

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

DATE: October 22, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an after-the-fact Coastal Development Permit, a Resource Management District Permit, a Planned Agricultural District Permit, and a Use Permit to install 2,635 linear feet of telecommunications cable onto existing utility poles within roadway rights-of-way and across County-owned property in the unincorporated Pescadero area of San Mateo County. This project is appealable to the Coastal Commission.

County File Number: PLN 2012-00367 (Cablecom)

PROPOSAL

The applicant is proposing to legalize the installation, or “overlash,” of new fiber optic cables onto existing utility poles. The cable is strung between 4 and 7 feet below the existing electric line and at least 17 feet above the ground when crossing or running along a road.

The total run of the cable is approximately 2,635 feet. The cable begins at a terminus near the fire station at the intersection of Pescadero Creek Road and Bean Hollow Road. It runs along Bean Hollow for a short distance. Then, it runs along a private drive on County land (parcels 086-180-060 and 086-160-060) past a pond identified as San Francisco Garter Snake habitat. It ends on the utility pole across Bean Hollow Road from the private drive’s southern terminus at Bean Hollow Road.

RECOMMENDATION

That the Planning Commission approve the after-the-fact Coastal Development Permit, Resource Management District Permit, Planned Agricultural District Permit, and Use Permit, County File Number PLN 2012-00367, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The project conforms to the Visual Quality Element’s policies directing the County to minimize the adverse visual impacts of utility infrastructure by locating the new

transmission line on an existing line of utility poles that already have cables of similar appearance mounted along them. It conforms to the Rural Land Use policy directing the County to avoid locating non-agricultural uses on agricultural land by collocating the line with other lines that do not hinder agriculture.

The project conforms to the Local Coastal Program's applicable goals and policies. It conforms to the Sensitive Habitats Component by being clear of terrestrial sensitive habitats and by not increasing the intensity of land use near the habitats. The project conforms to the Visual Resources Element in that the single additional cable mounted to the utility poles does not noticeably affect the appearance of the facility.

The mandatory findings required for issuance of a Coastal Development Permit and Use Permit can be made. The project conforms to the applicable primary criteria for issuance of a Resource Management Permit (*Primary Scenic Resources, Site Design, and Utilities*) and the applicable Substantive Criteria for issuance of a Planned Agricultural Development Permit (*General Criteria*).

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

DATE: October 22, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an after-the-fact Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Resource Management District Permit, pursuant to Section 6903 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Section 6500 of the Zoning Regulations, to install 2,635 linear feet of telecommunications cable onto existing utility poles within roadway rights-of-way and across County-owned property in the unincorporated Pescadero area of San Mateo County. This project is appealable to the Coastal Commission.

County File Number: PLN 2012-00367 (Cablecom)

PROPOSAL

The applicant is proposing to legalize the installation, or “overlash,” of new fiber optic cables onto existing utility poles. The cable is strung between 4 and 7 feet below the existing electric line and at least 17 feet above the ground when crossing or running along a road. The total run of the cable is approximately 2,635 feet. The cable begins at a terminus near the fire station at the intersection of Pescadero Creek Road and Bean Hollow Road. It runs along Bean Hollow for a short distance. Then, it runs along a private drive on County land (parcels 086-180-060 and 086-160-060) past a pond identified as San Francisco Garter Snake habitat. It ends on the utility pole across Bean Hollow Road from the private drive’s southern terminus at Bean Hollow Road.

The applicant applied for the required permit in November 2012, prior to installation. The application was deemed complete in June 2014. The applicant installed the cable in September 2014, while the Planning Department was preparing a staff report recommending approval of the permits.

