

County of San Mateo  
Planning and Building Department  
**INITIAL STUDY**  
**ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** AT&T Mobility Cell Facility
2. **County File Number:** PLN 2022-00032
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department  
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Olivia Boo, Project Planner; [oboo@smcgov.org](mailto:oboo@smcgov.org)
5. **Project Location:** Alta Vista Road (adjacent to an existing Montara Water and Sanitary District water tank), north of 775 Alta Vista Road, unincorporated Montara area of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** 036-180-030; 11 Acres
7. **Project Sponsor's Name and Address:** Pam Nobel, C/O AT&T Mobility, 23 Mauchly #110  
Irvine, CA 92618
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation/Local Coastal Program Designation:** Agriculture/Open Space
10. **Zoning:** RM-CZ/ /DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)
11. **Description of the Project:**

The applicant is seeking a Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Design Review, and Grading Permit to construct a new 75-foot tall monopole with nine (9) antennas at the top of the pole, on a parcel developed with a water tank that is owned by Montara Water and Sanitary District. The subject parcel is accessed from Alta Vista Road. The facility will consist of one 75-foot tall monopole to be erected on a new 441 sq. ft. concrete pad. The equipment area will include a diesel generator, battery back-up unit, plant rack, hvac and global positioning system (gps), and will be enclosed by an 8-ft. tall chain link fence with privacy slats. The proposed facility will be accessed by an existing 12-foot wide gravel road which will require grading to locate telco underground within the road. The cellular facility electrical power will come from a nearby existing electrical vault. The facility will require minor trenching to install and connect to underground telco power within the Alta Vista Road right-of-way. The grading work proposed is 646 cubic yards (c.y.), 343 c.y. of cut and 303 c.y. of fill). The cellular facility equipment area will be located approximately 13 feet north of the existing Montara Water and Sanitary District water tank. The proposed facility is located off of Alta Vista Road in the unincorporated Montara area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission.

12. **Setting:** The subject parcel is located within a rural area at the north end of Montara that includes both undeveloped land and a Montara Water and Sanitary District water tank. The property is accessed by an existing dirt road that extends from Alta Vista Road. The closest structure and neighbor are single-family residential neighbors approximately 350 feet to the south.
13. **Other Public Agencies Whose Approval is Required:** N/A
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Notices of the project were sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notices yielded no comment from the tribes.

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		

**Discussion:** The existing development on the parcel consists of an existing water tank, owned and operated by Montara Water and Sanitary District, the landowner. The proposed cell facility will be located approximately 13 feet north of the water tank. In order to minimize the potential for visual impacts of the proposed monopole and antennas, mitigation measure 1 below is recommended that the monopole and antennas be painted a light gray color to blend with the coastal sky due to the monopole's visibility from Rivera Road right-of-way, which is located 1,200 feet southeast of the subject parcel. The project site area itself is not located in a mapped scenic corridor. The facility will be minimally visible from Alta Vista Road or the nearest residences.

**Mitigation Measure 1:** The monopole and antennas shall be painted a light gray color to blend with the sky. No materials shall be reflective or painted a reflective color.

**Source:** Submitted photos, County General Plan, Scenic Corridor Map, Project Plans.

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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**Discussion:** The proposed AT&T facility will not damage or destroy scenic resources, trees, rock outcroppings or historic buildings. The proposed equipment will be located near an existing Montara Water and Sanitary District water tank with existing mature trees, no tree trimming is proposed. The project does not involve rock outcropping or historic buildings.

**Source:** Field Inspection, Project Plans.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
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**Discussion:** The proposed AT&T cellular facility will not significantly alter the fairly flat topography or require extensive earthwork that would impact or significantly degrade the existing visual characteristics of the site. The facility will be located near a cluster of trees which will help screen the monopole. The proposed infrastructure will be located approximately 13 feet north of an existing Montara Water and Sanitary District water tank. The project site is not located in a mapped scenic corridor. The project site is not located in an urbanized area. Also see staff's response to question 1.a.

