

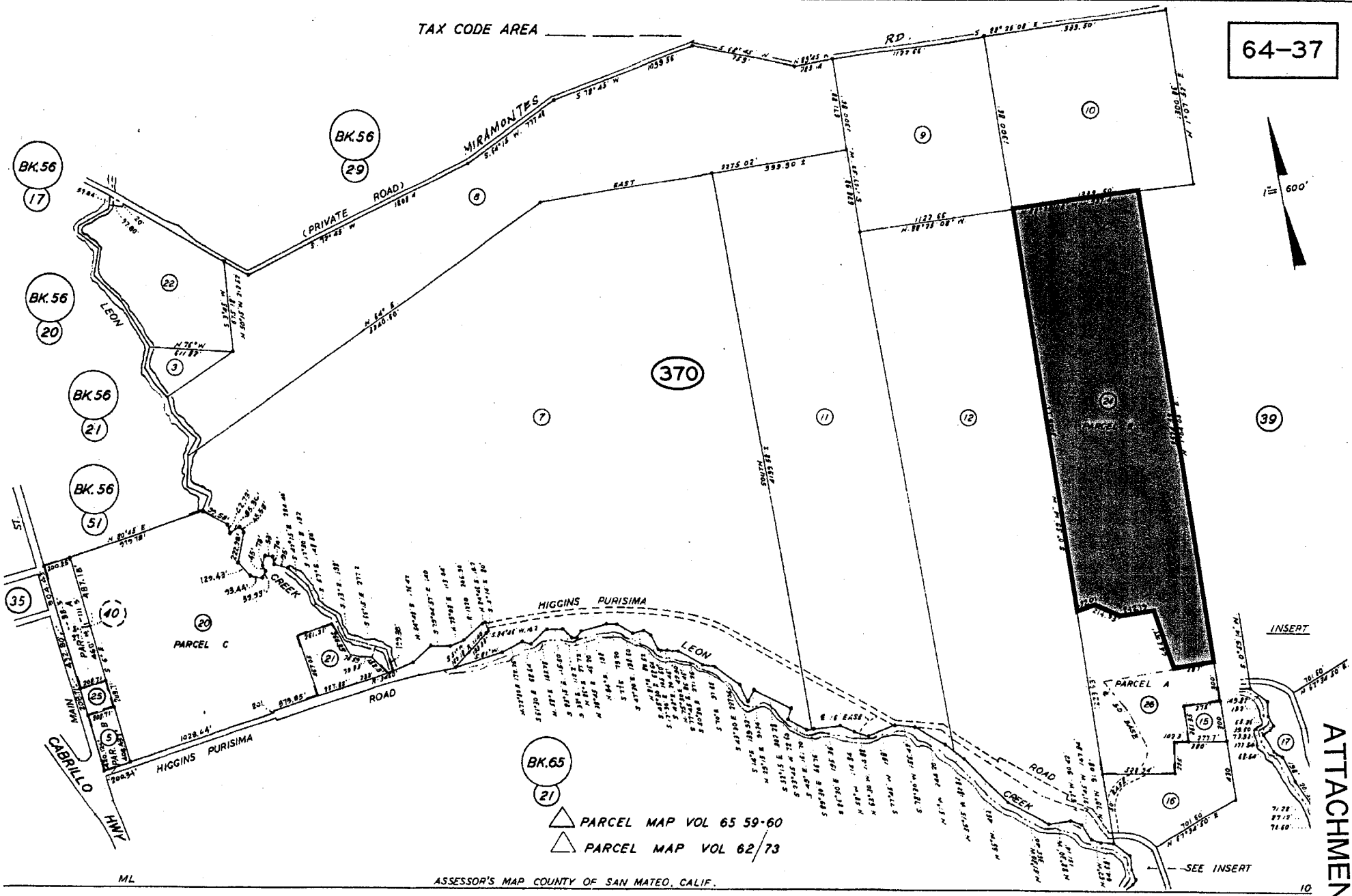
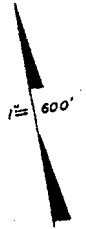
POINT