RECOMMENDATION

That the Planning Commission approve the after-the-fact Coastal Development Permit, Resource Management District Permit, Planned Agricultural District Permit, and Use Permit, County File Number PLN 2012-00367, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Steven Rosen, Project Planner, Telephone 650/363-1814

Owner: County of San Mateo (Land), PG&E (Poles), Comcast (Proposed Cable)

Applicant: Jean Lee for Cablecom

Location: Bean Hollow Road and two parcels of County land south of Pescadero Creek Road and west of Bean Hollow Road in unincorporated Pescadero

APNs: 086-160-060 and 086-180-060

Size: 2,635 linear feet

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District) and RM-CZ/CD (Resource Management-Coastal Zone/Coastal Development District)

General Plan Designation: Agriculture and Open Space

Existing Land Use: Overhead Utility Line

Flood Zone: Zone X (areas determined to be outside the 0.2% annual chance floodplain), Zone AE (areas in the 1% annual chance floodplain where base flood elevations have been determined), and Zone AE - Floodway Area (areas in the floodplain where base flood elevations have been determined and that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights). FIRM Panels 06081C0369E and 06081C0432EE, effective date October 16, 2012.

Environmental Evaluation: Exempt, Section 15301, the minor alteration of the existing private facilities of an investor-owned utility, used to provide public utility services, involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

Setting: The project site is located in the Pescadero unincorporated community and the Pescadero Creek Road County Scenic Corridor. The cable will be lashed onto existing poles. It is in a public road right-of-way for some of its length and runs across open space owned by the County for the remainder of its length. The route runs through grassland and coastal scrub, past a pond, and over Bean Hollow Road on the same poles as the existing cables. Because the project runs past this pond, it is appealable to the Coastal Commission.

DISCUSSION

A. KEY ISSUES

1. General Plan Policies

Staff has reviewed the project for conformance with applicable General Plan Policies and has determined that the project is in conformance. The policies applicable to this project include the following:

a. Chapter 4 - Visual Quality

Policy 4.20 requires minimizing the adverse visual quality of utility structures. Staff finds that the project has negligible visual impact because the cable is strung on existing poles for its entire length.

Policies 4.48 - 4.55 govern the appearance of structures in rural scenic corridors. These policies are not directly applicable to the project, but their intent is to minimize the visual impact of the project by limiting height, visibility, and bulk while requiring the use of unobtrusive colors and materials. This project entails lashing a new cable to an existing line of utility poles lower than the highest cable on the poles. No crossbars or any other enlargement to the poles is proposed.

b. Chapter 9 - Rural Land Use

Policy 9.30(a) requires the County to avoid locating non-agricultural activities on land that could be used productively for agriculture. This project does not affect agricultural land because it is on existing poles on public land not used for agriculture.

2. Local Coastal Program (LCP) Policies

a. Chapter 7 - Sensitive Habitats Component

Policy 7.3 - *Protection of Sensitive Habitats*. This policy requires that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. The lashing of a new cable to existing utility poles at each site did not require any ground disturbance. There will not be any ongoing effects on sensitive habitats caused by the project. All future maintenance activity is conditioned to minimize impacts to sensitive species that may be in the area. Due to these factors, staff believes that the project is compliant with this LCP policy.

b. Chapter 8 - Visual Resources Component

Policy 8.23 directs the County to require installation of all new utility lines below ground, but provides exceptions that may be granted by the Planning Commission. This proposal qualifies for the exception for agricultural land use conflicts. The project runs across prime soils that would be converted if the lines were to be buried along the proposed route. Additionally, collocating the line along an existing route obviates the need to install the line along a new route, which would cross new agricultural lands to reach between the endpoints of the route.

Burying the line would also cause a much greater disturbance to sensitive habitats in the cable's route than the process of lashing it to the existing poles.

Policy 8.31 regulates scenic corridors in rural areas. The relevant portions of this policy follow:

Policy 8.31(a) directs the County to apply the policies of the Scenic Road Policies of the General Plan. This is discussed above in the General Plan section of this report.

