Mateo
 455 County Center Drive
 Redwood City, CA 94063

Re: Proposal to locate a SPRINT cellular tower near the Water Tower off Miramar Drive

Dear Dave:

This contains with attachments materials relevant to the proposed project. I am NOT opposed to placement of cellular towers per se, rather to the positioning of this tower. It appears most inappropriate of the available locations nearby.

Per our telephone discussions, the following summarizes our opposition to the plan:

1. It is immediately adjacent to present and future construction zoned residential. Current maps attached clearly show this zoning and location. As well photographs of the neighborhood show the proximity. *see B3, B4, B6*
2. There are literally thousands of settings for this tower nearby at locations as high or higher that are OPEN SPACE, not residentially zoned, and probably forever clear of impeding structures *see A1 to A5 and B1*
3. The site appears to have been chosen for "hide the antenna" reasons which well laudable completely ignore the more critical, continuous, and possibly harmful other effects. *see A1*
4. The site contains numerous trees which block free line of sight transmission to the coastal highway --the area of most probably use of the radio telephone signals. *see A1*
5. There is a known scarcity of telephone land lines on this section of Miramar Drive. These are required and needed among other reasons for County Emergency Services. It is very likely that additional construction to either run wires along the telephone poles or dig the roadway to install them would be required. None of this environmental consequences has been considered in the documents.
6. There is a very high probability that trees will have to be cut down in the grove where this tower would be located in order to obtain adequate reception. The parties claim "it is low power", but rather gratuitously say that there are only a few mature trees involved. This is patently untrue as the photographs state. *see B2, B3, B9, B10, B11*
7. The transmission power, the directionality of the antenna pattern with respect to the current and future houses needs to be studied further. While regulation of power is an FCC matter, there are numerous studies that point to potential human danger to the continuous exposure of people to this kind of radiation can have harmful effects on humans. In short the jury is out.

My recommendation is for the County Planning Commission to require location of this tower at anyone of many nearby locations that are at least a 1/2 mile form the present site

and populated housing. There is more to environmental concerns than hiding the antenna. By the way, I do not object to the well designed and rather visually friendly shape of the antenna system in an open space. From the distance, it looks just like a tree

We have a choice here to protect our environment, let's take it!

Thank you for your actions to protect our county and neighborhood.

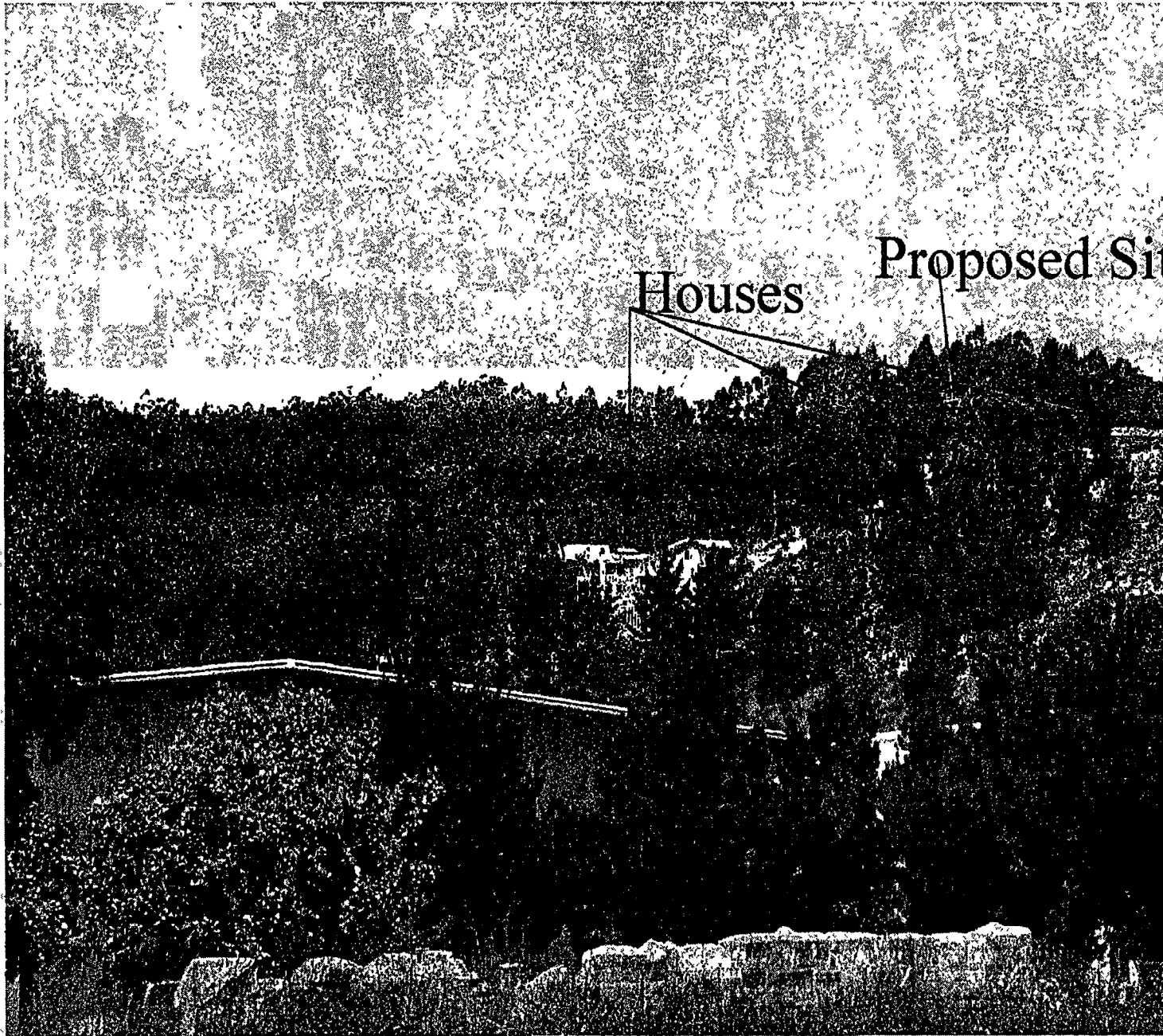
Yours truly,



Edward M. Frymoyer
620 Miramar Drive
Half Moon Bay, CA 04019
650 712-1985
FAX: 650 712-1986
e-mail: ed@emfassoc.com

Attachments: Photographs, numbered showing area and current plot plans.