**Source:** Proposed Site Plan, Submitted photos.

1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
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<p><b>Discussion:</b> Typical of cellular facilities, no odor, glare, light, or noise is expected. Thus, the project will not introduce glare or affect nighttime views.</p> <p><b>Source:</b> Project Plans.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> See staff's response to 1.a.</p> <p><b>Source:</b> Field Inspection, Project Plans, San Mateo County Geographic Information System.</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p><b>Discussion:</b> Although the project is located within a Design Review District, it complies with applicable General Plan and Zoning Ordinance provisions with the exception of the proposed height, which may be up to 150 ft. subject to a Use Permit; a Use Permit is being sought under the project.</p> <p><b>Source:</b> Zoning Maps, General Plan.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?		X		
<p><b>Discussion:</b> See staff's response to 1.a. Minimal grading and no tree removal is proposed.</p> <p><b>Source:</b> Google Maps, Field Inspection, Project Plans.</p>					

<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the				X

California Resources Agency, to non-agricultural use?				
<p><b>Discussion:</b> No impact. The project is not located outside the coastal zone. The San Mateo County Important Farmland 2014 map notes the parcel as Urban and Built-Up Land, occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 1-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The subject parcel is developed with a Montara Water and Sanitary District water tank.</p> <p><b>Source:</b> Geographic Information System, Project Location, San Mateo County Important Farmland 2014 map.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The property is not located within an open space easement or under a Williamson Act contract. The subject parcel is zoned Resource Management-Coastal Zone/Design Review/Coastal Development (RM-CZ/DR/CD). Cell facilities are permitted in the RM -CZ/DR District upon approval of a RM-CZ Permit, Use Permit, and Coastal Development Permit.</p> <p><b>Source:</b> Geographic Information System, Accela.</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> Per discussion under 2.a, the parcel is not designated as farmland, nor does it include prime agricultural land. There is no conversion of farmland to non-agricultural use. The land does not qualify as forestland by definition, as forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No tree removal is proposed.</p> <p><b>Source:</b> State of California Geoportal Important Farmland Finder.</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The project site is identified as having Scarper, Grade 5, very poor rating soil. No prime soils are within the project area. The project proposes a 75-foot tall AT&amp;T monopole with a 441 sq. ft. foundation. There is no proposal to subdivide land or convert land to non-agriculture use at this time.</p> <p><b>Source:</b> Natural Resources Conservation Services, Web Soil Survey San Mateo Area.</p>				

2.e. Result in damage to soil capability or loss of agricultural land?				X
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**Discussion:** See discussion under 2.a. and d. The site is outside of the State’s Important Farmlands.

**Source:** Project Plans, San Mateo County Soils Map, State of California Geoportal Important Farmland Finder.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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**Discussion:** The parcel does not contain forestland, no rezoning is proposed, and the land has not been used as timber land (no timber harvesting) and is not a Timberland Preserve Zone (TPZ). The project parcel is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). The proposed project will not conflict with any existing zoning, as a cell facility is allowed in the RM-CZ/DR/CD Zoning District subject to a RM-CZ Permit, DR Permit, CD Permit, and Use Permit. The proposed AT&T cell facility is necessary to provide cell coverage in the area, including for emergency services. Furthermore, the proposed project will not generate a need for rezoning of any land.

**Source:** County Zoning Map and Regulations.

**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?		X		

**Discussion:** The proposed project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District’s (BAAQMD’s) 2017 Clean Air Plan (CAP). The project and its operation involve minimal hydrocarbon (carbon monoxide, CO2) air emissions during construction, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers) as the primary fuel source is gasoline. Due to the site’s

rural location, potential project air emission levels from construction would be increased from general levels. However, any such construction-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once construction for the cell facility is completed, the project would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions as defined in the BAAQMD's 2017 CEQA Guidelines, but does not require quantification of construction emission due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction best management practice measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure below.

**Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- 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. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.