Policy 8.31(b) directs the County to apply Section 6325.1 of the Zoning Code to the rural scenic corridors of the Coastal Zone. Section 6325.1 contains the following subsections:

(a) *Public views within and from Scenic Corridors shall be protected and enhanced, and development shall not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Vegetative screening or setbacks may be used to mitigate such impacts. Development visible from Scenic Corridors shall be so located and designed as to minimize interference with ridgeline silhouettes.*

The cable overlash does not significantly obscure, detract from, or negatively affect the quality of views from the scenic corridor. Most of the cable is screened from view from the scenic corridor by existing trees and a hill. No new screening is required, and the pole line is not on a ridge.

(b) *Clear cutting or removal of existing vegetation from rights-of-way is prohibited, except in those areas required for road and shoulder alignment or as required for reasons of safety, or permitted under subsections (h) and (i).*

The pole line runs through grassland. No tree removal was necessary for this cable overlash.

- (c) *Colors and plant materials shall be selected as necessary to minimize visual impact of development upon Scenic Corridors.*

The black cable sheathing matches the other cables on the pole line. No additional measures are necessary.

- (d) *No development, with the exception of agricultural uses, shall be permitted on grass and/or brush land in Scenic Areas unless such development will be screened effectively from existing or proposed public viewing areas or Scenic Corridors.*

The new cable is at a height similar to the existing cables, effectively blending into the existing set of cables along the pole line. A viewer driving along the scenic road will not notice a significant difference.

- (e) *No development shall be permitted on a Designated Primary Landscape Feature.*

This project site is not designated as a primary landscape feature in the Zoning Regulations, the General Plan, or the Local Coastal Program.

- (f) *No development shall be permitted to obstruct or significantly detract from views of any Scenic Area or Landscape Feature from a Scenic Corridor.*

This cable overlash onto existing poles does not obstruct or significantly detract from any views.

Policy 8.31(d) directs the County to apply the policies for landforms and vegetative forms of the LCP. This project is located near streams and wetlands. The project runs alongside a pond on County land. The project will not affect the visual character or quality of this body of water and habitat, and the project will retain the wetlands intact by not creating any new development on the ground.

Policy 8.31(e) pertains to locating new development such as buildings and structures. There are no new structures associated with this project. It is a cable overlash onto existing structures, the utility poles.

3. Findings Required for a Coastal Development Permit

- a. *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.*

The project conforms to and implements the polices of the Sensitive Habitats Component and the Visual Resources Component of the Local Coastal Program, as described in Section 2, above.

- b. *Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that 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).*

The project is not in these locations.

- c. *That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.*

The Local Coastal Program Policies do not require special findings for this project.

- d. *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.*

This is not applicable to the project.

4. Conformance with Resource Management Zoning Regulations

The requirements of the RM Zoning District require a Development Review Permit and review of the proposal against criteria outlined in Chapter 20A.2 of the County Zoning Regulations. The primary criteria applicable to this project are Site Design and Utilities. Staff has concluded that the project conforms to these criteria as discussed below, and a Development Review Permit can be approved.

Site Design Criteria

The following are the applicable site design criteria:

Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site, and its surrounding is maintained to the maximum extent practicable.

The cable is a small addition to a utility transmission line that already has six cables. This cable does not increase the footprint or height of any part of the transmission line, and therefore does not alter the pre-existing character of the site.

All roads, buildings and other structural improvements or land coverage shall be located, sited and designed to fit the natural topography and shall minimize grading and modification of existing landforms and natural characteristics. Primary Designated Landscape Features defined in the Open Space and Conservation Elements of the San Mateo County General Plan shall not be damaged.

The cable is lashed onto poles that are already installed in paths that are already being cleared of vegetation and maintained that way. The proposal results in no change to the landform or natural characteristics of the site.

No use, development or alteration shall: (1) create uniform, geometrically-terraced building sites which are contrary to the natural landforms; (2) substantially detract from the scenic and visual quality of the County; or (3) substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.

The project did not create a new building site contrary to the natural landform because it is installed on existing poles. The project does not detract from the scenic and visual quality of the County because the cable is an insignificant addition to the transmission line. The project does not detract from the natural characteristics of the features named in Part 3 above because it is developed entirely within an existing utility transmission line.