View NNE from near Hwy 1



Houses

Proposed Site

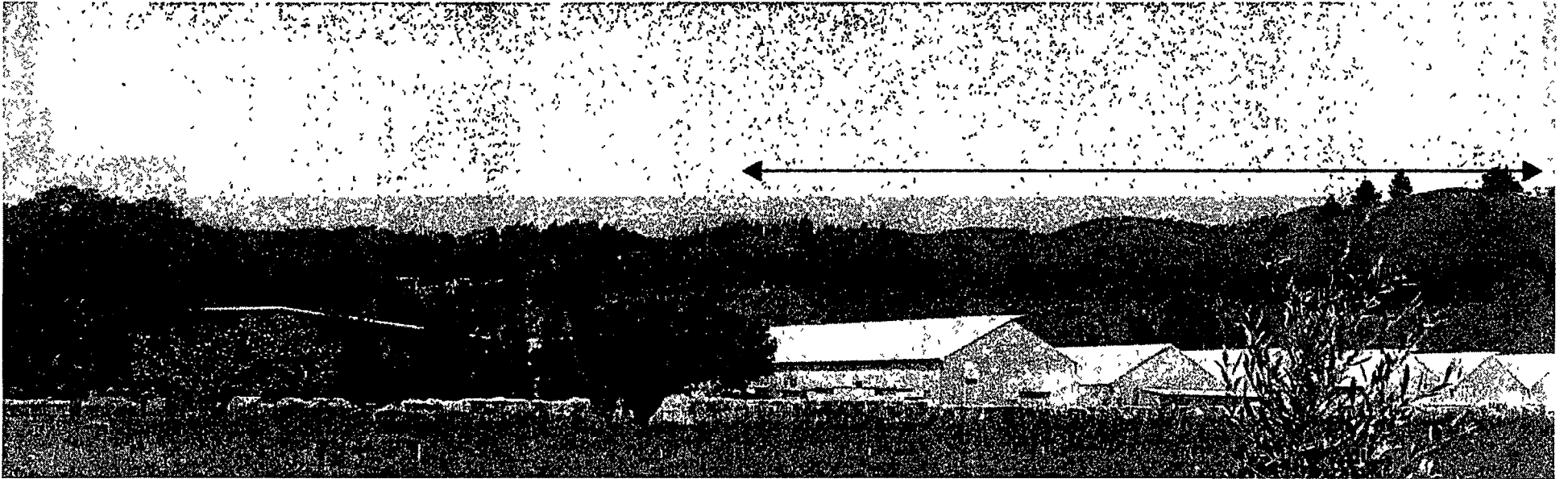
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E. F. Frymoyer

Alternate sites To the south

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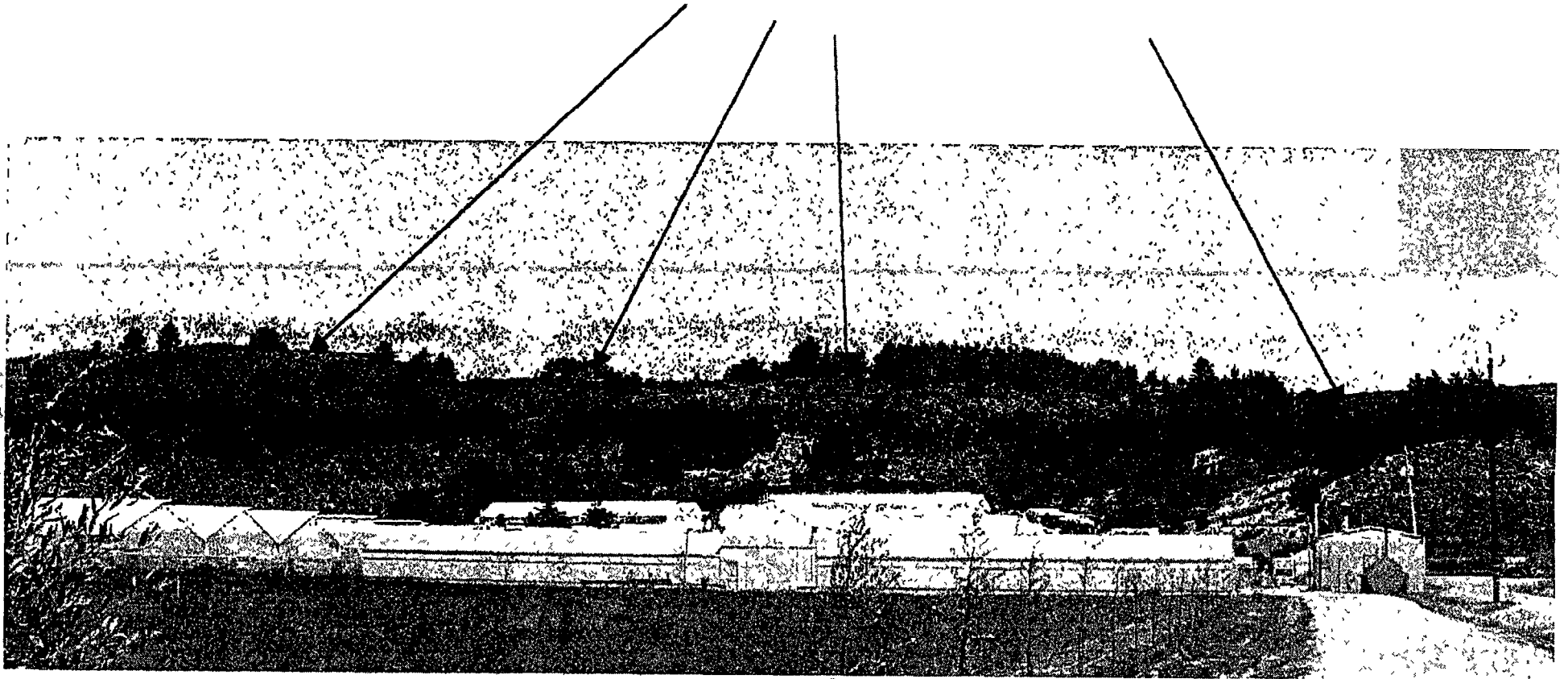
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E. F. Frymoyer

