COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Planned Agricultural District Permit and Use Permit, pursuant to Sections 6328, 6350, and 6500 of the San Mateo County Zoning Regulations, for a new wireless telecommunication facility, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. The project is located north of Highway 92 at 78 Pilarcitos Creek Road in the unincorporated rural Midcoast area of San Mateo County.

County File Number: PLN 2015-00002 (AT&T Mobility)

PROPOSAL

The applicant, AT&T Mobility, proposes to co-locate a new wireless telecommunication facility on an approximately 196-acre parcel at 78 Pilarcitos Creek Road north of Highway 92. The proposed facility will be a new 17-foot high monopole consisting of six antennas. This new tower is in the immediate vicinity of the existing three wireless facilities (Sprint, Metro PCS, and T-Mobile) on the property. The project also includes the construction of a 230 sq. ft. equipment shelter, one diesel backup generator, and one GPS antenna, along with associated underground utility lines from existing services (power, telco, and coaxial cable). The equipment shelter will be located adjacent to the existing equipment area for Sprint. There will be a 6-foot slatted chain link fence around the equipment enclosure and a 4-foot barbed wire fence around the monopole. No trees are proposed to be removed as part of this project. Access to the proposed site can be taken from the existing access road.

The total lease area is 546 sq. ft. and includes the equipment area, monopole and utility trench. The project site is not located within the mapped Highway 92 County Scenic Corridor.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, and Use Permit

for County File Number PLN 2015-00002, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The co-location project, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, Local Costal Program, and Zoning Regulations. An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The IS and MND conclude that the project, as proposed and mitigated, will not generate any significant environmental impacts. All mitigation measures from the MND have been included as conditions of approval in Attachment A to the staff report.

As proposed and conditioned, the project would reduce adverse impacts to wildlife species through the requirement for pre-construction surveys; include revegetating disturbed land with native, drought-tolerant landscaping; ensure the implementation of appropriate erosion and sediment control measures to reduce erosion and runoff from the project area and resulting impacts on water quality; and minimize adverse visual impacts from public view corridors, including from the Highway 92 Scenic Corridor, through location of the facility. Additionally, the project is conditioned to comply with dust control requirements, fire safety, and timing of grading activities; and to ensure that the project does not create any geological instability impacts on the area.

The project complies with the required findings for a use permit in that the project, as proposed and mitigated, would not be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The project may result in potential significant impacts to air quality, cultural resources, climate change, hazards and hazardous materials, and noise as identified in the IS and MND; however, the recommended mitigation measures from the MND will reduce these project impacts to a less-than-significant level.

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The total lease area is 546 sq. ft. and includes the equipment area, monopole and utility trench. The project site is not located within the mapped Highway 92 County Scenic Corridor.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, and Use Permit for County File Number PLN 2015-00002, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Applicant: Misako Hill (AT&T Mobility)

Owner: Daniel and Natalie Sare Trust

Location: 78 Pilarcitos Creek Road

APN: 056-380-110

Parcel Size: 196.43 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and three existing wireless telecommunication facilities

Water Supply: Not applicable. Project does not require water service. However, the parcel is served by existing wells.

Sewage Disposal: Not applicable. However, the property is served by a private on-site septic system.

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0260E; effective October 16, 2012.

Williamson Act: The subject parcel is not encumbered with a Williamson Act contract.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from August 26, 2015 through September 15, 2015.

Setting: The project parcel is located on Pilarcitos Creek Road to the north of Highway 92, a County Scenic Corridor. The approximately 196-acre parcel is developed with a single-family dwelling and associated agricultural buildings. There are three wireless telecommunication facilities located on the southwest portion of the property. There is an existing access road on the property that provides access to the wireless facilities. There are two sets of electrical overhead transmission lines located adjacent to the project site. The remaining portions of the parcel are undeveloped open space or areas used for growing Christmas trees. Vegetation on the project site consists of grasses

and costal shrubs. The steep topography and vegetation between the project area and Highway 92 help to partially screen the project site from public view.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is located approximately 700 feet north and uphill from the mapped habitat of the San Francisco dusky-footed woodrat, which is a "Species of Concern," but is not on the Federal or State rare or endangered species list. The mapped location is within the Highway 92 right-of-way and further south to the area of Pilarcitos Creek. There have been no critical habitat rules or conservation plans published for the San Francisco dusky-footed woodrat. The dusky-footed woodrat prefers moderate tree canopy for a habitat. The project site is mostly disturbed ground with little tree cover which does not provide suitable habitat. Further, the steep slope of the parcel, existing highway retaining walls, and roadway create a barrier for the woodrat in accessing the project site were it to provide habitat.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Soil Erosion*) seek to minimize grading; soil erosion and sedimentation, including but not limited to ensuring disturbed areas are stabilized; and protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife.

The project site will be accessed via an existing access road. Upon review of the access plans, the Coastside Fire Protection District has not required any road improvements, thus grading is not required to access the facility. Some minor vegetation clearing will be required to prepare the 546 sq. ft. lease area and new monopole, as well as some trenching for installation of underground energy lines from the nearest power pole to the lease area and monopole. To ensure that erosion during construction is minimized, the applicant's proposed erosion control plan, which includes the installation of fiber rolls and an equipment staging area (Conditions #14, #16 and #18), will be implemented at the time of construction. Additionally, Condition #10 is recommended to minimize potential erosion after construction by way of revegetating disturbed areas with native plant species.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.24 (*Rural Development Design Concept*), Policy 4.25 (*Location of Structures*), Policy 4.26 (*Earthwork Operations*), and Policy 4.28 (*Ridgelines and Skyline*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists; screen storage areas with fencing, landscape or other means; and install new distribution lines underground.

The project is located just outside the Highway 92/San Mateo Road County Scenic Corridor. The proposed monopole tower and equipment enclosure are located on a parcel that hosts many towers and poles for communication and utility purposes and are clustered among these existing facilities. The proposed monopole is located approximately 700 feet north of Highway 92. The location of the wireless facility is at 700 feet in elevation, while Highway 92 is at approximately 360 feet in elevation. The area of the project is somewhat screened by the surrounding vegetation and topography of the site. The proposed monopole and equipment enclosure will be minimally visible when viewed from Highway 92 given the distance and speed of travel. From the vantage point of east and westbound travel along the highway, the sheer distance of the subject tower (amidst the surrounding ones) ensures that its visibility is not significant and the proposed site is indistinguishable from the existing towers and poles on the property. The location of the tower and conditions requiring colors to blend with the existing vegetation will minimize the visual impact from the public road. While the pole is

located on a ridgeline, it is located in the most developed area of the property, as there are a number of other poles and equipment enclosures in the vicinity. The equipment enclosure and monopole will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (which would be prohibited in any case, save for emergency lighting necessary for nighttime maintenance).

Some minor vegetation clearing and grading will be required to prepare the 546 sq. ft. lease area and new monopole, as well as some trenching for installation of underground energy lines from the nearest power pole to the lease area and monopole. The proposed project will keep grading and earth-moving operations to a minimum. To ensure that erosion during construction is minimized, the applicant's proposed erosion control plan, which includes the installation of fiber rolls and an equipment staging area, will be implemented at the time of construction.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that appropriate precautions be taken to avoid damage to historical or archaeological resources.

The project area consists of several existing wireless telecommunication facilities that were permitted and constructed in the 1990s and 2000s; therefore, no historical resources will be impacted. Nonetheless, Mitigation Measure 3 from the Mitigated Negative Declaration has been included as Condition of Approval #17 to minimize the potential impact to any unknown archaeological resource within the project area during proposed earthwork activities.

e. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*) (a) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the scenic and harmonious nature of the rural lands; and (b) seeks to (1) promote land use compatibility by encouraging the location of new commercial development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan designation of "Agriculture." Telecommunication facilities are allowed on agricultural lands with an approved use permit since the facilities are integral to public safety

and the economy. The proposed facility includes a new monopole and equipment enclosure which are clustered with several other such facilities, to ensure that agricultural uses can continue on the subject parcel. The proposed co-location also ensures that there is little impact to the nature of the rural land or scenic qualities by clustering and requiring natural paint colors. The overall impact of the new facility, including aesthetic impact, is minimal since the potential for agricultural use on the parcel is not diminished.

While there is prime farmland on the property, the site where the proposed wireless telecommunication facility is not in the vicinity of the prime farmland used to farm Christmas trees. Prime soils are approximately 1,000 feet to the west and down the hill of the project site. There are three other wireless telecommunication facilities in the area of the proposed new facility. These facilities have been in place since the 1990s and 2000s. This area of the property is already disturbed and does not contain prime soils.

2. Conformance with the Local Coastal Program

Policy 1.1 of San Mateo County's adopted Local Coastal Program (LCP) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone. This project is consistent with applicable LCP policies as discussed below.

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, nor (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

As discussed in the General Plan (*Rural Land Use*) Section above, the new facility has a small footprint and is clustered with other similar development on the parcel. There are other facilities in the immediate vicinity, which have existed for decades without impacting agriculture on the parcel or adjacent parcels. Coastal resources are not significantly impacted due to the small footprint of the facility (546 sq. ft.) in a disturbed area where agricultural activities or prime soils are not present, where visual impacts are minimized, and impacts to water resources and sensitive habitats are avoided.

b. Agriculture Component

Applicable policies are: Policies 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) and 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*). These policies allow for conditionally permitted uses provided the following can be met as discussed below:

(1) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

The parcel contains steep slopes and areas of dense vegetation. Christmas tree farming occurs on the lower elevations where groundwater is nearby to support the farming operation. The area of the proposed facility is not in a location that is desirable for Christmas tree farming given the distance to groundwater and the existing telecommunication facilities.

(2) Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.

It is not feasible given this type of use to introduce agricultural activities in the area of the proposed facility since the area is steeply sloped and disturbed by the existing access road and other telecommunication facilities.

(3) Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

The topography of the parcel and existing vegetation present between the tree farm and proposed facility provide a defined buffer.

(4) The productivity of any adjacent agricultural lands is not diminished.

The facility does not impact the use of adjacent lands for agriculture.

(5) Public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

No public service expansions are proposed and the permitted use will not degrade the air and water quality as conditioned (Conditions #24 and #25).

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) states that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. Further, all uses shall be compatible with the maintenance of biologic productivity of the habitats.

The closest sensitive habitat occurs near Highway 92, located approximately 700 feet southwest of the project site. This sensitive habitat is for the San Francisco dusky-footed woodrat, which is a "Species of Concern," but is not on the Federal or State rare or endangered species list. As discussed in the General Plan (*Vegetative, Water, Fish and Wildlife Resources*) Section above, California Natural Diversity Database Maps reveal that there are no sensitive habitats on the property. As discussed under General Plan Policy 1.2, the proposed facility (tower and lease area) is about 700 feet northeast of the habitat area. The project will have no impact on either the sensitive habitat along the creek or that of the dusky-footed woodrat, ensuring compliance with the cited policies of this component.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall.

Development on this parcel includes three wireless communication facilities towers which have been located on the southeastern side of the parcel. The subject parcel is not in a State Scenic Corridor, nor can the project be seen from one. The project is, however, minimally visible from a County Scenic Corridor and has been conditioned to further minimize potential visual impacts by utilizing natural paint colors. The facility is also minor in nature at 546 sq. ft. compared to the 196.43 acres of the parcel and is clustered with the existing facilities, thus the visual and open space qualities of the parcel are maintained. These aspects of the project make it compliant with the above-referenced policies.

Policy 8.6 (*Streams, Wetlands, and Estuaries*) seeks to: (1) set back development from waterways, and (2) prohibit structural development which adversely affects visual quality.

Pescadero Creek is approximately 1,200 feet from the project site. The project's location will in no way adversely affect the visual quality of the creek.

Policy 8.18 (*Development Design*) requires that development blend with, and is subordinate to the environment and the character of the area, and be as unobtrusive as possible and not detract from the natural open space or visual qualities of the area. Policy 8.19 (*Colors and Materials*) calls for development with: (1) colors and materials which blend with the surrounding physical conditions, and (2) not use highly reflective surfaces and colors.

The monopole and panel antennas will be painted an earth-toned color; the fence will include earth-toned color slats to blend with the surrounding character of the area. All cables will be installed underground (Condition #6) and finally, power for this facility will be provided by underground wires.

3. Conformance with the Planned Agricultural District (PAD) Zoning Regulations

a. Conformance with the PAD Development Standards

Wireless communication facilities are considered to be a compatible use in Section 6710.1.8, and are allowed per Section 6500 of the Zoning Regulations with the issuance of a use permit, in addition to complying with the Wireless Telecommunication Facilities Ordinance (Section 5 of this report).

The proposed facility is fully compliant with the PAD development standards as shown on the chart below.

Development Standards	Required	Proposed
Maximum Height of Structures	36 feet	Equipment Cabinet: 10 feet Proposed Tower: 17 feet
Minimum Front Yard Setback	50 feet	Approximately 500 feet
Minimum Side Yard Setbacks	20 feet	Approximately 500 feet (left side); 1,200 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 0.40 of a mile

b. Conformance with the Criteria for Issuance of a PAD Permit

Issuance of a Planned Agricultural District Permit requires the project to comply with Section 6355 of the Zoning Regulations (*Substantive*

Criteria for Issuance of a Planned Agricultural Permit). The applicable sections are discussed below.

(1) General Criteria

Per Section 6355.A (*General Criteria*), the project must be consistent with the following:

(a) That the encroachment of all development upon land which is suitable for agricultural uses shall be minimized.

(b) That all development shall be clustered.

(c) That every project shall conform to Chapter 20A.2 of the Zoning Regulations (*Site Design Criteria*). Applicable criteria stated in these sections include location, siting and design to: (1) fit the environment and preserve the pre-existing character; (2) preserve and fit to the natural topography and minimization of grading; and (3) not substantially detract from natural characteristics or wildlife habitats. In addition, all development is to be sited to minimize the impacts of noise, light and glare on adjacent properties and the larger community.

As previously discussed, the project is compliant with the above criteria. For compliance with Items “a” and “b” above, see the discussion of the LCP in Section A.2, and for compliance with Item “c”, see the discussion of the General Plan Policies in Section A.1 of this report.

(2) Criteria for the Conversion of Land Suitable for Agriculture and Other Land

Conversion of lands suitable for agriculture designated as agriculture requires that (a) all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable, (b) continued or renewed agricultural use of the soil is not feasible as defined by Section 30108 of the Coastal Act, (c) clearly defined buffer areas are developed between agricultural and non-agricultural uses, (d) the productivity of any adjacent agricultural lands is not diminished, (e) public service and facility expansion and permitted uses do not impair agricultural viability, including by increased assessments costs or degrading air and water quality.

As previously discussed in the LCP Agriculture Component, the project will not impact the agricultural activity or lands on the property or the surrounding area. The parcel contains steep slopes and areas of dense vegetation with Christmas tree farming occurring on the lower elevations where groundwater is nearby to support the farming operation. The area of the proposed facility is not in a location that is desirable for Christmas tree farming given the distance to groundwater and the existing telecommunication facilities. It is also not feasible given this type of use to introduce agricultural activities in the area of the proposed facility since the area is steeply sloped and disturbed by the existing access road and other telecommunication facilities. The topography of the parcel and existing vegetation present between the tree farm and proposed facility provide a defined buffer between the agricultural uses and the wireless facility. No public service expansions are proposed and the permitted use will not degrade the air and water quality as conditioned (Conditions #24 and #25).

c. Agricultural Advisory Committee Review

At its July 8, 2015 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

4. Wireless Telecommunication Facilities Regulations

The proposal has been reviewed against the Wireless Telecommunication Facilities Regulations and staff determined that the project complies with the applicable standards as discussed below.

a. Development and Design Standards

Section 6512.2.A prohibits new wireless telecommunication facilities in a sensitive habitat, as defined by Policy 7.1 of the Local Coastal Program (*Definition of Sensitive Habitats*) for facilities proposed in the Coastal Zone.

As discussed in Section A.1.a (*Vegetative, Water, Fish and Wildlife Resources*), neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Section 6512.2.C states that facilities shall not be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.

The existing wireless facilities are not physically capable of accommodating AT&T panel antennas without increasing the height and, likely, the diameter of the existing monopoles which in turn would increase the visibility of the facility from the County Scenic Corridor. By clustering the proposed facility directly adjacent to similar existing telecommunication facilities, the project meets the intent of this policy, which is to avoid an unnecessary expansion in the number of sites used for this purpose.

Section 6512.2.D requires new facilities to be constructed to support co-location, unless technologically infeasible.

The proposed facility currently does not have the capacity to co-locate other wireless antennas without installing antennas on a structure or monopole of greater height than the 17-foot monopole. A taller monopole would potentially cause a greater visual impact than the current conditions. Also, there are three other wireless facilities already located at the property, decreasing the potential for new carriers to want to co-locate, as they may already have their own facility at the site.

Section 6512.2.E-G seeks to minimize and mitigate visual impacts from public views by screening facilities with landscaping consisting of non-invasive and/or native plant materials; painting equipment to blend with the existing landscape colors; designing facilities to blend in with the surrounding environment; and requiring facilities to be constructed of non-reflective materials.

The project is located just outside the Highway 92/San Mateo Road County Scenic Corridor. The proposed monopole and equipment enclosure are located on a parcel that hosts many utility towers and monopoles for communication and utility purposes. The proposed monopole is located approximately 700 feet north of Highway 92. The location of the wireless facility is at 700 feet in elevation, while Highway 92 is at approximately 360 feet in elevation. The area of the project is somewhat screened by the surrounding vegetation and topography of the site. The proposed monopole and equipment enclosure will be minimally visible when viewed from Highway 92. The proposed site is indistinguishable from the existing towers and poles on the property. From the vantage point of east and westbound travel along the highway, the sheer distance of the subject tower (amidst the surrounding ones) ensures that its visibility is not

significant. The equipment enclosure and monopole will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (which would be prohibited in any case, save for emergency lighting necessary for nighttime maintenance, see Condition of Approval #8). Condition of Approval #7 requires that the monopole, antennas, and equipment be painted a tan color to match and blend into the existing natural setting.

Section 6512.2.H requires new facilities to comply with all of the requirements of the underlying zoning district.

Refer to Section A.4 above.

Section 6512.2.L states that diesel generators shall not be installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources are not feasible. If a diesel generator is proposed, the applicant shall provide written documentation as to why the installation of options such as electricity, natural gas, solar, wind or other renewable energy sources is not feasible.

The diesel tank is limited to use during emergency situations when the primary electrical source is not available. Due to the remote nature of the site and the limited lease space, providing an emergency power source other than diesel is not feasible for the project. However, the use of the diesel generator will be used exclusively for emergencies and maintenance testing, as well as its distance from the nearest residence, would limit and minimize impacts from the use of the generator. Other power sources would create greater visual impacts (e.g., wind power) or convert a larger area of lands suitable for agriculture (e.g., solar panels). In the project area, there is no connection to a natural gas line.

b. Performance Standards

In addition to the Development and Design Standards, the project must also meet the Performance Standards outlined in Section 6512.3 of the Zoning Regulations for wireless facilities.

These performance standards include a non-lighted facility, valid Federal and State licenses, approved use and building permits, removal of abandoned or permit revoked facilities, maintenance of facilities, road access, diesel generators compliant with the County Noise Ordinance, and the availability of the facility for use by the County for public safety communication purposes.

The project is compliant with these performance standards since the facility will not be lit, the applicant has a current Federal and State license for telecommunication facilities and will apply for and be issued a building permit for the facility should the use permit be approved. The access road meets fire authority standards and the maintenance will be on an unscheduled as needed basis. The generator is conditioned to meet the County Noise Ordinance, as well as a condition for the removal of the facility should the site be abandoned or the permit revoked. Similarly, the facility is available for public safety use as conditioned (Condition #28).

5. Conformance with the Use Permit Findings

Under the provisions of Section 6500, wireless communication facilities are permitted in the Planned Agricultural District (PAD) with the issuance of a use permit. Two findings are required to 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, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project's minimal impact on coastal resources is discussed in Sections A.1 through A.4 of this report. Also, the facility, as conditioned, will not be detrimental to the public welfare or injurious to the neighborhood. The proposal is for six panel antennas on a new 17-foot high tower in close proximity to three existing wireless facilities. The proposed addition does not impede the use of the remainder of the parcel and surrounding area for agricultural purposes, and the conditions of approval ensure that the public welfare is not injured by the proposed facility.

