

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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June 27, 2016

Crown Castle
Sharon James
695 River Oaks Pkwy
San Jose, CA 95134

Subject: **LETTER OF DECISION**
File Number: PLN2014-00194
Location: Cabrillo Highway State Scenic Corridor and Vicinity, Pescadero

Dear Ms. James:

On June 22, 2016, the San Mateo County Planning Commission considered a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, to allow cellular telephone antenna nodes on five existing utility poles, and 14.22 miles of fiber optic transmission line (10.76 miles overhead on existing utility poles and 3.46 miles underground) within the State Highway 1 right-of-way, other roadway rights-of-way, and utility easements in the unincorporated Pescadero area of San Mateo County. This project is appealable to the Coastal Commission.

Based on information provided by staff and information presented at the hearing the Planning Commission conditionally approved the project, based on the findings and conditions identified in Attachment A.

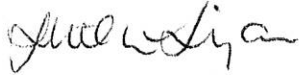
Any interested party aggrieved by the Planning Commission's decision has the right to appeal that decision to the Board of Supervisors within ten (10) business days from the date of the Planning Commission's action. The appeal period for this matter will end at **5:00 p.m. on July 7, 2016**.

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at 415/904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.



Please direct any questions regarding this matter to Steven Rosen, Project Planner, at (650) 363-1814 or srosen@smcgov.org. To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in black ink, appearing to read "Janneth Lujan". The signature is fluid and cursive, written in a dark ink on a white background.

Janneth Lujan
Planning Commission Secretary

CC: Department of Public Works
Building Inspection Department
California Coastal Commission
CALFIRE
State of California (Caltrans)

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00194

Hearing Date: June 22, 2016

Prepared By: Steven Rosen
Project Planner

Adopted By: Planning Commission

FINDINGS

For the Coastal Development Permit, Found:

1. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program in that it conforms to the Locating and Planning New Development Component, the Public Works Component, the Energy Component, the Sensitive Habitats Component, and the Visual Resources Component.
2. That, where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) in that this facility will not impede public access or public recreation because it is installed either overhead or underground. Where it is installed overhead, it will be built to the standards of Caltrans and the Department of Public Works, ensuring that it is high enough to allow clear access.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program as detailed in Section 2 of this staff report.
4. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 in that this is not applicable to the project.

For the Planned Agricultural District Permit, Found:

5. The encroachment of development upon land which is suitable for agricultural use is minimized in that this project does not entail any new encroachment onto agricultural lands. The proposed project will result in temporary disturbance to farmland in work areas associated with the installation of overhead fiber-optic cable at existing pole locations and the replacement of two poles. All temporarily disturbed areas will be returned to their original or better condition. There will be no net permanent impact to farmland from the replacement of two poles within Prime Farmland because the poles to be replaced would be the same size as the existing poles and the area of the removed poles will be restored.
6. The development is clustered in that the new nodes located on existing utility poles, and the new cable is "clustered" with other cables on an existing cable route.

7. The project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code in that the project does not degrade any viewsheds, minimizes disturbance of land and sensitive resource areas, does not affect water supplies, does not unduly expose people or property to hazards, and does not degrade the environment in any other way.
8. The proposal meets the requirements of the Planned Agricultural District by conforming to all applicable substantive criteria in that the project does not entail any new encroachment onto agricultural lands, the new facility is "clustered" with other cables on an existing cable route, and the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.

For the Use Permit, Found:

9. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that its impact is minimal, limited to the insignificant visual impact of one additional cable strung along a line of utility poles along with other cables and will meet Caltrans, Department of Public Works, and CPUC standards for clearance and safety issues; additionally, the antennas will comply with the FCC's exposure regulation limiting radio frequency radiation exposure and will comply with regulations protecting public viewsheds, agriculture, sensitive habitats, and soils.
10. That the use is necessary for the public health, safety, convenience, or welfare in that installing a cellular facility at this location is necessary to allow for increased clarity, range, and capacity of the existing cellular network and will enhance services for the public.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and plans as reviewed by the Planning Commission on June 22, 2016. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.
3. The Local Coastal Program mandates the following construction-phase stormwater pollution prevention measures for all new development and requires that all employees be trained in their implementation:
 - a. Avoid or minimize and mitigate the potential adverse impacts to water quality from new development by using pre-construction, during construction, and post-construction best management practices.
 - b. Prevent the flow of liquid building materials and wastes onto impervious surfaces and into storm drains and waterways.