<b>Source:</b> Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017.				
3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X	
<p><b>Discussion:</b> The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10) and Fine Particulate Matter (PM2.5). Non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as “non-attainment” for the national 24-hour PM-2.5 standard until the BAAQMD submits a “re-designation request” and a “maintenance plan” to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of Mitigation Measure 2 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.</p> <p><b>Source:</b> Bay Area Air Quality Management District.</p>				
3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X	
<p><b>Discussion:</b> Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities.</p> <p>There is a residential care home on Cedar Street and Farallone View Elementary School are both located over 2,000 feet south of the proposed cell facility. Pollutants are limited to that of construction vehicles, and grading is not expected to continue once the cell facility construction is complete. Though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature, they have the potential to negatively impact nearby sensitive receptors. Mitigation Measure 2 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.</p> <p><b>Source:</b> Bay Area Air Quality Management District.</p>				
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X	

**Discussion:** No objectionable odors are expected once the cell facility and grading is complete. Odors resulting from construction vehicles may occur during the construction phase (e.g. gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature.

**Source:** Project Scope.

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p><b>Discussion:</b> According to the San Mateo County GIS there is no record of known special-status species, or State or Federally endangered species, within the project area.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p><b>Discussion:</b> See discussion under 4.a.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> There are no streams or other natural drainage systems in the surrounding area. The nearest water body is over 500 feet east of the project area. See discussion under 4.a.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>				

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> According to the San Mateo County GIS there is no record of known special-status species within the project area.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p><b>Discussion:</b> No trees are proposed for removal to construct the cell facility or grade the access road. According to the San Mateo County GIS there is no record of known State or Federally endangered special-status species within the project area.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p><b>Discussion:</b> The project site is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan.</p> <p><b>Source:</b> Google Maps, General Plan.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p><b>Source:</b> Geographic Information System.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> No trees are proposed for removal to construct the cell facility or grade the access road.</p> <p><b>Source:</b> Project plans.</p>				

<b>5. CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p><b>Discussion:</b> The California Historical Resources Information System (CHRIS) recommended notifying specific Native American tribes that may be affiliated with the project area. Staff sent notification by certified mail to the recommended tribe list and did not receive any comment from any tribes. No further study was recommended. The proposed project does not require an archaeological study.</p> <p>The following mitigation measures will ensure project impacts are, reduced to less than significant levels should cultural resources be found.</p> <p><b>Mitigation Measure 3:</b> In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior’s Standards detailing the findings of the monitoring must be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.</p> <p><b>Mitigation Measure 4:</b> If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.</p> <p><b>Mitigation Measure 5:</b> In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner’s Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p><b>Source:</b> Project Plans.</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<b>Discussion:</b> See staff’s response to 5.a.				

<b>Source:</b> Project Plans, California Historical Resources Information System (CHRIS).					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p><b>Discussion:</b> There are no known human remains in the project area. During construction of the cell facility and grading for the access road and underground utilities, should any evidence be discovered, Mitigation Measure 5 is included.</p> <p><b>Source:</b> Project Plans, California Historical Resources Information System (CHRIS).</p>					

<b>6. ENERGY.</b> Would the project:					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p><b>Discussion:</b> The project will connect to existing power approximately 300 feet south of the proposed site. Energy consumption associated with the project would be limited to minimal construction (i.e., construction vehicles and access road grading) which would be limited and temporary for the implementation of the project.</p> <p><b>Source:</b> Project Plans.</p>					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p><b>Discussion:</b> The proposed project will be required to comply with any applicable 2023 Building Energy Efficient Standards which will be verified by the San Mateo County Building Inspection Section prior to the issuance of a building permit. The project may also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development and energy efficiency (in excess of the California Energy Code requirements), among other standards.</p> <p>Construction</p> <p>The construction for the cell facility would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction vehicles and equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment would be gas-powered or diesel-powered.</p>					

<b>Source:</b> Project plans.

<b>7. GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<b>Discussion:</b> The project site is not located within a Hazard zone for faults or landslides, the geotechnical section has conditionally approved this project, and requires the geotechnical report to be submitted during the building permit stage. <b>Source:</b> San Mateo County Geographic Information System.				
ii. Strong seismic ground shaking?				X
<b>Discussion:</b> See Section 7.a.i. <b>Source:</b> San Mateo County Geographic Information System.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<b>Discussion:</b> The property is not located in a liquefaction area. <b>Source:</b> San Mateo County Geographic Information System.				
iv. Landslides?				X
<b>Discussion:</b> The project site is not located within a landslide area.				

