



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th District

County Office Building
455 County Center
Redwood City, California 94063
(650) 363-1859

Action Minutes

DRAFT

MEETING NO. 1596

Wednesday, April 22, 2015

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Dworetzky called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Dworetzky.

Roll Call: Commissioners Present: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson (arrived at 9:10 a.m.)
Commissioners Absent: None
Staff Present: Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on April 11, 2015 and in the Half Moon Bay Review on April 15, 2015.

Oral Communications to allow the public to address the Commission on any matter not on the agenda.

None.

Consideration of the Minutes of the Planning Commission meeting of April 8, 2015.

The Minutes were continued and will be considered on May 13, 2015.

CONSENT AGENDA

1. **Owner/Applicant: MidPeninsula Regional Open Space District**
 File No.: PLN2015-00006
 Location: Purisima Creek Open Space Preserve
 APN: 067-320-220

Consideration of a Coastal Development Permit and Timberland Preserve/Coastal Zone Minor Development Permit, pursuant to sections 6328.4 and 6965 of the County Zoning Regulations respectively; and a Grading Permit, pursuant to Section 8602 of the County Grading Ordinance, for the removal and replacement of an existing vehicular bridge at a location on Purisima Creek. Application deemed complete February 6, 2015.

COMMISSION ACTION:

At the request of staff, the item was continued until the meeting scheduled for May 13, 2015.

Commissioner Dworetzky moved continuance until the May 13, 2015 meeting, and Commissioner Ramirez seconded the motion. 4-0-1-0, with Commissioner Simonson absent.

END OF THE CONSENT AGENDA

**REGULAR AGENDA
 9:00 a.m.**

2. **Owner: Northstar Memorial Group, LLC**
Applicant: NSA Wireless for Verizon Wireless
 File No.: PLN2014-00019
 Location: 100 Lifemark Road, North Skyline
 APN: 056-550-020

Consideration of 1) the certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, 2) Use Permit Renewals and Amendments, pursuant to Sections 6405 and 6500 of the San Mateo County Zoning Regulations, for Verizon Wireless and AT&T to relocate and continue operating wireless telecommunication facilities, and 3) a Resource Management Permit, pursuant to Section 6313 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and Architectural Review, pursuant to Section 261 of the State Streets and Highways Code, to install two new "monopine" cellular antenna poles of 108 ft. and 80 ft. to support the relocation, consolidation and operation of three wireless telecommunication facilities, owned by Verizon Wireless, AT&T, and San Mateo County, including 2,331 cubic yards of grading within Skylawn Memorial Park cemetery. The project is located within the Junipero Serra (I-280) State Scenic Corridor. The Use Permits include a height limit exception for the 108 ft. tall Verizon Wireless/AT&T monopine pole where 36 ft. is the maximum height allowed. Application deemed complete October 14, 2014.

SPEAKERS:

1. James Singleton, Applicant
2. Brian C, General Manager Skylawn Memorial Park

COMMISSION ACTION:

Commissioner Simonson moved and Commissioner Ramirez seconded to close the public hearing.
Motion carried 5-0-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDINGS:

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from February 18, 2015 to March 9, 2015.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology and water quality, and noise. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project would not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval (Condition Nos. 48 through 68 below).
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Resource Management Permit, Found:

5. That the project is in conformance with the development review standards and criteria for the Resource Management (RM) District as contained within Chapter 20A and Chapter 20A.2 of the Zoning Regulations. The project, as proposed and conditioned, complies with the policies and objectives of the RM District, including Development Standards, and Environmental Quality, Site Design, Utilities, Water Resources, and Primary Scenic Resources Criteria. As proposed and conditioned, the project will reduce adverse impacts to wildlife species to a less than significant level; revegetate disturbed land with native, drought-tolerant landscaping; minimize adverse impacts on water quality through the implementation of erosion and sediment control measures; incorporate mitigation measures to ensure that the geological stability of the area is not compromised; and minimize visual impacts from the Junipero Serra (I-280) State Scenic Corridor and other public viewpoints.

For the Use Permit, Found:

6. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. As discussed in the Initial Study and Mitigated Negative Declaration, the project may result in potential significant impacts to aesthetics, air quality, biological and cultural resources, geology and soils, climate change, hydrology and water quality, and noise. However, mitigation measures have been included as project conditions of approval to reduce any environmental impacts to a less than significant level. Additionally, the project will provide continued cellular service to the general public and to emergency response agencies which outweigh any impacts caused by the over-height Verizon Wireless/AT&T monopine, particularly after mitigations are imposed. Furthermore, the project would not result in damage to coastal resources, as the project site is not located in the Coastal Zone.