All development shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large.

The proposal does not generate light, glare, odors, or noise.

The applicant shall demonstrate that the development will not contribute to the instability of the parcel or adjoining lands and that all structural proposals including excavation, and proposed roads and other pavement

have adequately compensated for adverse soil engineering characteristics and other subsurface conditions.

No soil disturbance is proposed. This project avoided soil disturbance by doing away with the need to install this cable underground.

Utilities

Public utility structures, including building signs, overhead wires, and utility poles, shall be of minimum bulk and height and designed to have an uncluttered appearance and remain subordinate to the setting.

This project did not entail the building of any new structures.

Underground utility lines shall be required for planned unit developments and subdivisions where required by State law or the County Subdivision Ordinance, except where such undergrounding would result in significant adverse environmental impacts; surface power line super-structures shall be painted to disguise or mottle their appearance as much as possible; and revegetation programs shall be used to mitigate adverse impacts in power line construction swaths.

The line is installed in a corridor that is kept clear of vegetation.

5. Conformance to the Substantive Criteria for Issuance of a Planned Agricultural District Permit

The PAD Zoning District requires the applicant to obtain a Planned Agricultural District Permit. The substantive PAD criteria applicable to this project are the General Criteria because no division or conversion of agricultural lands is proposed. Staff has concluded that the project conforms to these criteria as discussed below, and a PAD Permit can be approved.

The encroachment of all development upon land which is suitable for agricultural use shall be minimized.

This project does not entail any new encroachment onto agricultural lands. The cable route crosses both prime agricultural lands and other lands suitable for agriculture, but the new cable does not increase the impact of the line on these lands. No new agricultural lands were converted by this development.

All development permitted on a site shall be clustered.

The new cable is “clustered” with other cables on an existing cable route.

Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.

These criteria are discussed in the Resource Management Permit section above. As discussed in that section, staff believes that the project conforms to these criteria.

Additionally, all PAD permits must be reviewed by the Agricultural Advisory Committee, which recommends action to the decision maker. The Agricultural Advisory Committee discussed this project at its meeting on August 12, 2013 and voted to recommend its approval.

6. Conformance with Use Permit Findings

Under the provisions of Section 6500, a use permit is required for public utility uses in any district. Two findings must be made in order for a use permit to be issued.

- a. *Find 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.*

The new cable will not be detrimental to the public welfare because 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. It will maintain a ground clearance of at least 17 feet, 3 feet over the height limit for vehicles and loads in the California Vehicle Code.

- b. *Find that the use is necessary for the public health, safety, convenience, or welfare.*

This project is necessary for public convenience. Comcast will use this cable to upgrade its service to the community of Pescadero and provide it with digital communications services.

B. ENVIRONMENTAL REVIEW

Section 15301 of the California Environmental Quality Act exempts from environmental review the minor alteration of the existing private facilities of an investor-owned utility, used to provide public utility services, involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

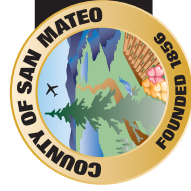
C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Cable Height Detail

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County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2012-00367 Hearing Date: October 22, 2014

Prepared By: Steven Rosen
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301 (the minor alteration of the existing private facilities of an investor-owned utility, used to provide public utility services, involving negligible expansion of use beyond that existing at the time of the lead agency's determination).

For the Coastal Development Permit, Find:

2. 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 policies of the Sensitive Habitats Component and Visual Resources Component of the LCP.
3. 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 the project is not in these locations.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program in that the Local Coastal Program Policies do not require special findings for this project.
5. 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 Resource Management District Permit, Find:

6. That the project is in conformance with the Development Review Criteria for the Resource Management District indicated in Section 6912 of the Zoning Regulations in that the project, as proposed and conditioned, blends into its surroundings and does not disturb any soils. The project conforms to the Primary Scenic Resources, Site Design, and Utilities Criteria of that chapter. The project will not degrade any viewsheds. The development minimizes disturbance of land in that it is a cable strung between existing poles. The project does not entail any new construction on the ground or vegetation clearing.