- c. Prevent construction equipment, building materials and piles of soil from contact with rain using plastic sheeting or other temporary cover, and contact with stormwater using berms, ditches, and other methods.
 - d. Contain vehicle and equipment cleaning, storage, maintenance, and refuse and recycling areas to prevent runoff from discharging into the storm drain system.
 - e. Clean up leaks and spills immediately to prevent soil and groundwater contamination, contact with paved surfaces, and discharge into the storm drain system.
 - f. Use silt ponds, berms and other techniques to trap sediment, spilled liquids and other pollutants.
 - g. Employ site planning and construction methods to reduce the need for pesticides and contaminants, and to prevent contact with stormwater.
4. In addition to the requirements listed in Condition of Approval No. 3, the LCP requires that new development, construction or other activities that disturb or otherwise alter the land shall comply with the following minimum requirements:
- a. Where the potential for significant erosion from construction activities exists, prepare and implement an erosion and sediment control plan that includes effective erosion and sediment control measures.
 - b. Protect sensitive areas, minimize changes to the natural topography, and avoid removing existing vegetation unless absolutely necessary. If existing vegetation consists of invasive plant species, this vegetation shall be removed and replaced with drought-tolerant native or non-invasive species by the conclusion of construction.
 - c. Protect undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers, filters, dikes, mulching and other measures as appropriate.
 - d. Reduce the amount of impervious surface areas, and use permeable pavement where feasible.
 - e. Reduce the amount of runoff crossing construction sites by constructing berms, swales and dikes and diverting drainage ditches. Use berms or temporary check dams to reduce the velocity of stormwater runoff.
 - f. Use landscaping to collect, detain and filter surface runoff, and design landscaping to minimize the use of irrigation, fertilizers and pesticides. All landscaping plants shall be drought tolerant, and consist of either native or non-invasive species.
 - g. Prevent erosion and trap sedimentation on-site using sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, and storm drain inlet protection.
 - h. Control erosion on slopes by seeding and planting vegetation, and using hay bales, temporary drainage swales, silt fences and berms.
 - i. Restrict land clearing, earth moving, and excavation and grading activities to dry weather, i.e., between May 1 and September 30 of each year.

- j. Separate construction sites from storm drains with berms and filters, stabilize denuded areas, and maintain erosion and sedimentation controls during wet weather, i.e., between May 1 and September 30 of each year.
- k. Provide for ongoing operation and maintenance of installed stormwater treatment measures.
- l. As applicable based on project size, secure a Construction Activity Stormwater General Permit from the San Francisco Bay Area Regional Water Quality Control Board.
- m. Require post-development peak flow (runoff) and velocity to be less than or equal to pre-development peak flow and velocity. No additional runoff, caused by development, shall cross property lines. If the development will connect to an existing storm drain system, then the development shall make improvements to the existing system as required to accept the increased runoff, or mitigation procedures shall be taken. Mitigation procedures may include on-site storm drain detention or off-site storm drain detention.

Conditions Derived from Applicant-Proposed Impact Avoidance Measures

The applicant shall be responsible for confirming that all of the following conditions have been implemented and completed to the satisfaction of the Community Development Director. Such confirmation may be provided to the Director by the applicant's consultants (biologist, engineer, etc).

5. APM-AES-1 (Aesthetics)

Keep construction and staging areas orderly, free of trash and debris, and restore areas disturbed by project construction along the proposed route to their pre-project condition.

6. APM-AES-2 (Aesthetics)

- Identify and comply with local regulations and requirements concerning architectural design;
- Design project facilities to be unobtrusive and to not conflict with the character of the surrounding setting;
- Restore conduit installation sites to pre-construction conditions; and prior to construction, consult with the local agencies associated with each project area regarding the appropriate architectural design practices that will be implemented before, during, and after construction.

7. APM-AES-3 (Aesthetics)

As part of its standard construction operating procedure, ensure that construction lights will be directed away from the visual field of motorists and pedestrians along any streets or right-of-ways.

8. APM-AQ-1 (Air Quality)

Implement BAAQMD basic construction measures to reduce dust emissions.

- Crown Castle will require all construction contractors to implement the following BAAQMD emission reduction measures to reduce dust emissions.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency 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.