For the Grading Permit, Found:

7. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study and Mitigated Negative Declaration as required by CEQA, staff found that, with the implementation of all mitigation measures, there would not be a significant adverse effect on the environment. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.
8. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including those relative to erosion and sediment control, dust control, fire safety, and timing of grading activity. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
9. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Historical and Archaeological Resources; Rural Land Use; and Water Supply policies as discussed in detail in the staff report dated April 22, 2015.

For the Architectural Review Approval, Found:

10. That the proposed project is in compliance with the architectural design standards for the Junipero Serra (I-280) State Scenic Corridor as evidenced by compliance with the applicable General Plan Visual Quality Policies related to promoting good design, site relationship and aesthetic considerations to minimize the appearance of utilities in scenic corridors and impacts to public views. The monopine antenna pole will help to minimize adverse visual impacts of utility structures from public viewpoints along I-280 and Highway 92. Furthermore, the consolidated monopines will be more aesthetically pleasing to visitors of the cemetery than the existing spread-out telecommunication facilities. New landscaping around the project area will help to create a more natural environment for the monopines to blend into and will prevent the monopines from standing out along the skyline. Mitigation measures have been incorporated as conditions of approval to ensure adverse visual impacts are reduced to a less than significant level.

CONDITIONS OF APPROVAL:**CONDITIONS OF APPROVAL FOR VERIZON WIRELESS AND AT&T**Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted and approved by the Planning Commission on April 22, 2015. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Use Permits for the operation of the Verizon Wireless and AT&T facilities, as approved, shall be valid for ten (10) years from the date of final approval. Renewal of this permit shall be applied for, six (6) months prior to expiration, to the Planning and Building Department, and shall be accompanied by the renewal application and fees applicable at that time.
3. One administrative review is required five (5) years from the final approval date of this permit. Administrative review will be subject to the fees applicable at that time.
4. Any change in use or intensity not already approved shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. The applicant shall obtain a building permit and install the facilities in accordance with the approved plans and conditions of approval. No site disturbance shall occur, including any grading, until the grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) has been issued, either concurrently or prior to issuance of a building permit.
6. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
7. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the

operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.

8. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
9. This installation shall be removed in its entirety at that time when this technology becomes obsolete, when the facility is no longer needed to achieve coverage objectives, or if the facility remains inactive for six (6) consecutive months. If any of these circumstances occur, the entire facility, including all antennas and associated equipment, cables, power supplies, etc., shall be removed and the site shall be returned to its pre-construction state. Removal or modification of the facility and associated installations require a demolition/building permit from the Building Inspection Section.
10. There shall be no external lighting associated with the monopine cellular antenna poles. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
11. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed 80-dBA at any one moment.
12. Prior to the issuance of a building permit, the applicant shall submit color samples for the facilities (including the monopine, antennas, supporting equipment, and walls/fencing). The antennas and all associated pole-mounted equipment shall be painted green to match the faux branches of the monopine. Ground supporting equipment and structures shall utilize earth-toned colors to blend in with the surrounding vegetation and natural environment. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Paint colors shall be subject to the review and approval by the Community Development Director prior to issuance of a building permit. The applicant shall submit photos to the Current Planning Section for color verification after the approved colors have been implemented, but before a final building inspection is scheduled.
13. The applicant shall maintain the monopine and equipment enclosure walls/fencing in good condition and perform repairs as necessary to serve its function as a screening device for the facility and equipment. Any repairs and/or maintenance to the monopine and fence shall be of like color and materials.
14. A landscape/tree planting plan shall be included as part of the building permit plans submitted for review and approval. All landscaping and trees shall be native and drought-tolerant and shall blend in with the surrounding natural environment. Any new landscaping, including new trees, associated with this project shall be maintained throughout the life of the facilities. The applicant shall submit photos to the Current Planning Section for verification that all landscaping/tree plantings have been completed per approved plans.
15. The installation of the proposed landscaping and irrigation system shall be confirmed by staff of the Planning and Building Department prior to finalization of the building permit. On an

annual basis, beginning one (1) year after the building permit is finalized, the applicant and/or landlord shall submit photographs and documentation providing evidence that the installed landscaping is in good health and is being properly maintained. In the event that any of the plantings are at risk of not surviving, the report shall describe the replacement and/or remedial action that will be taken subject to the review and approval of the Community Development Director.