15



ATTACHMENT B

64-37



TAX CODE AREA

370

BK.65
27

- △ PARCEL MAP VOL 65 59-60
- △ PARCEL MAP VOL 62/73

ATTACHMENT C

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

ML

10

Project Site Constraints Map

064-370-240 Ridgelines and Areas of Slope >30%

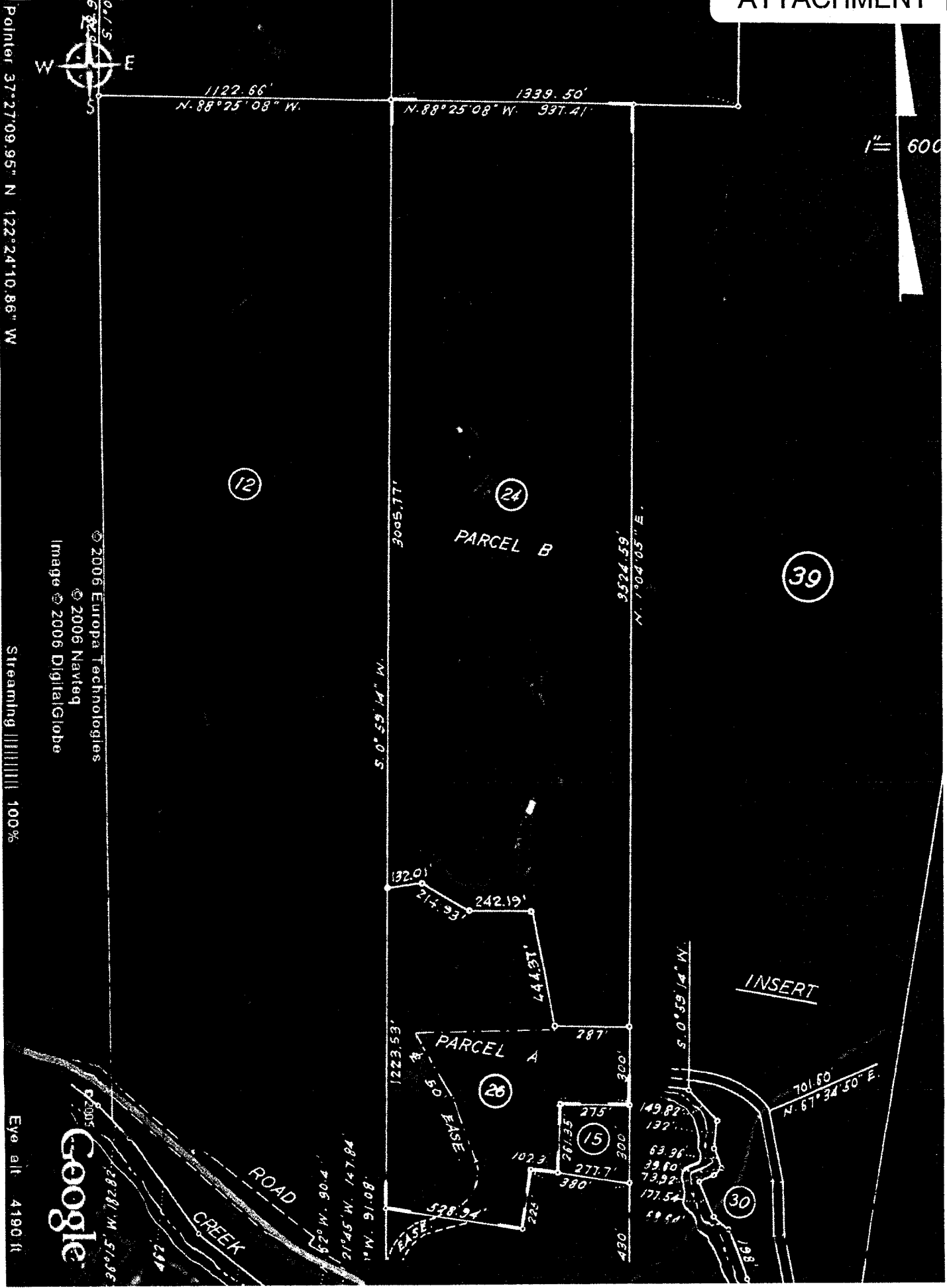


pln05-610.cdr 1-4-07 ss

- Ridgelines
- >30% Slope

Project to be located in unshaded area.