<b>Source:</b> San Mateo County Geographic Information System.				
v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<b>Discussion:</b> The project site is not located on a cliff or bluff. <b>Source:</b> Project Plans.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p><b>Discussion:</b> The property has mature trees and low-growing vegetation. No trees are proposed to be removed and minimal low growing vegetation is proposed to be removed to grade the access road and construct the cell facility. In general, there is very minor erosion expected to occur for the project construction. The minor grading necessary for the access road and to locate utilities underground, within the access road, will result in temporary erosion impacts. Thus, the following mitigation measure is proposed. Erosion control measures will be required throughout the duration of construction activities.</p> <p><b>Mitigation Measure 6:</b> Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Guidelines,” including:</p> <ol style="list-style-type: none"> <li>Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.</li> <li>Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.</li> <li>Performing clearing and earthmoving activities only during dry weather.</li> <li>Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.</li> <li>Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.</li> </ol>				

- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. 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.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

**Source:** Project Plans.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
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**Discussion:** The project site does not contain a geological unit or soil that is presently unstable. The parcel is not located in a landslide or liquefaction zone. The project is conditioned to require a geotechnical report at the building permit stage.

**Source:** San Mateo County Hazard Mapped Resources.

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
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**Discussion:** There are no known expansive soils on the project site. According to the NRCS website, the property is currently noted as having Scarper, Grade 5, very poor rating soil; there is no expectation of encountering expansive soils which would result in a risk to life and/or property.

**Source:** Project Plans; NRCS website.

7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
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**Discussion:** The proposed project does not include the installation of a septic system or other alternative wastewater disposal system. The project is a cell site and does not require either of these systems.

**Source:** Project Plans.

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
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**Discussion:** The project proposes a new cell facility on a relatively flat parcel that is developed with a water tank owned and operated by Montara Water and Sanitary District in a rural area of Montara. No known unique geologic features are present within the project area. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic feature. Should any paleontological evidence be discovered, Mitigation Measure 3 shall be implemented.

**Source:** Project Plans, Project Location.

**8. CLIMATE CHANGE. Would the project:**

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

**Discussion:** Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction of the proposed cell facility, grading for the access road and underground utilities, will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the project construction. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 will ensure that any impacts are less than significant.

**Source:** Project Plans.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
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<p><b>Discussion:</b> The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 2 will reduce GHG emissions to less than significant levels.</p> <p><b>Source:</b> Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.</p>					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p><b>Discussion:</b> The project site does not contain forestland. No conversion of forestland is proposed at this time.</p> <p><b>Source:</b> Project Plans.</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p><b>Discussion:</b> The parcel is developed with an existing water tank, owned and operated by Montara Water and Sanitary District. The project site is not located on or near a coastal cliff or bluff.</p> <p><b>Source:</b> Project Location.</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> The project site is located approximately 3/4 of a mile from the Pacific Ocean. The project will not expose people or structures to significant risk or loss, injury or death resulting from sea level rise.</p> <p><b>Source:</b> Project Location.</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The property is located in Flood Zone X, area of minimal flooding. The proposed cell facility is not located in the flood hazard area. No impacts to water flows are expected.</p> <p><b>Source:</b> FEMA Panel No. 06081C0136E, effective October 16, 2012.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> See response to 8.f.</p>					

**Source:** Federal Emergency Management Agency.

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> No transport of hazardous materials is associated with this project. The site is not a known hazardous material site, per the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List).</p> <p>The radio frequency report prepared by Waterford Consultants for AT&amp;T's proposed facility concluded that the total cumulative emission limit for accessible areas at ground level is 2.71% of the FCC General Population limits. The proposed operation will not expose members of the general public to hazardous levels of radio frequency and will not contribute to existing cumulative maximum permissible exposure (MPE) levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits. Waterford Consultants, LLC recommends posting radio frequency alerting signage with contact information (Caution 2B) at the base of the monopole to inform authorized climbers of potential conditions near the antennas.</p> <p><b>Source:</b> Project Plans, California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, Waterford Consultants Radio Frequency report.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> The use of hazardous materials is not proposed as part of this project.</p> <p><b>Source:</b> Project Plans.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> The emissions of hazardous materials, substances, or waste are not proposed as part of the project.</p> <p><b>Source:</b> Project Plans.</p>				