16. Prior to the issuance of the building permit, the applicant shall submit a revised landscape plan for the review and approval of the Community Development Director that provides supplemental plantings of mature, native, drought resistant tree species at a distance of 1,000 feet or more from the cell tower facilities to maximize screening of the facilities.
17. Prior to the issuance of the building permit, the applicant shall submit revised plans for review and approval of the Community Development Director showing longer branches at a lower elevation on the base of the monopine to provide a more natural redwood tree shape.
18. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
19. Building permits shall be issued prior to the start of any construction work associated with this approval.
20. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal.
21. For future ownership identification purposes, the carrier names shall be posted (durable material and legible print) on the ground equipment enclosures. The applicant shall submit photos to the Current Planning Section verifying compliance with this condition prior to building inspection final.
22. Any temporary wireless telecommunication facilities approved to operate during the interim duration that this project is being approved and constructed shall be removed under valid demolition permits prior to final building inspection of the permanently constructed facilities, or within the timeframe allowed under a separate temporary permit, whichever occurs first.
23. Each carrier shall be required to obtain their own building permit prior to the installation of any proprietary equipment.
24. In addition to any construction plans submitted to the Building Department for permit, one copy of such plans shall be submitted to the Current Planning Section for each commercial carriers' proprietary equipment for their respective Use Permit files.
25. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment, the wireless telecommunication facility shall be made available to the County for public safety communication use.
26. Prior to the Current Planning Section's approval of building permits, the applicant for each commercial carrier shall provide the name, title, phone number, mailing address, and e-mail address of one or more contact persons at each commercial carrier's company (Verizon

Wireless or AT&T) to whom future correspondences from the County should be addressed. These person(s) will serve as the long-term contact person(s) for the project for the purposes of permit renewal. Should the long-term contact person(s) change, the property owner is responsible for contacting the County to establish new long-term contact person(s).

27. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,210.00, as required under Fish and Wildlife Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Wildlife's environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2016). The fee amount due is based on the date of payment of the fees.

Grading and Erosion Control:

28. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.
29. All grading activities and erosion and sediment control measures shall be implemented according to the approved plans prepared by the project engineer of record, PDC Corporation, and approved by the decision maker. Revisions to the approved grading and/or erosion and sediment control plans shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
30. The site is considered a Construction Stormwater Regulated Site. Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.
31. The engineer who prepared the approved grading and drainage plans shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
32. Pursuant to San Mateo County Ordinance Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
33. The applicant shall notify Joe Naras, Watershed Manager for San Francisco Public Utilities Commission (SFPUC), at 650/652-3201, at least 48 hours in advance of the start of any earthwork or grading activities.
34. For the final approval of the grading permit, the property owner shall ensure performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and

the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

Please include the Geotechnical File Number, 10-D-4(c), in all correspondence with the Geotechnical Section of the Planning and Building Department.

National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP) Provision C.3 Requirements:

35. A separate C.3 and C.6 Development Review Checklist shall be submitted as part of any building permit submittal.
36. Based on the completed C.3 and C.6 Development Review Checklist submitted by the applicant on October 14, 2014, new and replaced project impervious surface exceeds 10,000 sq. ft., totaling 15,150 sq. ft. The applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; National Resources Conservation Service (NRCS) soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the Municipal Regional Permit (MRP); and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance. Treatment controls shall be designed and sized to treat runoff from new and/or replaced impervious areas only.
37. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project plans, approved on April 22, 2015, without written approval from the Planning Department.
38. No treatment measures shall have standing water more than five (5) days, for vector control.
39. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site at http://www.flowstobay.org/bs_new_development.php.
40. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
41. The project shall incorporate at least one site design measure, pursuant to Provision C.3.c.i.(2)(a) of the MPR.