For the Planned Agricultural District Permit, Find:

7. 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 cable route crosses both prime agricultural lands and other lands suitable for agriculture, but the new cable does not increase the impact of the line on these lands.
8. All development permitted on a site shall be clustered in that the new cable is “clustered” with other cables on an existing cable route.
9. The project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code in that the project conforms to the Primary Scenic Resources, Site Design, and Utilities Criteria of that chapter. The project does not degrade any viewsheds. The development minimizes disturbance of land in that it is a cable strung between existing poles. The project does not entail any new construction on the ground or vegetation clearing.

For the Use Permit, Find:

10. 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 the new cable’s impact is limited to the insignificant visual impact of one additional cable strung along a line of utility poles along with six other cables, and in that it maintains a ground clearance of at least 17 feet, 3 feet over the height limit for vehicles and loads in the California Vehicle Code.
11. That the use is necessary for the public health, safety, convenience, or welfare in that Comcast will use this cable to upgrade its service to the community of Pescadero and provide it with digital communications services.

For the Resource Management District Permit, Find:

12. That the proposed fiber optic cable is in conformance with the Development Review Criteria for the Resource Management District indicated in Section 6912 of the Zoning Regulations in that the project, as proposed and conditioned, meets the Primary Scenic Resources Criteria, Site Design Criteria, and Utilities Criteria.

For the Planned Agricultural District Permit, Find:

13. The fiber optic cable 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 cable is “clustered” with other cables on an existing cable route, and the projects conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.

RECOMMENDED 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 October 22, 2014. 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. If any additional work is necessary, the applicant shall implement their construction best management practices as necessary for any remaining work. Said practices shall conform to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines” and include, but not be limited to:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

- f. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into existing drainage systems and water bodies and adhere to the above referenced practices.

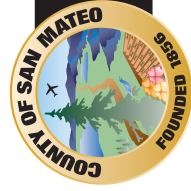
The applicant shall train and provide instruction to all employees and subcontractors regarding the construction best management practices (as listed above).

3. 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.
4. Prior to conducting any future maintenance activities, work shall be conducted when the site is dry, in order to reduce the risk of species impacts and to prevent erosion and water quality impacts. If work is conducted when the site is wet, installation work will be monitored by a qualified biologist.
5. Prior to conducting any future maintenance activities during the typical bird nesting season (February 1 through August 15), a qualified biologist shall conduct a nesting bird survey prior to and within 10 days of construction. If nesting birds are detected near the Project site, a 50-foot exclusion zone (200 feet for raptors) shall be established for protection. If the exclusion zone is located within the immediate work area, installation shall be delayed until the young have fledged and left the nest.
6. Prior to conducting any future maintenance activities, the applicant shall conduct pre-installation surveys for special status semi-aquatic species and other wildlife by a qualified biologist. If sensitive semi-aquatic species (CRLF, SFGS, WPT) are found to occur in the work area, work shall cease and the appropriate agencies, California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS), shall be notified immediately.
7. Prior to conducting any future maintenance activities, the applicant shall conduct pre-installation surveys for SFDW nests by a qualified biologist. If SFDW nests are found within 50 feet of the project area, nests shall be clearly marked/flagged and a 10-foot buffer shall be designated. If nests are located within 10 feet of the active work area, a qualified biologist shall be present during installation activities to ensure no SFDW nest is impacted.
8. If any special status plants are observed during pre-installation surveys, special status plants shall be clearly marked/flagged or temporary construction fencing shall be erected to designate the work area and delineate the areas to be avoided.
9. Prior to conducting any future maintenance activities, a pre-installation briefing of all personnel involved in installation activities shall be conducted by a qualified

biologist, including sensitive species training and best management practices (BMPs) implementation.