A-2

Further south alternate sites - S

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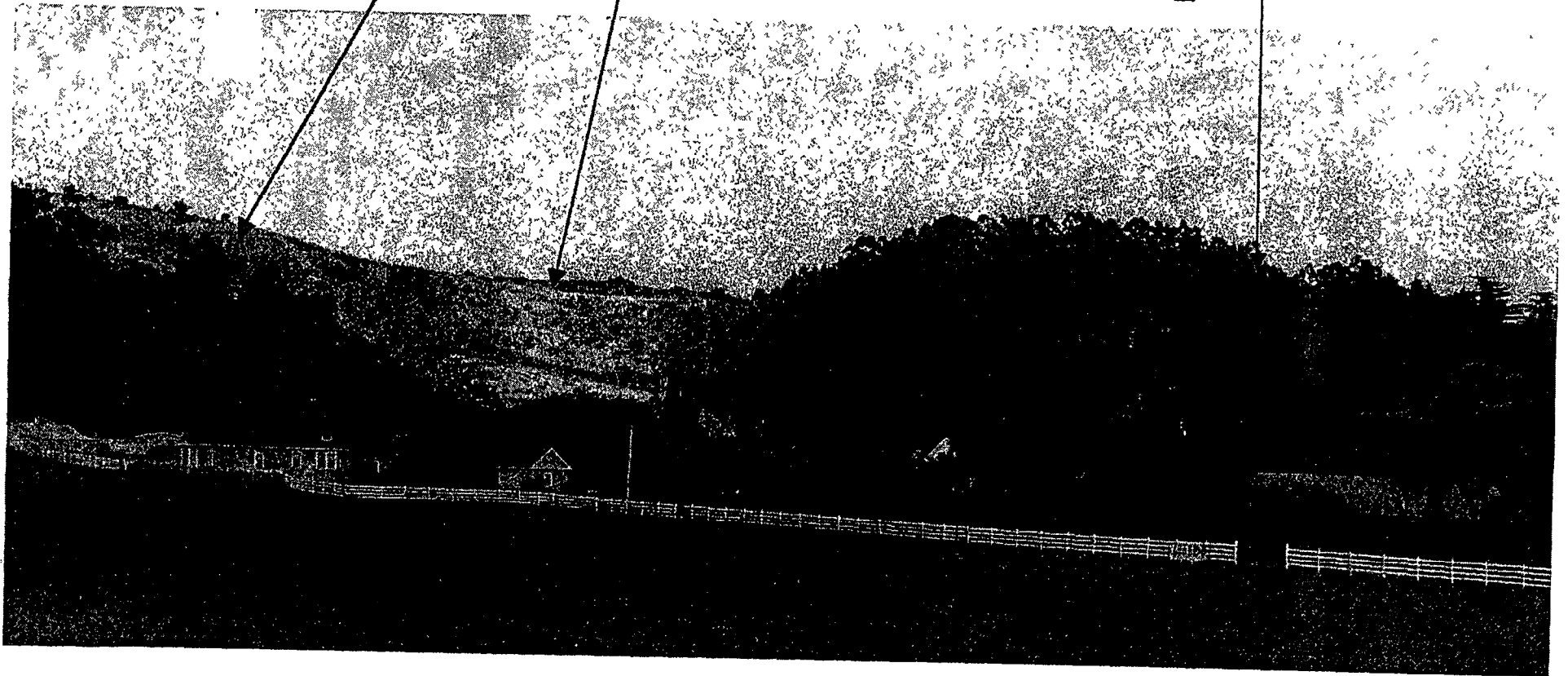
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A3

Alternate sites - North

Proposed

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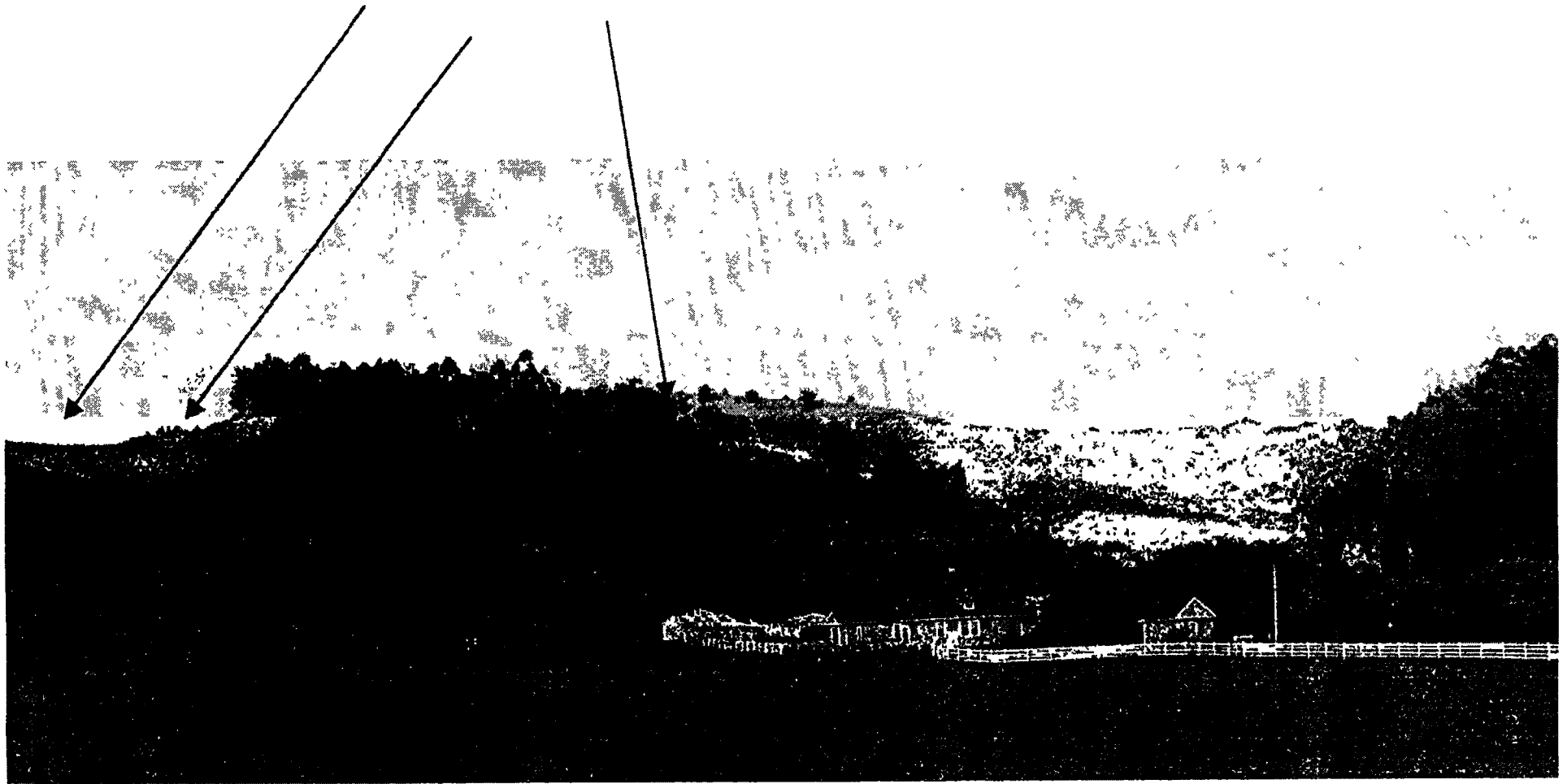
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More Alternate sites - N