1" = 600'



COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT MITIGATED
NEGATIVE DECLARATION**

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

FILE NO.: PLN 2005-00610

APPLICANT: Oscar Braun

OWNER: Andrea S. Braun

ASSESSOR'S PARCEL NO.: 064-370-240

PROJECT DESCRIPTION AND LOCATION: The applicant is seeking a Coastal Development Permit for a wireless antenna site on a 70-acre parcel located at 1589 Higgins Canyon Road in the unincorporated area east of Half Moon Bay. The final location of the site is yet to be determined, but will be in the area identified on a map available for review at the County Planning and Building Department, 411 Middlefield Road, Redwood City. The site will consist of a single antenna structure and associated equipment on a site large enough to accommodate the structure and equipment, which would be approximately 500 sq. ft. in size based on prior similar sites. All structures will be contained within a lease area that will be surrounded by a 6-foot high chain-link fence. Access to the lease area will likely be via an existing dirt road. The proposal may involve widening and resurfacing of the dirt road with gravel to meet County Public Works and Half Moon Bay Fire District standards.

The project property is located approximately 1 1/2 miles east from Highway 1 on Higgins Canyon Road and consists of gently rolling hills. The vegetation consists primarily of shrub and few trees. There are no prime soils or water bodies on the property. The property is developed with single-family residence, stable structure, sheds and mobile home. Access to the property is via a 50-foot wide easement running from Higgins-Canyon Road through Parcel Number 064-370-160.

The project property lies within the Higgins-Purisima County Scenic Corridor.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

Mitigation Measure 1: Prior to the issuance of a building permit, the applicant shall submit a driveway “plan and profile” to the Department of Public Works, showing the driveway access to the cell site complying with County standards for driveway slopes (not to exceed 20%). In addition, the driveway plan shall show a “typical” driveway section, including a structural section. The plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

Mitigation Measure 2: The applicant shall, pursuant to Section 4.100.150 of the San Mateo County Code, submit a construction site stormwater management plan to the Planning and Building Department, for the review and approval by the Community Development Director prior to the issuance of building permits. The plan shall illustrate and describe appropriate methods, chosen by the applicant from the California Stormwater Best Management Practices Handbook, to control stormwater runoff from the project site during construction and from land use activities on the site once the project is completed.

Mitigation Measure 3: As part of the stormwater management plan required by the building permit, the applicant shall submit an erosion and sediment transport control plan designed by an erosion control professional, 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 the issuance of building permits. 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 in which grading and construction are 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) Prevent runoff from flowing over unprotected slopes.
 - (6) Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.
 - (7) Keep runoff away from disturbed areas during grading and related activities.
 - (8) Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.
 - (9) Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.
 - (10) Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.
 - (11) 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.
 - (12) 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.
 - (13) 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.

Mitigation Measure 4: The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

The drainage plan shall be submitted to the Planning and Building Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section and Department of Public Works shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

Mitigation Measure 5: Prior to the issuance of a building permit, a Radio Frequency (RF) report shall be submitted for review by the Community Development Director to ensure that the FCC public exposure standards are not exceeded, and that the proposed facility will not interfere with existing communication systems in the vicinity.

Mitigation Measure 6: Noise levels produced by the proposed grading/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. Grading/construction operations shall be prohibited on Sunday and any national holiday.

Mitigation Measure 7: Whether the applicant installs a monopole, monopine or other antenna structure, trees shall be planted to mitigate the visual impact. Photo simulations shall be submitted to verify that the landscape screening will be sufficient at maturity to screen the facility, and to verify that the project does not project above a skyline or ridgeline when viewed from Highway 1 and Higgins Canyon Road in compliance with LCP Policy 8.7. Landscaping shall be installed and verified by Planning staff prior to building permit final.