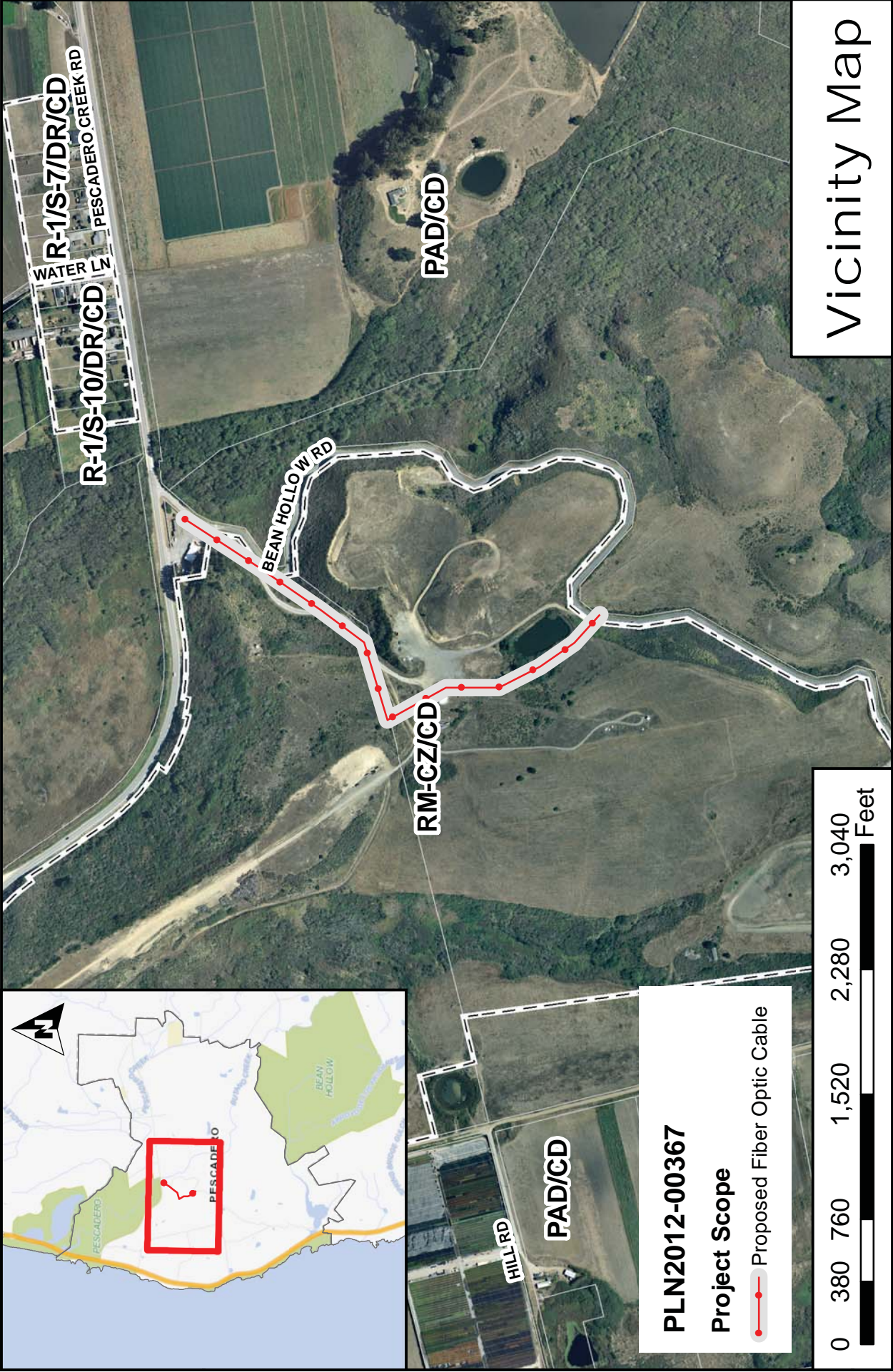
10. Prior to conducting any future maintenance activities, all heavy equipment shall be operated from the roadway pavement when possible, and on dry, firm ground when not possible. Areas of the roadside ditch containing wetland vegetation shall be avoided.
11. Prior to conducting any future maintenance activities, fueling and maintenance of vehicles shall take place at least 65 feet away from the waterways.
12. Prior to conducting any future maintenance activities, erosion control and containment BMPs (e.g., installation of silt fencing and/or natural fiber straw wattles, etc.) shall be installed if necessary to prevent delivery of pollutants into the waterways.
13. The removal of wetland and riparian vegetation is forbidden.
14. Prior to conducting any future maintenance activities, any disturbed areas along the roadway shoulder shall be seeded with a native seed mix following installation activities.
15. Prior to conducting any future maintenance activities, vegetation, sediment, debris, and trash shall not be stockpiled on-site and shall be removed from the site at the end of each workday.
16. Cable sheathing shall match the existing cables in appearance.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



