

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

DATE: January 17, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal and amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation and modification of an existing cellular facility. The amendment allows for the removal and replacement of three (3) panel antennas, nine (9) Remote Radio Units (RRU's), four (4) battery strings in existing cabinets, three (3) optic fiber, three (3) power junction cylinders, and one (1) GPS antenna on an existing 48'-6" monopole, and six (6) equipment cabinets mounted at ground level adjacent to the monopole located at 500 Lewis Foster Road within the unincorporated Half Moon Bay area of San Mateo County.

County File Number: PLN 2002-00463 (Sprint PCS)

PROPOSAL

The applicant is seeking a renewal and minor amendment to an existing use permit for the continued operation and modification of a cellular facility. The facility currently consists of six panel antennas, one GPS antenna and one microwave dish on an existing 55-foot tall Sprint PCS monopole, and six equipment cabinets located adjacent to the monopole. The equipment cabinets are mounted at ground level on a cement slab and enclosed by a 6-foot tall chain link fence with wood slats. The minor amendment is to allow the removal and replacement of three (3) panel antennas, nine (9) RRU's, four (4) battery strings in existing cabinets, three (3) optic fiber, three (3) power junction cylinders and one (1) GPS antenna. The site of the cellular facility is located within a County Scenic Corridor (San Mateo Road/Highway 92). This cellular facility provides wireless communication to Sprint customers along the Highway 92 corridor and along Highway 1 between Half Moon Bay Airport and the City of Half Moon Bay, and allows communication with a more remote cellular site located to the east at Highway 92 and Pilarcitos Road. No ground disturbance is anticipated.

RECOMMENDATION

Approve the Use Permit Renewal and Amendment, County File Number 2002-00463, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Tiare Peña, Project Planner, Telephone 650/363-1850
Applicant/Owner: Sprint Spectrum LP/Coastside County Water District

Location: 10 Lewis Foster Road, Half Moon Bay

APN: 056-320-090

Size: 8.57 acres

Existing Zoning: PAD/CZ (Planned Agriculture District/Coastal Zone)

General Plan Designation: Agriculture

Existing Land Use: Sprint PCS Cellular Facility, Coastside County Water District water storage tanks and treatment plant

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of Minimal Flooding, Community Panel No. 06081C0260E; dated October 16, 2012.

Environmental Evaluation: Categorically exempt under provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines; Existing Facilities.

Setting: The project site is located near the top of a 440-foot tall hill directly east of the City of Half Moon Bay within a County Scenic Corridor and is visible from the westbound direction of Highway 92 and from portions of Highway 1 in Half Moon Bay. The hill is located between Half Moon Bay High School and Highway 92. Access to the site is from an existing paved service road off Lewis Foster Road, which provides access to the water storage tanks and a water treatment plant owned and operated by Coastside County Water District. The concrete pad on which the equipment cabinets are atop is located within an access driveway, 32 feet uphill from the edge of the paved road. The monopole is located 50 feet uphill from the concrete pad, in a grassy area approximately 15 feet above the nearest pine tree. The hill has mixed vegetation with coastal scrub, grassland, and eucalyptus and pine trees.

Chronology:

<u>Date</u>	<u>Action</u>
September 1998	- Use permit renewal and amendment (previous USE96-0052)
October 2002	- Use permit renewal approved
April 2007	- Use permit renewal approved
April 2018	- Application for use permit renewal submitted

- September 2018 - Use permit amendment submitted
- February 2019 - Zoning Hearing Officer public hearing

DISCUSSION

A. KEY ISSUES

1. Compliance with Conditions of the Last Approval

Current Planning Section

- a. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director.
- b. Any modification to this installation, including but not limited to installation of additional panels, monitoring equipment, increase in height or change of ownership, shall be subject to amendment to this use permit, to be applied for and approved prior to modification of the installation. If the installation becomes obsolete prior to abandonment, the applicant shall apply for a demolition permit for removal of structures and restoration of the site.

Compliance with condition? Yes. This a both a Use Permit Renewal and amendment to accommodate the changes described.

Recommend to retain condition? Yes

- c. The use permit for this entire antenna and microwave communication facility shall be valid for ten (10) years from the date of approval, June 7, 2017. Six months prior to its expiration (January 2017), the applicant shall apply for a renewal of the use permit for this cellular installation and pay the applicable use permit renewal application fees.

Compliance with condition? Yes.

Recommend to retain condition? Yes, with modifications to adjust the expiration date. See Recommended Condition of Approval No. 3 in Attachment A.

- d. The applicant shall maintain the wood slats in the chain link fence; missing or damaged slats shall be replaced within one month of detection.

Compliance with condition? Yes.