New cellular communication facilities, such as the proposed project, require the submittal and review of radio frequency (RF) field strength reports to ensure that the RF emissions emanating from the proposed antennas do not exceed the Federal Communications Commission's (FCC) public exposure. The RF report submitted (Attachment H) concludes that the AT&T antennas, placed as proposed, will be at 152.80% of the applicable public limit within one foot of the site. A site is considered out of compliance with the FCC when there are areas that exceed the FCC exposure rates and there is no mitigation proposed. The RF report recommends that signage and a barrier fence be installed at the site. The fence will be 13 feet by 13 feet and be 4 feet in height with three strands of barbered wire. These

measures, required by Condition #13, will successfully mitigate the RF exposure to the public and will bring the site into compliance with FCC regulations and rules. The site would not exceed FCC occupational levels. There are no modeled areas on the ground that exceed the FCC limits for general public or occupational exposure in front of the other carrier antennas on the property.

The proposed antennas will be placed above the ground level, which greatly reduces the exposure levels and potential for harm to the public. In addition, the site is on private property, and the site's location is isolated from the remainder of the parcel so access for workers or guests of the property owner is also restricted.

Based on the FCC methodology of calculating power density, the proposed antennas comply with the controlled exposure limit and the uncontrolled/general population exposure limit. The project site, considering the existing uses on the site, the infrequency of access to this region of the property, and the mitigation measure to install signage and a permanent fence barrier around the site, has diminished the potential for human or animal exposure to radio frequency energy generated by the antenna. As such, the project will not be detrimental to the public welfare.

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

The project will increase reliability and capacity for the existing communications system which is utilized by both the coastal residents of San Mateo County as well as those visitors traveling along Highway 92. This facility will provide voice and data coverage services along this stretch of Highway 92, which is presently marginally served. Thus, the project is necessary for the public health, safety, convenience or welfare in this regard.

B. ENVIRONMENTAL REVIEW

An Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on August 26, 2015 and ended on September 15, 2015. Mitigation measures have been included as conditions of approval in Attachment A. One comment was received during the 20-day public review period from the California Coastal Commission. Below is a summary of the Coast Commission's comment on the project (the comment letter is included in its entirety as an attachment to this report):

California Coastal Commission (Attachment H)

The discussion under Biological Resources should better describe the biological conditions of the site, as the project would entail the removal of some vegetation. We suggest that Mitigation Measure 2, for the replanting of vegetation in disturbed areas, also include that native species be used and that the proposed replanting plan be submitted for review and approval before it is implemented.

Staff Response: Staff has included Condition 9, and has revised Condition 15 (Mitigation Measure 2) in Attachment A (changes shown in underline format), to require that native species be used during the replanting and that the proposed replanting plan be submitted for review and approval before it is implemented during the building permit stage.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Environmental Health Division
California Coastal Commission
Agricultural Advisory Committee

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Elevations
E. Photo Simulations
F. Mitigated Negative Declaration
G. Radio Frequency Report
H. Comment Letter from California Coastal Commission

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00002 Hearing Date: September 23, 2015

Prepared By: Rob Bartoli
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.

3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.

4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance to the components of the LCP.

6. That the project conforms to the specific findings required by policies of the San Mateo County LCP. Staff has added conditions which limit visual impacts of the project from the public view.

For the Use Permit, Find:

7. 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 it complies with State and Federal radio frequency emissions standards and does not present a significant visual impact.

8. That this personal wireless telecommunication facility is necessary for the public health, safety, convenience or welfare of the community because the project provides increased clarity, range and capacity of the existing wireless network and enhances service for the general public and emergency services.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the September 23, 2015 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This use permit shall be valid for ten (10) years until September 23, 2025. The applicant shall file for a renewal of this use permit six (6) months prior to expiration with the Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees required for consideration of the amendment at a public hearing. An administrative review of the project for conformance to conditions of approval will be required in September 2020.

3. The applicant shall paint the monopole, antennas, and equipment cabinets a tan color to blend into the existing vegetation on the site. Ground supporting equipment and structures shall utilize earth-toned colors to blend in with the surrounding vegetation and natural environment. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Paint colors shall be subject to the review and approval by the Community Development Director prior to issuance of a building permit. The fences around the equipment enclosure and monopole shall have fence slats screen the equipment. The slats shall be in earth-toned colors. The applicant shall submit photos to the Current

Planning Section for color verification after the approved colors have been implemented, but before a final building inspection is scheduled.

4. There shall be no external lighting associated with the monopole cellular antenna poles. Wireless telecommunication facilities shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).

5. Any necessary utilities leading to, or associated with, the facility shall be placed underground.

6. The applicant shall install a 4-foot high fence around the monopole, as required by the Radio Frequency Report that was submitted by the applicant.

7. The applicant shall maintain the monopole and equipment enclosure walls/fencing in good condition and perform repairs as necessary to serve its function as a screening device for the facility and equipment. Any repairs and/or maintenance to the monopole and fence shall be of like color and materials.

8. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the construction of the facility.

9. Prior to the issuance of the building permit required for the project, the applicant shall submit a revegetation plan, for the review and approval of the Community Development Director, that provides for the replanting of all areas outside of the equipment's footprint that will be disturbed during project construction with native drought-resistant plant species, as well as for the long-term maintenance of these plantings. Prior to the building permit final inspection, the applicant shall provide written and photographic evidence that the approved revegetation plan has been installed. Written and photographic evidence that the approved plantings have been maintained or replaced shall also be provided during the 2020 Administrative Review and at any other time that such evidence is requested by the Community Development Director ~~revegetate all disturbed areas with native plantings~~. In the event that the revegetation plan has not been successfully maintained, the applicant shall identify and implement corrective actions to the satisfaction of the Community Development Director.

10. Access to the proposed facility shall utilize the existing roadway. No additional vegetation shall be removed to provide access to the facility.

11. Within five (5) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of $2,210.00, as required under Fish and Wildlife Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant

shall submit a check in the total amount of $2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Wildlife's environmental filing fee increases starting the first day of each new calendar year (i.e., January 1, 2016). The fee amount due is based on the date of payment of the fees.

12. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.

13. Prior to the issuance of a building permit, the applicant shall submit, to the Current Planning Section for review and approval, an erosion control plan, which shows how transport and discharge of pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. 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.

    b. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to a local storm drain system or water body.

    c. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

14. **Mitigation Measure 1:** 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. 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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. 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.

15. **Mitigation Measure 2:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible. Native species shall be used during the replanting and the proposed replanting plan be submitted for review and approval before it is implemented during the building permit stage.

16. **Mitigation Measure 3:** Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

17. **Mitigation Measure 4:** Prior to the issuance of a building permit, the applicant 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 pollutants 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 also 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 plan shall adhere to the San Mateo Countywide Stormwater

Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

18. **Mitigation Measure 6:** 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).

19. This installation shall be removed in its entirety at that time when this technology becomes obsolete or the use of this facility is discontinued for 90 consecutive days.

20. If modifications are proposed by the applicant in the future, the applicant shall submit such plans to the Current Planning Section prior to construction. A building permit shall be also issued prior to construction. Equipment shall be painted to match the other existing structures.

21. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structures for telecommunication facilities.

22. The applicant shall file a copy of the current Federal Communications Commission (FCC) and California Public Utilities Commission (CPUC) license with the Planning Department. The applicant shall be required to keep a current copy of these forms on file with the Planning Department throughout the life of this use permit. The applicant shall notify the Planning Department if, at any time, the FCC or CPUC license is revoked or suspended.

23. Prior to the issuance of the building permit, the applicant shall submit to the Current Planning Section a copy of the Bay Area Air Quality Management District (BAAQMD) Permit in compliance with the Statewide Air Toxics Control Measure for Stationary Diesel Engine.

24. The operation hours of the diesel generator for maintenance and testing purposes shall not exceed 50 hours per year.

25. Prior to the building permit final inspection, the applicant shall submit to the Current Planning Section a copy of the Hazardous Materials Business Plan Program application form filed with the Environmental Health Division. The applicant shall comply with all State and local clean-up regulations and policies.

26. **Mitigation Measure 5:**

    a. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, NFPA 2001 and T-19 requirements.

    b. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire

extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit. A separate permit must be submitted for an FM 200 extinguishing system and the manufacturer's specifications for the generator.

c. Above Ground Fuel Storage for generator shall meet California Fire and Building Code requirements. Please submit information for generator, fuel source, type and quantity prior to building permit approval.

d. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

27. 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.

Building Inspection Section

28. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

Coastside Fire Protection District

29. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

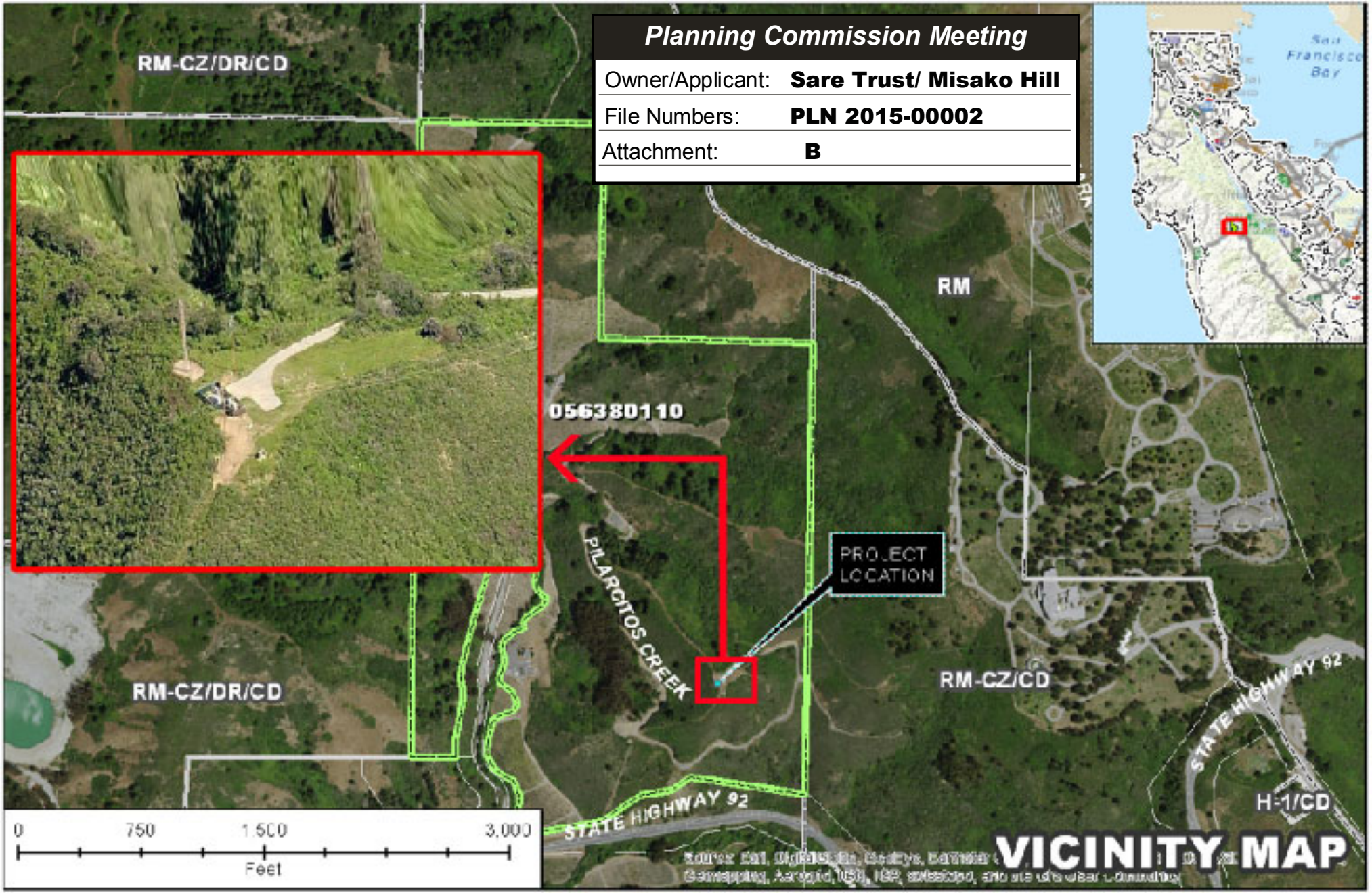
30. Contact the Coastside Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector.

31. Because of limited access into your property, the Coastside Fire Protection District is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to

allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency.

32. Fire access that exceeds 150 feet in length shall be terminated by an approved turnaround. Access and turnaround shall have 2 inches of asphalt.

RJB:fc – RJBZ0614_WFU.DOCX


Planning Commission Meeting
Owner/Applicant: Sare Trust/ Misako Hill
File Numbers: PLN 2015-00002
Attachment: B
RM-CZ/DR/CD
RM
056380110
PILARCITOS CREEK
PROJECT LOCATION
RM-CZ/DR/CD
RM-CZ/CD
STATE HIGHWAY 92
STATE HIGHWAY 92
H-1/CD
0
750
1,500
3,000
Feet
VICINITY MAP

Planning Commission

PLN 2015-00002
Case

C-D
Attachment

SITE NUMBER: CCU4547
SITE NAME: SANTA TREE FARM - HWY 92 RELO

78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019
JURISDICTION: SAN MATEO COUNTY

SITE TYPE: POLE / SHELTER

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL AT&T APPROVED PREMANUFACTURED EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT
3. INSTALL (1) NEW GPS UNIT
4. INSTALL (1) 17'-0" HIGH POLE
5. INSTALL (6) ANTENNAS (3) PER SECTOR, (2) SECTORS TOTAL
6. INSTALL (14) RRUS (7) PER SECTOR
7. INSTALL 6'-0" HIGH CHAINLINK FENCE W/ GATES
8. INSTALL 50KW DIESEL GENERATOR

PROJECT INFORMATION

Property Information:
Site Name: SANTA TREE FARM - HWY 92 RELO
Site Number: CCU4547

Site Address: 78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019

A.P.N. Number: 056-380-110
Current Use: WIRELESS FACILITY

Proposed Use: U-UNMANNED TELCOM FACILITY

Jurisdiction: SAN MATEO COUNTY

Zoning: PAD/CD

Latitude: 37° 29' 43.30" N (NAD 83)

Longitude: 122° 22' 47.61" W (NAD 83)

Ground Elevation: 729.3 FT. AMSL (NAVD 88)

Property Owner:
DANIEL SARE AND NATALIE SARE, TRUSTEES
78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019

Power Agency:
PG&E
245 MARKET STREET, MAIL CODE N10D
SAN FRANCSICO, CA 94105

Telephone Agency:
AT&T Wireline
ph: (650) 872-6028

FA: 12784058
PTN: 3701629480 | USID: 163700

PROJECT TEAM

Applicant / Lessee:
AT&T MOBILITY
2600 Camino Ramon, 4W750FF
San Ramon, Ca 94583
Contact: Alexander Wilson-Desbois
ph: (415) 527-9276

Architect / Engineer:
CONNELL DESIGN GROUP
contact: DAN CONNELL
e: dconnell@connelldesigngroup.com
ph: (949) 753-8807

Construction Mgr.:
VINCULUMS SERVICES, INC.
contact: JOSH ROBERSON
email: jroberson@vinculums.com
ph: (949) 505-4225

Site Acquisition:
CORTEL, Inc.
contact: JERRY MARCUS
email: jerome.marcus@cortel-llc.com
cell: (415) 713-4862

Zoning Mgr.:
CORTEL, Inc.
contact: MISAKO HILL
email: Misako.Hill@cortel-llc.com
cell: (415) 533-2540

RF Engineer:
AT&T
contact: STEPHEN NELSON
email: sn149s@att.com
ph: (925) 395-3690

SHEET INDEX

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1) 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS- BEFORE JULY 1, 2014
2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS- AFTER JULY 1, 2014
2) 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)
3) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)- BEFORE JULY 1, 2014
2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)- AFTER JULY 1, 2014
5) 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
7) 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2013 CALIFORNIA ENERGY CODE (CEC)- BEFORE JULY 1, 2014 (PART 6)
2013 CALIFORNIA ENERGY CODE (CEC)- AFTER JULY 1, 2014 (PART 6)
10) ANSI / EIA-TIA-222-G
11) 2012 NFPA 101, LIFE SAFETY CODE
12) 2013 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2013 NFPA 13, FIRE SPRINKLER CODE

OCCUPANCY AND CONSTRUCTION TYPE

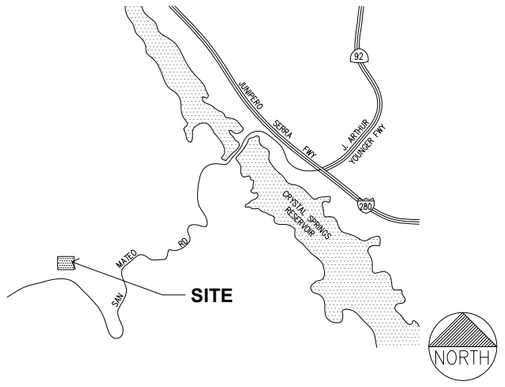
OCCUPANCY : U (UNMANNED)

CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11038.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.

VICINITY MAP



SPECIAL INSPECTIONS

1. ANCHOR BOLTS WET-SET INTO CONCRETE
2. EXPANSION BOLTS INTO EXISTING CONCRETE
3. HIGH STRENGTH BOLTING
4. WELDING
5. STEEL REINFORCEMENT / REBAR PLACEMENT
6. STEEL MATERIAL VERIFICATION

SOILS ENGINEER TO INSPECT DRILLED PIERS

DIRECTIONS FROM AT&T

DIRECTIONS FROM AT&T's OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA

1. START OUT GOING SOUTHEAST ON CAMINO RAMON TOWARD BISHOP DR.
2. TAKE THE 2ND RIGHT ONTO BOLLINGER CANYON RD
3. MERGE ONTO I-680 S TOWARD SAN JOSE.
4. MERGE ONTO I-580 W VIA EXIT 30B TOWARD DUBLIN/OAKLAND.
5. KEEP LEFT TO TAKE I-238 N VIA EXIT 34 TOWARD I-880.
6. MERGE ONTO I-880 S/NIMITZ FWY S VIA EXIT 16A TOWARD SAN JOSE/SAN MATEO BR
7. TAKE THE JACKSON ST EXIT, EXIT 27, TOWARD CA-92 W/SAN MATEO/HALF MOON BAY/CA-92 E/DOWNTOWN
8. KEEP RIGHT TO TAKE THE CA-92 W RAMP TOWARD SAN MATEO/HALF MOON BAY/SAN MATEO BR.
9. MERGE ONTO CA-92 W (PORTIONS TOLL).
10. TURN SHARP RIGHT ONTO PILARCITOS CREEK RD.
11. THE SITE IS ON THE RIGHT

APPROVALS

APPROVED BY:	INITIALS:	DATE:
AT&T:		
VENDOR:		
R.F.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

PREPARED FOR
at&t
2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:
CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy. South, Lake Forest CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

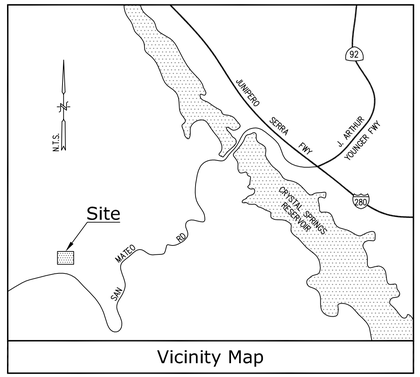
REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

SANTA TREE FARM - HWY 92 RELO -
SITE NUMBER: CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY, CA 94019

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
ORDER NO.: 0901-4660400
DATED: MAY 21, 2014

Legal Description

PORTION OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAN MATEO COUNTY, CALIFORNIA.