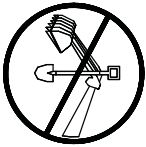


County of San Mateo - Planning and Building Department

ATTACHMENT C



CALIFORNIA DIVISION
 BAY AREA PLANNING & ARCHITECTURE - PERMIT DEPT
 3855 COMCAST PLACE, LIVERMORE, CALIFORNIA 94551

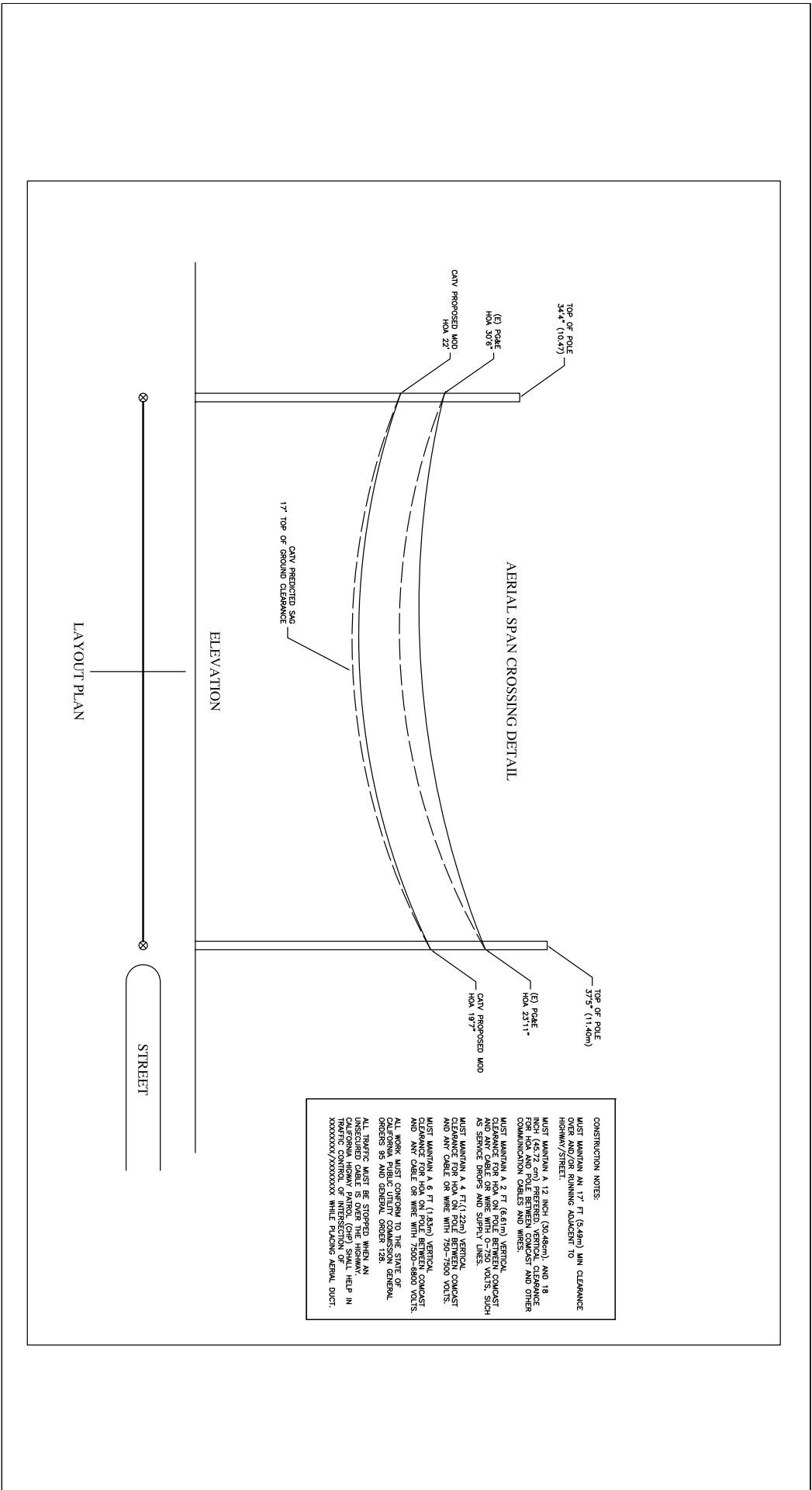


IMPORTANT NOTICE
 Section # 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid for your Dig Alert I.D.
 CALL TOLL FREE
 48 HOURS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT
 1-800-227-2600

THIS IS AN COMCAST DOCUMENT, PROPRIETARY & CONFIDENTIAL

DESIGN:	REV	DESCRIPTION	DATE
DRAWN BY: JS	0	ISSUE TO CONSTRUCTION	06/19/14
APPROVED:			
APPROVED:			

1000 BEAN HOLLOW RD
AERIAL CROSSING DETAIL
PROJ#: PES-1000 BEAN HOLLOW RD-U-OVERLASH-CBH
CONSTRUCTION TYPE: AERIAL OVERLASH
SYSTEM: PESCOADERO
NODE:
SHEET: 12A OF 12



CONSTRUCTION NOTES:
 MUST MAINTAIN AN 17' FT (5.49m) MIN CLEARANCE OVER AND/OR RUNNING ADJACENT TO HIGHWAY/STREET.