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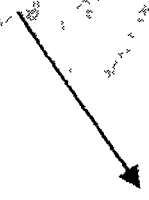
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E. F. Frymoyer

A5

TYPICAL OPEN SPACE INSTALLA

Off highway 35, near 35-92 intersection



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of 8/1/00

View East from 620 Miramar Drive Driveway

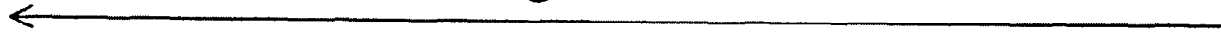
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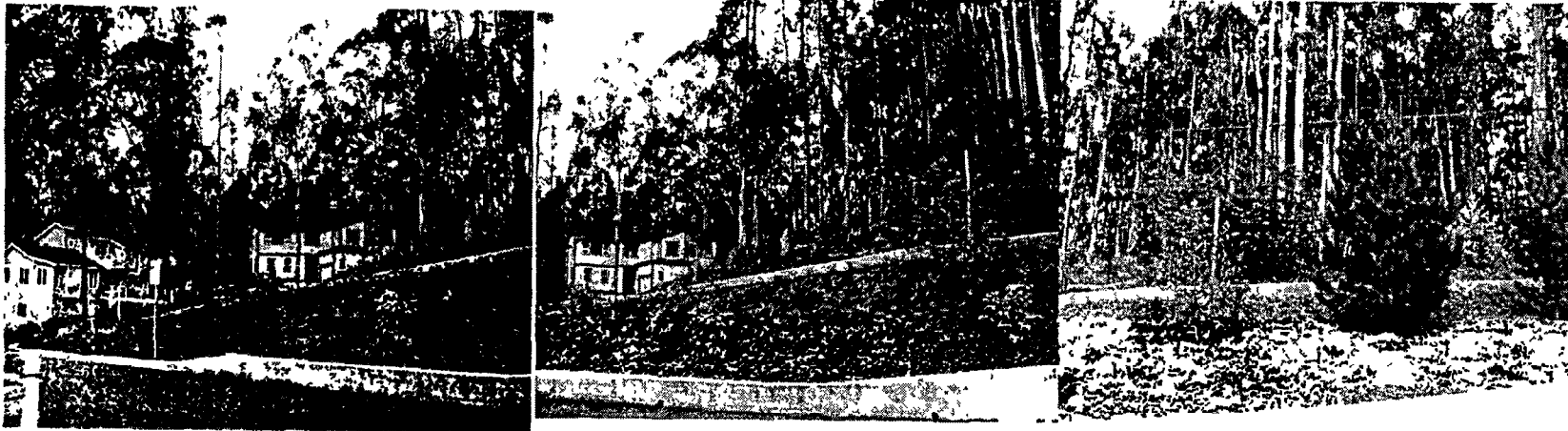


Looking from 620 Miramar Drive S

N



S



27



View East from Position



South from 620 Miramar

Picture Position

Abandon Alta Road – West View



Bigger view of lower left picture on Slide 3



Abandon Alta Road



Fork of Miramar and Miramar (Private)

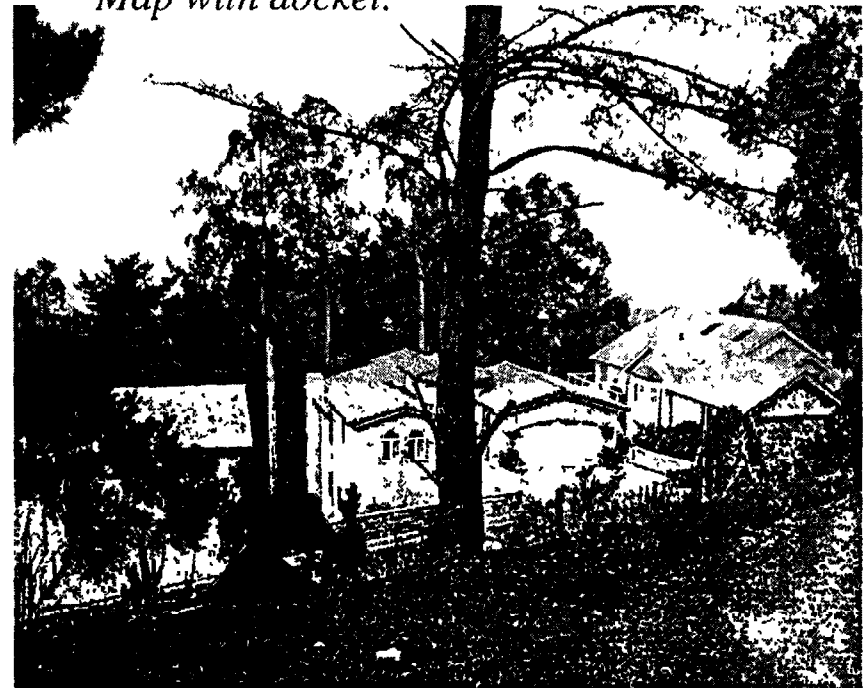


Proposed site location – view East from public Miramar



View West – same location

*None of these houses are on
Map with docket.*



32

View North



Site Close-up-
Note uneven
Surface



Note tree overhang
And telephone pole in back



View North
From site.