THE WESTERLY ½ OF THE NORTHWEST ¼ AND THE SOUTHEASTERLY ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-073431, OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

PARCEL TWO:

THE SOUTHERLY ½ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST MOUNT DIABLO BASE AND MERIDIAN, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 19, 2011 AS INSTRUMENT NO. 2011-080807 AND INSTRUMENT NO. 2011-080808, BOTH OF OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING:

(A) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS, AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(B) THE LANDS CONVEYED TO COASTSIDE COUNTY WATER DISTRICT, BY THAT CERTAIN DEED RECORDED ON OCTOBER 13, 1955 IN BOOK 2893 OF OFFICIAL RECORDS, AT PAGE 216 (FILE NO. 93856-M), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(C) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON JULY 20, 1960 IN BOOK 3828 OF OFFICIAL RECORDS, AT PAGE 599 (FILE NO. 73495-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(D) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON JULY 20, 1960 IN BOOK 3828 OF OFFICIAL RECORDS, AT PAGE 607 (FILE NO. 73497-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(E) THE LANDS CONVEYED TO CHARLES F. MASARIK, JR. AND ROY REUTLINGER, BY THAT CERTAIN DEED RECORDED ON SEPTEMBER 11, 1963 IN BOOK 4544 OF OFFICIAL RECORDS, AT PAGE 631 (FILE NO. 37375-W), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

PARCEL THREE:

A PERPETUAL EASEMENT, AS RESERVED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS, AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, FOR THE USE OF THE EXISTING UNDERPASS LOCATED UNDER SAID HIGHWAY BETWEEN STATION 167+40 AND STATION 167+60 OF OFFICIAL SURVEY THEREOF.

SAID EASEMENT WAS CREATED BY RESERVATION IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

Assessor's Parcel Nos.

056-380-040 (AFFECTS: PORTION OF PARCEL TWO)
056-380-050 (AFFECTS: PORTION OF PARCEL TWO)
056-380-110 (AFFECTS: PARCEL ONE)
056-382-010 (AFFECTS: PORTION OF PARCEL TWO)
056-382-040 (AFFECTS: PORTION OF PARCEL TWO)

Date of Survey

JULY 7, 2014

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P178", ELEVATION = 531.88 FEET (NAVD 88).

Easements

3. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1871 IN BOOK 12 OF DEEDS, PAGE 379. (NO PLOTTABLE, DOCUMENT ILLEGIBLE).

4. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1883 IN BOOK 37 OF DEEDS, PAGE 86. (NO PLOTTABLE DOCUMENT ILLEGIBLE).

5. AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1924 IN BOOK 102, PAGE 202 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

(6) AN EASEMENT FOR LINE OF POLES, WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1953 IN BOOK 2505, PAGE 375 OF OFFICIAL RECORDS. (PLOTTED HEREON).

7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1953 IN BOOK 2509, PAGE 502 OF OFFICIAL RECORDS. (NO PLOTTABLE DOCUMENT ILLEGIBLE).

8. AN EASEMENT FOR A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER, AND A RIGHT OF WAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 2861, PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

9. AN EASEMENT FOR MAINTENANCE, REPAIR AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 2861, PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

Easements (Cont.)

10. AN EASEMENT FOR A PERPETUAL, EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER AND ALL CONNECTED OR ASSOCIATED PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1955 IN BOOK 2893, PAGE 216 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

13. AN EASEMENT FOR THE RIGHT FROM TIME TO TIME TO CONSTRUCT, PLACE, INSTALL, INSPECT, REPAIR MAINTAIN, USE, OPERATE, REPLACE AND REMOVE COMMUNICATION FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, PIPES, MANHOLES, SERVICES BOXES, SPLICING BOXES, WIRES, CABLES, OTHER ELECTRICAL CONDUCTORS AND ABOVEGROUND MARKER POSTS, RISERS, TERMINALS, GAS VALVES, REPEATERS AND OTHER APPURTENANCES, TOGETHER WITH A RIGHT OF WAY THEREFOR AND THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1965 IN BOOK 5088, PAGE 297 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

(15) AN EASEMENT FOR THE RIGHT TO EXCAVATE FOR, INSTALL, REPLACE (OF THE INITIAL OR ANY OTHER SIZE), MAINTAIN AND USE SUCH PIPE LINES AS SECOND PARTY SHALL FROM TIME TO TIME ELECT FOR CONVEYING GAS, WITH NECESSARY AND PROPER VALVES AND OTHER APPLIANCES AND TITTINGS, AND DEVICES FOR CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPE LINES, TOGETHER WITH ADEQUATE PROTECTION THEREFOR, AND ALSO A RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1966 IN BOOK 5244, PAGE 116 OF OFFICIAL RECORDS. (PLOTTED HEREON)

Easements (Cont.)

16. AN EASEMENT FOR PIPELINE, ROADWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 88-171254 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 88-171255 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

18. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1990 AS INSTRUMENT NO. 90-138558 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

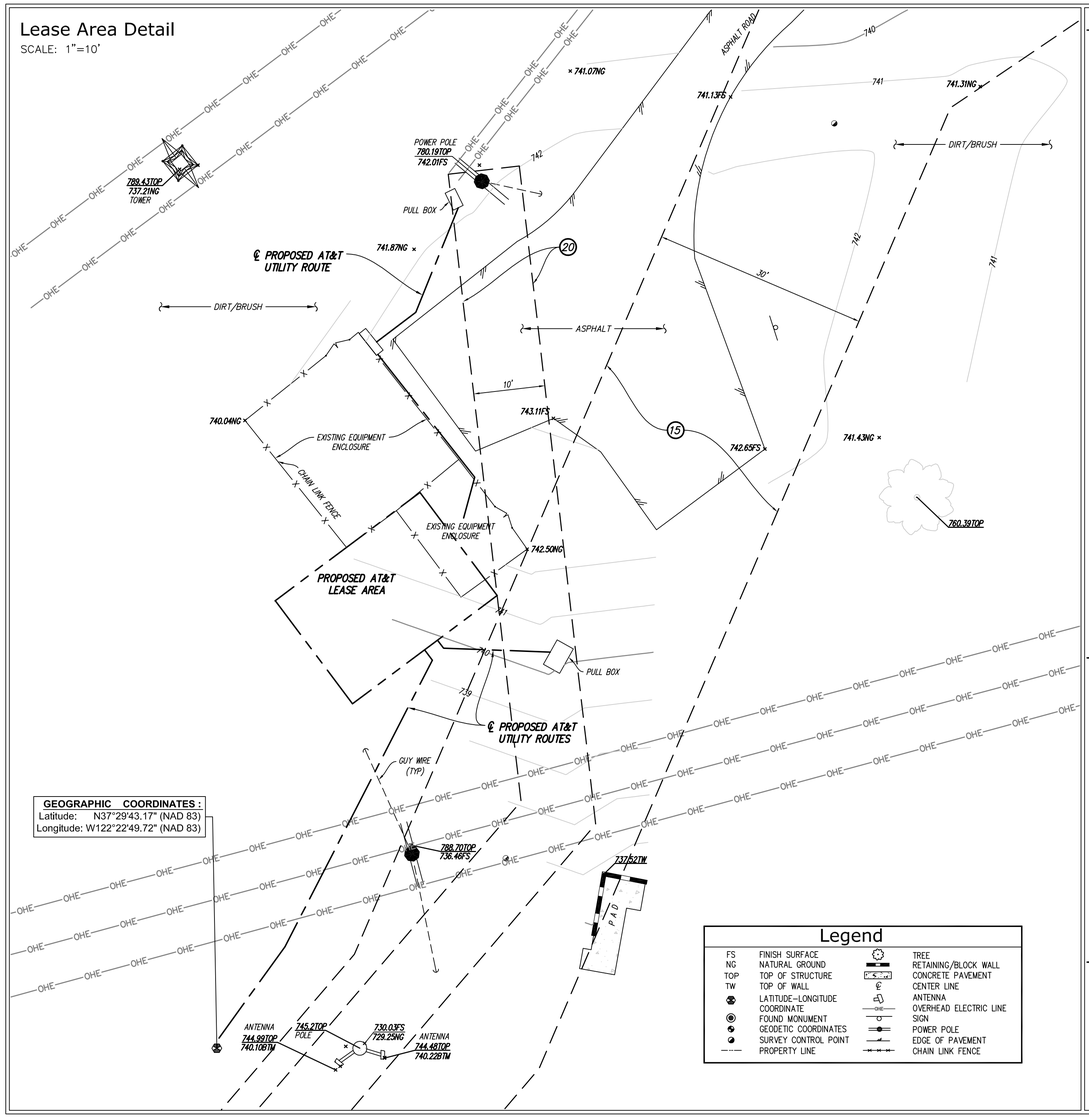
(20) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED OCTOBER 6, 1998 AS INSTRUMENT NO. 98-162346 OF OFFICIAL RECORDS. (PLOTTED HEREON)

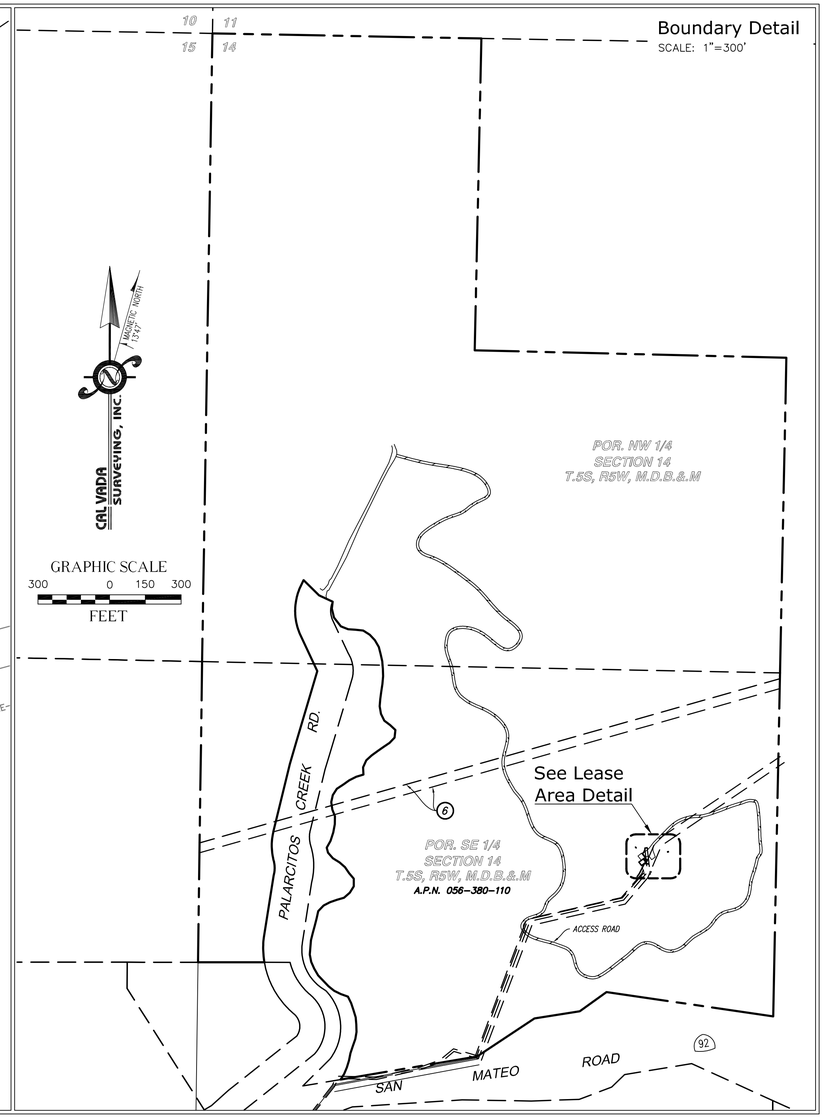
23. AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 2010 AS INSTRUMENT NO. 2010-027876 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

Geographic Coordinates at Proposed Monopole

1983 DATUM: LATITUDE 37° 29' 43.17"N LONGITUDE 122° 22' 49.72"W
ELEVATION = 729.3 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.





SANTA TREE FARM - HWY 92 RELO
CCU4547
78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

at&t
2600 CAMINO RAMON, WEST WING
SAN RAMON, CALIFORNIA 94583

NO.	DATE	REVISIONS	BY	CHK	APP'D
5	01/06/15	LEASE AREA UPDATE	RG	RG	ADD
4	12/30/14	LEASE AREA UPDATE	RG	RG	ADD
3	11/05/14	LEASE AREA UPDATE	HP	RG	ADD
2	09/16/14	CLIENT COMMENTS	RG	RG	ADD
1	8/19/14	TITLE REPORT – FINAL	MN	RG	ADD
	7/14/14	SUBMITTAL	AV	RG	ADD

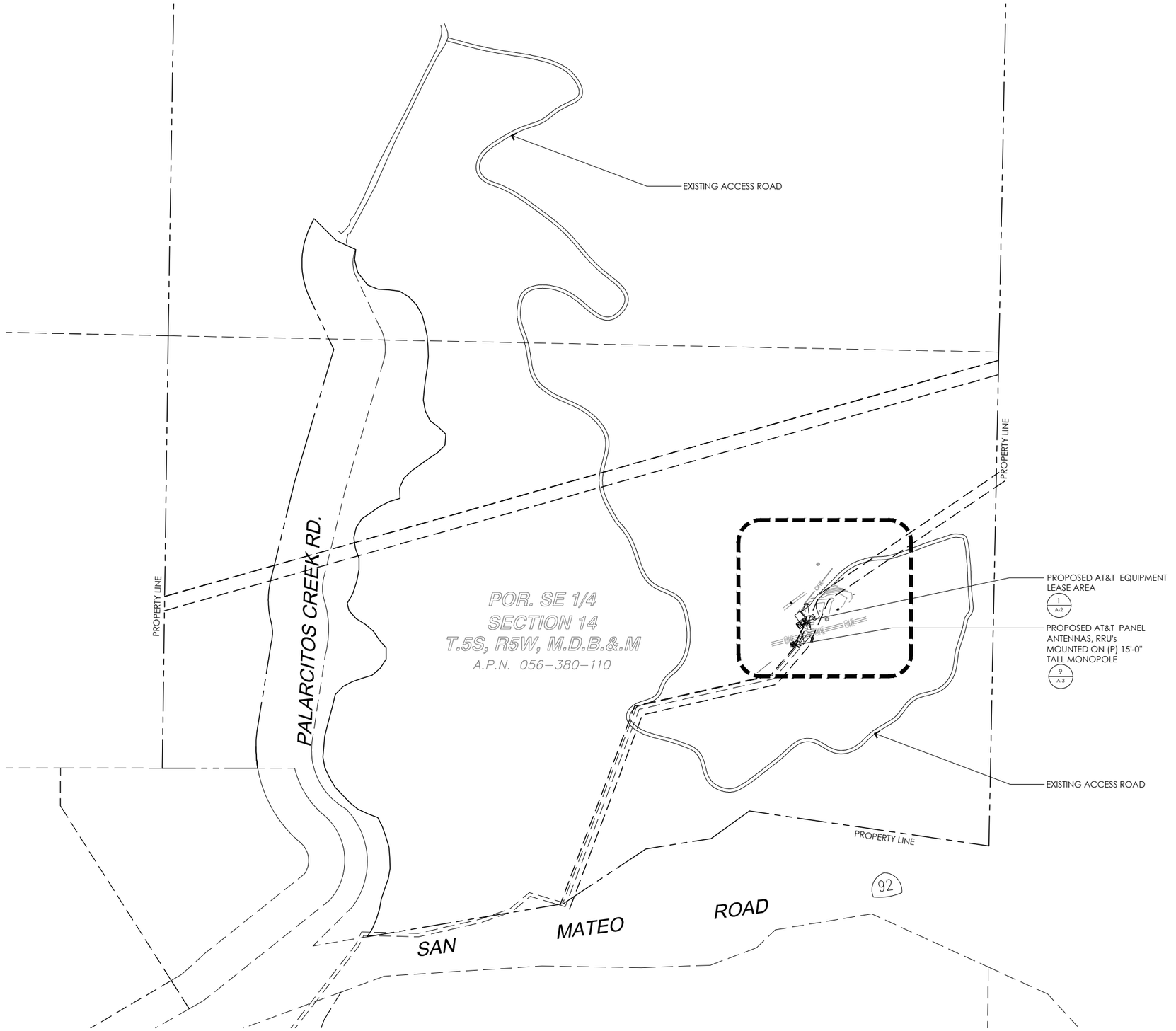
SCALE AS SHOWN | DESIGNED – | DRAWN AV

SEAL
LICENSED LAND SURVEYOR
Armando D. DuPont
L.S. 7780
Exp. 12-31-15
STATE OF CALIFORNIA

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 14678

TOPOGRAPHIC SURVEY

PROJECT NO.	SITE NO.	SHEET NO.	REV.
		C-1	5



1 OVERALL SITE PLAN
1"=150'-0"

SITE TYPE: POLE / SHELTER

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy. South, Lake Forest CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

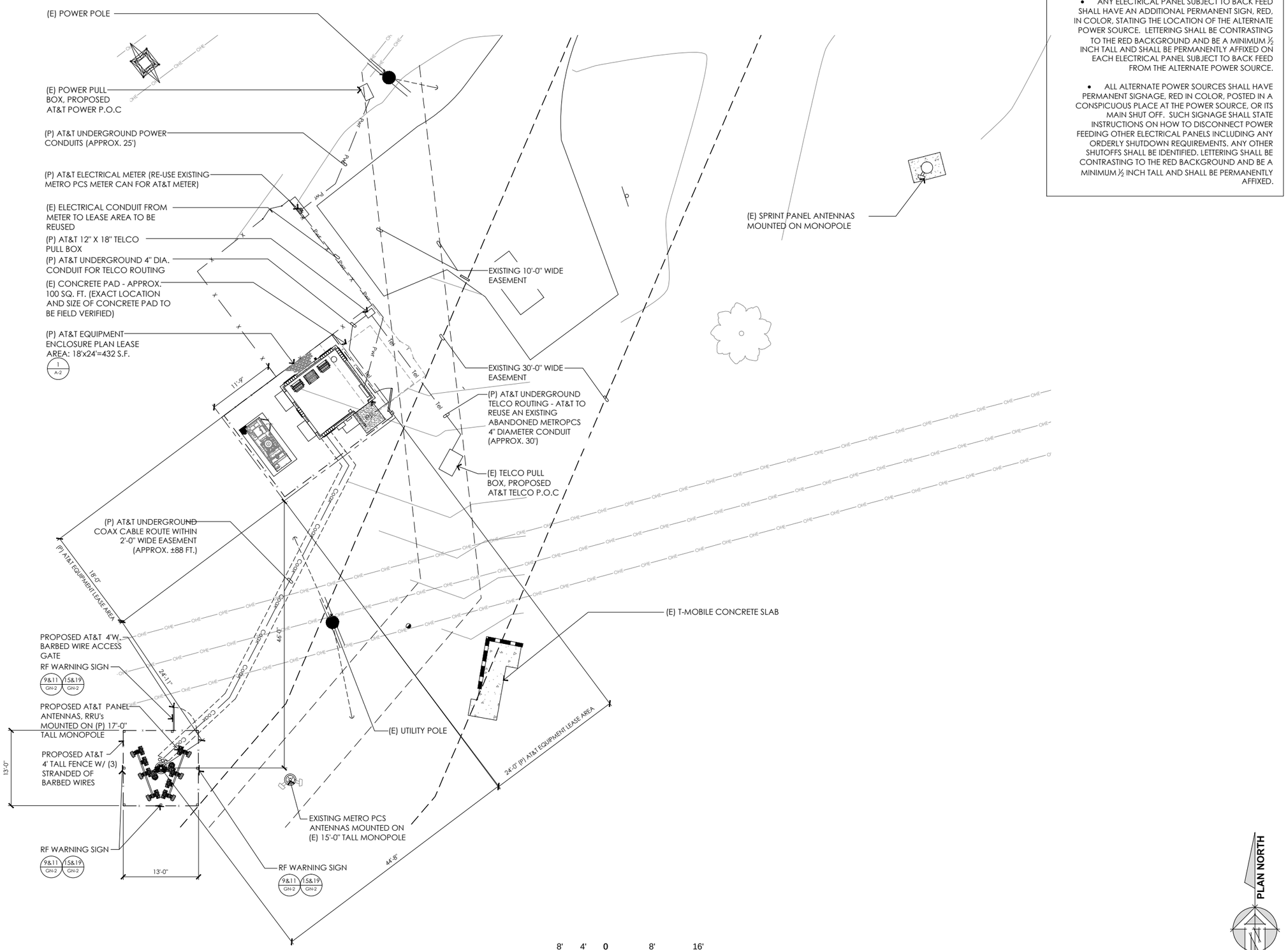
REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



NOTES:

- ANY ELECTRICAL PANEL SUBJECT TO BACK FEED SHALL HAVE AN ADDITIONAL PERMANENT SIGN, RED, IN COLOR, STATING THE LOCATION OF THE ALTERNATE POWER SOURCE. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM ½ INCH TALL AND SHALL BE PERMANENTLY AFFIXED ON EACH ELECTRICAL PANEL SUBJECT TO BACK FEED FROM THE ALTERNATE POWER SOURCE.
- ALL ALTERNATE POWER SOURCES SHALL HAVE PERMANENT SIGNAGE, RED IN COLOR, POSTED IN A CONSPICUOUS PLACE AT THE POWER SOURCE, OR ITS MAIN SHUT OFF. SUCH SIGNAGE SHALL STATE INSTRUCTIONS ON HOW TO DISCONNECT POWER FEEDING OTHER ELECTRICAL PANELS INCLUDING ANY ORDERLY SHUTDOWN REQUIREMENTS. ANY OTHER SHUTOFFS SHALL BE IDENTIFIED. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM ½ INCH TALL AND SHALL BE PERMANENTLY AFFIXED.