Mitigation Measure 8: The applicant shall submit a detailed landscape and irrigation plan, for review and approval by the Community Development Director prior to the issuance of building permits. The plan must indicate the location of species and quantity of shrubs and trees proposed. The species of proposed shrubs must be evergreen, must grow to a minimum mature height of 6 feet in height, must be planted with a minimum of 4-foot center spacing, and must be non-invasive and non-exotic. The plan must show the type and design of the irrigation system that will irrigate the new landscaping. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 9: Prior to the issuance of building permits, the applicant shall submit a landscape plan to the Planning Department for review and approval. The landscape plan shall specify how all areas disturbed during construction (outside of the permanent improvements associated with the project) will be revegetated. The plan shall specify the use of native, non-invasive, drought-tolerant species that are compatible with existing species in the vicinity. The plan shall specify how the revegetated areas will be watered during the establishment period. Planning staff shall confirm that such revegetation/reseeding has been adequately applied prior to the Planning Department's final approval of the project's building permit. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 10: Prior to the issuance of a building permit, the applicant shall submit color samples for the antenna structure, and equipment cabinets. All equipment and structures shall be painted to match the surrounding vegetation. Paint colors shall be subject to the review and approval of the Community Development Director. Color verification by a building inspector shall occur in the field after the applicant has painted the equipment the approved color, but before the applicant schedules a final inspection.

Mitigation Measure 11: Any chain link fence to be located around the antenna equipment area and the cabinet equipment area shall be black plastic coated with wooden slats.

RESPONSIBLE AGENCY CONSULTATION

None required.

INITIAL STUDY

The San Mateo County Planning and Building Department has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: January 2, 2007 to January 22, 2007

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., January 22, 2007.**

CONTACT PERSON

Lisa Aozasa, Project Planner
650/363-4852

Lisa Aozasa, Project Planner

LAA:fc -- LAAR0004_WFH.DOC

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning and Building Department)

I. BACKGROUND

Project Title: Cell Site on Braun Property

File No.: PLN 2005-00610

Project Location: 1589 Higgins Canyon Road, Half Moon Bay (unincorporated)

Assessor's Parcel No.: 064-370-240

Applicant/Owners: Oscar Braun/Andrea S. Braun

Date Environmental Information Form Submitted: Not available

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit for a wireless antenna site on a 70-acre parcel located at 1589 Higgins Canyon Road in the unincorporated area east of Half Moon Bay. The final location of the site is yet to be determined, but will be in the area identified on a map available for review at the County Planning and Building Department, 411 Middlefield Road, Redwood City. The site will consist of a single antenna structure and associated equipment on a site large enough to accommodate the structure and equipment, which would be approximately 500 sq. ft. in size based on prior similar sites. All structures will be contained within a lease area that will be surrounded by a 6-foot high chain-link fence. Access to the lease area will likely be via an existing dirt road. The proposal may involve widening and resurfacing of the dirt road with gravel to meet County Public Works and Half Moon Bay Fire District standards.

The project property is located approximately 1 1/2 miles east from Highway 1 on Higgins Canyon Road and consists of gently rolling hills. The vegetation consists primarily of shrub and few trees. There are no prime soils or water bodies on the property. The property is developed with single-family residence, stable structure, sheds and mobile home. Access to the property is via a 50-foot wide easement running from Higgins-Canyon Road through Parcel Number 064-370-160.

The project property lies within the Higgins-Purisima County Scenic Corridor.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 13 and 14.

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?		X				E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?		X				Bc,D
d. Be located on, or adjacent to a known earthquake fault?	X					Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X					M
f. Cause erosion or siltation?		X				M,I
g. Result in damage to soil capability or loss of agricultural land?	X					A,M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					E

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
2. <u>VEGETATION AND WILDLIFE</u>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?		X				F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X					I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X					E,F,O
f. Infringe on any sensitive habitats?	X					F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?			X			I,F,Bb
3. <u>PHYSICAL RESOURCES</u>						
Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X					I

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
b. Involve grading in excess of 150 cubic yards?		X				I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?	X					A,K,M
4. AIR QUALITY, WATER QUALITY, SONIC						
Will (or could) this project:						
a. 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			I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X			I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S
5. <u>TRANSPORTATION</u>						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X					A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	X					I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?	X					S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X					S

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
6. LAND USE AND GENERAL PLANS					
Will (or could) this project:					
a. Result in the congregating of more than 50 people on a regular basis?	X				I
b. Result in the introduction of activities not currently found within the community?	X				I
c. Employ equipment which could interfere with existing communication and/or defense systems?		X			I
d. Result in any changes in land use, either on or off the project site?		X			I
e. 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				I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X				I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X				I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X				A