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project is not located in an area identified as a hazardous materials site.</p> <p><b>Source:</b> California Department of Toxic Substances Control.</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The site is located 2 miles from the Half Moon Bay airport and is not in an area regulated by an airport land use plan. The project scope is for a cell facility which does not involve a habitable structure, thus safety hazard and excessive noise are not expected. People will not be residing at the site and only working at the facility for occasional maintenance.</p> <p><b>Source:</b> Area Maps.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project would not impair implementation of, or physically interfere with, an adopted emergency response or evacuation plan. The proposed project is not expected to permanently impede, change the configuration, or close any roadways that could be used for emergency purposes. The proposed cell facility is anticipated to enhance emergency services by providing cell phone service should land lines be non-functional. Coastside Fire Protection District has given conditional preliminary approval on the project.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p><b>Discussion:</b> Although the project entails low-intensity work to construct, the project site is located in a Very High Fire Hazard Severity Zone, State Responsibility Area. According to the County's Grading and Land Clearing regulations, Section 9296.5 (Fire Safety), any equipment must meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code. The parcel is located in a rural area that has both mature trees and low-growing vegetation. The proposed cell facility is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires. The proposed cell facility will provide cellular coverage for</p>				

<p>AT&amp;T customers and assist with emergency services. Coastside Fire Protection District has given conditional preliminary approval on the project.</p> <p><b>Source:</b> Project Plans.</p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The property is located in Flood Zone X, area of minimal flooding. The project is a cell facility and no habitable structures are proposed.</p> <p><b>Source:</b> San Mateo County Geographic Information System, Project Plans.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The project parcel is not located within a 100-year flood hazard area.</p> <p><b>Source:</b> San Mateo County Geographic Information System.</p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p><b>Discussion:</b> No dam or levee is located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee.</p> <p><b>Source:</b> San Mateo County Geographic Information System.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> No, the project site is not located within a tsunami inundation area.</p> <p><b>Source:</b> San Mateo County Geographic Information System.</p>					

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<p><b>Discussion:</b> No work will take place within a watercourse. The construction of the project is required to comply with the County's Drainage Policy.</p> <p><b>Source:</b> Project Plans.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> The project scope is limited to the construction of a new AT&amp;T cell facility. Groundwater is not required for the project, thus no impact to groundwater is expected. The project would not decrease groundwater supplies or interfere with groundwater recharge and does not propose a new water source.</p> <p><b>Source:</b> Project Plans.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
<p><b>Discussion:</b> The project does involve grading and site improvements; however the project does not substantially increase impervious surface. The project was reviewed by Building drainage staff and conditionally approved. The project will be reviewed in more detail at the building permit stage. The project will be required to maintain erosion control measures throughout the duration of the construction phase; see mitigation measure 6</p> <p><b>Source:</b> Project Plans.</p>				

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p><b>Discussion:</b> See discussion under 10.c.i. above.</p> <p><b>Source:</b> Project Plans.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
<p><b>Discussion:</b> The project is located in a rural area. The construction of the project is required to comply with the County's Drainage Policy requiring post-construction runoff. The project scope is not considered large enough to exceed stormwater drainage systems.</p> <p>See discussion under 10.c.</p> <p><b>Source:</b> Project Plans.</p>				
iv. Impede or redirect flood flows?				X
<p><b>Discussion:</b> The new cell facility foundation will be approximately 441 sq. ft. and installing underground utilities will be a length of approximately 300 feet. There is no expectation that the project will affect flood flows. At the building permit stage, the project will require a final grading and drainage plan stamped by a registered civil engineer and shall include review and approval by the Building drainage staff.</p> <p><b>Source:</b> Project Plans.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p><b>Discussion:</b> The project is not located in a flood hazard, tsunami, or seiche zone.</p> <p><b>Source:</b> San Mateo County Geographic Information System.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p><b>Discussion:</b> The AT&amp;T cell facility does not require or propose connecting to a water source and will not affect the implementation of a water quality control plan or sustainable groundwater management plan.</p> <p><b>Source:</b> Project Plans.</p>				