 MUST MAINTAIN A 12 INCH (30.48cm) AND 18 INCH (45.72 cm) PREFERRED VERTICAL CLEARANCE FOR HOA AND POLE BETWEEN COMCAST AND OTHER CARRIERS.
 MUST MAINTAIN A 2 FT (610 mm) VERTICAL CLEARANCE BETWEEN COMCAST AND OTHER CARRIERS AND ANY CABLE OR WIRE WITH 0-750 VOLTS, SUCH AS SERVICE DROPS AND SUPPLY LINES.
 MUST MAINTAIN A 4 FT (1.22m) VERTICAL CLEARANCE FOR HOA AND POLE BETWEEN COMCAST AND ANY CABLE OR WIRE WITH 7500-8800 VOLTS.
 JUST MAINTAIN A 6 FT (1.83m) VERTICAL CLEARANCE FOR HOA AND POLE BETWEEN COMCAST AND ANY CABLE OR WIRE WITH 7500-8800 VOLTS.
 ALL WORK MUST CONFORM TO THE STATE OF CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDERS 89 AND GENERAL ORDER 128.
 ALL TRAFFIC MUST BE STOPPED WHEN AN AERIAL CROSSING IS BEING CONSTRUCTED.
 CALIFORNIA HIGHWAY PATROL (CHP) SHALL HELP IN TRAFFIC CONTROL OF INTERSECTION OF XXXXXXXX/XXXXXXXXX WHILE PLACING AERIAL DUCT.