Recommend to retain condition? Yes

- e. The applicant shall allow for co-location of other antennas proposed by other commercial businesses on this site. Addition of other antennas would be subject to review and approval under a separate use permit.

Compliance with condition? Yes.

Recommend to retain condition? Yes

- f. The applicant shall maintain approval from the FCC and the PUC with regard to the operation of this facility. The applicant, upon request by the Planning Department, shall submit proof of approval. If these approvals are ever revoked, the applicant shall inform the Community Development Director of the revocation, at which time an administrative review will commence.

Compliance with condition? Yes

Recommend to retain condition? Yes

- g. The applicant shall maintain erosion control measures including, but not limited to, reseeding any disturbed areas as a result of this use to prevent any sedimentation of drainage channels in order to prevent erosion on this grassy hillside.

Compliance with condition? Yes

Recommend to retain condition? Yes

2. Compliance with Use Permit Findings

In order to continue the operation of this facility, the following use permit findings are necessary:

- a. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of this 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.**

Staff has reviewed the project file, referred the project to appropriate parties for comments, conducted a site inspection, and reviewed previous conditions of approval and finds no issues concerning non-compliance with Current Planning Section requirements or issues from neighboring parcels in the vicinity. Further, there is no impact to coastal resources, nor are there any sensitive habitats in the area. Therefore, this finding can be made.

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

The Federal Communication Commission (FCC) has established the desirability and need for mobile and wireless telephone service to facilitate enhanced communication between mobile units. The subject cellular facility provides mobile and wireless services to all Sprint customers within the area and allows for unobstructed communication and cellular transmission between both private individuals and emergency/official vehicles. The range of personal communication services provided by this facility enhances telephone services in the area and is a necessary component of public health, safety, convenience and welfare. The cellular facility provides an efficient way to access this essential communication component, and thus, can be considered as necessary for the public health, safety, convenience and welfare. Therefore, this finding can be made.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act related to the continued operation of existing facilities.

C. REVIEWING AGENCIES

	APPROVE	CONDITIONS	DENY
Building Inspection Section	X	X	
Coastside Fire Authority	X	Yes	

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plans
- D. Elevations
- E. Site Photos

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County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00463 Hearing Date: January 17, 2019

Prepared By: Tiare Peña
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt under provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines; Existing Facilities.

For the Use Permit, Find:

1. That this wireless telecommunications facility is necessary for the public health, safety, convenience or welfare of the community because the Federal Communication Commission (FCC) has established the desirability and need for mobile and wireless telephone service to facilitate enhanced communication between mobile units. The subject cellular facility provides mobile and wireless services to all Sprint customers within the area and allows for unobstructed communication and cellular transmission between both private individuals and emergency/official vehicles. The range of personal communication services provided by this facility enhances telephone services in the area and is a necessary component of public health, safety, convenience and welfare. The cellular facility provides an efficient way to access this essential communication component, and thus, can be considered as necessary for the public health, safety, convenience and welfare.
2. That the establishment, maintenance and conducting of the use, will not under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff has reviewed the project file, referred the project to appropriate parties for comments, conducted a site inspection, and reviewed previous conditions of approval and finds no issues concerning non-compliance with Current Planning Section requirements or issues from neighboring parcels in the vicinity. The site is not located in an area that would impact coastal resources.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director.
2. Any modification to this installation, including but not limited to installation of additional panels, monitoring equipment, increase in height or change of ownership, shall be subject to amendment to this use permit, to be applied for and approved prior to modification of the installation. If the installation becomes obsolete prior to abandonment, the applicant shall apply for a demolition permit for removal of structures and restoration of the site.
3. The use permit for this entire antenna and microwave communication facility shall be valid for ten (10) years from the date of approval, January 17, 2029. Six months prior to its expiration (July, 2028), the applicant shall apply for a renewal of the use permit for this cellular installation and pay the applicable use permit renewal application fees.
4. The applicant shall maintain the wood slats in the chain link fence; missing or damaged slats shall be replaced within one month of detection.
5. The applicant shall allow for co-location of other antennas proposed by other commercial businesses on this site. Addition of other antennas would be subject to review and approval under a separate use permit.
6. The applicant shall maintain approval from the FCC and the PUC with regard to the operation of this facility. The applicant, upon request by the Planning Department, shall submit proof of approval. If these approvals are ever revoked, the applicant shall inform the Community Development Director of the revocation, at which time an administrative review will commence.
7. The applicant shall maintain erosion control measures including, but not limited to, reseeded any disturbed areas as a result of this use to prevent any sedimentation of drainage channels in order to prevent erosion on this grassy hillside.