8' 4' 0 8' 16'
1/8"=1'-0"

1 SITE PLAN
1/8"=1'-0"

PLAN NORTH
NORTH

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

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Licensor:

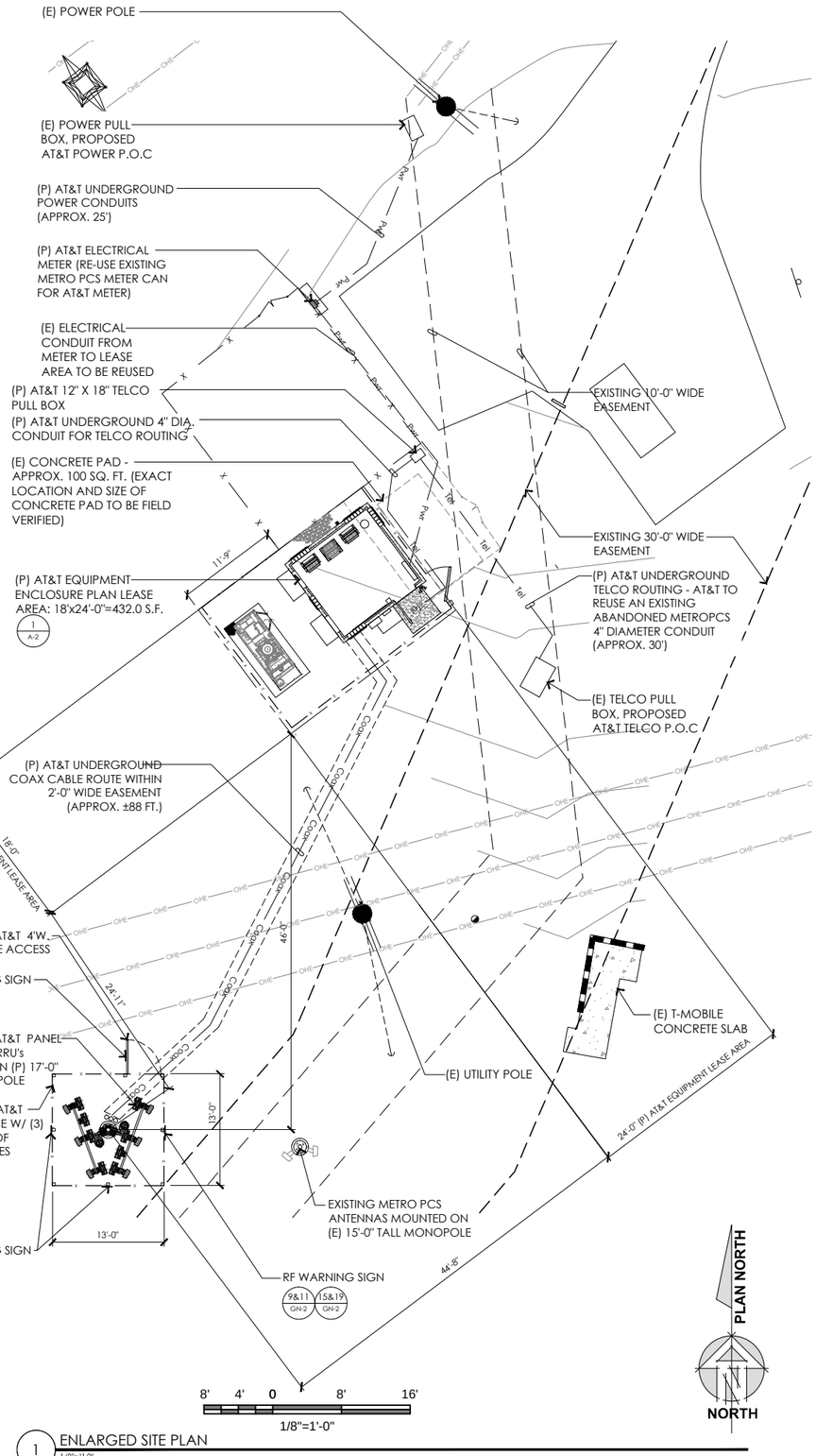
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
SITE PLAN

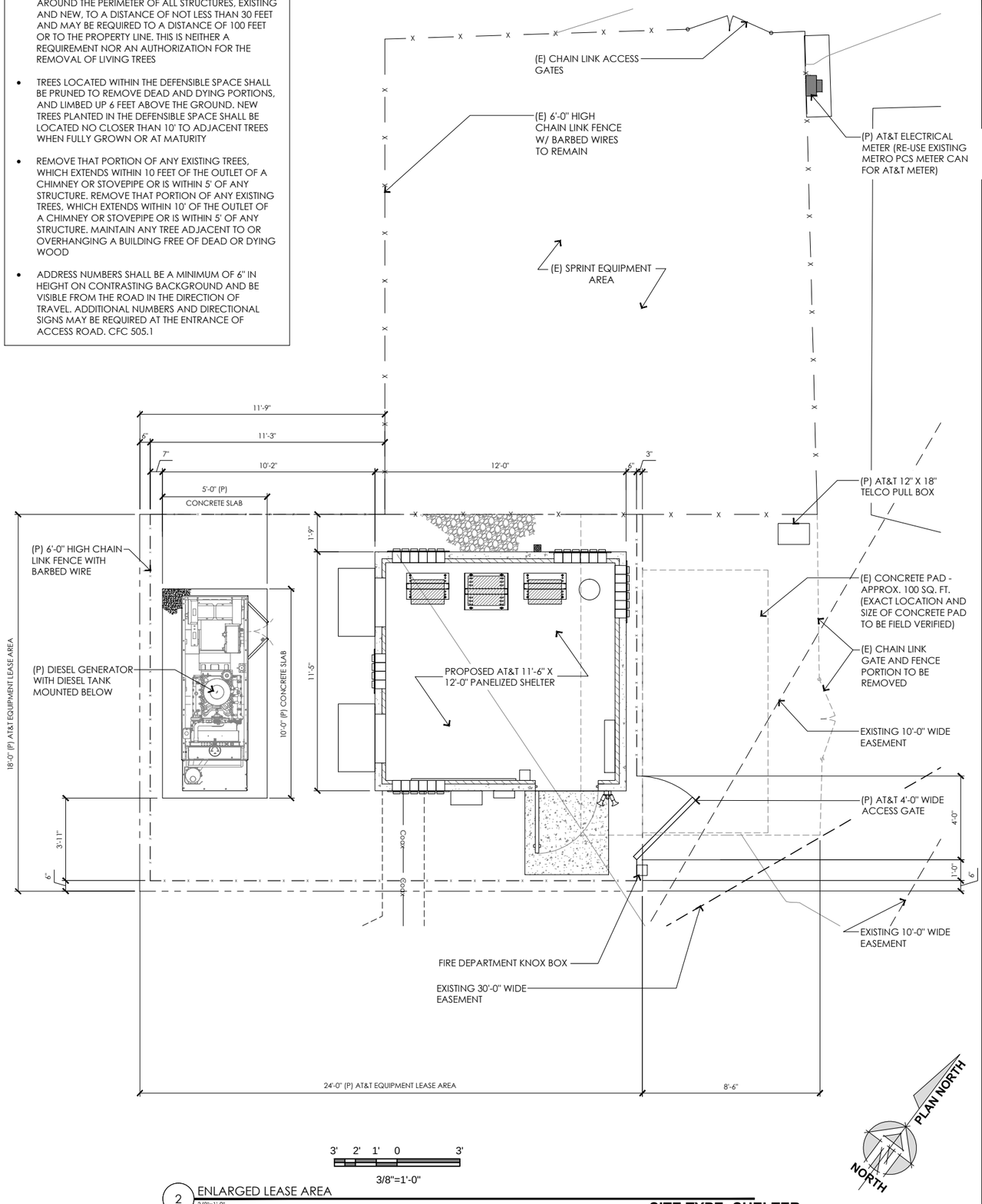
SHEET NUMBER:
A-1.0

NOTES:

- A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT ON CONTRASTING BACKGROUND AND BE VISIBLE FROM THE ROAD IN THE DIRECTION OF TRAVEL. ADDITIONAL NUMBERS AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE OF ACCESS ROAD. CFC 505.1



1 ENLARGED SITE PLAN
1/8"=1'-0"



2 ENLARGED LEASE AREA
3/8"=1'-0"

SITE TYPE: SHELTER

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

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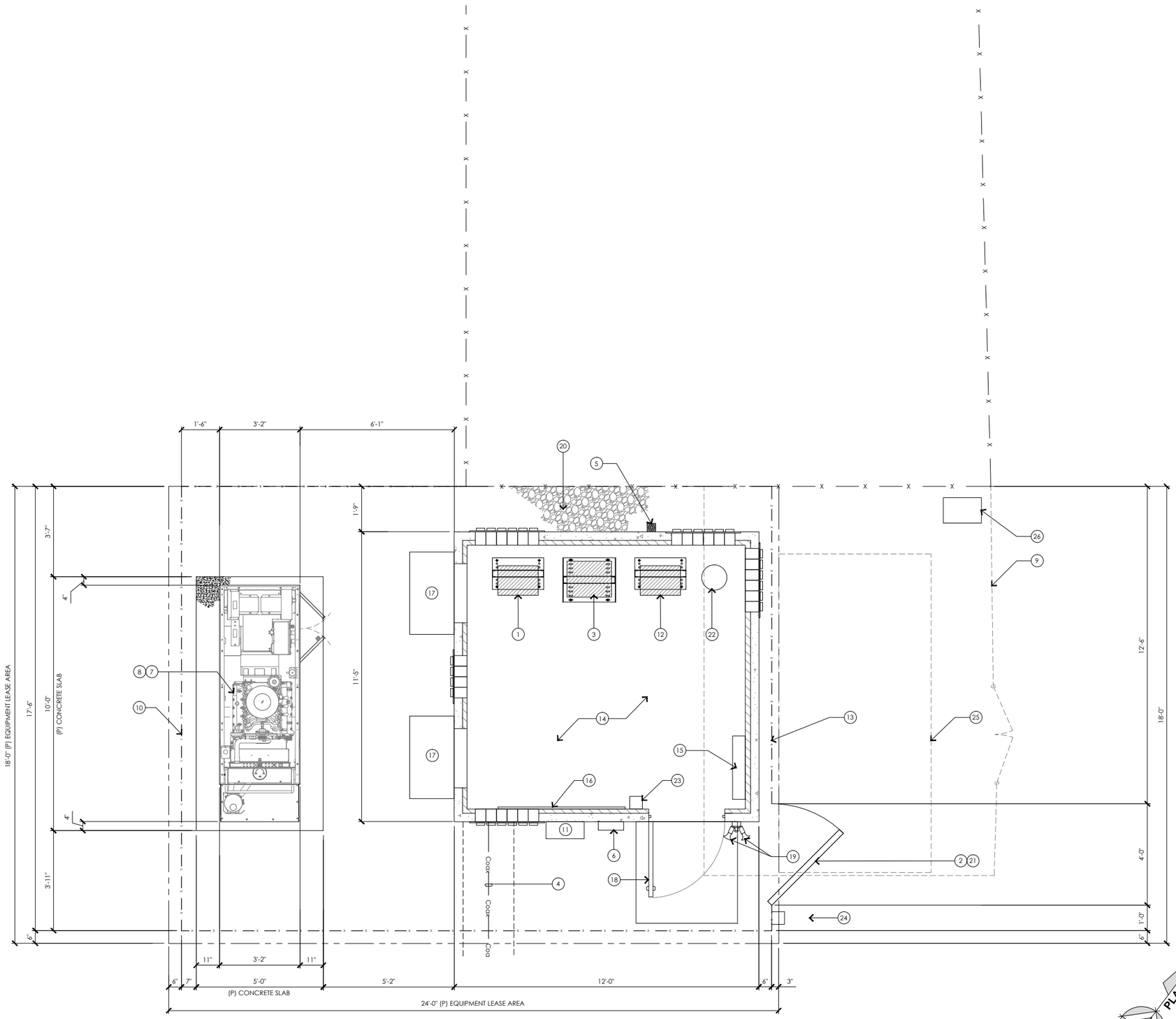
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
ENLARGE SITE PLAN

SHEET NUMBER:
A-1.1



1 SHELTER LAYOUT
1/2"=1'-0"

SITE TYPE: POLE / SHELTER

KEYNOTES

1. (P) DUWs AND DULs
2. LOCATION OF (P) EME SITE SIGNAGE
3. (P) POWER PLANT RACK
4. (P) AT&T UNDERGROUND COAX CABLE ROUTE WITHIN 2'-0" WIDE EASEMENT. (APPROX. ±55 FT.)
5. (P) GPS UNIT (TYP. OF 1)
6. (P) CAMLOCK GENERATOR INTERFACE
7. (P) 50KW DIESEL GENERATOR
8. (P) DIESEL TANK BELOW GENERATOR
9. (E) CHAIN LINK FENCE PORTION TO BE REMOVED
10. (P) 6'-0" HIGH CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE
11. (P) 24"X24"X12" TELCO CAN
12. (P) FIF, SIAD, CINEA
13. (P) LEASE AREA: 18'x25'-3"=454.5 S.F.
14. (P) AT&T 11'-5" x 12'-0" PANELIZED EQUIPMENT SHELTER
15. (P) 200A 42 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
16. (P) TELCO BOARD
17. (P) HVAC. TYP. OF 2
18. 4'-0" X 4'-0" CONCRETE STOOP
19. (P) EXTERIOR SHELTER LIGHT
20. (P) 3/4" CRUSHED ROCK BED
21. (P)4'-0" WIDE ACCESS GATE
22. FM-200 FIRE SUPPRESSION SYSTEM
23. FIRE EXTINGUISHER TYPE 2A10BC
24. FIRE DEPARTMENT KNOX BOX
25. (E) OUTLINE CONCRETE PAD - APPROX. 100 SQ. FT. (EXACT LOCATION AND SIZE OF CONCRETE PAD TO BE FIELD VERIFIED)
26. (P) AT&T 12" X 18" TELCO PULL BOX

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

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AT&T SITE NO:	CCU4547
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Licensor:

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
SHELTER LAYOUT

SHEET NUMBER:
A-2

RF SCHEDULE										
SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
BETA	B1	72.0" X 18.9" X 8.3"	235°	± 14'-00"	(2) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B2	72.0" X 18.9" X 8.3"	235°	± 14'-00"	(3) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B3	72.0" X 18.9" X 8.3"	235°	± 14'-00"	(2) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B4									
GAMMA	B1	72.0" X 14.8" X 7.4"	120°	± 14'-00"	(2) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B2	72.0" X 14.8" X 7.4"	120°	± 14'-00"	(3) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B3	72.0" X 14.8" X 7.4"	120°	± 14'-00"	(2) RRHs		±82'-00"	± 6'-0"	1/2"	6
	B4									

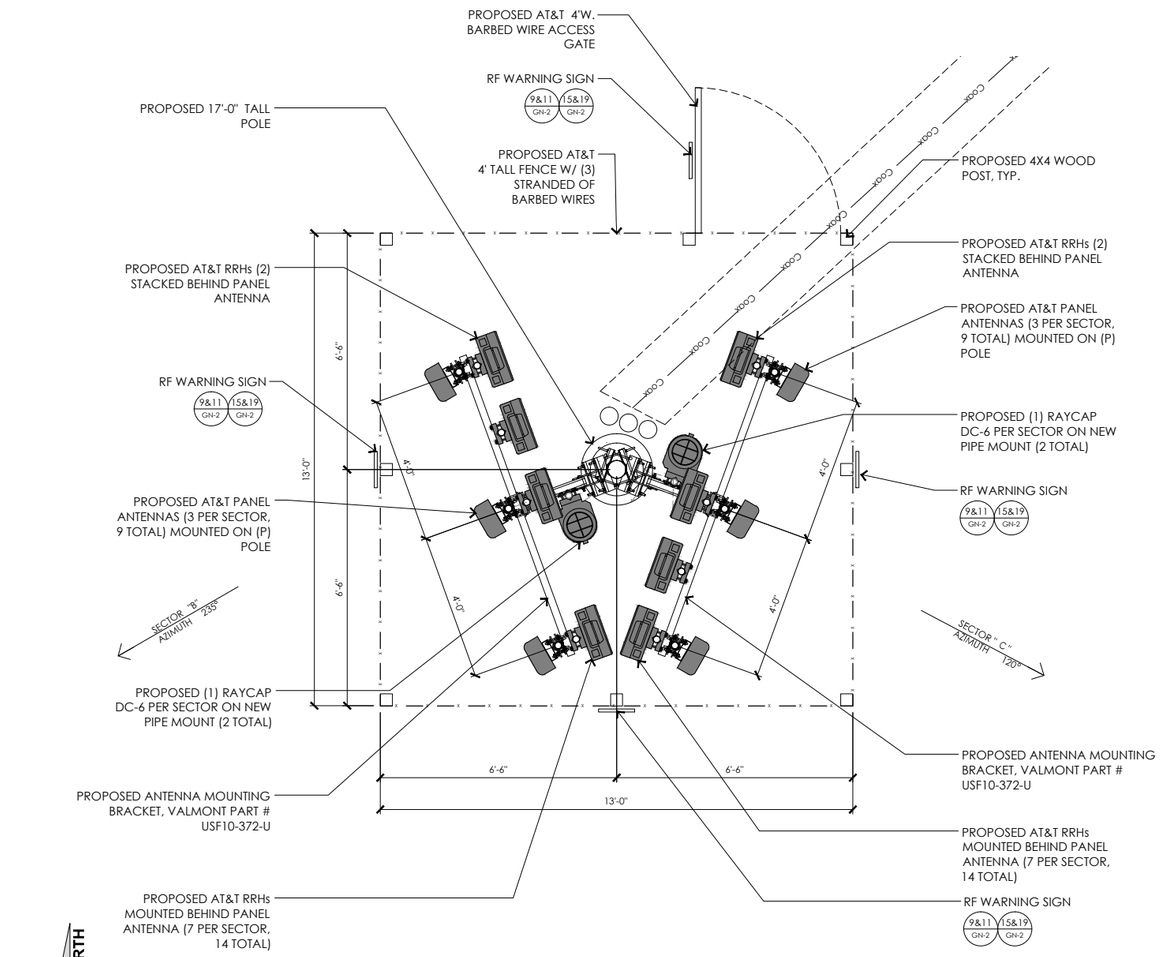
7 RF SCHEDULE
NOT TO SCALE

PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 18.9" X 8.3"

14 HEX ANTENNA SPEC
3/4"=1'-0"

PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 14.8" X 7.4"