10.f. Significantly degrade surface or ground-water water quality?				X
<p><b>Discussion:</b> No degradation of surface or groundwater water quality is expected in association with the proposed project. The project does not require a water source or propose well drilling.</p> <p><b>Source:</b> Project Plans.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<p><b>Discussion:</b> See discussion under 10.c. and e. The project will result in a minimal increase in impervious surface due to the proposed foundation. The project has received preliminary conditional approval from Building drainage staff and is required to submit an erosion control plan prior to building permit issuance.</p> <p><b>Source:</b> Project Plans.</p>				

<b>11. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project would not result in the physical division of an established community. No land division is proposed.</p> <p><b>Source:</b> Project Plans.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> The project would not conflict with any applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental impact.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan, and Zoning Regulations.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?				X



**Discussion:** The power will be provided by connecting to an existing power source in the vicinity of the existing water tank. The telco connection will be located underground within the Alta Vista Road right-of-way, to an existing connection 1,200 feet south of the proposed equipment location. No new or expanded public utility is proposed, the area is already developed with a public service water tank, and existing houses are approximately 300 feet away.

**Source:** Project Plans.

<b>12. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> No, the project is not located in an area with known mineral resources. The project does not involve nor result in any extraction or loss of mineral resources.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan Mineral Resources Map.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
<p><b>Discussion:</b> The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. The project parcel is not located in an area known to contain any known mineral resources.</p> <p><b>Source:</b> Project Plans, Project Location, San Mateo County General Plan Mineral Resources Map.</p>				

<b>13. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> The project will generate short-term noise associated with construction of the cell facility and grading of the access road to install the underground utilities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control:</p> <p>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 are prohibited on Sunday, Thanksgiving and Christmas. No further mitigation is required.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p><b>Discussion:</b> See discussion under 13.a. None proposed.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project is located approximately 2 miles north east of the Half Moon Bay airport, not within the vicinity of an airport. The project may expose the public, those located in the nearest neighborhood 300 feet away, to increased noise levels, however the noise will be short-term and only during the construction phase of the project.</p> <p><b>Source:</b> Project Location, San Mateo County Geographic Information Map.</p>				

<b>14. POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p><b>Discussion:</b> The project is for a proposed cell facility and will not induce growth, new homes or businesses, road extensions or infrastructure.</p> <p><b>Source:</b> Project Plans.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> No, the project site is developed with an existing water tank, owned and operated by Montara Water and Sanitary District. There is no existing housing that will be affected.</p> <p><b>Source:</b> Project Plans.</p>				

<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

**Discussion:** No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

**Source:** Coastside Fire Protection District, Project Plans.

<b>16. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed cell facility is an unmanned facility with occasional maintenance during the year; the project will be a minor change to the subject property, area and vicinity. No other new land uses are proposed at this time.</p> <p><b>Source:</b> Project Plans.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> The project does not include a recreational facility or required the construction or expansion of existing recreational facilities.</p> <p><b>Source:</b> Project Plans.</p>				

<b>17. TRANSPORTATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

**Discussion:** No, the proposed cell facility will not conflict with transit systems in the area. Traffic will only be temporarily increased due to construction vehicles during the duration of project construction.

**Source:** Project Plans, Department of Public Works.

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?  <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
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**Discussion:** The project involves construction of a cell facility and is expected to have a minor temporary impact on vehicle miles traveled, specifically vehicles related to the construction and grading for the access road and installing underground utilities within the access road, during the construction phase only.

**Source:** Project Plans.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
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**Discussion:** The project does not involve the construction or change of any public road design features or incompatible uses.

**Source:** Project Plans.

17.d. Result in inadequate emergency access?				X
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**Discussion:** The project proposed a cell facility and will not result in inadequate emergency access. The Coastside Fire Protection District has conditionally approved the project for fire prevention standards compliance, including for emergency access.