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X					B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?			X			S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u>						
Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X			A, Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X					A, I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X					H
e. Visually intrude into an area having natural scenic qualities?			X			A,I

III. **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	
City		X	
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

Yes No

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: Prior to the issuance of a building permit, the applicant shall submit a driveway "plan and profile" to the Department of Public Works, showing the driveway access to the cell site complying with County standards for driveway slopes (not to exceed 20%). In addition, the driveway plan shall show a "typical" driveway section, including a structural section. The plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

Mitigation Measure 2: The applicant shall, pursuant to Section 4.100.150 of the San Mateo County Code, submit a construction site stormwater management plan to the Planning and Building Department, for the review and approval by the Community Development Director prior to the issuance of building permits. The plan shall illustrate and describe appropriate methods, chosen by the applicant from the California Stormwater Best Management Practices Handbook, to control stormwater runoff from the project site during construction and from land use activities on the site once the project is completed.

Mitigation Measure 3: As part of the stormwater management plan required by the building permit, the applicant shall submit an erosion and sediment transport control plan designed by an erosion control professional, 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 the issuance of building permits. 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 in which grading and construction are 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) Prevent runoff from flowing over unprotected slopes.
 - (6) Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.
 - (7) Keep runoff away from disturbed areas during grading and related activities.
 - (8) Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.
 - (9) Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.
 - (10) Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.
 - (11) 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.
 - (12) 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.
 - (13) 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.

Mitigation Measure 4: The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

The drainage plan shall be submitted to the Planning and Building Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section and Department of Public Works shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

Mitigation Measure 5: Prior to the issuance of a building permit, a Radio Frequency (RF) report shall be submitted for review by the Community Development Director to ensure that the FCC public exposure standards are not exceeded, and that the proposed facility will not interfere with existing communication systems in the vicinity.

Mitigation Measure 6: Noise levels produced by the proposed grading/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. Grading/construction operations shall be prohibited on Sunday and any national holiday.

Mitigation Measure 7: Whether the applicant installs a monopole, monopine or other antenna structure, trees shall be planted to mitigate the visual impact. Photo simulations shall be submitted to verify that the landscape screening will be sufficient at maturity to screen the facility, and to verify that the project does not project above a skyline or ridgeline when viewed from Highway 1 and Higgins Canyon Road in compliance with LCP Policy 8.7. Landscaping shall be installed and verified by Planning staff prior to building permit final.

Mitigation Measure 8: The applicant shall submit a detailed landscape and irrigation plan, for review and approval by the Community Development Director prior to the issuance of building permits. The plan must indicate the location of species and quantity of shrubs and trees proposed. The species of proposed shrubs must be evergreen, must grow to a minimum mature height of 6 feet in height, must be planted with a minimum of 4-foot center spacing, and must be non-invasive and non-exotic. The plan must show the type and design of the irrigation system that will irrigate the new landscaping. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 9: Prior to the issuance of building permits, the applicant shall submit a landscape plan to the Planning Department for review and approval. The landscape plan shall specify how all areas disturbed during construction (outside of the permanent improvements associated with the project) will be revegetated. The plan shall specify the use of native, non-invasive, drought-tolerant species that are compatible with existing species in the vicinity. The plan shall specify how the revegetated areas will be watered during the establishment period. Planning staff shall confirm that such revegetation/reseeding has been adequately applied prior to the Planning Department's final approval of the project's building permit. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 10: Prior to the issuance of a building permit, the applicant shall submit color samples for the antenna structure, and equipment cabinets. All equipment and structures shall be painted to match the surrounding vegetation. Paint colors shall be subject to the review and approval of the Community Development Director. Color verification by a building inspector shall occur in the field after the applicant has painted the equipment the approved color, but before the applicant schedules a final inspection.