Building Inspection Section

8. A building permit is required.

Coastside Fire Protection District

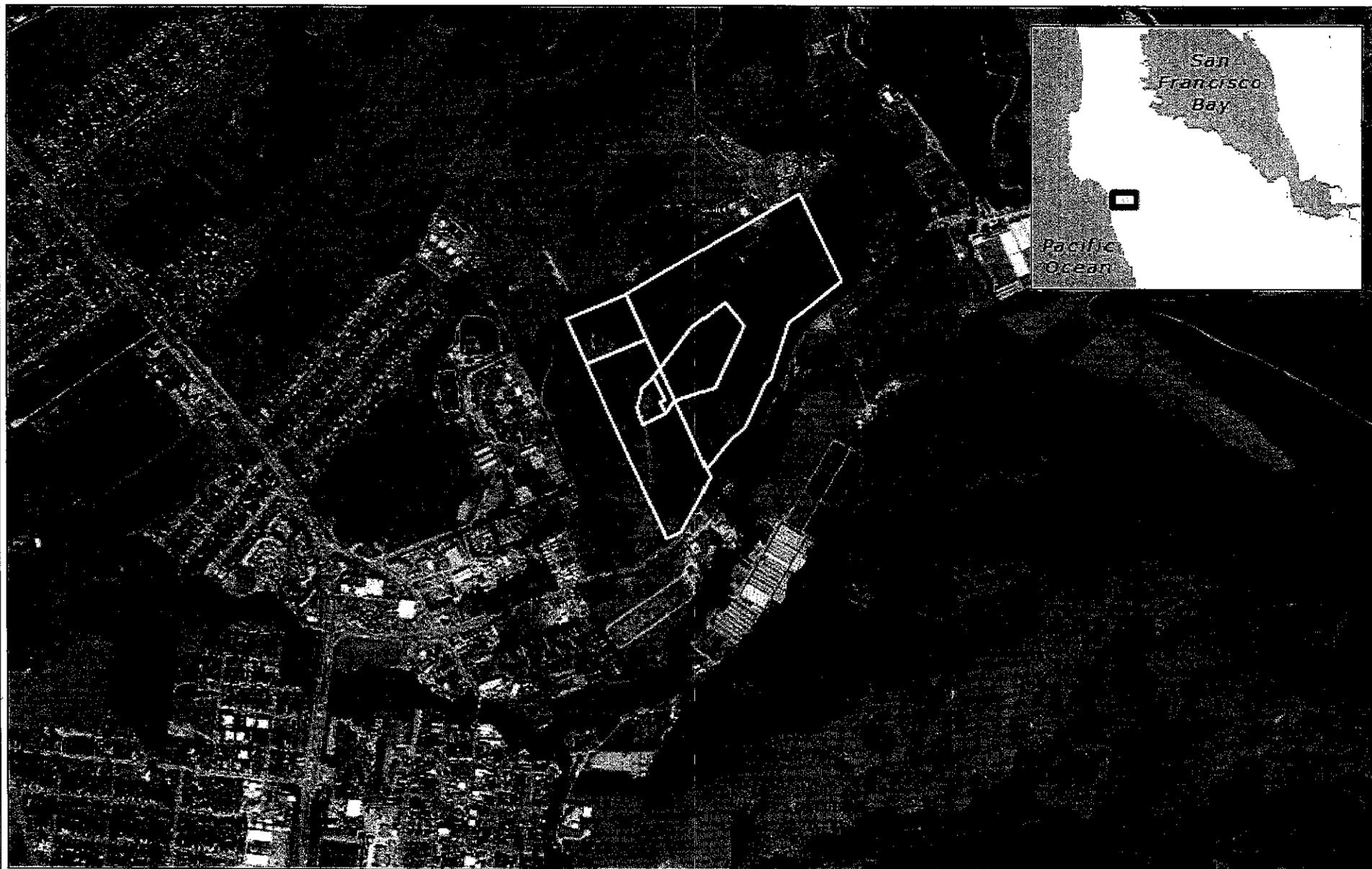
9. Locked gates shall be provided with a Knox Box or Knox Padlock.
10. A 2A10BC Extinguisher is required to be placed on-site.