42. Biotreatment measures (including bioretention areas, flow-through planters and non-proprietary tree well filters) shall be sized to treat runoff from 100% of the applicable drainage area (all impervious areas and applicable landscaped areas) using flow- or volume-based sizing criteria as described in the Provision C.3.d of the MRP, or using the simplified sizing method (4% rule of thumb), described in the C.3 Technical Guidance and based on the flow-based sizing criteria in Provision C.3.d.i.(2)(c).
43. Plant species used within the biotreatment measure area shall be consistent with Appendix A of the C.3 Technical Guidance.
44. Biotreatment soil mix for biotreatment measures shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour, and shall be in conformance with Attachment L of the MRP, which is included in Appendix K of the C.3 Technical Guidance.
45. Design of biotreatment measures shall be consistent with technical guidance for the applicable type of biotreatment measure provided in Chapter 6 of the C.3 Technical Guidance.
46. The property owner shall comply with the following Operation and Maintenance Agreement Requirements:
 - a. Prior to the final of the building permit for the project, the property owner shall coordinate with the project planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property.
 - b. The property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) in the Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
 - c. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
 - d. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
 - e. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement for the property.

f. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

47. Within one (1) week of the installation date of the approved facility, the project civil engineer shall notify Richard Lee, Associate Engineer, Department of Public Works, by email at rlee@smcgov.org or by fax at 650/363-4859. Notice shall include the installation date of the last component of the approved facility and the name of the project civil engineer. The County will perform a final inspection of the approved facility within 45 days of the date of installation.

Condition Nos. 48 through 68 are mitigation measures from the Mitigated Negative Declaration.

48. **Mitigation Measure 1:** The use of reflective materials or reflective paint colors is prohibited.
49. **Mitigation Measure 2:** The monopines shall be maintained in a manner to ensure that they resemble trees to the greatest extent possible. This shall include continual maintenance in the form of repainting and/or repairing any portions of the facilities which do not appear as they did at the time of building permit final inspections.
50. **Mitigation Measure 3:** No new lights of any kind shall be constructed or installed in association with this project, with the exception of lighting deemed necessary to service the ground equipment areas.
51. **Mitigation Measure 4:** The approved exterior light to be installed in the ground equipment lease area shall be designed and located so as to confine direct rays to the fenced equipment area and to prevent glare to the surrounding area. Manufacturer's cut sheets for all exterior lights shall be submitted for review and approval by the Planning Department prior to the issuance of a building permit. All approved exterior lighting shall be inspected and approved by the Planning Department prior to final building inspection.
52. **Mitigation Measure 5:** The applicant shall submit a dust control plan to the Planning and Building Department prior to the issuance of any grading "hard card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the Bay Area Air Quality Management District CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

- e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - h. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
53. **Mitigation Measure 6 (2014 Skylawn Phase I Project MND MM 2):** Prior to initial vegetation removal and/or grading activities ~~in the upland portion of the Phase 1 area~~, a pre-construction clearance survey shall be conducted for the California red-legged frog and San Francisco garter snake by a qualified biologist. Should either species be identified, construction activities shall be immediately halted until the frog or snake leaves the construction zone on its own, or is removed by a qualified biologist in possession of an appropriate permit and authorized by the United States Fish and Wildlife Service (USFWS). The USFWS shall be immediately notified if either species is observed.
54. **Mitigation Measure 7 (2014 Skylawn Phase I Project MND MM 4):** If trees or structures are to be removed during the breeding season of native bat species (generally April 1 through August 31 in California), the presence of active bat maternity roosts should be evaluated by a qualified biologist. If the trees/structures to be removed are determined to provide potential bat roosting habitat, a focused survey should then be conducted to determine if an active maternity roost of special-status bats are present. Should an active maternity roost of a special-status bat species be identified, the roost should not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, the tree/structure may be removed.
55. **Mitigation Measure 8 (2014 Skylawn Phase I Project MND MM 5):** If the project commences anytime during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region), a pre-construction survey of the project vicinity for nesting birds shall be conducted. This survey shall be conducted by a qualified biologist (i.e., experienced with the nesting behavior of bird species of the region) within two weeks of the commencement of construction activities. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within 500 ft. of the construction zone. The survey area would include all trees and shrubs in the construction zone and a surrounding 500-ft. area. The survey should be timed such that the last survey is concluded no more than two weeks prior to initiation of construction. If ground disturbance activities are delayed following a survey, then an additional pre-construction survey should be conducted such that no more

than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If active nests are found in areas that could be directly affected or are within 500 ft. of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the California Department of Fish and Wildlife (CDFW), taking into account factors such as the following:

- a. Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
 - b. Distance and amount of vegetation or other screening between the construction site and the nest; and
 - c. Sensitivity of individual nesting species and behaviors of the nesting birds.
56. **Mitigation Measure 9:** Any existing significant and/or heritage trees adjacent to areas of ground disturbance shall be protected. Where applicable, the applicant shall establish and maintain tree protection zones which shall be delineated using 6-ft. tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction-related activities to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and shall be documented.
57. **Mitigation Measure 10 (2014 Skylawn Phase I Project MND MM 15):** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted within 30 ft. of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
58. **Mitigation Measure 11 (2014 Skylawn Phase I Project MND MM 17):** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
59. **Mitigation Measure 12 (2014 Skylawn Phase I Project MND MM 18):** Use existing roads to the maximum extent feasible to avoid additional surface disturbance.
60. **Mitigation Measure 13 (2014 Skylawn Phase I Project MND MM 19):** During all phases of the project, keep equipment and vehicles within the limits of the previously disturbed areas of the project site. All areas to remain undisturbed shall be delineated on the Erosion Control Plan and the plan shall include measures, such as a fence or other kind of barrier, to

demarkate the “limit of disturbance.” The property owner shall demonstrate the implementation of these measures prior to issuance of the grading permit “hard card.”

61. **Mitigation Measure 14 (2014 Skylawn Phase I Project MND MM 20):** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines that the remains are Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
62. **Mitigation Measure 15:** All construction and grading techniques and methods of the geotechnical report by Mid Pacific Engineering, Inc., dated January 16, 2014, and any subsequently approved report amendments, shall be implemented for the project.
63. **Mitigation Measure 16 (2014 Skylawn Phase I Project MND MM 25):** The applicant shall obtain a grading permit “hard card” from the Planning and Building Department prior to commencement of any grading or construction activities.
64. **Mitigation Measure 17 (2014 Skylawn Phase I Project MND MM 26):** Prior to beginning any land disturbance or construction, the applicant shall submit an Erosion and Sediment Control Plan to include the proposed measures of the Conceptual Erosion Control Plan and additional measures as follows for review and approval by the San Mateo County Planning and Building Department. The plan must be fully implemented and inspected by County Planning and Building Department staff prior to the commencement of any construction and/or grading activities and shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) “General Construction and Site Supervision Guidelines,” including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

- j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices. Additional best management practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - m. Show protection for all existing trees within the limits of disturbance. Protection measures shall include a minimum 6-ft. tall orange plastic fencing staked around the driplines of the existing trees.
 - n. Show silt fencing (including details for installation) to be installed along the downslope side of the new access road and below the area of grading associated with the County Information Services Department facility.
 - o. Provide a designated area for parking of construction vehicles, using aggregate over geo-textile fabric.
 - p. Show areas for stockpiling. Cover temporary stockpiles using anchored down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.
 - q. Show location of garbage and/or debris dumpster(s), and portable toilets.
65. **Mitigation Measure 18 (2014 Skylawn Phase I Project MND MM 27):** The applicant shall submit a grading and drainage plan (including calculations) to the Planning and Building Department and the Department of Public Works prior to the issuance of any project-related grading or building permits. The grading and drainage plan shall include all requirements listed in Grading Ordinance Section 8604.1.a.5 (*Application Requirements*). The drainage plan shall also include a narrative describing the type, size, and location of all permanent stormwater controls to be utilized in order to ensure compliance with the County's Drainage Policy, the San Mateo Countywide Water Pollution Prevention Plan (SMCWPPP) "General Construction and Site Supervision Guidelines," and National Pollutant Discharge Elimination System (NPDES) Permit Provision C.3.
66. **Mitigation Measure 19 (2014 Skylawn Phase I Project MND MM 28):** No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall identify the approximate grading schedule, including but not limited to start and end dates, stating the date when erosion controls will be installed, date when grading operations will begin, anticipated end date of grading operations, and date of revegetation prior to the issuance of a grading permit hard card. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
67. **Mitigation Measure 20 (2014 Skylawn Phase I Project MND MM 29):** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed.

Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

68. **Mitigation Measure 21:** Noise levels produced by proposed construction activities shall comply with the San Mateo County Noise Ordinance contained in Chapter 4.88 (Noise Regulations) of the County Ordinance Code. Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction operations shall be prohibited on Sundays and any national holidays.

Department of Public Works

69. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the San Mateo County Fire Marshall, that the proposed road access, from the nearest maintained access to the co-location site, meets or exceeds the County's minimum standards for a private access road including provisions for proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, and width of road, meeting Fire Marshal requirements, exist or can be provided, if applicable.
70. Prior to the issuance of the Building permit or Planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it under the building permit for review and approval by the Department of Public Works. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Geotechnical Section

71. A signed Section I of the Geotechnical Consultant Approval form shall be submitted to the Geotechnical Section prior to issuance of the grading permit "hard card." All plans and material submitted for the building permit shall be to the satisfaction of the Geotechnical Section.