Mitigation Measure 11: Any chain link fence to be located around the antenna equipment area and the cabinet equipment area shall be black plastic coated with wooden slats.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a MITIGATED NEGATIVE DECLARATION will be prepared by the Planning and Building Department.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Lisa Aozasa

Project Planner
(Title)

Date

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isoleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508 36 CFR Part 800
 - Protection of Historic and Cultural Properties Executive Order 11988
 - National Register of Historic Places Executive Order 11990
 - Floodplain Management 24 CFR Part 51B
 - Protection of Wetlands 24 CFR 51C
 - Endangered and Threatened Species HUD 79-33
 - Noise Abatement and Control 24 CFR 51D
 - Explosive and Flammable Operations
 - Toxic Chemicals/Radioactive Materials
 - Airport Clear Zones and APZ
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

LAA:fc – LAAR0003_WFQ.DOC
 FRM00018 table format.doc
 (12/31/01)

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Mitigated Negative Declaration
County File Number: PLN 2005-00610
Cell Site on Braun Property

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit for a wireless antenna site on a 70-acre parcel located at 1589 Higgins Canyon Road in the unincorporated area east of Half Moon Bay. The final location of the site is yet to be determined, but will be in the area identified on a map available for review at the County Planning and Building Department, 411 Middlefield Road, Redwood City. The site will consist of a single antenna structure and associated equipment on a site large enough to accommodate the structure and equipment, which would be approximately 500 sq. ft. in size based on prior similar sites. All structures will be contained within a lease area that will be surrounded by a 6-foot high chain-link fence. Access to the lease area will likely be via an existing dirt road. The proposal may involve widening and resurfacing of the dirt road with gravel to meet County Public Works and Half Moon Bay Fire District standards.

The project property is located approximately 1 1/2 miles east from Highway 1 on Higgins Canyon Road and consists of gently rolling hills. The vegetation consists primarily of shrub and few trees. There are no prime soils or water bodies on the property. The property is developed with single-family residence, stable structure, sheds and mobile home. Access to the property is via a 50-foot wide easement running from Higgins-Canyon Road through Parcel Number 064-370-160.

The project property lies within the Higgins-Purisima County Scenic Corridor.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

a. Will (or could) this project cause erosion or siltation?

Yes, Significant Unless Mitigated. The project as proposed will involve the removal of existing groundcover on the project site, the construction/placement of cabinets, and a single antenna structure. The project may also include widening and resurfacing of an 850-foot long dirt road at 9% slope.

The removal of this groundcover and the grading required to construct the new structures and resurface the road has the potential to cause erosion both during and after construction due to increased surface runoff. To mitigate this impact, the following mitigation measures are proposed:

ANSWERS TO QUESTIONS

County File No. PLN 2005-00610

Page 2

Mitigation Measure 1: Prior to the issuance of a building permit, the applicant shall submit a driveway “plan and profile” to the Department of Public Works, showing the driveway access to the cell site complying with County standards for driveway slopes (not to exceed 20%). In addition, the driveway plan shall show a “typical” driveway section, including a structural section. The plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

Mitigation Measure 2: The applicant shall, pursuant to Section 4.100.150 of the San Mateo County Code, submit a construction site stormwater management plan to the Planning and Building Department, for the review and approval by the Community Development Director prior to the issuance of building permits. The plan shall illustrate and describe appropriate methods, chosen by the applicant from the California Stormwater Best Management Practices Handbook, to control stormwater runoff from the project site during construction and from land use activities on the site once the project is completed.

Mitigation Measure 3: As part of the stormwater management plan required by the building permit, the applicant shall submit an erosion and sediment transport control plan designed by an erosion control professional, 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 the issuance of building permits. 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 in which grading and construction are 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.

ANSWERS TO QUESTIONS

County File No. PLN 2005-00610

Page 3

- (4) Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible.
 - (5) Prevent runoff from flowing over unprotected slopes.
 - (6) Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction.
 - (7) Keep runoff away from disturbed areas during grading and related activities.
 - (8) Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods.
 - (9) Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible.
 - (10) Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences.
 - (11) 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.
 - (12) 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.
 - (13) 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.

Mitigation Measure 4: The applicant shall submit an on-site drainage plan, as prepared by their civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the

ANSWERS TO QUESTIONS

County File No. PLN 2005-00610

Page 4

necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

The drainage plan shall be submitted to the Planning and Building Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section and Department of Public Works shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

b. Will (or could) this project involve construction on slopes of 15% or greater?