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ATTACHMENT B



0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 18,055



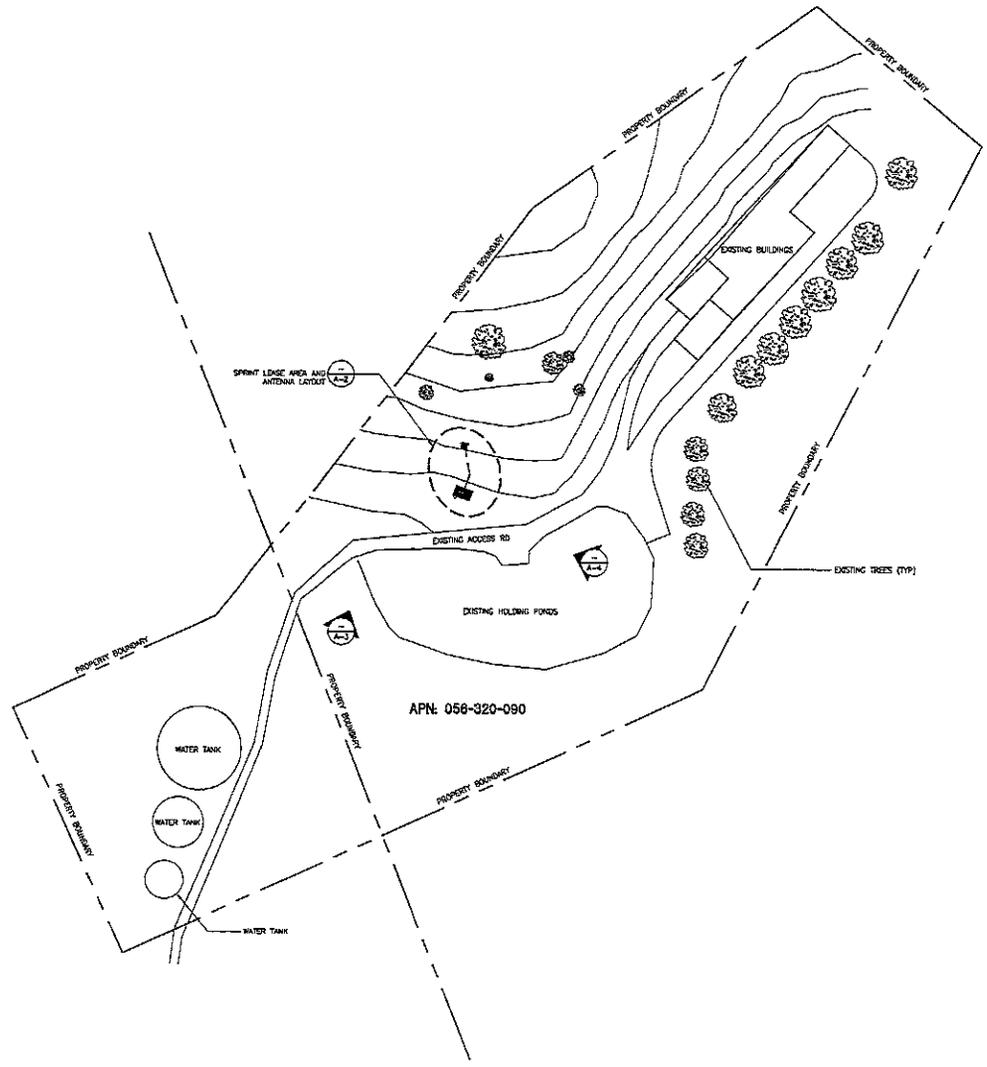
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C



PROJECT NO: FSD4XC900A
 DRAWN BY: JACQUEDD
 CHECKED BY: RMCNTANEZ JR

REV	DATE	DESCRIPTION	DATE
7	05/28/12	100% GIS COUNTY MAP	DN
6	04/25/12	100% CONSTRUCTION	DN
5	11/23/11	100% CONSTRUCTION	JL/PM
4	11/21/11	100% CONSTRUCTION	DN
3	11/23/11	90% CONSTRUCTION	DN
2	10/26/11	100% ZONING	JA
1	10/26/11	100% ZONING	DN
0	09/14/11	90% ZONING	DN



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FSD4XC900A
 CARTER HILL
 END OF LEWIS FOSTER RD
 HALF MOON BAY, CA 94019