13 HEX ANTENNA SPEC
3/4"=1'-0"



9 ENLARGED ANTENNA PLAN AT 17' CENTERLINE
1/2"=1'-0"

SITE TYPE: POLE / SHELTER

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy. South, Lake Forest CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
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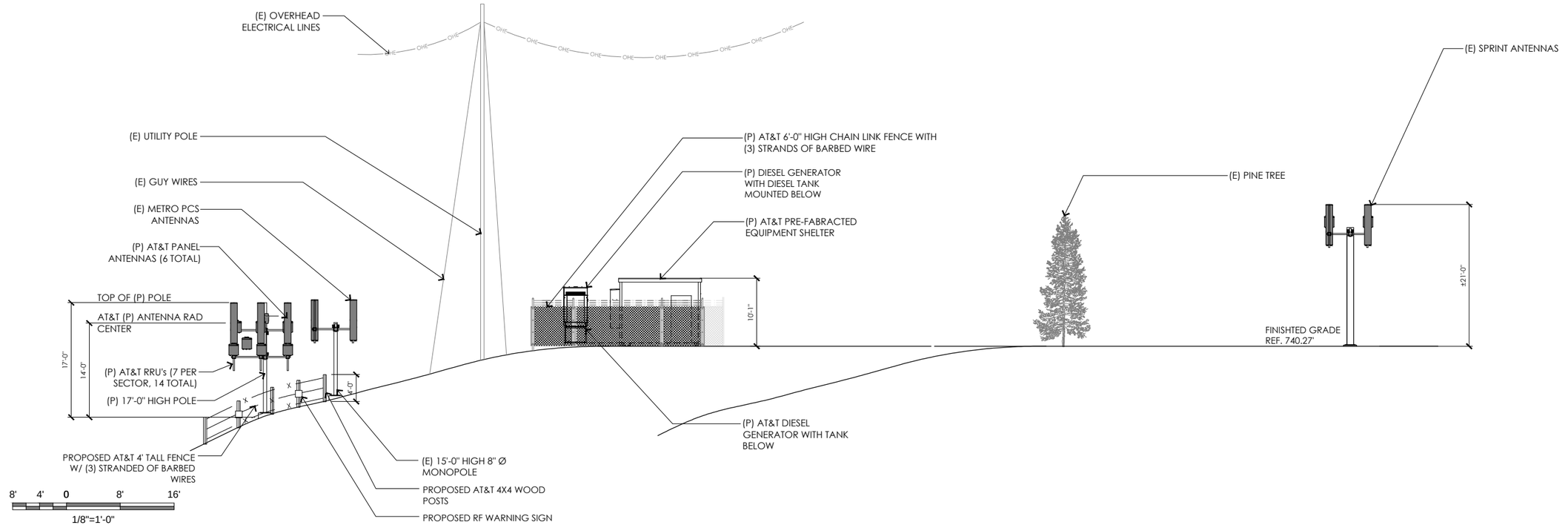
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

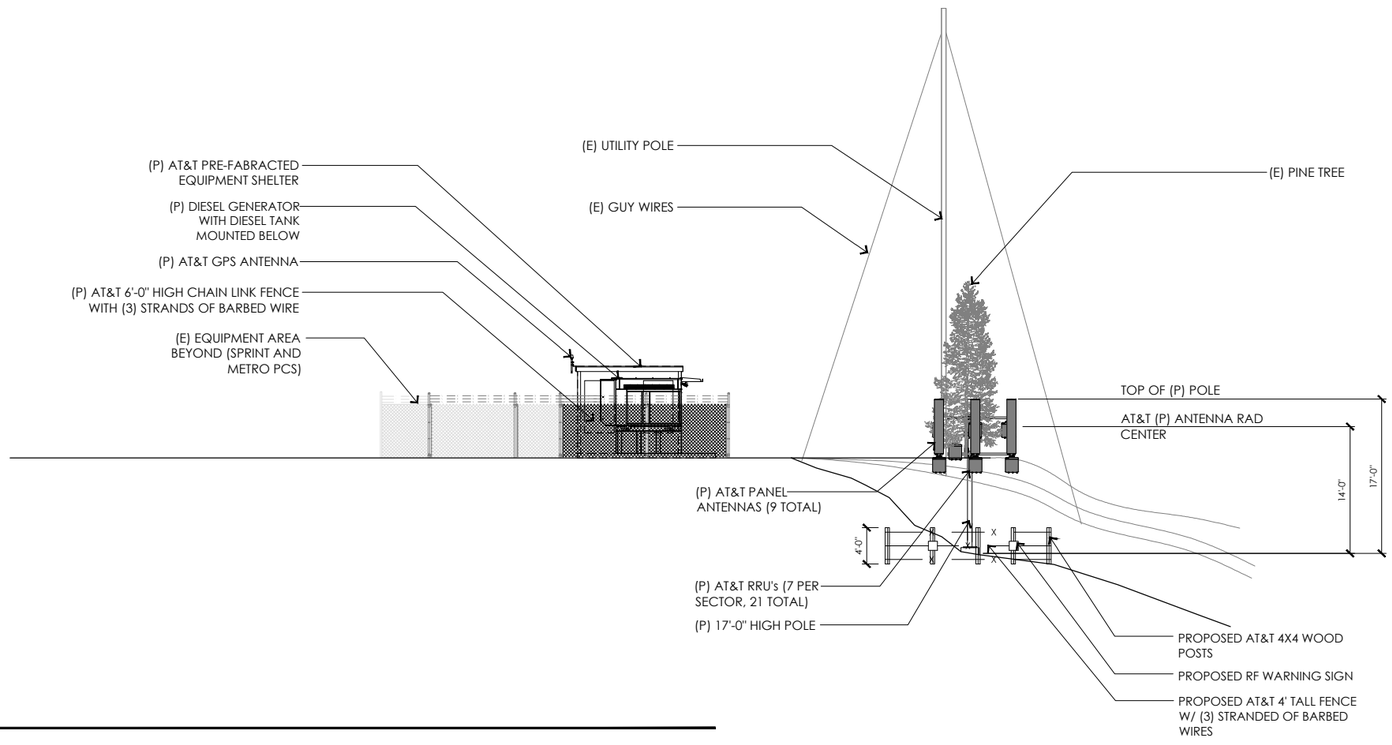
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-3



1 PROPOSED SOUTHEAST ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTHWEST ELEVATION
1/8"=1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy. South, Lake Forest CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

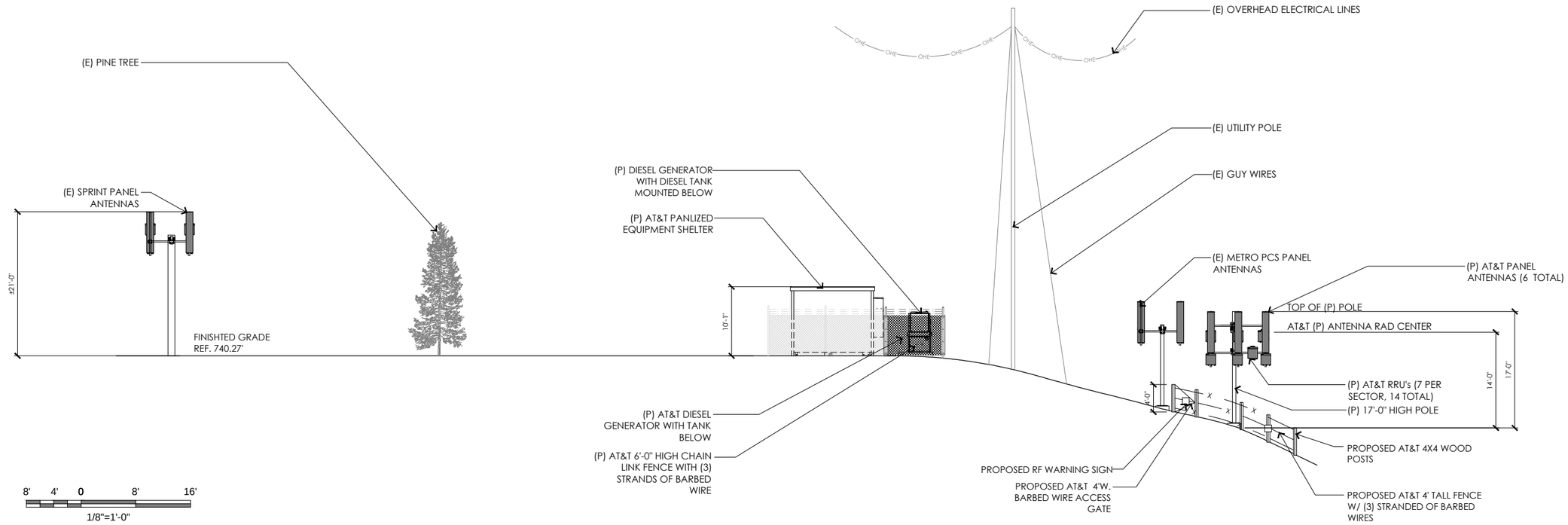
REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

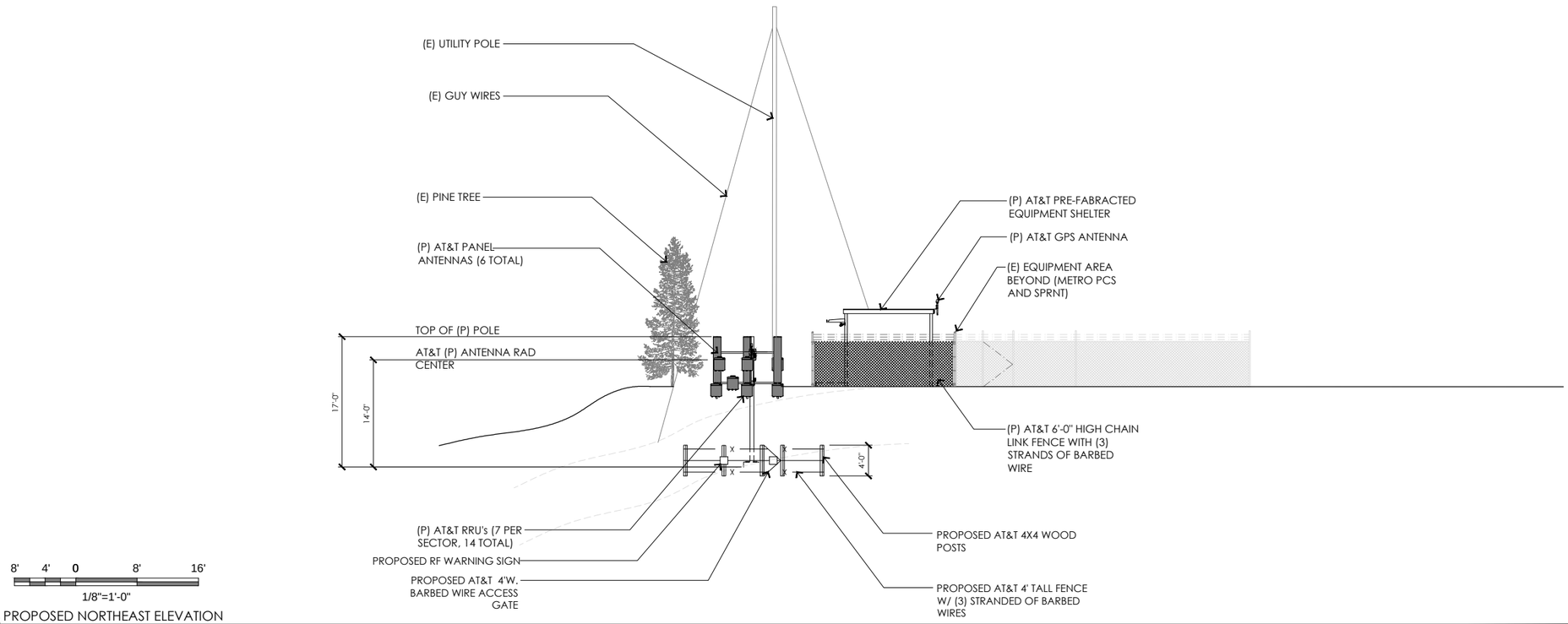
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
PROPOSED SE & SW ELEVATIONS

SHEET NUMBER:
A-4



1 PROPOSED NORTHWEST ELEVATION
1/8"=1'-0"



2 PROPOSED NORTHEAST ELEVATION
1/8"=1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

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SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
PROPOSED NE & NW ELEVATIONS

SHEET NUMBER:
A-5

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
-IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

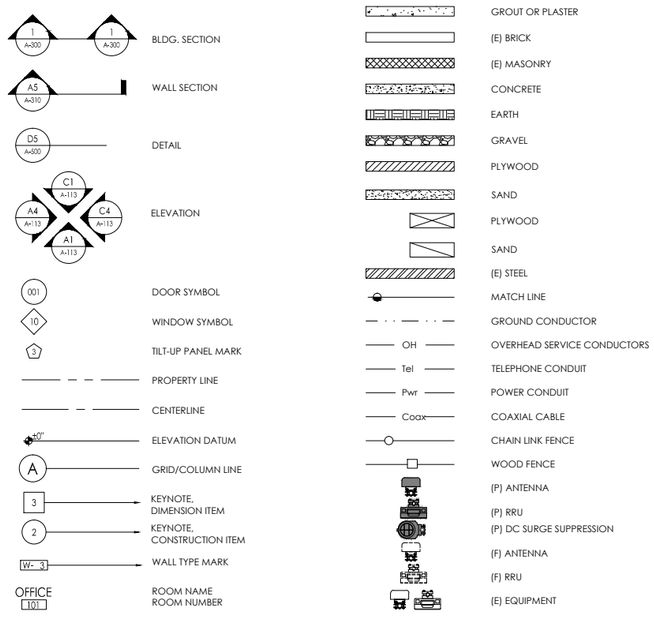
ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/	REQUIRED
RGS.	RIGID GALVANIZED STEEL
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
C P L	CENTERLINE PLATE, PROPERTY LINE

SYMBOLS LEGEND



PREPARED FOR

at&t

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San Ramon, California 94583

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Licensor:

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- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

at&t

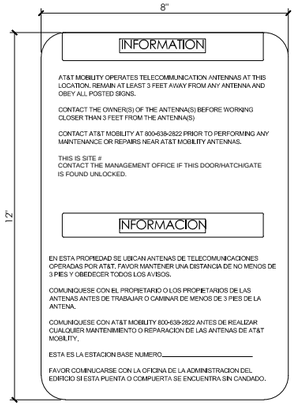
This Site Operated by:

AT&T MOBILITY

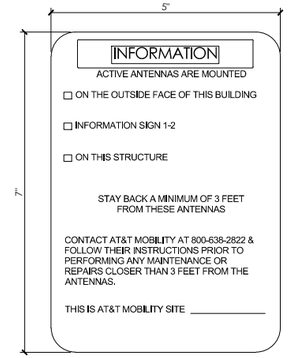
2600 CAMINO RAMON, 4W850 N
SAN RAMON, CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800)832-6662

Reference Site#: CCU4547
Site Address: 78 PILARCITOS CREEK RD., HALF MOON BAY, CA 94019

20 FENCED COMPOUND SIGNAGE
N.T.S.

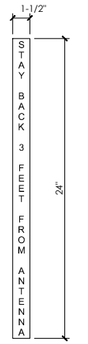


A INFORMATION SIGN 1-1
SCALE: 3/4" = 1'



B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'

C INFORMATION SIGN 1-3
SCALE: 3/4" = 1'



D INFORMATION SIGN 1-4
SCALE: 3/4" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/4 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/4 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

11 INFORMATION SIGNAGE
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm^2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

3 GENERAL NOTES
N.T.S.
rename me to this view "dwg" name

PREPARED FOR

at&t

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SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER:
GN-2

DANGER

NO TRESPASSING

19 FENCED COMPOUND SIGNAGE
N.T.S.

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

8"
12"

15 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED PERSONNEL ONLY

18 DOOR / EQUIPMENT SIGN
N.T.S.

Property of AT&T

Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

14 GATE SIGNAGE
N.T.S.

17 NFPA HAZARD SIGN
N.T.S.

Property of AT&T

Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

13 SHELTER / CABINET DOORS SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

WARNING

Beyond This Point you are entering a controlled area where RF Emissions exceed the FCC Controlled Exposure limits
Failure to obey all posted signs and site guidelines could result in serious injury

Ref: FCC 47CFR 1.1307(b)

CAUTION

Beyond This Point you are entering a controlled area where RF Emissions *may exceed* the FCC Controlled Exposure limits
Obey all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b) at&t

9 CAUTION AND WARNING SIGN
N.T.S.
rename me to this view "dwg" name

NOTICE

Beyond This Point you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits
Follow all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b) at&t

1 NOTICE SIGN
N.T.S.
rename me to this view "dwg" name

EROSION CONTROL NOTES

1. CONTRACTORS INVOLVED IN CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH LOCAL COUNTY BEST MANAGEMENT PRACTICES, CALIFORNIA STORMWATER QUALITY ASSOCIATION, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA BUILDING GREEN CODE TO PREVENT EROSION, SEDIMENT AND STORM WATER DISCHARGE. EXAMPLES OF STORM WATER POLICY BEST MANAGEMENT PRACTICES (BMP) THAT SHOULD BE REGULARLY IMPLEMENTED AND MAINTAINED INCLUDE BUT IS NOT LIMITED TO CONSTRUCTING PROPER CONSTRUCTION ENTRANCES AND EXITS, INSTALLATION OF FIBER ROLLS, INLET PROTECTION, SWEEPING PAVED PARKING AND STREETS OF CONSTRUCTION GENERATED DIRT AND DEBRIS.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO STOP SEDIMENT YEAR ROUND. ALL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS SHALL BE PROTECTED (COVERED). APPROXIMATE CONSTRUCTION SOIL DISTURBANCE – 620± SF
3. CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN A WORKABLE STATE AT ALL TIMES THOUGH OUT CONSTRUCTION. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A) THE EROSION CONTROL MEASURES SHALL BE INSPECTED EVERYDAY AND AFTER EACH STORM.

B) FIBER ROLLS, LINED AND UNLINED DITCHES AND ANY MODIFICATIONS ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED TO REPAIR OR IMPROVE THEIR EFFECTIVENESS.CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE COUNTY INSPECTOR AFTER EACH RAINFALL RUN–OFF.

4. EXISTING PUBLIC ROADWAY IS TO REMAIN ACCESSIBLE. IT IS IMPORTANT THAT ALL PAVED AREAS BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS YEAR ROUND. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM. PLACE GRAVEL SACKS AND/OR FIBER ROLLS AROUND ALL PUBLIC AND PRIVATE STORM DRAINS AND FILTER FABRIC OVER INLET OPENINGS, POTENTIALLY AFFECTED BY CONSTRUCTION OPERATION. PAVED AREAS SHALL BE CLEANED DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR TO REMOVE CONSTRUCTION GENERATED DIRT, MUD AND DEBRIS. MIGRATION OF DIRT, MUD, AND DEBRIS INTO THE PUBLIC RIGHT OF WAY AND STORM DRAIN SYSTEM IS PROHIBITED AND WILL BE STRICTLY ENFORCED.

5. SLURRY FROM CONSTRUCTION OPERATIONS SHALL NOT BE ALLOWED TO ENTER INTO STORM INLETS. CONTRACTOR SHALL SLURRY ALL VACUUM PAVEMENT SAWCUTTING.

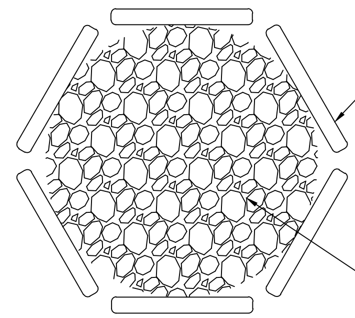
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND APPROVED BY THE GOVERNING LOCAL JURISDICTION.

7. ALL STOCKPILED MATERIAL SHALL BE ENCIRCLED WITH FIBER ROLLS / GRAVEL SACKS. STOCKPILED MATERIAL SHALL BE COVERED WITH WEIGHTED DOWN WATERPROOF TARP, AS NEEDED, TO PREVENT WIND BLOWN DUST AND RUNOFF INTO STORM INLETS.

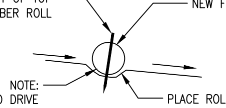
8. PAINT AND OTHER HAZARDOUS MATERIAL/LIQUIDS SHALL BE STORED AND DISPOSED OF IN A SAFE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN AREA FOR HAZARDOUS MATERIAL AND WASTE STORAGE. DESIGNATED AREA SHALL BE LOCATED AWAY FROM ALL STORM DRAIN FACILITIES. PROVISIONS SHALL BE IMPLEMENTED TO ELIMINATE ALL POTENTIAL OF HAZARDOUS POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. CONTRACTOR SHALL INSPECT DESIGNATED AREA DAILY AND IMMEDIATELY MAKE ALL REPAIRS AND CLEANUPS, AS REQUIRED.

9. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE CITY OF DUBLIN.