Yes, Significant Unless Mitigated. The proposed cellular communications facility could require the installation of an antenna and fencing on slopes in excess of 15%. Grading in areas of steep slopes for these installations would be minimal but could lead to erosion if proper erosion and sediment control measures are not in place during construction. In addition, the resurfacing of the existing access road may require grading on slopes in excess of 15%. Erosion control measures are required to ensure that the impact is not significant. See Mitigation Measures 2, 3 and 4 above.

c. Will (or could) this project be located in an area of soil instability (subsidence, landslide, or severe erosion)?

Yes, Not Significant. The project parcel may contain areas that are subject to soil instability or landslide. However, the proposed antenna structure and equipment are not habitable structures, so the risk associated with location in such areas is minimal. In addition, review by the County's Geotechnical Section would be required prior to the issuance of a building permit if the facility is proposed on a sloped site and/or any grading or retaining walls are proposed.

2. VEGETATION AND WILDLIFE

c. Will (or could) this project be adjacent to or include a habitat food sources, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?

Yes, Not Significant. The project site does not contain a natural water source, nor do the California Natural Diversity Database Maps (California Department of Fish and Game) indicate the presence of endangered species on or near the site. While there is a variety of native and non-native vegetation on-site that may provide habitat, a food source, nesting place, or breeding place for a federal or state listed rare or endangered wildlife species, the project does not propose the removal of any trees and would disturb a minimal area of vegetation.

- g. **Will (or could) this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20%, or that is in a sensitive habitat or buffer zone?**

Yes, Significant Unless Mitigated. The project site is located within a County Scenic Corridor and could require construction on slopes in excess of 20%. See Mitigation Measures 2 through 4, and 7 through 11.

3. **PHYSICAL RESOURCES**

- b. **Will (or could) this project generate grading in excess of 150 cubic yards?**

Yes, Significant Unless Mitigated. The widening of the dirt road may involve grading in excess of 150 cubic yards. This has a potential to cause erosion. See discussion and mitigation measures under Section 1 of this report.

4. **AIR QUALITY, WATER QUALITY, SONIC**

- a. **Will (or could) this project 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?**

Yes, Significant Unless Mitigated. The hydrocarbon emissions and dust from vehicles anticipated during the brief construction phase are expected to be minimal and have no appreciable impacts. However, new cellular facility projects such as this require the submittal and review of Radio Frequency (RF) field strength reports to ensure that the RF emissions emanating from the antennas do not exceed the FCC's public exposure limits. Such exposure limits are dependent on the number of cellular facilities, and on the height of the facilities' respective antennas as mounted on poles (the higher off the ground, the lower the RF emissions to anyone at certain distances). The subject property is private with no public access, and the only personnel who will access the cell site are cellular facility technicians (who are well aware of the hazards of being in close proximity to the antennas beyond certain time limits). In addition, the proposed facility's RF report should include in its analysis the cumulative RF emissions from the project itself, and any existing or other proposed and pending cellular facility projects, assuming those projects have been deemed "complete" by Planning staff. While any exceedance of the FCC's public exposure limit is unlikely given the project's open, rural setting, to ensure that this potential impact is less than significant, a mitigation measure is warranted. (See also discussion under 6.c regarding interference with existing communications systems.)

Mitigation Measure 5: Prior to the issuance of a building permit, a Radio Frequency (RF) report shall be submitted for review by the Community Development Director to

ANSWERS TO QUESTIONS

County File No. PLN 2005-00610

Page 6

ensure that the FCC public exposure standards are not exceeded, and that the proposed facility will not interfere with existing communication systems in the vicinity.

- f. Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

Yes, Significant Unless Mitigated. Implementation of the proposed project may result in a temporary increase in ambient noise levels during construction. Heavy equipment and machinery would be used to grade portions of the site, transport and install equipment, and to improve the existing access road. These construction activities may increase the existing noise levels at adjacent residential buildings in excess of levels determined appropriate. Adherence to standards contained in the County's Noise Ordinance (e.g., hours of construction) will effectively mitigate this potential impact.

Mitigation Measure 6: Noise levels produced by the proposed grading/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. Grading/construction operations shall be prohibited on Sunday and any national holiday.

- g. Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant Unless Mitigated. See discussion and mitigation measures under Section 1 of this report.