San Mateo County Fire Department

72. Fire Department access shall be to within 150 ft. of all exterior portions of the facilities and all portions of the exterior walls of the first story of any buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and the weight it will support.

73. Each facility shall have a street address and shall have the number of that address posted at the driveway entrance, or other location as determined by the Fire Marshal, in such a manner that the number is easily and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a minimum of 6" x 18" and constructed of green reflective metal.
74. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, National Fire Protection Association (NFPA) 2001, and T-19 requirements.
75. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval of the building permit.
76. All landscaping plans shall comply with Public Resource Codes 4291, California Code of Regulations Title 19 and the San Mateo County Fire Ordinance for fire safety clearance. For more information about vegetation clearances and fire resistive plants and trees, visit www.firesafecouncil.org or www.smcfiresafe.org.
77. Any above ground fuel storage shall meet California Fire and Building Code requirements.
78. Maintain around and adjacent to such buildings or structures a fuel break/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
79. Because of limited access into your property, the San Mateo County Fire Department is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office at (650) 573-3846.
80. Permanent signage shall be posted on any disconnecting means. Such signage shall be red in color and read "WARNING - This premises is provided with an alternate power source (Generator). Disconnecting of power at this location may not disable the electrical power source." Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source. Any and all disconnects shall require signage as stated herein.
81. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed. Such signage shall state instructions on how to disconnect power feeding to other electrical panels. Shut-off switches shall be clearly labeled.

82. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection must meet California Residential Code R327 or California Building Code Chapter 7A requirements.

For the Environmental Review, Found:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from February 18, 2015 to March 9, 2015.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potential significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, climate change, hydrology and water quality, and noise. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project would not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval (Condition Nos. 2 through 17 below).
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Architectural Review Approval, Found:

5. That the proposed project is in compliance with the architectural design standards for the Junipero Serra (I-280) State Scenic Corridor as evidenced by compliance with the applicable General Plan Visual Quality Policies related to promoting good design, site relationship and aesthetic considerations to minimize the appearance of utilities in scenic corridors and impacts to public views. The monopine antenna pole will help to minimize adverse visual impacts of utility structures from public viewpoints along I-280 and Highway 92. Furthermore, the consolidated monopines will be more aesthetically pleasing to visitors of the cemetery than the existing spread-out telecommunication facilities. New landscaping around the project area will help to create a more natural environment for the monopines to blend into and will prevent the monopines from standing out along the skyline. Mitigation measures have been incorporated as conditions of approval to ensure adverse visual impacts are reduced to a less than significant level.

CONDITIONS OF APPROVAL FOR COUNTY ISD

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted and certified as part of the mitigated negative declaration by the Planning Commission on April 22, 2015. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, the certified mitigated negative declaration.

Condition Nos. 2 through 17 are mitigation measures from the Mitigated Negative Declaration that are applicable to the County ISD facility.

2. **Mitigation Measure 1:** The use of reflective materials or reflective paint colors is prohibited.
3. **Mitigation Measure 2:** The monopines shall be maintained in a manner to ensure that they resemble trees to the greatest extent possible. This shall include continual maintenance in the form of repainting and/or repairing any portions of the facilities which do not appear as they did at the time of building permit final inspections.
4. **Mitigation Measure 3:** No new lights of any kind shall be constructed or installed in association with this project, with the exception of lighting deemed necessary to service the ground equipment areas.
5. **Mitigation Measure 6 (2014 Skylawn Phase I Project MND MM 2):** Prior to initial vegetation removal and/or grading activities, a pre-construction clearance survey shall be conducted for the California red-legged frog and San Francisco garter snake by a qualified biologist. Should either species be identified, construction activities shall be immediately halted until the frog or snake leaves the construction zone on its own, or is removed by a qualified biologist in possession of an appropriate permit and authorized by the United States Fish and Wildlife Service (USFWS). The USFWS shall be immediately notified if either species is observed.
6. **Mitigation Measure 7 (2014 Skylawn Phase I Project MND MM 4):** If trees or structures are to be removed during the breeding season of native bat species (generally April 1 through August 31 in California), the presence of active bat maternity roosts should be evaluated by a qualified biologist. If the trees/structures to be removed are determined to provide potential bat roosting habitat, a focused survey should then be conducted to determine if an active maternity roost of special-status bats are present. Should an active maternity roost of a special-status bat species be identified, the roost should not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, the tree/structure may be removed.
7. **Mitigation Measure 8 (2014 Skylawn Phase I Project MND MM 5):** If the project commences anytime during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region), a pre-construction survey of the project vicinity for nesting birds shall be conducted. This survey shall be conducted by a qualified biologist (i.e., experienced with the nesting behavior of bird species of the region) within two weeks of the commencement of construction activities. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within 500 ft. of the construction zone. The survey area would include all trees and shrubs in the construction zone and a surrounding 500-ft. area. The survey should be timed such that the last survey is concluded no more than two weeks prior to initiation of construction. If ground disturbance activities are delayed following