9. APM-AQ-2 (Air Quality)

Implement BAAQMD basic construction measures to reduce exhaust emissions. Crown Castle will require all construction contractors to implement the following BAAQMD emission reduction measures to reduce exhaust emissions.

- 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.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

10. APM-BIO-1 (Biological Resources)

Conduct spring surveys for special-status plants within the project area.

- Prior to construction, a qualified botanist will complete spring surveys for special-status plants within the project area to determine the presence or absence of special-status plants. The survey will be completed by qualified botanists and will be conducted during the appropriate period(s) necessary to observe special-status plants known to occur in the region.
- If a population of a special-status plant species occurs within the project area, the population will be clearly staked and flagged in the field by a qualified botanist prior to construction so the population can be avoided. If the population cannot be avoided during construction, Crown Castle will minimize impacts by reducing the work area to the smallest area necessary to complete the work. Crown Castle will conduct project activities and necessary ground disturbance in a manner that is consistent with the successful reestablishment of the species to the extent feasible. The specific actions necessary will depend on the biology of the species, and will be determined through consultation with the USFWS and CDFW. Generally, actions include waiting for the plant species to go to seed and collecting the seed for future planting and saving the top 6 inches of top soil (which contains the seed bank) separate from other excavated soil.

11. APM-BIO-2 (Biological Resources)

Conduct a preconstruction nesting survey to minimize impacts to nesting birds and raptors (February through August).

- If the proposed project is completed outside of the nesting season of birds, no additional measures will be necessary.
- If construction will take place during the nesting season (generally February through August), Crown Castle will conduct preconstruction nesting bird surveys. If an active nest is identified during the surveys, Crown Castle, in consultation with CDFW and USFWS, will establish a no-construction zone until the breeding season is completed or subsequent bird/raptor surveys confirm that all offspring have fledged and no new nests have been established. Generally, these no construction zones are 50 feet for passerine birds and 250 feet for raptors.

12. APM-BIO-3 (Biological Resources)

Conduct a preconstruction survey to minimize impacts to wintering monarch butterflies for construction in late fall and winter months. If the proposed project is scheduled to occur during the late fall and winter months and the trimming of eucalyptus trees is required, a biologist will conduct a preconstruction survey to determine if the trees, that require trimming, and the surrounding trees support overwintering clusters of monarch butterflies. If clusters of monarch butterflies are present, Crown Castle, in consultation with CDFW, will establish a no construction zone until after the monarch butterflies have migrated. Generally, this no construction zone is 30 feet from wintering monarch butterflies.

13. APM-BIO-4 (Biological Resources)

Measures to minimize impacts to California red-legged frogs, San Francisco garter snakes, and western pond turtles.

- Work should be avoided from October 16 (or the first measurable rainfall of 1 inch or greater) to May 14. If work cannot be avoided during this period, then it is recommended that a qualified biological monitor be present for all ground-disturbing activities.
- It is recommended that a qualified biologist familiar with California red-legged frogs, San Francisco garter snakes, and western pond turtles conduct a preconstruction survey immediately prior to construction in areas where ground disturbance will occur. During the preconstruction survey, the biologist will also look for and identify burrows that could be used by California red-legged frogs. These areas will be flagged (as practical) for avoidance. The biologist will remain on-site for the duration of any construction activities involving excavation or the use of heavy machinery or equipment.
- Prior to work, the construction crew will receive worker environmental awareness training. Training will include review of environmental laws and protective measures that must be followed by all personnel to reduce or avoid effects on protected species during construction activities.
- Any holes, trenches, pits, and/or tanks that are left open overnight will either be covered to prevent entry or one side will be sloped to allow wildlife to escape. Open holes, trenches, pits, and/or tanks left overnight will be checked by a qualified biologist at the start of construction each day to determine whether trapped wildlife are present. If wildlife are present, they will be removed by the biologist before the hole, trench, or pit is filled.

- Plastic monofilament netting (erosion control matting) or similar material containing netting will not be used at the project. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.
- The handling of California red-legged frogs is prohibited without a valid federal take permit, and the handling of San Francisco garter snakes is prohibited without a valid federal take permit and a CESA Section 2081 Incidental Take Permit. Any California red-legged frogs or San Francisco garter snakes observed on the work site will be allowed to move off-site on their own.
- If California red-legged frogs, San Francisco garter snakes, and western pond turtles are observed on or adjacent to the work site, and are in danger of injury, construction in the vicinity will cease until no danger exists for the California red-legged frogs or the San Francisco garter snakes.