6. LAND USE AND GENERAL PLANS

- c. Will (or could) this project employ equipment which could interfere with existing communication and/or defense systems?**

Yes, Significant Unless Mitigated. Given the rural, somewhat remote nature of the project parcel, it is unlikely that the proposed cellular communications facility will interfere with other existing communication systems in the vicinity. This can be confirmed through the submittal of an RP report. See Mitigation 5.

- d. Will (or could) this project result in any changes in land use, either on or off the project site?**

Yes, Not Significant. The project parcel is developed with a single-family residence and other structures. The addition of a cell site will alter this use. However, the size of the cell site lease area is small, and once mitigation measures are completed, the site will be relatively concealed. This is not a significant impact.

- p. Will (or could) this project result in the creation of or exposure to a potential health hazard?

Yes, Significant Unless Mitigated. See discussion under 4.a and Mitigation Measure 5 regarding the potential for generation of radiation in excess of existing standards.

7. **AESTHETIC, CULTURAL AND HISTORIC**

- a. Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?

Yes, Significant Unless Mitigated. The project parcel is located in a rural area within Higgins-Purisima County Scenic Corridor. The equipment cabinet area can be screened with fencing. The antenna structure can also be screened with landscaping to minimize its visual impact. Given the distance of the project site from the Higgins Canyon Road and the fact that the antenna structure can be placed with trees in the background, visual impacts of the antenna structure will not be significant. The applicant will be required to submit photo simulations to verify the project's visual impact, and to verify that the facility will not project above a skyline or ridgeline as viewed from Highway 1 on Higgins Canyon Road in accordance with Local Coastal Program (LCP) Policy 8.7 (*Development on Skylines and Ridgelines*).

The use of a "monopine" is an alternative to further minimize the impact of the antenna structure. Whether a monopole or monopine is chosen, trees shall be planted for screening.

In order to ensure that the equipment is well screened with landscaping, the following mitigation measures are proposed:

Mitigation Measure 7: Whether the applicant installs a monopole, monopine or other antenna structure, trees shall be planted to mitigate the visual impact. Photo simulations shall be submitted to verify that the landscape screening will be sufficient at maturity to screen the facility, and to verify that the project does not project above a skyline or ridgeline when viewed from Highway 1 and Higgins Canyon Road in compliance with LCP Policy 8.7. Landscaping shall be installed and verified by Planning staff prior to building permit final.

Mitigation Measure 8: The applicant shall submit a detailed landscape and irrigation plan, for review and approval by the Community Development Director prior to the issuance of building permits. The plan must indicate the location of species and quantity of shrubs and trees proposed. The species of proposed shrubs must be evergreen, must grow to a minimum mature height of 6 feet in height, must be planted with a minimum of 4-foot center spacing, and must be non-invasive and non-exotic. The plan must show the type and design of the irrigation system that will irrigate the

new landscaping. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 9: Prior to the issuance of building permits, the applicant shall submit a landscape plan to the Planning Department for review and approval. The landscape plan shall specify how all areas disturbed during construction (outside of the permanent improvements associated with the project) will be revegetated. The plan shall specify the use of native, non-invasive, drought-tolerant species that are compatible with existing species in the vicinity. The plan shall specify how the revegetated areas will be watered during the establishment period. Planning staff shall confirm that such revegetation/reseeding has been adequately applied prior to the Planning Department's final approval of the project's building permit. The applicant shall maintain the landscaping shown on the approved plans in perpetuity and replace any dead plant material immediately.

Mitigation Measure 10: Prior to the issuance of a building permit, the applicant shall submit color samples for the antenna structure, and equipment cabinets. All equipment and structures shall be painted to match the surrounding vegetation. Paint colors shall be subject to the review and approval of the Community Development Director. Color verification by a building inspector shall occur in the field after the applicant has painted the equipment the approved color, but before the applicant schedules a final inspection.

Mitigation Measure 11: Any chain link fence to be located around the antenna equipment area and the cabinet equipment area shall be black plastic coated with wooden slats.

- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

Yes, Significant Unless Mitigated. See previous discussion and mitigation measures under Response 7.a of this report.

ATTACHMENT

Location Map

LAA:fc - LAAR0002_WFH.DOC