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

JOB #: WD1225 PHASE #: 1.5

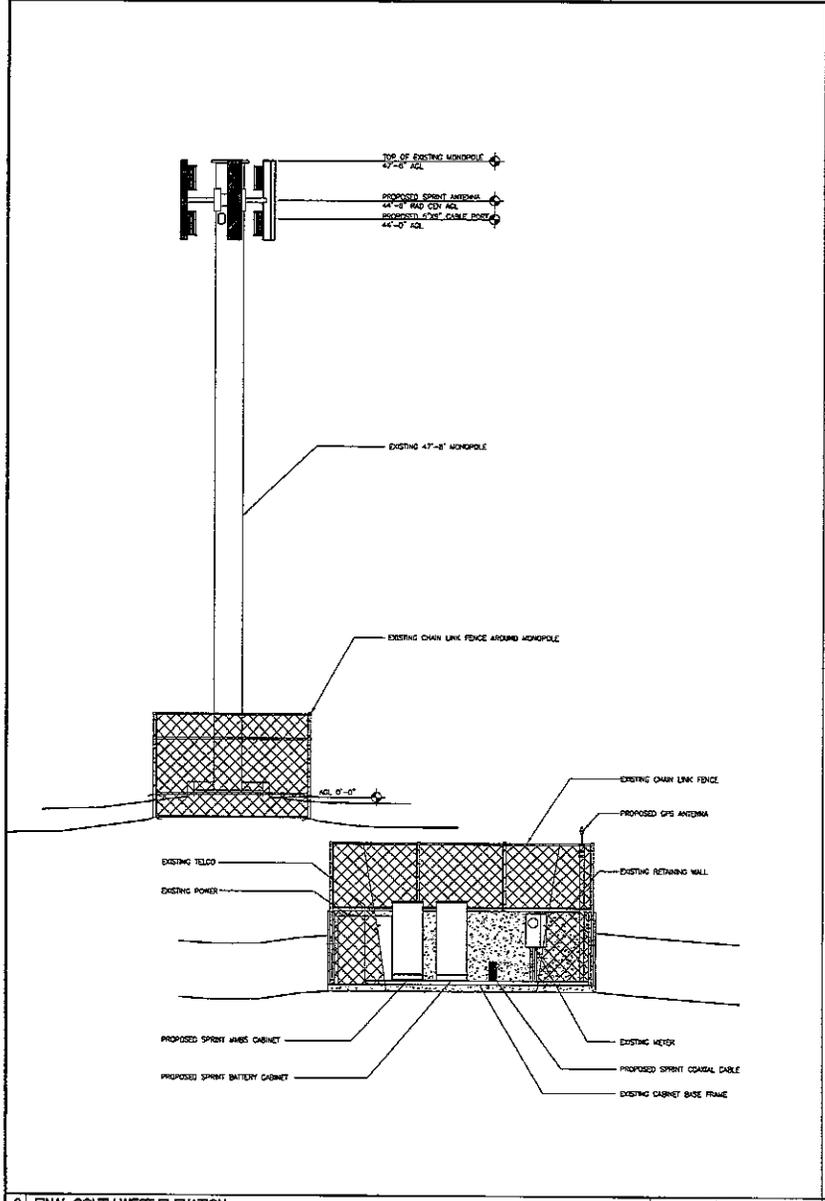


SCALE: 1" = 60'