Note tree density.

View North from site – Note tree density – two views

Telephone Pole



35



November 13 2000

Mr. Dave Holbrook
 Planning Department
 County of San Mateo
 455 County Center Drive
 Redwood City CA 94063

RE: PLN2000-00138
 APPEAL of Sprint antenna facility at the Miramar Drive Water Tank

Dear Mr Holbrook.

The Alaris Group represents Sprint PCS in the appeal of the above-referenced antenna facility. This letter is in response to a written appeal to the proposed Sprint PCS wireless facility at the end of Miramar Drive in Half Moon Bay. The proposed facility would be adjacent to the existing water tank. The project was approved by the Zoning Hearing Officer on August 3 2000. The appellant sites concerns regarding Radio Frequency (RF) emissions, site placement, and screening.

The appellant listed seven specific concerns in his letter to you dated September 6 2000. I would like to take this opportunity to address these concerns. The numbered paragraphs in this letter correspond to the appellant's numbered concerns.

1.-3 The appellant expressed concerns regarding the location of the antennas. This site was chosen for several reasons including its ability to provide the necessary radio frequency coverage, its relation to the existing network, and Sprint's ability to secure a lease with the property owner. In terms of the surrounding zoning, although the site is surrounded by residentially-zoned properties, the subject site is not itself a residential use. In addition, many of the other properties identified by the appellant are hillside properties along ridgelines. The County's policies discourage the siting of wireless telecommunications facilities that break the ridgeline. The subject site is the result of an extensive and thorough site selection process. It is the best candidate to serve Sprint PCS's network coverage needs, and to meet the County's zoning restrictions.

In our previous conversation, you had requested information as to the site selection process. The process for choosing a site begins when Sprint's RF engineers determine that a PCS facility is necessary as an integral component of Sprint's PCS network in San Mateo County. After producing a computer simulation to determine the lack of coverage in the area, RF engineers conduct a drive test. If a coverage need is identified, Sprint's RF engineers issue a search ring that delineates the area where a facility must be located to ensure the viability of Sprint's network. In this case, a coverage need was identified in Half Moon Bay along Highway One.

Once a search ring is issued potential sites are identified and additional drive tests are done on these sites. The purpose of these drive tests is to determine the coverage that would result from a wireless facility at that particular location. In addition, the drive test helps the RF engineers to determine the necessary location, height, and azimuths of the antennas. According to Sprint's RF engineer, the purpose of the subject site is to provide coverage to nearby Highway One. The antennas for this site would be at a height of 36 feet; which is the necessary height that will meet Sprint's coverage needs for the area.

4. The appellant expressed concern regarding the potential for signal interference from the existing surrounding trees. Sprint's RF engineers took the existing site conditions into consideration and designed the site so that the surrounding trees will not interfere with the antennas' signal. In addition, the construction of the site will not require the removal of any existing trees.

5. Sprint's proposal will not have an affect on the future demand for telephone land lines in the vicinity. If additional land lines are needed for other reasons, the environmental consequences of installing those lines will be considered at that time.

6. As stated above, the construction of the proposed site will not require the removal of any existing trees.

7. The appellant expressed concern regarding the potential health effects of these types of installations. Enclosed with this letter, please find a copy of the Statement of Hammett & Edison, Inc., consulting engineers, dated November 2, 2000 that describes how the proposed facility will be in compliance with the FCC's guidelines, and therefore will not pose a health risk to members of the community. The Telecommunications Act of 1996 prohibits the regulation of placement, construction, or modification of personal wireless facilities on the basis of the environmental effects of the RF emissions to the extent that such facilities comply with the FCC's regulations.

Pursuant to the Telecommunications Act of 1996, in order to disapprove a site, substantial evidence must be shown to exist demonstrating that the proposed facility will not be in compliance with the applicable codes. The San Mateo County Planning Division's letter dated August 3, 2000 makes findings that this proposed facility is in compliance with all relevant and applicable codes and policies, and the appellant submitted no evidence contradicting those findings. Therefore, the appeal should not be granted, and Sprint PCS's use permit should be upheld.

If you have any questions, I can be reached at (415) 402-0442.

Sincerely,



Kelly Pepper
Project Manager

**Sprint PCS • Proposed Base Station (Site No. SF33xc152A)
Miramar Drive • Half Moon Bay, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint PCS, a wireless telecommunications carrier, to evaluate the proposed PCS base station facilities to be located on Miramar Drive in Half Moon Bay, California (Site No. SF33xc152A), for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress has required of the Federal Communications Commission (“FCC”) that it evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the National Council on Radiation Protection and Measurements (“NCRP”). A summary of the exposure limits contained in NCRP-86 is shown in Figure 1. Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent American National Standards Institute (“ANSI”) Standard C95.1-1992, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes nearly identical exposure limits.

The most restrictive thresholds for exposures of unlimited duration to radio frequency (“RF”) energy for several personal wireless services are as follows:

<u>Personal Wireless Service</u>	<u>Operating Frequency</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Personal Communication (“PCS”)	1,900 MHz	5.0 mW/cm ²	1.0 mW/cm ²
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	850	2.85	0.57
[most restrictive frequency range]	30–300	1.0	0.20

General Facility Requirements

Because of the short wavelength of the frequencies assigned for personal wireless services, the antennas require line-of-sight paths for their signals to propagate. Antennas for base station use are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the limits without being physically very near the antennas.