a survey, then an additional pre-construction survey should be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If active nests are found in areas that could be directly affected or are within 500 ft. of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the California Department of Fish and Wildlife (CDFW), taking into account factors such as the following:

- a. Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
 - b. Distance and amount of vegetation or other screening between the construction site and the nest; and
 - c. Sensitivity of individual nesting species and behaviors of the nesting birds.
8. **Mitigation Measure 9:** Any existing significant and/or heritage trees adjacent to areas of ground disturbance shall be protected. Where applicable, the applicant shall establish and maintain tree protection zones which shall be delineated using 6-ft. tall orange plastic fencing, supported by poles, pounded into the ground, located as close to the tree driplines as possible, while still allowing room for construction-related activities to safely continue. The applicant shall maintain tree protection zones free of equipment and material storage and shall not clean any equipment within these areas. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be monitored by an arborist and shall be documented.
9. **Mitigation Measure 10 (2014 Skylawn Phase I Project MND MM 15):** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted within 30 ft. of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
10. **Mitigation Measure 11 (2014 Skylawn Phase I Project MND MM 17):** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
11. **Mitigation Measure 12 (2014 Skylawn Phase I Project MND MM 18):** Use existing roads to the maximum extent feasible to avoid additional surface disturbance.
12. **Mitigation Measure 13 (2014 Skylawn Phase I Project MND MM 19):** During all phases of the project, keep equipment and vehicles within the limits of the previously disturbed areas of the project site. All areas to remain undisturbed shall include measures such as fencing or other kind of barrier, to demarcate the "limit of disturbance."

13. **Mitigation Measure 14 (2014 Skylawn Phase I Project MND MM 20)**: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines that the remains are Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
14. **Mitigation Measure 17 (2014 Skylawn Phase I Project MND MM 26)**: Prior to beginning any land disturbance or construction, the County ISD shall implement erosion and sediment control measures to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Erosion control measure deficiencies, as they occur, shall be immediately corrected. Said measures shall adhere to the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) "General Construction and Site Supervision Guidelines," including:
- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices. Additional best management practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - m. Show protection for all existing trees within the limits of disturbance. Protection measures shall include a minimum 6-ft. tall orange plastic fencing staked around the driplines of the existing trees.
 - n. Show silt fencing (including details for installation) to be installed along the downslope side of the new access road and below the area of grading associated with the County ISD facility.
 - o. Provide a designated area for parking of construction vehicles, using aggregate over geo-textile fabric.
 - p. Show areas for stockpiling. Cover temporary stockpiles using anchored down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.
 - q. Show location of garbage and/or debris dumpster(s), and portable toilets.
15. **Mitigation Measure 19 (2014 Skylawn Phase I Project MND MM 28):** No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion.
16. **Mitigation Measure 20 (2014 Skylawn Phase I Project MND MM 29):** It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
17. **Mitigation Measure 21:** Noise levels produced by proposed construction activities shall comply with the San Mateo County Noise Ordinance contained in Chapter 4.88 (Noise Regulations) of the County Ordinance Code. Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction operations shall be prohibited on Sundays and any national holidays.

3. **Owner: Curtis and Ethel Brooks**
Applicant: James Cosgrove, NSA Wireless, Inc
 File No.: PLN2005-00306
 Location: 1175 Palomar Drive, Palomar Park
 APN: 051-416-040

Consideration of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), a Use Permit, pursuant to Section 6510 of the San Mateo County Zoning Regulations, and a Significant Tree Permit, pursuant to Section 12,020 of the

San Mateo County Ordinance Code, to construct a new wireless telecommunication facility for Verizon Wireless, including a 28-foot high broad leaf monopole and approximately 255 sq. ft. in total equipment lease area, where two wireless telecommunication facilities owned by other carriers exist at the site. The project includes the removal of 4 significant trees and 18 small, non-significant trees, as well as minor grading. Application deemed complete November 1, 2013.