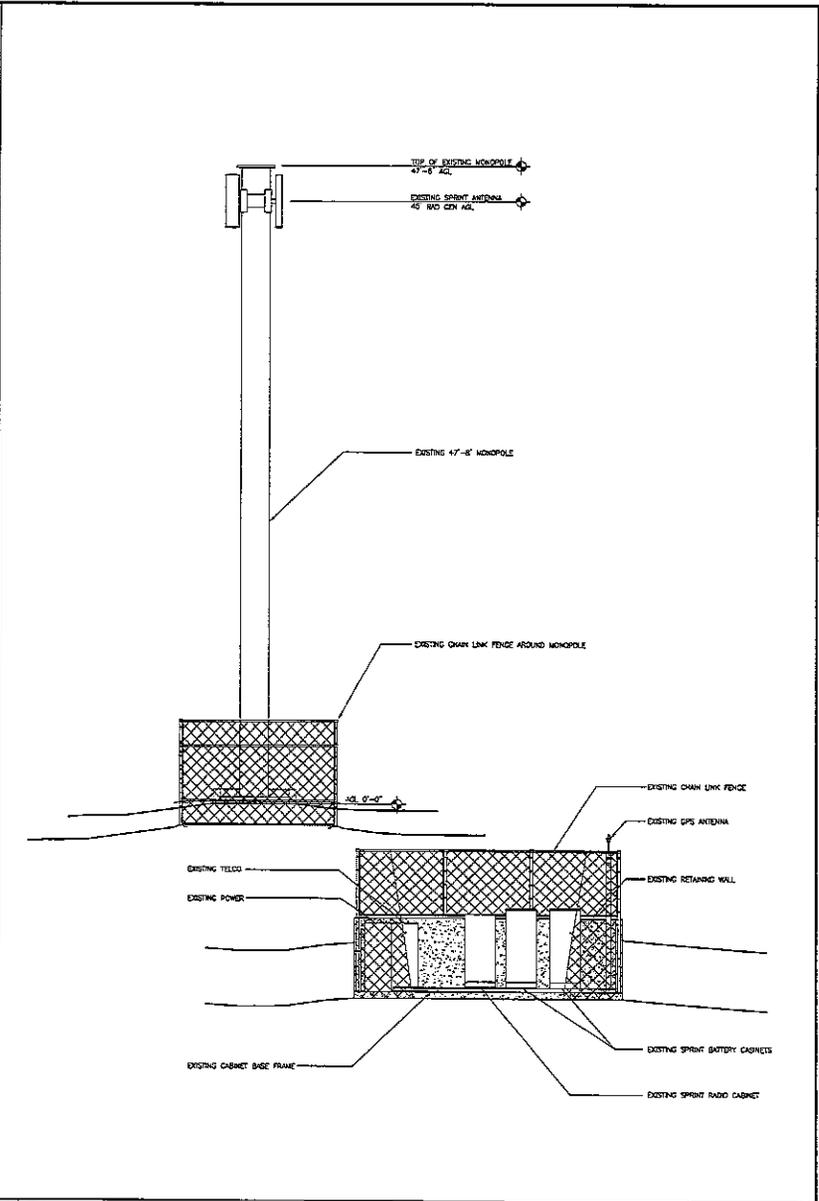


County of San Mateo - Planning and Building Department

ATTACHMENT D



2 | FINAL SOUTH WEST ELEVATION SCALE: 1/4" = 1'-0"



1 | EXISTING SOUTH WEST ELEVATION SCALE: 1/4" = 1'-0"

Sprint
 6580 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

MT2
 TELECOM, LP
 1015-B AIRPORT RD
 PO BOX 406
 MIDWEST CITY, OK 73102
 PH: (405) 374-5075
 FAX: (405) 374-6194

PROJECT NO: FSD4XC900A
 DRAWN BY: JACIEVEDO
 CHECKED BY: RMONTANEZ, JR

NO.	DATE	DESCRIPTION	DATE
7	05/04/12	ISSUE FOR COUNTY REVIEW	ON
6	04/25/12	ISSUE FOR CONSTRUCTION	ON
5	1/21/12	ISSUE FOR CONSTRUCTION	JA/PM
4	11/11/11	ISSUE FOR CONSTRUCTION	ON
3	11/21/11	ISSUE FOR CONSTRUCTION	ON
2	10/25/11	ISSUE FOR CONSTRUCTION	JA
1	10/04/11	ISSUE FOR CONSTRUCTION	ON
0	07/26/11	ISSUE FOR CONSTRUCTION	ON
REV	DATE	DESCRIPTION	DATE

LICENSED ARCHITECT
 CHRISTOPHER L. CARLSON
 No. C 7880
 STATE OF CALIFORNIA

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FSD4XC900A
 CARTER HILL
 END OF LEWIS FOSTER RD
 HALF MOON BAY, CA 94019

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

JOB #: WD1225 PHASE #: 1.5



PROJECT NO: PS04XC900A
DRAWN BY: JACEVEDO
CHECKED BY: RMONTEZ JR

REV	DATE	DESCRIPTION	DATE
7	08/05/12	100% CONSTRUCTION	CH
6	04/26/12	100% CONSTRUCTION	CH
5	1/21/12	100% CONSTRUCTION	JA/PM
4	11/13/11	100% CONSTRUCTION	CH
3	11/2/11	90% CONSTRUCTION	CH
2	10/26/11	100% DESIGN	JA
1	10/26/11	100% DESIGN	
0	08/16/11	100% DESIGN	