**Sprint PCS • Proposed Base Station (Site No. SF33xc152A)
Miramar Drive • Half Moon Bay, California**

Computer Modeling Method

The FCC has provided direction for determining compliance in the Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. The attached Figure 2 describes the ground level calculation methodology in detail and the computerized techniques for modeling particular sites. This method of evaluating expected exposure conditions is accepted by the FCC, and its conservative nature has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Sprint, including zoning drawings prepared by Alvar Architects, Inc., dated April 24, 2000, it is proposed to mount two EMS Model FR9016-04DP panel antennas on a new 36-foot steel pole to be located near the existing water tank above Miramar Drive in Half Moon Bay. The antennas would be mounted flush to the top of the pole, at an effective height of 33¹/₂ feet above ground, and would be oriented at 175°T and 275°T. The maximum effective radiated power in any direction would be 500 watts. There are reported no other wireless telecommunications facilities nearby.

Study Results

The maximum ambient RF level anywhere at ground level due to the proposed Sprint operation is calculated to be 0.0021 mW/cm², which is 0.21% of the applicable public exposure limit. It should be noted that this result includes several "worst-case" assumptions and therefore is expected to overstate actual power density levels. Fields on the nearby water tank are calculated to be less than 15% of the applicable occupational limit.

Recommended Mitigation Measures

Since the antennas are to be mounted on a pole within a fenced enclosure, the Sprint antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines

It is presumed that the carrier will take adequate steps to ensure that its workers or contractors comply with the FCC occupational exposure guidelines whenever work is required on the antenna pole itself. To prevent occupational exposures in excess of the FCC guidelines for other workers who may have access to the site, no access within 6¹/₂ feet directly in front of the antennas themselves, such as might be possible with scaffolding or a ladder, should be allowed while the site is in operation, unless other measures can be demonstrated to ensure that occupational

**Sprint PCS • Proposed Base Station (Site No. SF33xc152A)
Miramar Drive • Half Moon Bay, California**

protection requirements are met Posting explanatory warning signs* at the site entrance gate and at the base of the pole, such that they would be visible from any angle of approach, would be sufficient to meet FCC-adopted guidelines

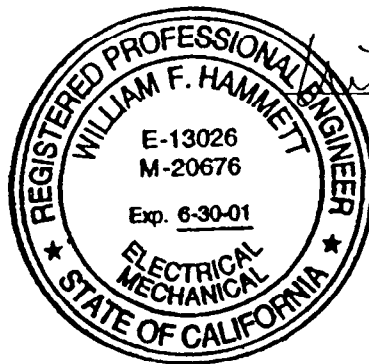
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station facilities proposed by Sprint on Miramar Drive in Half Moon Bay, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, do not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2001. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

November 2, 2000




William F. Hammett, P.E.

* Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

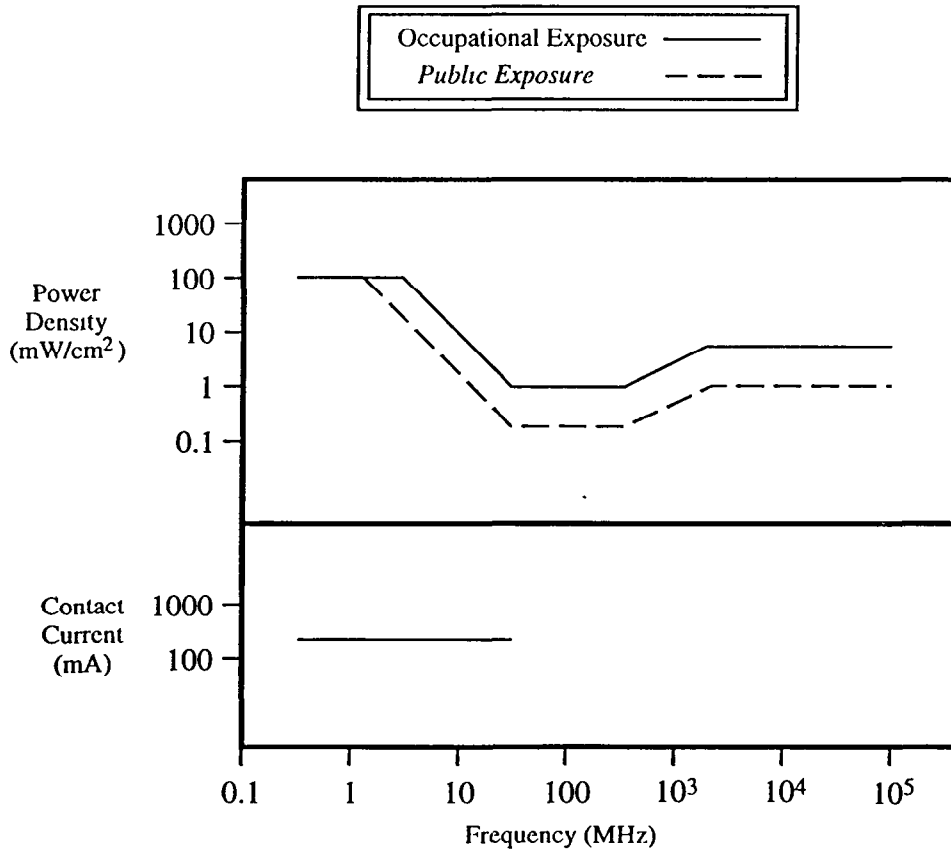
National Council on Radiation Protection and Measurements

Report No. 86 (Published 1986)
 "Biological Effects and Exposure Criteria
 for Radiofrequency Electromagnetic Fields"

Radio Frequency Protection Guide

Frequency Applicable Range (MHz)	Electromagnetic Fields						Contact Currents (mA)
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)		
0.3 – 1.34	614	614	1.63	1.63	100	100	200
1.34 – 3.0	614	823/f	1.63	2.19/f	100	180/f ²	200
3.0 – 30	1842/f	823/f	4.89/f	2.19/f	900/f ²	180/f ²	200
30 – 300	61.4	27.5	0.163	0.0729	1.0	0.2	no limit
300 – 1,500	3.54√f	1.59√f	√f/106	√f/238	f/300	f/1500	no limit
1,500 – 100,000	137	61.4	0.364	0.163	5.0	1.0	no limit