14. APM-CUL-1 (Cultural Resources)

- If buried cultural resources, such as chipped or ground stone, historic debris, building foundation, or human bone, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate measures in consultation with the CPUC, State Historic Preservation Officer, and other appropriate agencies.
- In the event that fossil remains are encountered, either by the cultural resources monitor or by construction personnel, qualified paleontological specialists will be contacted. Construction within 100 feet of the find in non-urban areas and 50 feet in urban areas will be temporarily halted or diverted until a qualified vertebrate paleontologist examines the discovery.

15. APM-GHG-1 (Greenhouse Gas Emissions)

Implement BAAQMD Best Management Practices to reduce GHG emissions. To ensure that short-term GHG emissions are reduced as much as feasible and the proposed project does not result in a considerable contribution to GHG levels, Crown Castle will require all construction contractors to implement the following GHG emission reduction measures to the extent they are feasible:

- Using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15% of the fleet.
- Recycling or reusing at least 50% of construction waste or demolition materials.

16. APM-HAZ-1 (Hazards and Hazardous Materials/Fire Safety)

- Ensure proper labeling, storage, handling, and use of hazardous materials in accordance with best management practices and the Occupational Safety and Health Administration's HAZWOPER requirements.
- Ensure that employees are properly trained in the use and handling of hazardous materials and that each material is accompanied by a material safety data sheet.

- Any small quantities of hazardous materials stored temporarily in staging areas will be stored on pallets within fenced and secured areas and protected from exposure to weather. Incompatible materials will be stored separately, as appropriate.
- All hazardous waste materials removed during construction will be handled and disposed of by a licensed waste disposal contractor and transported by a licensed hauler to an appropriately licensed and permitted disposal or recycling facility, to the extent necessary to ensure that the area can be safely traversed.
- Significant releases or threatened releases of hazardous materials will be reported to the appropriate agencies.

17. APM-HYD-1 (Hydrology and Water Quality)

Prior to non-storm discharges into surface waters, provide documentation of obtaining all necessary and applicable approvals, including the following:

- Implementation of appropriate Best Management Practice (BMPs) to minimize the potential for stormwater pollutants. These BMPs may include, but not necessarily be limited to, the utilization of settling ponds or screens to reduce suspended sediment loads.

18. APM-HYD-2 (Hydrology and Water Quality)

Erosion Controls:

- Excavated or disturbed soil will be kept within a controlled area surrounded by a perimeter barrier that may entail silt fence, hay bales, straw wattles, or a similarly effective erosion control technique that prevents the transport of sediment from a given stockpile.
- All stockpiled material will be covered or contained in such a way that eliminates off-site runoff from occurring.
- Upon completion of construction activities, excavated soil will be replaced and the area restored to pre-construction conditions.

19. APM-LU-1 (Land Use)

Submit written documentation, including evidence of review by the appropriate public works, planning, and/or community development agency for the applicable jurisdictions. This documentation will include the following:

- Site plan showing the dimensions and location of the finalized alignment;
- Evidence that the project meets all necessary requirements;
- Evidence of compliance with design standards;
- Copies of any necessary permits or conditions of approval; and
- Records of any discretionary decisions made by the applicable jurisdictions.

20. APM-NOI-1 (Noise)

- Require construction contractors to comply with the construction-hour limitations and construction equipment standards set forth by each local jurisdiction.
- All equipment will have sound-control devices no less effective than those provided on original equipment;
- No equipment will have an unmuffled exhaust;
- Construction equipment will be located as far from sensitive receptors (e.g., residences, schools, places of worship, and hospitals) as possible; and
- If traffic control devices, requiring electrical power, are employed within 500 feet of sensitive receptors, the devices will be battery/solar powered instead of powered by electrical generators.

In addition, implement a variety of measures to reduce noise levels from directional boring where noise levels of 60-dBA or greater will be experienced at sensitive receptor locations. For example:

- Special mufflers can be applied to the boring rig exhaust;
- Shielding can be erected between the noise source and the receptor; or
- As an extreme measure, a temporary enclosure can be erected to house the boring operation.