4 GENERAL NOTES
SCALE: NONE



2 DETAIL
SCALE: NONE

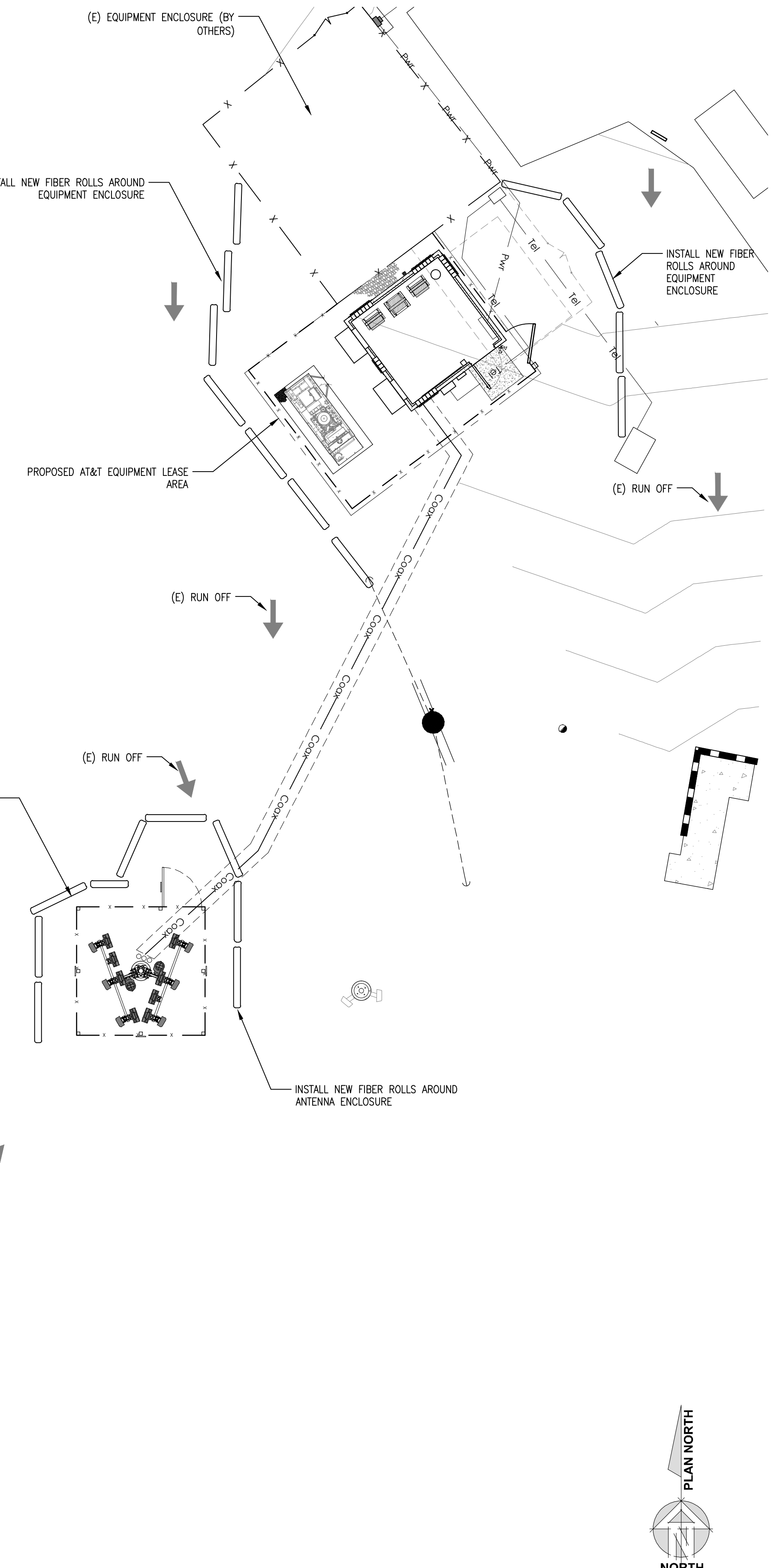


FIBER ROLL PLACEMENT DETAIL

FIBER ROLL NOTES:

LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL WITH THE WOODEN STAKES. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVING ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE ROLL. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH ROLL.

3 DETAIL
SCALE: NONE



1 ENLARGED SITE PLAN
1/8"=1'-0"

8' 4' 0 8' 16'

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy. South, Lake Forest CA 92630
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER: CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY, CA 94019

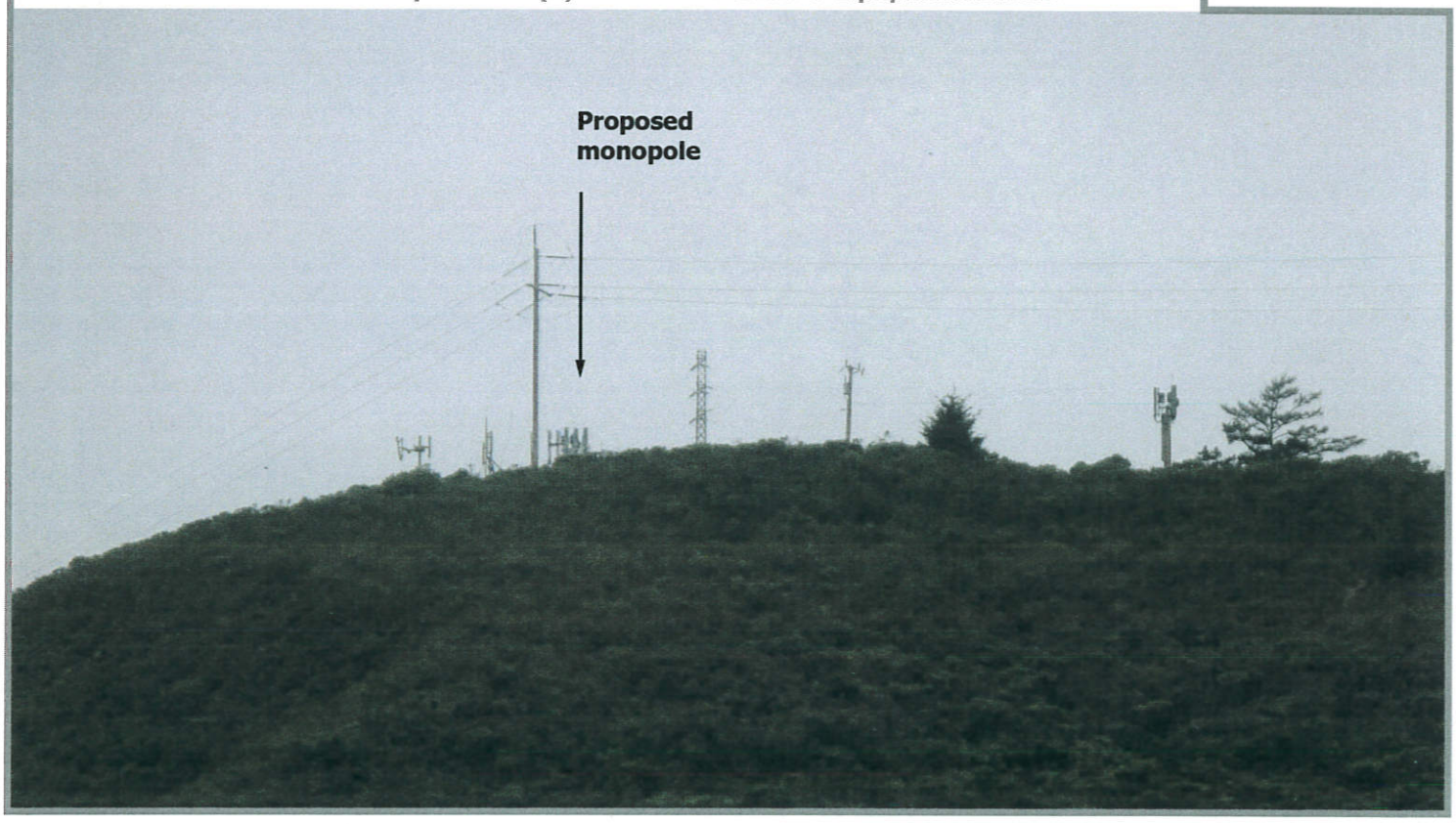
SHEET TITLE:
EROSION CONTROL PLAN, DETAILS, NOTES

SHEET NUMBER:
G-1

Planning Commission
PLN 2015-00002
Case
E
Attachment

EXISTING

PROPOSED: 17 ft monopole with (6) antennas + RRUs + Equipment shelter



Cortel Photosims

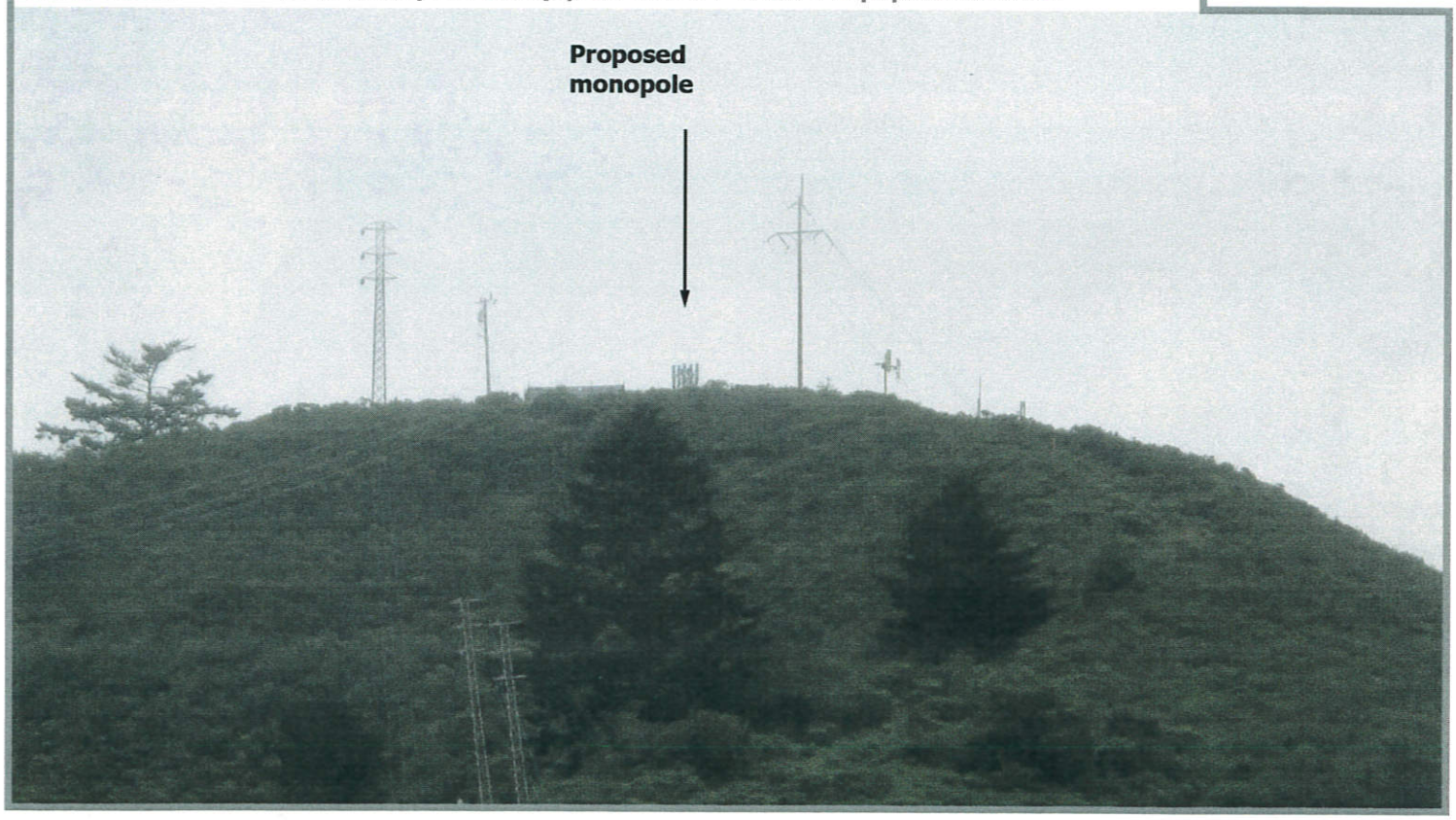
View 1 of 2

at&t

CCU4547
78 Pilarcitos Rd
Half Moon Bay CA 94019

EXISTING

PROPOSED: 17 ft monopole with (6) antennas + RRUs + Equipment shelter



Cortel Photosims

View 2 of 2

at&t

CCU4547
78 Pilarcitos Rd
Half Moon Bay CA 94019

AN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New AT&T Wireless Telecommunication Facility*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00002

OWNER: Daniel and Natalie Sare Trust

APPLICANT: Misako Hill (Representing AT&T Mobility)

ASSESSOR'S PARCEL NO.: 056-380-110

LOCATION: 78 Pilarcitos Creek Road on the north side of Highway 92 in unincorporated San Mateo County

PROJECT DESCRIPTION: The applicant proposes to co-locate a new unmanned wireless telecommunication facility consisting of six (6) antenna panels and eleven (11) RDUs on a new 17-foot tall steel monopole. The monopole will be surrounded with a 4-foot tall fence in a 169 sq. ft. lease area. A 12-foot by 11.5-foot (138 sq. ft.) equipment shelter, one diesel backup generator, and one GPS antenna will be installed within the 432 sq. ft. ground lease area. The lease area will be adjacent to an existing Sprint equipment lease area. This proposed lease area will be surrounded by a 6-foot tall fence.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant, as mitigated.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD'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. 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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. 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.

Mitigation Measure 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 4: Prior to the issuance of a building permit, the applicant 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 pollutants 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 also 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 plan shall

adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Mitigation Measure 5:

a. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, NFPA 2001 and T-19 requirements.

b. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on

building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit. A separate permit must be submitted for an FM 200 extinguishing system and the manufacturer's specifications for the generator.

c. Above Ground Fuel Storage for generator shall meet California Fire and Building Code requirements. Please submit information for generator, fuel source, type and quantity prior to building permit approval.

d. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

Mitigation Measure 6: 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).

RESPONSIBLE AGENCY CONSULTATION: None.

INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant, as mitigated. A copy of the initial study is attached.

REVIEW PERIOD: August 26, 2015 to September 15, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., September 15, 2015.**

CONTACT PERSON

Rob Bartoli, Project Planner
650/363-1857; rbartolir@smcgov.org

Rob Bartoli, Project Planner

RJB:fc – RJBZ0564_WFH.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** New Wireless Telecommunication Facility

2. **County File Number:** PLN 2015-00002

3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Rob Bartoli, 650/363-1857

5. **Project Location:** 78 Pilarcitos Creek Road, on the north side of Highway 92, in the rural Midcoast area east of the City of Half Moon Bay

6. **Assessor's Parcel Number and Size of Parcel:** 056-380-110; 196.43 acres

7. **Project Sponsor's Name and Address:**

   Cortel, Inc. (Representing AT&T Mobility)
   Attn: Misako Hill
   1075 45th Street
   Emeryville, CA 94608

8. **General Plan Designation:** Agricultural Rural

9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)

10. **Description of the Project:** The applicant proposes to co-locate a new unmanned wireless telecommunication facility consisting of six (6) antenna panels and eleven (11) RRUs on a new 17-foot tall steel monopole. The monopole will be surrounded with a 4-foot tall fence in a 169 sq. ft. lease area. A 12-foot by 11.5-foot (138 sq. ft.) equipment shelter, one diesel backup generator, and one GPS antenna will be installed within a separate 432 sq. ft. ground lease area. This proposed lease area will be surrounded by a 6-foot tall fence.

11. **Surrounding Land Uses and Setting:** The project site is located on a 196.43-acre parcel which is bordered by California State Highway 92 (a County-designated Scenic Corridor) to the south, Skylawn Memorial Park Cemetery to the east, and agricultural land to the north and west. The site is approximately 2.5 miles east of the Half Moon Bay city limits and 2.5 miles west of the I-280 and Highway 92 interchange.

12. **Other Public Agencies Whose Approval is Required:** None.

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.

	Aesthetics	X	Climate Change		Population/Housing
	Agricultural and Forest Resources	X	Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	Noise	X	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 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 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.

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The proposed monopole and equipment enclosure is located on a parcel that hosts many towers and poles for communication and utility purposes. The parcel is located adjacent to Highway 92/San Mateo Road County Scenic Corridor. The proposed monopole is located approximately 700 feet north of Highway 92. The location of the wireless facility is at 700 feet in elevation, while Highway 92 is at approximately 360 feet in elevation. The area of the project is somewhat screened by the surrounding vegetation and topography of the site. The proposed monopole and equipment enclosure will be minimally visible when viewed from Highway 92. The proposed project site is indistinguishable from the existing towers and poles on the property. The equipment enclosure and monopole will be located in a way that will not require the alteration of the existing topography of the site. The project also proposes no nighttime lighting (which would be prohibited in any case, save for emergency lighting necessary for nighttime maintenance). The project includes measures to paint the monopole and antennas in a tan color to match the existing monopoles on the property and will be conditioned to install slats on the fence around the equipment enclosure to lessen the visual impact. Thus, the visual impact is less than significant. **Source:** Project Plans, County Maps.				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Discussion: The project is not within a State-designated Scenic Corridor. **Source:** County Maps.					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
Discussion: See the discussion provided to question 1.a. above. **Source:** Site Plans.					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: Neither the proposed monopole nor the proposed equipment itself would create a new source of significant light or glare. No lights are proposed on the new monopole. Thus, there would be no impact. **Source:** Project Description.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The project site is located adjacent to Highway 92/San Mateo Road County Scenic Corridor. See the discussion provided to question 1.a. above. **Source:** County Maps.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The subject site is not located in a Design Review overlay district. **Source:** County Maps.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: See the discussion provided to question 1.a. above. **Source:** County Maps.					

2.	**AGRICULTURAL AND FOREST RESOURCES.** 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 forestland, 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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 California Resources Agency, to non-agricultural use?				X
Discussion: The parcel on which the subject site is located is within the Coastal Zone. Thus, the question is not relevant to this project at this site. **Source:** County Maps.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The site is not in an agricultural zone preserve. The property primary use is as a Christmas tree farm. The prime soils and agricultural activities are approximately 1,000 feet to the west and down the hill of the project site. The existing agricultural activities on the property, such as the growing of Christmas trees, will not be impacted by the proposal. Due to the topography of the project site, it is not viable that trees for harvest be grown in the project area. There is no Open Space Easements or Williamson Act contract on the parcel. **Source:** Zoning Maps, Williamson Act Index.					
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
Discussion: While there is prime farmland on the property, the site where the proposed wireless telecommunication facility is not in the vicinity of the prime farmland. There are three other wireless telecommunication facilities in the area of the proposed new facility. These facilities have been in place since the 1990s and 2000s. This area of the property is already disturbed and does not					

contain prime soils and is not a viable agricultural production given the steep slope, limited access, and existing development.

Source: Zoning Maps, USDA NRCS Prime Soils Map.

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

Discussion: The subject parcel is located within the Coastal Zone. Portions of the property do contain Class II and Class III Soils (considered "Prime"). These soils are located to the west from the area of the proposed wireless facility, where the topography is less steep. The project site consists of soils with limitations that make them generally unsuitable for cultivation. The Prime Soils will not be converted under this application. No division of land is proposed. Thus, the project poses no impact.

Source: Zoning Maps.

2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: The project, given its location within a developed area and not used for agricultural purposes, would not result in any damage to soil capability or loss of agricultural land. Thus, the project poses no impact.

Source: Zoning Maps, USDA NRCS Prime Soils Map.

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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: The site is not in or near a Timberland Preserve Zoning District. The project site is zoned Planned Agricultural District (PAD). The co-location of telecommunication facilities is an allowed use in the PAD Zoning District subject to the approval of a use permit and any other applicable land use permits.

Source: San Mateo County Zoning Maps, San Mateo County Zoning Regulations, Chapter 24.5 (Wireless Telecommunication Facilities).

3.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate. The BAAQMD's 2011 CEQA Guidelines suggest lead agencies consider the following when determining whether a project would conflict with or obstruct the implementation of the applicable Air Quality Plan:

1. Does the project support the primary goals for the Air Quality Plan?
2. Does the project include applicable control measures for the Air Quality Plan?
3. Does the project disrupt or hinder the implementation of any Air Quality Plan control measures?