SPEAKERS:

1. Rajat Mathur
2. Alicia Torre
3. Michael W. Kubiak
4. Sally Einspahr
5. Russ Bentson
6. Dr. Curtis L. Brooks
7. Joann Landi

COMMISSION ACTION:

Acting Director Monowitz requested that item be moved to Item.4 in the agenda to allow more time for discussion.

Commissioner Dworetzky moved and Commissioner Simonson seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Hansson moved and Commissioner Ramirez seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission continued the request to a date uncertain to allow time for the applicant to bring back additional information.

4. **Owner: Larry Manes**
Applicant: Edward Love
 File No.: PLN2014-00449
 Location: 199 Wienke Way, Moss Beach
 APN: 037-123-280

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence located on an existing 6,650 sq. ft. legal parcel. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete December 23, 2014.

SPEAKERS:

- 1) Edward Love, Applicant

COMMISSION ACTION:

Commissioner Simonson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 5-0-0-0.**

Commissioner Simonson moved and Commissioner Ramirez seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDINGS:**Regarding the Environmental Review, Found:**

1. That the proposed project is categorically exempt pursuant to Section 15301, Class 1(e), of the California Environmental Quality Act relating to additions to existing structures.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding visual resources, shoreline access and compliance with design review standards and findings.

Regarding the Design Review, Found:

3. That, based on the findings made by the Coastsides Design Review Committee at its meeting of December 18, 2014, the project is in compliance with applicable Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the dominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; and uses downward-directed exterior lighting fixtures.

CONDITIONS OF APPROVAL:**Current Planning Section**

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on April 22, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastsides Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter including all conditions of approval on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of the proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 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 1 and April 30.
 - 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 application of pesticides and fertilizers to avoid polluting runoff.
6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
 7. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works, and the Coastside Fire Protection District.
 8. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued.
 9. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Wienke Way. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Wienke Way. There shall be no storage of construction vehicles in the public right-of-way.

10. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
11. 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.

Building Inspection Section

12. The applicant shall apply for a building permit.

Montara Water and Sanitary District

13. Prior to the issuance of a building permit, the applicant shall obtain a Sewer Remodel Permit.
14. In the event that additional fixtures are proposed, the applicant shall obtain a water meter upgrade.
15. In the event that fire protection is required by the Coastside Fire Protection District, the applicant shall obtain Domestic Water/Fire Protection Connection Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

16. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
17. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

18. Smoke alarms/detectors are shown on building plans. Note on plans: "Smoke alarms are hardwired, interconnected with battery backup." Existing may have battery-powered smoke alarms.
19. New bedrooms and windows replaced in existing bedrooms to meet escape/rescue window/door requirements. ID windows and have notes. CBC 1026.

- 20. Attached garage shall meet occupancy separation requirements. Provide note/detail. CRC R302.6.
- 21. Address Numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
- 22. Roof Covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
- 23. Vegetation Management: As per the Coastside Fire District Ordinance No. 2013 03, the 2013 California Fire Code (CFC), and the Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
- 24. Chimney Present: The installation of an approved spark arrester is required on all chimneys. The spark arrester shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2 inch.

5. **Correspondence and Other Matters**

None to report for Correspondence

Other Matters

Acting Director Monowitz informed the Commissioners on the items to be considered by the Board of Supervisors meeting on April 28, 2015:

- Appeal of Westerfield fence
- Sharon Roads Subdivision
- Adoption of the Housing and Community Development
- Amendment to the Plan Princeton Contract
- May 19th is the tentative date for the appeal of the Big Wave project at the Board of Supervisors

6. **Consideration of Study Session for Next Meeting**

Acting Director Monowitz previously proposed a study session on the upcoming Vacation Rental Regulations and anticipates that the Commission will review the proposed regulations at the May 27, 2015 meeting.

There will be 3 items for the May 13, 2015 meeting which include:

- Mid-Peninsula Open Space District Item that was continued from today
- General plan and zoning amendment
- Zoning Amendments regarding Flood hazard area agreements in order to meet FEMA requirements

Acting Director Monowitz informed the Commission that the Continuance of the Ascension Heights Subdivision targeted for the July meeting.

9. **Director's Report**

None

10. **Adjournment**

The meeting adjourned at 12:19 p.m.