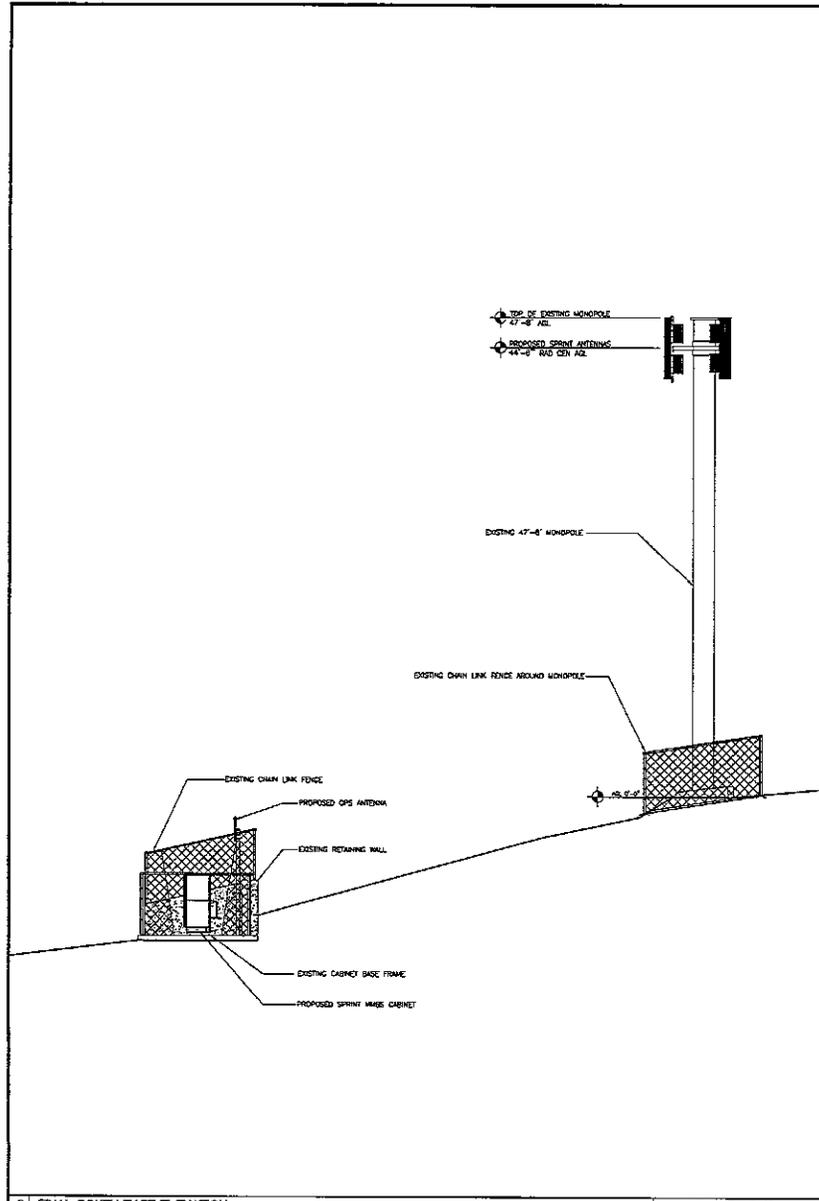
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PS04XC900A
CARTER HILL
END OF LEWIS FOSTER RD
HALF MOON BAY, CA 94019

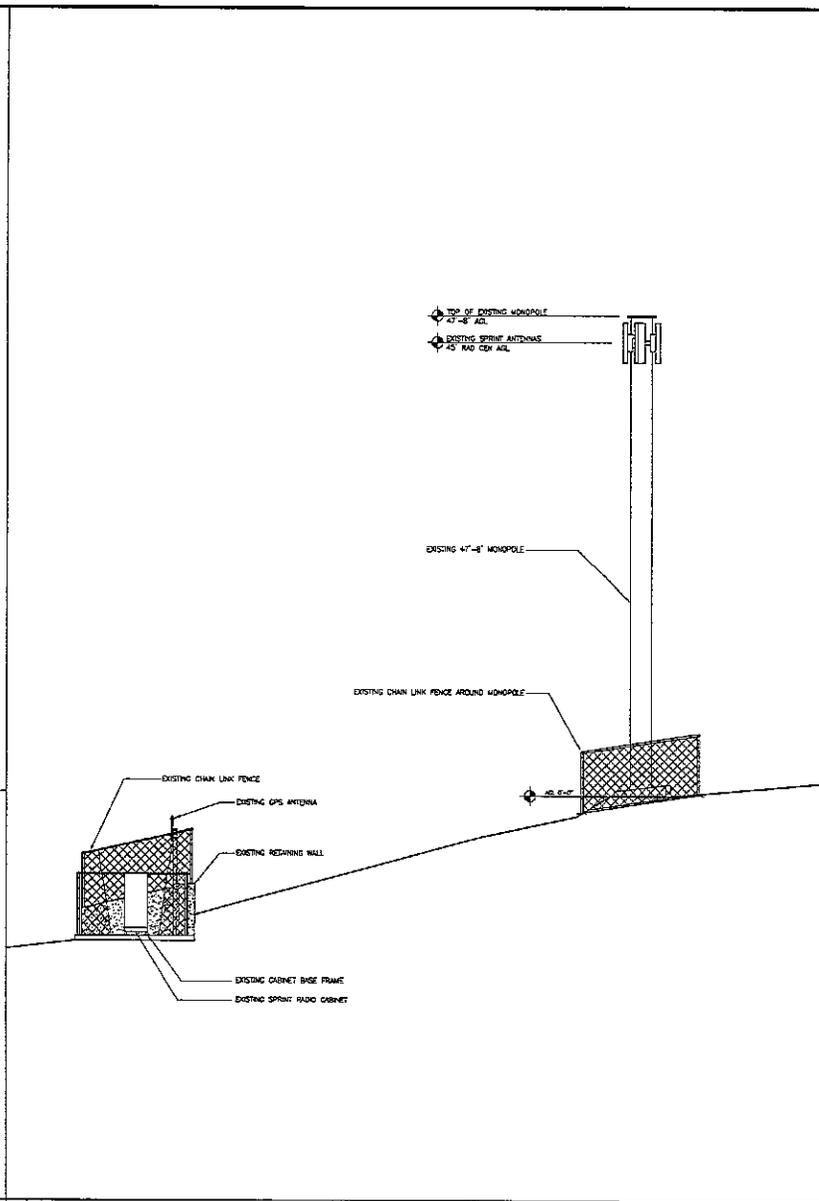
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