**Source:** Project Plans, Project Location.

<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site,				

feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p><b>Discussion:</b> Notices for consultation were sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notices yielded no comment from the tribes. The project site is not listed in the California Register of Historical Resources, nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p><b>Source:</b> Project location, California Register of Historical Resources, County General Plan.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p><b>Discussion:</b> The possibility of the land containing California Native American artifacts is unlikely as the parcel is developed with an existing public utility water tank owned by Montara Water and Sanitary District. While the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:</p> <p><b>Mitigation Measure 7:</b> In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning and Building Department prior to implementation and prior to continuing any work associated with the project.</p> <p><b>Mitigation Measure 8:</b> Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p>				

**Source:** California Register Office of Historical Resources, San Mateo County Listed Historical Resources.

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p><b>Discussion:</b> The project is a cell facility that does not require or result in the relocation or construction of new or expanded utilities; therefore, there is no expectation that the cell facility will result in any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> Water is not required for the cell facility project.</p> <p><b>Source:</b> Project Plans.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> The project is a cell facility and therefore no wastewater treatment system is proposed or required.</p> <p><b>Source:</b> Project Plans.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

<p><b>Discussion:</b> The project is limited to minimal ground disturbance for the cell facility and will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals.</p> <p><b>Source:</b> Project Plans.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The cell facility is not expected to generate solid waste on a long-term basis. No mitigation is required.</p> <p><b>Source:</b> Project Plans.</p>				

<p><b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project is located in a Very High Fire Hazard Severity Zone, State Responsibility Area, as identified by the County's GIS map. The project has received preliminary conditional approval by the Coastside Fire Protection District.</p> <p><b>Source:</b> Project Plans, County GIS.</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
<p><b>Discussion:</b> See discussion to 20.a.</p> <p><b>Source:</b> Project Plans.</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
<p><b>Discussion:</b> The proposed project is a cell facility. A new 300-foot gravel access road is proposed to provide access and utilities will be undergrounded. The Coastside Fire Protection District has</p>				



reviewed the project and provided preliminary conditional approval. No significant impacts are expected to the environment. See staff's discussion under 20.a.

**Source:** Project Plans.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
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**Discussion:** The project site area is flat with very minimal slope and in Flood Zone X. The parcel is not located in a landslide area. The project does not involve habitable structures, thus people will not be located on the parcel. Only a small footprint of development for the cell facility and access road is proposed. The project has received conditional approval from the County's drainage staff. The cell facility is not expected to expose the subject property or adjacent properties to downslope or downstream flooding, landslides, runoff, drainage changes, or slope instability.

**Source:** Project Plans, Project Location, San Mateo County Geographic Information System.

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X

**Discussion:** The project does not include biological resources based on review of the San Mateo County GIS.

**Source:** Project Scope, County GIS.

21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current		X		
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projects, and the effects of probable future projects.)				
<p><b>Discussion:</b> There are existing single-family residences approximately 300 feet south of the subject parcel. Without the mitigations as provided throughout this document, the subject project could potentially impact aesthetics, air quality, cultural and tribal resources, geology/soils, climate change, and hydrology and water quality. Mitigation measures have been included throughout this document to reduce these potential impacts to less than significant levels.</p> <p><b>Source:</b> All Applicable Sources Cited in this Document.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p><b>Discussion:</b> As discussed in the previous sections, the proposed project is for a cell facility. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.</p> <p><b>Source:</b> All Applicable Sources Previously Cited in This Document.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: __San Mateo County Environmental Health Services_____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:	X		Underlying owner
State Department of Fish and Wildlife		X	

AGENCY	YES	NO	TYPE OF APPROVAL
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p><b><u>Mitigation Measure 1:</u></b> The monopole and antennas shall be painted a light gray color to blend with the sky. No materials shall be reflective or painted a reflective color.</p> <p><b><u>Mitigation Measure 2:</u></b> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District’s Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>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.</li> <li>d. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers’ specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.</li> </ol>		

- h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 3:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring shall be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

**Mitigation Measure 4:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 5:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 6:** Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices
- m. 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.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

**Mitigation Measure 7:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning and Building Department prior to implementation and prior to continuing any work associated with the project.

**Mitigation Measure 8:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

X

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

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

*Olivia Boo*

(Signature)

Olivia Boo

Project Planner

Date

(Title)

**ATTACHMENTS:**

- A. Plans
- B. Photos
- C. Radio Frequency report by Waterford Consultants (February 25, 2021)