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO_2) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction, a lesser degree from monthly service visits to the AT&T facility once it is operational, and finally during those occasions of power loss when the emergency generator (proposed within the project lease area) would be started (as well as during monthly service visits where the generator would be tested and allowed to run). Taken together, however, the impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. However, regarding emissions from both construction vehicles (employed at the site during the project's construction) and monthly facility maintenance vehicles, the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD'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. 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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. 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.

Please also see the discussion to question 7.1. (*Climate Change; Greenhouse Gas Emissions*), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		

Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to question 3.a. and Mitigation Measure 1 above.

3.c.	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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		

Discussion: According to BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards, though San Mateo County is a non-attainment area for PM-2.5. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD). Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.

The operational impact of the wireless telecommunication facility would not result in a significant impact to air quality in the immediate area or the air basin.

Source: BAAQMD.

3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X

Discussion: The project site is located in a remote, rural area with no sensitive receptors, such as schools, located within the project vicinity. Therefore, the project would not expose sensitive receptors to pollutant concentrations.

Source: Maps, BAAQMD.					
3.e.	Create objectionable odors affecting a significant number of people?			X	

Discussion: The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. The combustion of diesel fuel can produce an unpleasant odor that can have a negative effect on air quality. However, the use of the diesel generator will be exclusively for emergencies and maintenance testing, as well as its distance from the nearest residence, would limit and minimize odor impacts from the use of the generator to less than significant impact.

Source: Project Description.

3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

Discussion: In addition to the discussion to question 3.a. above, the one pollutant that the project (a cellular facility) would produce would be emissions from the diesel generator. The proposed generator would use the latest technology that reduces harmful particulate emissions to a negligible level. All stationary internal combustion engines larger than 50 hp must obtain a permit to operate from the Bay Area Air Quality Management District (BAAQMD). In addition, stationary diesel engines must comply with the "Statewide Air Toxics Control Measures for Stationary Diesel Engines" established by the California Air Resources Board. Staff will include a condition of approval requiring the applicant to submit a copy of their BAAQMD operation permit prior to issuance of a building permit.

Another pollutant that the project would regularly generate or emit is radio frequency (RF) electro-magnetic fields. The applicant submitted a study (by EBI Consulting; see Attachment F) citing the Federal Communications Commission (FCC) mandate to evaluate the RF impacts on the environment. The study concluded that AT&T's proposal to install directional antennas on a new monopole will, together with the existing wireless telecommunication facilities at the site, comply with FCC guidelines limiting public exposure to RF energy emissions. The RF report submitted (Attachment H) concludes that the AT&T antennas, placed as proposed, will be at 151.70% of the applicable public limit within one foot of the site. The composite exposure level for all carriers on the site is approximately 151.80 % for the general public. The proposed site is 40.43% of the FCC occupational limit. A site is considered out of compliance with the FCC when there are areas that exceed the FCC exposure rates and there is no mitigation proposed. The RF report recommends that signage and a barrier fence be installed at the site. The fence will be 13 feet by 13 feet and be 4 feet in height with three strands of barbered wire. These measures will be conditioned and will successfully mitigate the RF exposure to the public and will bring the site into compliance with FCC regulations and rules. The site would not exceed FCC occupational levels. There are no modeled areas on the ground that exceed the FCC limits for general public or occupational exposure in front of the other carrier antennas on the property.

Additionally, the project's distance of about 700 feet from Highway 92, on a remote part of the property, together with the very low development density of the surrounding parcels, further reduces the significance of the RF emissions. Regarding the RF emissions, the project impact would be less

than significant, with no specific mitigation measure required. During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

Mitigation Measure 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Source: BAAQMD.

4. **BIOLOGICAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a. Have a significant 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?				X

Discussion: Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project

site is located approximately 700 feet from the known habitat of the San Francisco dusky-footed woodrat, which is a "Species of Concern," but is not on the Federal or State rare or endangered species list. There have been no critical habitat rules or conservation plans published for the San Francisco dusky-footed woodrat by the U.S. Fish and Wildlife Service. The dusky-footed woodrat prefers moderate tree canopy for a habitat. The project site is mostly disturbed ground with little tree cover. Thus, the project poses no impact. **Source:** California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service.					
4.b.	Have a significant 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?				X
Discussion: The project parcel does include riparian habitat; however, the proposed project will be located approximately 1,500 feet to the east of the creek and habitat area. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact. **Source:** County Maps.					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: The site does not contain any wetlands. **Source:** County Maps.					
4.d.	Interfere significantly 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
Discussion: The project parcel does include a creek; however, the proposed project will be approximately 1,500 feet to the east of the creek. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact. **Source:** Project Description.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or				X

	ordinance (including the County Heritage and Significant Tree Ordinances)?				
Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact. **Source:** Site Plan, Project Description.					
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
Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact. **Source:** County Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact. **Source:** County Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact. **Source:** Site Plan.					

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings. Thus, the project poses no impact. **Source:** California Register of Historical Resources.					

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Source: Site Survey.

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.

Source: Site Survey.

5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is located adjacent to the subject property at Skylawn Memorial Park Cemetery, over 500 feet from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended.

Source: Site Plan.

6. **GEOLOGY AND SOILS.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Expose people or structures to potential significant 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 significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. **Source:** Alquist-Priolo Earthquake Fault Zoning Map.				
ii. Strong seismic ground shaking?			X	
Discussion: The project area could experience strong ground shaking during the lifespan of the project. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for this unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant. **Source:** ABAG Earthquake Shaking Potential Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The risks have been determined by the Association of Bay Area Governments (ABAG) to be very low. **Source:** ABAG Earthquake Liquefaction Scenarios Map.				
iv. Landslides?				X

Discussion: The project site is located in an area determined to be least susceptible to landslides.

Source: San Mateo County Landslide Risk Map.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The site is not on a coastal bluff or cliff. The project site is located over 3 miles from the coast.

Source: Planning Maps.

6.b.	Result in significant soil erosion or the loss of topsoil?		X		

Discussion: The project would incur only minor land clearing within the proposed lease area and associated trenching to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:

Mitigation Measure 4: Prior to the issuance of a building permit, the applicant 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 pollutants 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 also 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 plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Source: Project Description.

6.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

Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist.

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	

Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.

Source: California Building Code.

6.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

Discussion: The project neither requires nor includes any septic tanks or wastewater disposal system, thus poses no such impact.

Source: Project Description.

7. **CLIMATE CHANGE**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.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 (GHE) includes CO_2 emissions from vehicles and machines that are fueled by gasoline. The AT&T facility would involve some vehicles during construction, a single vehicle making traveling to and from the project site for monthly service visits, and an emergency generator that would also be tested during the monthly visits, or turn on for some indefinite period of time in the event of energy/power loss to the cellular facility.

Project-related minor grading and facility construction will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal.

To ensure that new development projects are compliant with the County's 2005 Energy Efficiency Climate Action Plans (EECAP), the Plan provides the EECAP Development Checklist. Planning staff has reviewed the proposal with the Checklist criteria and found that there are no criteria that are applicable for a cellular telecommunication facility as the project describes. Therefore, the project is considered in conformance with the EECAP and the impact would be less than significant, with no additional mitigation measures required, save for those cited under the discussion to question 3.a.

Source: Project Scope.

7.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

Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).

Source: EECAP.

7.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
Discussion: The project parcel is not considered forestland. The project site does not host any such forest canopy. Thus, the project poses no impact. **Source:** Planning Maps.					
7.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
Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project site is located approximately 3 miles inland from the Pacific Ocean. Thus, the project poses no impact. **Source:** Site Survey.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The nature of the project, which includes minimal new construction on the ground (infrastructure within their limited lease area) and no additional people, save one or two individuals performing monthly service visits, ensures no impact would occur. The project site is approximately 700 feet above sea level and is located over 3 miles inland from the Pacific Ocean. **Source:** Project Description, FEMA Flood Maps.					
7.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
Discussion: The project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot. **Source:** FEMA Community FIRM Panel 06081C0260E, effective October 16, 2012.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The site is not within a floodway. See discussion in Section 7.f. above. **Source:** FEMA Community FIRM Panel 06081C0260E, effective October 16, 2012.					

8.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.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	
Discussion: With regard to the project's emission of radio frequency (RF) electromagnetic fields, see the discussion provided to the question posed in 3.f. above. The report confirms that the telecommunication facility will comply with Federal Communications Commission (FCC) guidelines limiting public exposure to RF energy due to the facility being located in a rural area with limited public access. The diesel tank is limited to use during emergency situations when the primary electrical source is not available. Therefore, any potential hazard resulting in the use of the diesel generator, as backup emergency energy source, is minimal. **Source:** Project Description, Radio Frequency Report by EBI Consulting.					
8.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	
Discussion: The project would result in minimal public or environmental hazards for the release of hazardous materials. See the discussion provided to question 8.a. above. **Source:** Project Description Radio Frequency Report by EBI Consulting.					
8.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
Discussion: The project parcel is not located within any such distance to an existing or proposed school. Thus, the project poses no impact. **Source:** San Mateo County Maps.					
8.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

Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site. Thus, the project poses no impact. **Source:** EnviroStor Database, Department of Toxic Substances Control.					
8.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 for people residing or working in the project area?				X
Discussion: The project is not in such a location. The nearest airports are the Half Moon Bay Airport, located over 6 miles west, and the San Carlos Airport, located 6 miles east, of the project site. Furthermore, the lack of residential or commercial development in the area of the project minimizes the project's potential for generating a safety hazard for people residing or working in the project area. Thus, the project poses no impact. **Source:** San Mateo County Maps.					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact. **Source:** Federal Aviation Administration San Francisco Sectional Aeronautical Chart.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact. **Source:** Project Plans.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		
Discussion: The project parcel is located within a wildlands area and a Very High State Response Area. However, the proposed wireless facility will not house people and thus will not expose them to greater risk. However, the following mitigation measure is recommended to ensure that the impact is less than significant from the California Department of Forestry and Fire Protection:					

Mitigation Measure 5:

a. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, NFPA 2001 and T-19 requirements.

b. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit. A separate permit must be submitted for an FM 200 extinguishing system and the manufacturer's specifications for the generator.

c. Above Ground Fuel Storage for generator shall meet California Fire and Building Code requirements. Please submit information for generator, fuel source, type and quantity prior to building permit approval.

d. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

Source: Aerial Photography, California Department of Forestry Firebreak and Fire Protection Guidelines.

8.i.	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

Discussion: The project includes no housing, thus is not relevant to this question. Thus, the project poses no impact.

Source: FEMA Community FIRM Panel 06081C0260E, effective October 16, 2012.

8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: The project is not in a floodway. Thus, the project poses no impact.

Source: FEMA Community FIRM Panel 06081C0260E, effective October 16, 2012, Project Scope.

8.k.	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

Discussion: No dam or levee is located on or near the subject parcel. The project site is at the highest elevation on the parcel.

Source: Contour Maps, FEMA Community FIRM Panel 06081C0260E, effective October 16, 2012.

8.l.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.

Source: Flood Insurance Rate Map, Landslide Map.

9. **HYDROLOGY AND WATER QUALITY**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Violate any water quality standards or waste discharge requirements (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
Discussion: The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact. **Source:** Project Description.				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The project does not include or require a water source or waste discharge provisions. Thus, the project poses no impact. **Source:** Project Description.				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: The project is not within a watercourse. The project improvements (within the proposed combined 601 sq. ft. lease areas and the proposed monopole) will not significantly alter				

the existing drainage pattern on the site. Relative to the potential impacts during project construction, the mitigation measure (No. 4) added under the discussion to question 6.b. will ensure that, all issues taken together, the project will represent a less than significant impact. **Source:** County Maps, Project Description.					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
Discussion: See the discussion provided to question 9.c. above. **Source:** Project Description.					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: In addition to the discussion provided to question 9.c., there are no planned stormwater drainage systems on the parcel or in the immediate vicinity. Thus, the project poses no impact. **Source:** Project Description.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: The project will add approximately 680 sq. ft. of impervious surface (lease area, monopole area, cable route). However, the minimal increase in runoff will be contained on-site. **Source:** Project Description.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See the discussion provided to question 9.c. above. **Source:** Project Description.					

10. **LAND USE AND PLANNING**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Physically divide an established community?				X
Discussion: The project is not located within any "established community." It is located on a parcel that is developed with several, unmanned telecommunication facilities, a single-family residence, and agricultural buildings. Thus, the project poses no impact. **Source:** Location Maps.				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," "Sensitive Habitats" and "Hazards" Components policies. Likewise, the discussion under Sections 1, 2 and 9 of this document concludes compliance with the PAD zoning regulations, specifically the District's "Substantive Criteria for Issuance of a Planned Agricultural Permit," which this project requires. Telecommunication facilities are allowed in <u>any</u> zoning district upon attaining an approved use permit, pursuant to Section 24 (*Use Permits*), which this project requires. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document speaks to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards" and "Water Supply" Elements policies. Thus, the project poses no significant impact. **Source:** Project Plans.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area. **Source:** County HCP Maps.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: As discussed previously, the project would require only monthly visits by one or two AT&T service personnel at a time. Even upon review of all the other telecommunication facilities on				

the site, such respective service visits, as would be expected, would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact. **Source:** Project Description.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project involves one additional telecommunication facility onto a site that currently hosts several such facilities. Thus, the project poses no such impact. **Source:** Project Description.				
10.f. 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: While the project parcel itself has been developed over the years and certainly serves to accommodate the existing (and currently proposed) telecommunication facilities, the subject project would not encourage off-site development of presently undeveloped areas (the project parcel is surrounded by similarly zoned areas of minimal development) or increase development intensity of already developed areas (of which there are none). Thus, the project poses no such impact. **Source:** General Plan Land Use Map.				
10.g. Create a significant new demand for housing?				X
Discussion: The project neither involves housing nor would create any demand for housing. Thus, the project poses no impact. **Source:** Project Description.				

11. MINERAL RESOURCES. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.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
Discussion: The use on the site will remain unchanged. According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site.				

Source: Project Description, County General Plan Mineral Resources Map.				
11.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
Discussion: The use on the site will remain unchanged. See staff's discussion in Section 11.a. **Source:** Project Description, County General Plan Mineral Resources Map.				

12. NOISE. Would the project result in:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: Aside from some minor noise generation during construction or when the emergency generator is tested or running (and this would be minimal as measured from any adjacent parcel or Highway 92), the project – upon completion and operation – would not produce any audible noise. Section 4.88.360(d) of the County Noise Ordinance exempts emergency generators from complying with noise requirements. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level: **Mitigation Measure 6**: 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). **Source:** Project Plans, County Noise Ordinance.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Some ground-borne vibration is expected during the installation of the facility; however, the vibration will be minimal. Post-construction vibration and noise are limited to testing of the diesel generator and during emergency when the generator is in operation. However, given the distance of the facility to the nearest occupied building, ground-borne vibration and noise are not expected to be excessive. **Source:** Project Plans, County Noise Ordinance.				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The project would not generate a significant permanent increase in ambient noise levels in the project vicinity, as the proposed improvements would not result in the introduction of any new land uses, or expand existing land uses. Noise that could be generated from the project will be limited to testing of the diesel generator and during emergency when the generator is in operation, and will not be permanent. Section 4.88.360(d) of the County Noise Ordinance exempts emergency generators from complying with noise requirements. See the discussion provided to question 12.a. above. **Source:** Project Scope.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to question 12.a. above. **Source:** Project Scope.				
12.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, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport (Half Moon Bay Airport is located about 6 miles to the west). Thus, the project poses no impact. **Source:** Zoning Maps.				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact. **Source:** Aerial Photography.				

13. **POPULATION AND HOUSING.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Induce significant 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
Discussion: The nature of the project – one additional cellular facility on a parcel substantially developed with similar and other telecommunication facilities – would not be expected to induce any population growth, be it new homes on otherwise undeveloped and surrounding parcels or within the developed area of the City of Half Moon Bay to the west. Thus, the project poses no impact. **Source:** Project Description.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: See the discussion provided to question 13.a. above. **Source:** Project Description.				

14. **PUBLIC SERVICES.** Would the project result in significant 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:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The project does not involve or is associated with the provision of new or physically altered government facilities, nor will it generate a need for such facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (County Coastside Fire Authority has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: County Coastside Fire Authority Comments.

15. RECREATION. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
15.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: The project would not increase the use of existing parks or other recreational facilities. Thus, the project poses no impact.

Source: Project Description.

15.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: See the discussion provided to question 15.a. above.

Source: Project Scope.

16. TRANSPORTATION/TRAFFIC. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and				X

	freeways, pedestrian and bicycle paths, and mass transit?				
Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in County's LCP or General Plan). The monthly service visits to and from the site, both as to the number of vehicles on the County's circulation system (i.e., Highway 92) and relative to access to and from the project parcel (right and/or left turns from EB or WB vehicles on Highway 92 at the intersection of Pilarcitos Creek Road), pose no safety impact to vehicles, pedestrians or bicycles. Thus, the project poses no impacts. **Source:** General Plan.					
16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: See the discussion provided to question 16.a. above. **Source:** General Plan, Project Scope.					
16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration. The proposed monopole is 17 feet in height. **Source:** Project Description.					
16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project would not increase hazards to a design feature or incompatible uses. After construction, the project would only generate a minimal increase in vehicle traffic related to routine monthly maintenance visits or in emergency situations. See the discussion provided to question 16.a. above. **Source:** Project Description.					
16.e.	Result in inadequate emergency access?				X
Discussion: In addition to the discussion provided to question 16.a. above, the County Coastside Fire Authority has reviewed and approved the proposed access to the project site. Thus, the project poses no impact.					

Source: County Coastside Fire Authority.				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities because none of these routes or features are near the site. The project would not attract visitors, bicycles, or pedestrians to the project area. **Source:** Transit Route Maps, General Plan Circulation Element.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project will not cause any increase in pedestrian traffic to or change pedestrian patterns around the project site. Thus, the project poses no impact. **Source:** Project Plans.				
16.h. Result in inadequate parking capacity?				X
Discussion: The project site has adequate parking and turnaround capacity for the monthly service visits that, upon being operational, the cellular facility will generate. Thus, the project poses no impact. **Source:** Project Plans.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The project does not generate any water or wastewater; thus, neither involves nor requires any water or wastewater treatment facilities. Thus, the project poses no impact. **Source:** Project Description.				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: See the discussion provided to question 17.a. above. **Source:** Project Description.				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: The project will involve minor clearing for development of its 601 sq. ft. lease area and monopole. With the exception of erosion control measures to be implemented during construction of the lease area, the project neither includes nor requires the construction of new stormwater drainage facilities nor expansion of existing facilities. Thus, the project poses no impact. **Source:** Project Scope.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The project does not require any water supply. Thus, the project poses no impact. **Source:** Project Description.				
17.e. 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
Discussion: The project would not have any impacts on wastewater treatment capacities, as the project would not involve any wastewater treatment systems. **Source:** Project Description.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project will not generate – in its operational mode – any solid waste. That said, the County's local landfill facility is the Ox Mountain Sanitary Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill has permitted capacity for the next several years. Thus, the project poses no impact. **Source:** Project Scope.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.

Source: Project Scope.

17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	

Discussion: The AT&T facility is sited, oriented and designed to best suit its purpose of receiving and transmitting cellular/data signals, relative to its remote location, its surrounding topography and proximity to its users/customers. That said, and taking into consideration the discussion provided in response to questions 3.a. and 7.a., the project is designed to minimize energy consumption to the degree reasonable given its performance expectations. The project involves no water elements (thus has no relevance to water conservation) and produces no solid waste (save that discussed in response to questions 17.f. and 17.g.). Finally, the project's energy usage does not economically warrant or justify the use of solar or other alternative energy sources. The diesel generator provides a more reliable source of backup/emergency power than solar or other alternative energy sources. However, the project's impact is less than significant.

Source: Project Description.

17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X

Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.

Source: Project Description.