Note: f is frequency of emission, in MHz



RFR.GROUND™ Calculation Methodology

Determination by Computer of Compliance with Human Exposure Limitations

The U S Congress has required of the FCC that it evaluate its actions for possible significant impact on the environment. In Docket 79-144, the FCC adopted the radio frequency protection guide of the American National Standards Institute Standard C95.1-1982, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 300 kHz to 100 GHz." Exposures are to be averaged over a six-minute period. In 1992, ANSI published a revised standard, C95.1-1992, which defined "controlled" and "uncontrolled" environments, setting for the latter limits generally five times more restrictive. The C95.1-1992 controlled (*i.e.*, occupational) limits are approximately the same as in C95.1-1982. In Docket 93-62, the FCC adopted the exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the National Council on Radiation Protection and Measurements. This standard is very similar to C95.1-1992, and the effective date for applying it to all FCC licensees was October 15, 1997.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives the formula for calculating power density from an individual radiation source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times \text{RFF}^2 \times [\text{VERP} + \text{AERP}]}{4\pi D^2}, \text{ in mW/cm}^2,$$

where VERP = $0.4 \times$ total peak visual ERP (all polarizations), in kilowatts for NTSC,
= average power (all polarizations), in kilowatts for DTV,

AERP = total aural ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 0.4 converts NTSC peak visual ERP to an average RMS value; for FM, cellular, and PCS stations, of course, the value of VERP is zero. The factor of 100 in the numerator converts to the desired units of power density.

This formula has been built into a computer program by Hammett & Edison that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of the actual terrain at the site to obtain more accurate projections.

Edward M. Frymoyer
Box 367
620 Miramar Drive
Half Moon Bay, CA 94019
Tel: 650 712-1985
FAX: 650 712-1986

March 14, 2001

David Holbrook
Planning and Building Division
County of San Mateo
Mail Drop PLN 122
455 County Center – 2nd Floor
Redwood City, CA 94063

FAX 650 363-4849

Re: NOTICE OF APPEAL
File Number PLN2000-00138
APN: 048-076-070

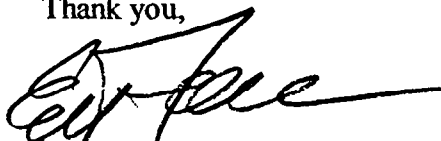
Dear sir:

I am herewith on behalf of my self and my neighbors exercising my right of appeal of the Planning Commission decision on the above matter taken two weeks ago to the County Board of Supervisors fro San Mateo County. (2/23/01)

There is new material presented by the SRINT applicant that materially changes the environmental considerations and alternatives that properly should be pursued.

Please advise as to the schedule and time for the Board of Supervisors hearing.

Thank you,



Edward M. Frymoyer

County of San Mateo
Environmental Services Agency
Planning and Building Division

COASTAL DEVELOPMENT POLICY CHECKLIST

Based on Local Coastal Program as Adopted by
Board of Supervisors December 2, 1980
and as last amended in August 1992

GENERAL INFORMATION

1. File No.: PLN 2000-00138 Planner: D. H. Brook
2. Owner: Coastside Co. Water Applicant: Sprint
3. Project Description: Cellular facility - Alaris Group
-
4. Project Address: Miramar Dr., Miramar
-
4. APN(s): 078-076-070
5. General Plan: Med-Low Den Res. Zoning: R-1/S-9/DK
6. Plan Checklist is completed and attached (initial) DH

LCP POLICIES (Answer each item - references are to LCP Policy Numbers).

PLANNING AND LOCATING DEVELOPMENT

- 1.2 Does this project meet the definition of development?
- 1.9 If this is a land division in an area with a General Plan designation of Open Space, will dedication of a conservation/open space easement be required? NO
- 1.22 If this is a residential development in a Midcoast area without Phase 1 sewer and new water facilities, does it exceed the 125 building permit limit in one calendar year?
- 1.23 If this is a residential development in a Southcoast area without Phase 1 sewer and new water facilities, does it exceed the 125 building permit limit in one calendar year?

Not Applicable	Project Complies	Does Not Comply	Condition Required
	✓		
✓			
✓			
✓			

- 1.24 Is this development in an area which may contain sensitive archaeological/paleontological resources as noted on the County Sensitivity Maps?
- 1.24 Will this project trigger an archaeological/paleontological mitigation plan?
- 1.27 Does this development warrant a Certificate of Compliance to confirm the legal existence of parcels?
- 1.29 Does this development meet the standards of review for legalizing parcels?

PUBLIC WORKS

- 2.1 If this development involves a Public Works project, does it meet the criteria of the Public Works Component of the LCP? (See Appendix Sheet for Public Works Projects)

HOUSING

- 3.13 Will this development involve demolition of structures providing affordable housing?
- 3.17 If this development proposes affordable housing, is it compatible with the community character?
- 3.19 Will this development involve construction in designated affordable housing sites?
- 3.20 If this development is in a designated affordable housing site, does it exceed the 60 building permit limit in one calendar year?
- 3.22 If this development involves placement of a mobile home on the site, does it meet all of the criteria for the appropriate zone?
- 3.23 If this development involve the placement of multi-family residential units in the R-3 and C-1 zoning districts, are 20% of the units reserved for low or moderate income households?
- 3.24 If this project involves placement of a second unit in the Midcoast R-1 District, does it meet the building permit limits and square footage limits as noted in the LCP?
- 3.25 Is the applicant seeking a 33% density bonus in R-1/S-17 Midcoast area after meeting all of the criteria in this Section?
- 3.26 If this project involves land divisions in rural areas of the South Coast, are 20% of the lots being optioned to the County for affordable housing?