Implement all reasonable and customary noise reduction measures and post the name and telephone number of a person for the public to contact to resolve noise-related problems.

21. APM-TRA-1 (Traffic)

- As deemed necessary by the applicable jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction.
- Identify all roadway locations where special construction techniques (e.g., directional drilling or night construction) will be used to minimize impacts to traffic flow.
- Develop circulation and detour plans to minimize impacts to local street circulation. This will include the use of signage and flagging to guide vehicles through and/or around the construction zone.
- Schedule truck trips outside of peak morning and evening commute hours.
- Limit lane closures during peak hours to the extent possible.
- Use haul routes minimizing truck traffic on local roadways to the extent possible.
- Include detours for bicycles and pedestrians in all areas potentially affected by project construction.

- Install traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.
- Store construction materials only in designated areas.
- Coordinate with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary.

22. APM-TRA-2 (Traffic)

To avoid impeding emergency vehicle traffic around the construction activities, develop an Emergency Vehicle Access Plan that includes the following:

- Evidence of advanced coordination with emergency service providers including, but not necessarily limited to, police departments, fire departments, ambulance services, and paramedic services;
- Emergency service providers will be notified of the proposed project locations, nature, timing, and duration of any construction activities, and will be asked for advice about any road access restrictions that could impact their response effectiveness; and
- Project construction schedules and routes designed to avoid restricting movement of emergency vehicles to the best extent possible. Provisions to be ready at all times to accommodate emergency vehicles at locations where access to nearby properties may be blocked. Provisions could include the use of platings over excavations, short detours, and/or alternate routes.

23. APM-TRA-3 (Traffic)

Prepare and implement a traffic safety plan and coordinate with local transportation and emergency response agencies to avoid potential roadway safety hazards.

24. APM-TRA-4 (Traffic)

Limit all parking to right-of-way and pre-approved staging areas to address the increased parking demand created by construction activities.

25. APM-USS-1 (Utilities and Service Systems)

Recycle and dispose of construction materials to minimize generation of solid waste resulting from construction activities.

Wireless Telecommunications Facilities Chapter Requirements

26. The applicant shall install antennas and equipment boxes that are non-reflective gray to blend with the sky and match the typical appearance of equipment typically mounted on poles.
27. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
28. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and any other applicable regulatory bodies prior to initiating the operation of the

wireless telecommunication facility. The applicant shall supply the Planning and Building Department with evidence of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within ten (10) days of receiving notice of such revocation.

29. Once a use permit is obtained, the applicant shall obtain a building permit and build in accordance with the approved plans.
30. The project's final inspection approval shall be dependent upon the applicant obtaining a permanent and operable power connection from the applicable energy provider.
31. The wireless telecommunication facility and all equipment associated with it shall be removed in its entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility is abandoned or no longer needed, and the site shall be restored and revegetated to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility shall notify the County Planning Department upon abandonment of the facility. Restoration and revegetation shall be completed within two months of the removal of the facility.
32. Wireless telecommunication facilities shall be maintained by the permittee(s) and subsequent owners in a manner that implements visual resource protection requirements of Section 6512.2.E, and F above (e.g., landscape maintenance and painting), as well as all other applicable zoning standards and permit conditions.
33. Road access shall be designed, constructed, and maintained over the life of the project to avoid erosion, as well as to minimize sedimentation in nearby streams.
34. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
35. The use of diesel generators or any other emergency backup energy source shall comply with the San Mateo County Noise Ordinance.
36. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.
37. At the time of renewal of the Use Permit in accordance with Section 6512.6, or the Coastal Development Permit (CDP) in accordance with Section 6512.4.C, or at the time of an amendment to the Use Permit or Coastal Development Permit, if earlier, the applicant shall incorporate all feasible new or advanced technologies that will reduce previously unavoidable environmental impacts, including reducing visual impacts in accordance with Section 6512.2.E, to the maximum extent feasible.
38. This Coastal Development Permit and Use Permit shall expire on June 16, 2026. The applicant shall apply to renew these permits prior to that date.

Additional Conditions

39. Prior to issuance of building permits, the applicant shall submit a replanting plan, to be reviewed and approved by the Community Development Director, showing that all disturbed vegetation shall be restored as close to pre-project condition as possible, except that all disturbed non-native species shall be replaced with native species.

SBR:jlh – SBRAA0260_WJU.DOCX