JOB #: WD1225 PHASE #: 13



2 | FINAL SOUTH EAST ELEVATION SCALE: 3/8" = 1'-0"



1 | EXISTING SOUTH EAST ELEVATION SCALE: 3/8" = 1'-0"



County of San Mateo - Planning and Building Department

ATTACHMENT E

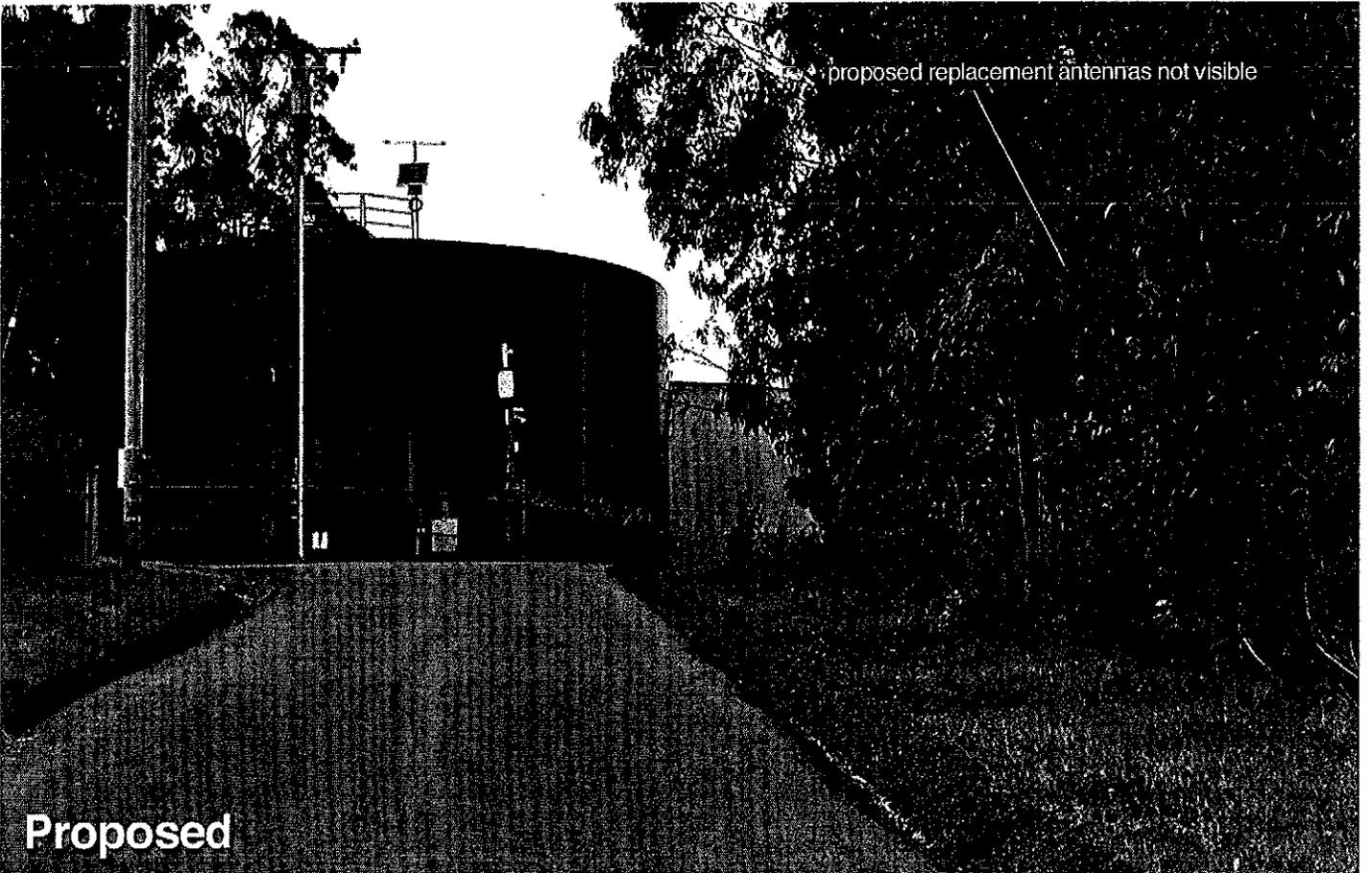


proposed replacement antennas not visible





Existing



Proposed