	Not Applicable	Project Complies	Does Not Comply	Condition Required
1.24 Is this development in an area which may contain sensitive archaeological/paleontological resources as noted on the County Sensitivity Maps?	✓			
1.24 Will this project trigger an archaeological/paleontological mitigation plan?	✓			
1.27 Does this development warrant a Certificate of Compliance to confirm the legal existence of parcels?	✓			
1.29 Does this development meet the standards of review for legalizing parcels?	✓			
<u>PUBLIC WORKS</u>				
2.1 If this development involves a Public Works project, does it meet the criteria of the Public Works Component of the LCP? (See Appendix Sheet for Public Works Projects)	✓			
<u>HOUSING</u>				
3.13 Will this development involve demolition of structures providing affordable housing?				
3.17 If this development proposes affordable housing, is it compatible with the community character?				
3.19 Will this development involve construction in designated affordable housing sites?				
3.20 If this development is in a designated affordable housing site, does it exceed the 60 building permit limit in one calendar year?				
3.22 If this development involves placement of a mobile home on the site, does it meet all of the criteria for the appropriate zone?				
3.23 If this development involve the placement of multi-family residential units in the R-3 and C-1 zoning districts, are 20% of the units reserved for low or moderate income households?				
3.24 If this project involves placement of a second unit in the Midcoast R-1 District, does it meet the building permit limits and square footage limits as noted in the LCP?				
3.25 Is the applicant seeking a 33% density bonus in R-1/S-17 Midcoast area after meeting all of the criteria in this Section?				
3.26 If this project involves land divisions in rural areas of the South Coast, are 20% of the lots being optioned to the County for affordable housing?				

- 7.17 Does this project avoid utilizing herbicides unless approved by the Agriculture Commissioner and the Fish and Game Department?
- 7.17 Was this project reviewed by the State Department of Fish and Game and the State Water Quality Control Board?
- 7.20 If this project is in the Pillar Point Marsh, will groundwater extraction from an aquifer occur?
- 7.21 If this project is in the Pescadero Marsh, will a State Parks and Recreation management plan be required or will this project involve development or dredging of the marsh?
- 7.22 Is this project a permitted use in a marine and/or estuarine habitat? (Fitzgerald Marine Reserve, San Gregorio Estuary, Pescadero Marsh, Pigeon Point, Franklin Point, Ano Nuevo Island)
- 7.25- Does this project comply with use and development standards for sand dunes and sea cliffs?
- 7.31
- 7.32 Will this project impact habitats of rare or endangered animal species as noted on the County Sensitive Habitat Maps or will a special biological report be required?
- 7.42 Will this project permit development within 50 feet of rare plant habitats as noted on County Sensitive Habitat Maps?
- 7.43 Will this project impact habitats of unique species, such as the Elephant Seal, Monterey Pine, California Wild Strawberry etc., or will a special biological report be required?
- 7.51 Will this project involve removal or nursery sales of Pampas Grass or the eradication of Weedy Thistle?

VISUAL RESOURCES

- 8.2 Does this project avoid development on beaches, sand dunes, ocean cliffs, bluffs and blufftops? No
- 8.5 If this project is in a coastal terrace is clustering encouraged along with limitation of structures in open fields and grasslands?
- 8.6 Does this project avoid development and meet setbacks for streams, wetlands and estuaries?
- 8.7 Does this project avoid development on ridgetops and removal of ridgetop trees?

	Not Applicable	Project Complies	Does Not Comply	Condition Required
7.17				
7.17				
7.20				
7.21				
7.22				
7.25-7.31				
7.32				
7.42				
7.43				
7.51				
<u>VISUAL RESOURCES</u>				
8.2	✓	✓		
8.5	✓			
8.6				
8.7		✓		

	Not Applicable	Project Complies	Does Not Comply	Condition Required
9.6 If this project is in a High Fire Risk area does it meet development criteria?	✓			
9.8 If this project involves blufftop development, does it meet design, geotechnical, setback and land division requirements?	✓			
9.9 If this area is subject to flooding as noted in the LCP Hazards maps, will the project meet development regulations for flood-prone areas?	✓			
9.11 Does this project limit development to where beach erosion hazards are minimal?	✓			
9.12 Will this development allow the construction of shoreline structures only for the protection of existing roadways or structures?	✓			
9.13 Will this project avoid the need for future protective devices which could impact sand movement?	✓			
9.18 If this site has a slope of 30% or greater, does it meet the slope development regulations?	✓			
<u>SHORELINE ACCESS</u>				
NOTE: Use Coastal Access Checklist as a supplement to this Policy Checklist when determining access requirements.				
10.1 Does this project meet the requirements for provisions of shoreline access or in-lieu fees as a condition for development?				
10.8 Does this project meet Public Safety Locational Criteria?				
10.10 Does this project meet Sensitive Habitat Locational Criteria?				
10.11 Does this project meet Agricultural Area Locational Criteria?				
10.12 Does this project meet Residential Area Locational Criteria?				
10.13 Does this project meet Commercial/Industrial Locational Criteria?				
10.16 Does this project provide appropriate vertical/lateral access to the shoreline?				
10.17 Does this project meet development standards for blufftop/non-blufftop lateral access?				
10.19 Will this project provide for maintenance and posting for public access areas?				

11.26 Does this project require trail dedication or in-lieu fees as a condition of public agency projects or any land division?

Not Applicable	Project Complies	Does Not Comply	Condition Required
✓			
✓			

COMMERCIAL FISHING/RECREATIONAL BOATING

If project involves facilities for commercial fishing or recreational boating, complete and attach a separate analysis of compliance with LCP Commercial Fishing/Recreational Boating Component and enter results here.

RECOMMENDATION

1. Recommended findings (see Zoning Ordinance 6328.15):

✓ That this project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, does does not conform with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

NA (Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.) That this project does does not conform with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

✓ That this project does does not conform to specific findings required by policies of the San Mateo County Local Coastal Program. Specific findings recommended are:

see staff report, Attach A.

NA (Where the project involves construction of new residences other than affordable housing.) That the number of building permits for construction of new residences other than for affordable housing issued in the current calendar year does does not exceed the limitations of LCP Policies 1.22 and 1.23.

2. Recommended Action: Approve
 Approve With Conditions
 Deny

3. Recommended conditions or reasons for denial (attach on separate sheet if more convenient):

Policy

Recommended Condition/Reason for Denial

9.7

Geotech. section shall review PSD permit.

8.9

No ~~tree~~ tree removal allowed w/ this permit.