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Does the project have the potential to degrade the quality of the environment, significantly 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate			X	

	important examples of the major periods of California history or prehistory?				
Discussion: The project has the potential to degrade the quality of the environment and significantly impact or uncover archaeological or paleontological resources. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures. **Source:** California Natural Diversity Database, Project Description.					
18.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 projects, and the effects of probable future projects.)			X	
Discussion: The project represents one of many telecommunication facilities already existing on the site. This is one of the last major cellular providers to locate at this site. Impacts associated with the co-location of the new wireless telecommunication facility are limited and, with mitigation, are determined to be less than significant. No evidence has been found that the co-location project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This project does not introduce any significant impacts that cannot be avoided through mitigation. **Source:** Project Plan.					
18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed previously, the project – taking into consideration its remote location, its distance from Highway 92, its minimal CO_2 air emissions from monthly visits, its limited RF emissions less than the Federal limit, together with the fact that it does not house people or serve to interfere with any floodways, creek or water bodies – will have a less than significant impact. The construction will be regulated by State Codes. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction noise impacts will be mitigated by Mitigation Measure 3. Construction traffic impacts will be mitigated by Mitigation Measure 4. **Source:** Project Plans.					

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD'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. 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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. 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.

Mitigation Measure 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.

f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 4: Prior to the issuance of a building permit, the applicant 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 pollutants 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 also 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 plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

Mitigation Measure 5:

a. A clean agent fire extinguishing system shall be installed and maintained meeting California Fire Code, NFPA 2001 and T-19 requirements.

b. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval for the building permit. A separate permit must be submitted for an FM 200 extinguishing system and the manufacturer's specifications for the generator.

c. Above Ground Fuel Storage for generator shall meet California Fire and Building Code requirements. Please submit information for generator, fuel source, type and quantity prior to building permit approval.

d. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

Mitigation Measure 6: 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).

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 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.

(Signature)

8/26/15
Date

Planner II
(Title)

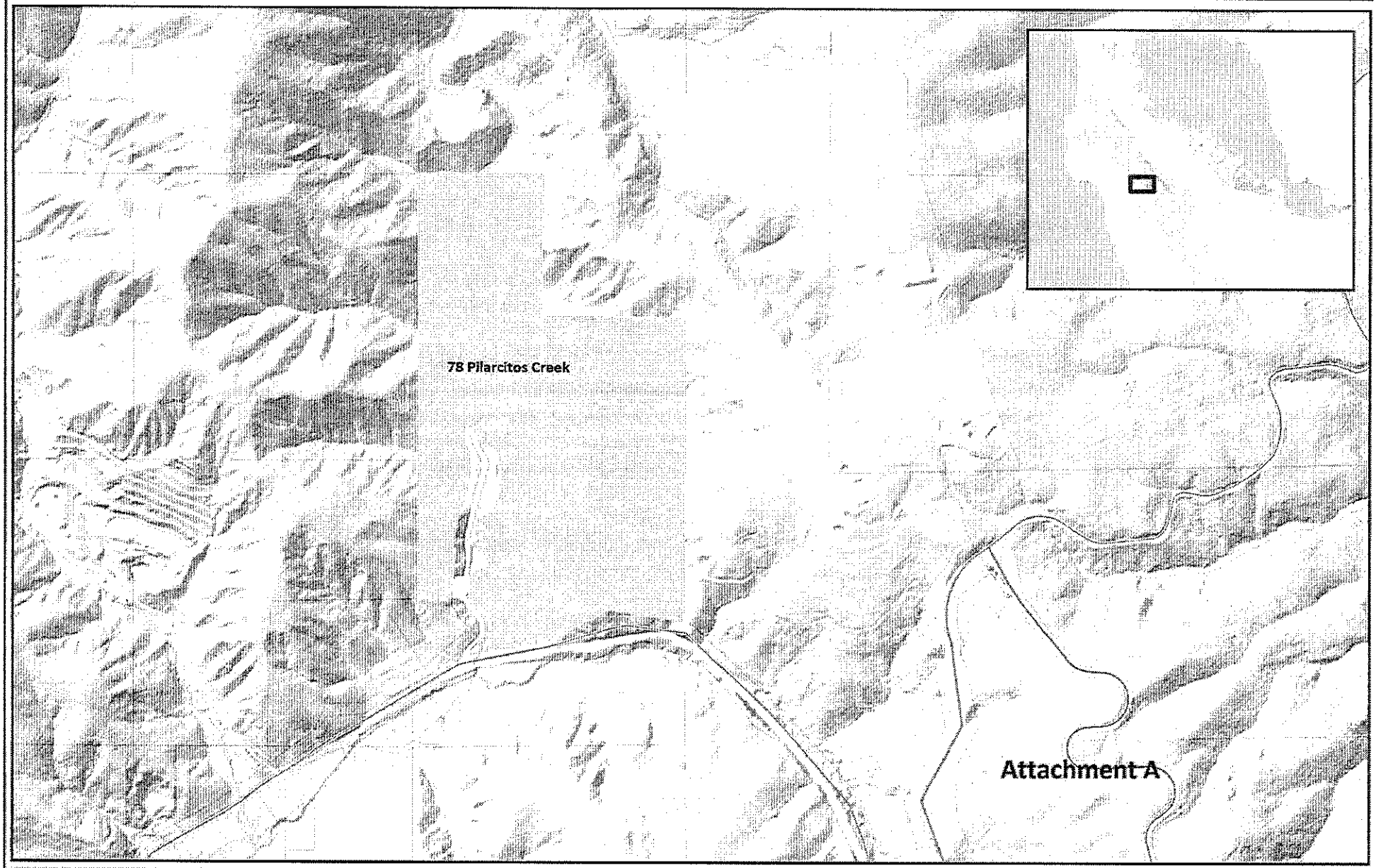
ATTACHMENTS

A. Vicinity Map
B. Site Plan, Elevations, Lease Area Compound Plan, and Elevations
C. Photo Simulations
D. Radio Frequency Report by EBI Consulting, dated July 23, 2015 (available at the County of San Mateo Planning and Building Department)

RJB:fc – RJBZ0563_WFH.DOCX
Initial Study Checklist 10.17.2013.docx

San Mateo County

Vicinity Map for 78 Pilarcitos Creek



0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 18,056

Negative Declaration

PLN 2015-00002
Case
B
Attachment

at&t

SITE NUMBER: CCU4547
SITE NAME: SANTA TREE FARM - HWY 92 RELO

78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019
JURISDICTION: SAN MATEO COUNTY

SITE TYPE: POLE / SHELTER

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL AT&T APPROVED PREMANUFACTURED EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT
3. INSTALL (1) NEW GPS UNIT
4. INSTALL (1) 17'-0" HIGH POLE
5. INSTALL (6) ANTENNAS (3) PER SECTOR, (2) SECTORS TOTAL
6. INSTALL (12) RRUS W/A2 UNIT (6) PER SECTOR
7. INSTALL NEW EQUIPMENT STEEL PLATFORM AT GROUND LEVEL
8. INSTALL 30KW DIESEL GENERATOR

PROJECT INFORMATION

Property Information:
Site Name: SANTA TREE FARM - HWY 92 RELO
Site Number: CCU4547

Site Address: 78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019

A.P.N. Number: 056-380-110
Current Use: WIRELESS FACILITY

Proposed Use: U-UNMANNED TELCOM FACILITY

Jurisdiction: SAN MATEO COUNTY

Zoning: PAD/CD

Latitude: 37° 29' 43.30" N (NAD 83)

Longitude: 122° 22' 47.61" W (NAD 83)

Ground Elevation: 729.3 FT. AMSL (NAVD 88)

Property Owner:
DANIEL SARE AND NATALIE SARE, TRUSTEES
78 PILARCITOS CREEK ROAD
HALF MOON BAY, CA 94019

Power Agency:
PG&E
245 MARKET STREET, MAIL CODE N10D
SAN FRANCISCO, CA 94105

Telephone Agency:
AT&T Wireline
ph: (650) 872-6028

FA: 12784058
PTN: 3701629480 | USID: 163700

PROJECT TEAM

Applicant / Lessee:
AT&T MOBILITY
2600 Camino Ramon, 4W750FF
San Ramon, Ca 94583
Contact: Alexander Wilson-Desbois
ph: (415) 527-9274

Architect / Engineer:
CONNELL DESIGN GROUP
contact: DAN CONNELL
e: dconnell@connelldesigngroup.com
ph: (949) 753-6607

Construction Mgr.:
VINCULUMS SERVICES, INC.
contact: JOSH ROBERSON
email: jroberson@vinculums.com
ph: (949) 505-4225

Site Acquisition:
CORTEL, Inc.
contact: JERRY MARCUS
email: jerome.marcus@cortel-llc.com
cell: (415) 713-4862

Zoning Mgr.:
CORTEL, Inc.
contact: MISAKO HILL
email: Misako.Hill@cortel-llc.com
cell: (415) 533-2540

RF Engineer:
AT&T
contact: STEPHEN NELSON
email: sn1495@att.com
ph: (925) 395-3690

SHEET INDEX

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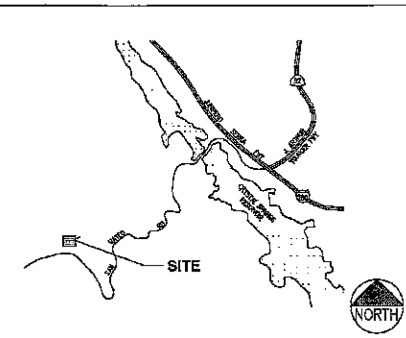
RECEIVED
JUL 28 2015
San Mateo County
Planning and Building Department

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1) 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS-BEFORE JULY 1, 2014
2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS-AFTER JULY 1, 2014
2) 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)
3) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)-BEFORE JULY 1, 2014
2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)-AFTER JULY 1, 2014
5) 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
7) 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2013 CALIFORNIA ENERGY CODE (CEC)-BEFORE JULY 1, 2014 (PART 6)
2013 CALIFORNIA ENERGY CODE (CEC)-AFTER JULY 1, 2014 (PART 6)
10) ANSI/EIA-TIA-222-G
11) 2012 NFPA 101, LIFE SAFETY CODE
12) 2013 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2013 NFPA 13, FIRE SPRINKLER CODE

VICINITY MAP



DIRECTIONS FROM AT&T

DIRECTIONS FROM AT&T's OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA

1. START OUT GOING SOUTHEAST ON CAMINO RAMON TOWARD BISHOP DR.
2. TAKE THE 2ND RIGHT ONTO BOLLINGER CANYON RD
3. MERGE ONTO I-680 S TOWARD SAN JOSE.
4. MERGE ONTO I-580 W VIA EXIT 30B TOWARD DUBLIN/OAKLAND.
5. KEEP LEFT TO TAKE I-238 N VIA EXIT 34 TOWARD I-880.
6. MERGE ONTO I-880 S/NIMITZ FWY S VIA EXIT 15A TOWARD SAN JOSE/SAN MATEO BR
7. TAKE THE JACKSON ST EXIT, EXIT 27, TOWARD CA-92 W/SAN MATEO/HALF MOON BAY/CA-92 E/DOWNTOWN
8. KEEP RIGHT TO TAKE THE CA-92 W RAMP TOWARD SAN MATEO/HALF MOON BAY/SAN MATEO BR.
9. MERGE ONTO CA-92 W (PORTIONS TOLL).
10. TURN SHARP RIGHT ONTO PILARCITOS CREEK RD.
11. THE SITE IS ON THE RIGHT

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY: U (UNMANNED)

CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11B-203.1, EXCEPTION 1 & SECTION 11B-203.2.1, EXCEPTION 4.

SPECIAL INSPECTIONS

1. ANCHOR BOLTS WET-SET INTO CONCRETE
2. EXPANSION BOLTS INTO EXISTING CONCRETE
3. HIGH STRENGTH BOLTING
4. WELDING
5. STEEL REINFORCEMENT / REBAR PLACEMENT
6. STEEL MATERIAL VERIFICATION
SOILS ENGINEER TO INSPECT DRILLED PIERS

APPROVALS

	APPROVED	INITIALS	DATE
AT&T:			
VENDOR:			
RF:			
LEASING / LANDLORD:			
ZONING:			
CONSTRUCTION:			
POWER / TELCO:			
POLE:			

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

PREPARED FOR
at&t
2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:
CDG
CONNELL DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/22/15	ZD 100s
11	06/30/15	REDESIGN
10	06/26/15	REDESIGN
9	05/30/15	ZD 100s
8	04/27/15	ZD 100s
7	04/14/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/12/14	REDESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

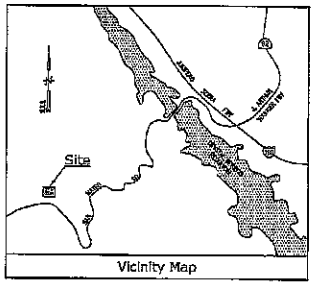
Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM - HWY 92 RELO -
SITE NUMBER: CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY, CA 94019

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
ORDER NO.: 0100-4809410
DATED: JULY 22, 2015

Legal Description

PORTION OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAN MATEO COUNTY, CALIFORNIA.

THE NORTHERLY ½ OF THE NORTHWEST ¼ AND THE SOUTHEASTERLY ½ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED APRIL 23, 2015 AS INSTRUMENT NO. 2015-037441, OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

PARCEL TWO:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST MOUNT DIABLO BASE AND MERIDIAN, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 16, 2001 AS INSTRUMENT NO. 2001-082837 AND RERECORDED JUL 2001-083966, BOOK OF OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING:

(A) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON AUGUST 8, 1939 IN BOOK 748 OF OFFICIAL RECORDS, AT PAGE 184, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(B) THE LANDS CONVEYED TO SAN MATEO COUNTY WATER DISTRICT BY DEED RECORDED ON OCTOBER 12, 1966 IN BOOK 5223 OF OFFICIAL RECORDS, AT PAGE 258 (FILE NO. 83858-AJ), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(C) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON JULY 20, 1960 IN BOOK 3628 OF OFFICIAL RECORDS, AT PAGE 349 (FILE NO. 73485-T), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(D) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON JULY 20, 1960 IN BOOK 3628 OF OFFICIAL RECORDS, AT PAGE 607 (FILE NO. 73487-T), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(E) THE LANDS CONVEYED TO CHARLES F. BESSAMY, JR. AND BETTY BESSAMY, BY DEED RECORDED ON SEPTEMBER 11, 1963 IN BOOK 4546 OF OFFICIAL RECORDS, AT PAGE 631 (FILE NO. 37775-Y), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

PARCEL THREE:

A PERPETUAL EASEMENT, AS RESERVED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 8, 1939 IN BOOK 748 OF OFFICIAL RECORDS, AT PAGE 184, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, FOR THE USE OF THE EXISTING UNDERPASS LOCATED EARLY SAN FRANCISCO-ALAMEDA SUBDIVISION (SF-40 AND SUBDIVISION 3654-B OF OFFICIAL SURVEY RECORDS).

AND EASEMENT WAS CREATED BY RESERVATION IN DEED EXECUTED BY THE STATE OF CALIFORNIA, RECORDED AUGUST 8, 1939 IN BOOK 748 OF OFFICIAL RECORDS AT PAGE 184, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

Assessor's Parcel Nos.

056-360-290 (AFFECTS PORTION OF PARCEL TWO)
056-360-300 (AFFECTS PORTION OF PARCEL TWO)
056-360-310 (AFFECTS PARCEL ONE)
056-360-320 (AFFECTS PORTION OF PARCEL TWO)
056-360-040 (AFFECTS PORTION OF PARCEL TWO)

Date of Survey

JULY 7, 2014

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER BASIS "POINT", ELEVATION = 311.66 FEET (NAVD 88).

Easements

3. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1921 IN BOOK 92 OF DEEDS, PAGE 379. (NO PLOTTABLE DOCUMENT ELEMENTS).

4. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1930 IN BOOK 97 OF DEEDS, PAGE 96. (NO PLOTTABLE DOCUMENT ELEMENTS).

5. AN EASEMENT FOR POLES, WIRES AND INCIDENTS, PURPOSES, RECORDED JANUARY 24, 1934 IN BOOK 190, PAGE 226 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

(6) AN EASEMENT FOR LINE OF POLES, WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1952 IN BOOK 3206, PAGE 249 OF OFFICIAL RECORDS. (PLOTTED HEREON).

(7) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1959 IN BOOK 3986, PAGE 302 OF OFFICIAL RECORDS. (PLOTTED HEREON)

8. AN EASEMENT FOR A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER, AND A RIGHT OF WAY FOR PIPELINES AND FIXTURES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 3265, PAGE 439 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

9. AN EASEMENT FOR MAINTENANCE, REPAIR AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 3265, PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

Easements (Cont.)

10. AN EASEMENT FOR A PERPETUAL, EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER AND ALL CONNECTED OR ASSOCIATED PURPOSES, TOGETHER WITH ING. RIGHT OF ENTRY OF DEEDS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1955 IN BOOK 3265, PAGE 715 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

13. AN EASEMENT FOR THE RIGHT FROM TIME TO TIME TO CONSTRUCT, PLACE, RENEW, REPAIR, REPAIR LIGHTING, INC., ERECTING, REPLACE, AND REMOVE OVERHEAD/UNDERGROUND FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, PIPES, MANHOLES, SERVICE BOXES, SPLICING BOXES, WIRES, CABLES, SWITCH ELEMENTS, REGULATORS AND ABANDONED UNDER POSTS, FIXTURES, TERMINALS, GAS VALVES, APPLIANCES AND OTHER APPURTENANCES, TOGETHER WITH A RIGHT OF WAY INGRESS AND THE RIGHT OF BUSINESS PURPOSES AND SERVICE MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1963 IN BOOK 3838, PAGE 297 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

(15) AN EASEMENT FOR THE RIGHT TO CONSTRUCT, REPLACE, REMOVE AND/OR MAINTAIN, AND USE SAID EASEMENT AND RIGHT-OF-WAY FOR SAID PURPOSES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES INCIDENTAL THERETO, AS GRANTED IN THE DEED RECORDED DECEMBER 1, 1965 IN BOOK 4344, PAGE 191 OF OFFICIAL RECORDS. (PLOTTED HEREON)

Easements (Cont.)

16. AN EASEMENT FOR PIPELINE, ROADWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1965 AS INSTRUMENT NO. 65-121154 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1968 AS INSTRUMENT NO. 68-172555 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

18. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1969 AS INSTRUMENT NO. 69-136556 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

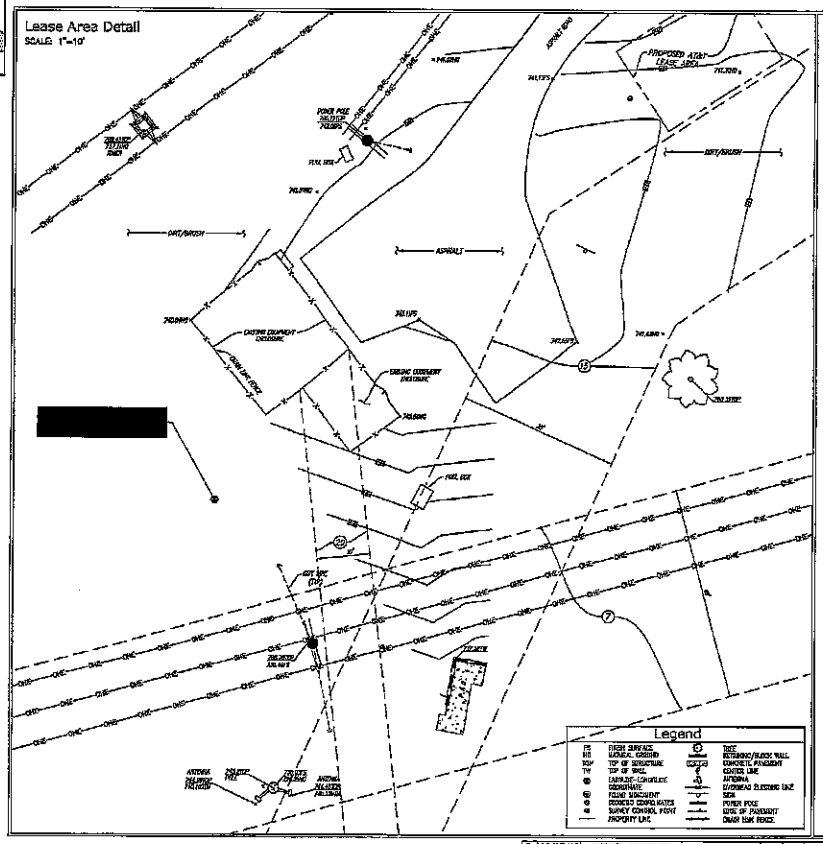
(20) THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED OCTOBER 6, 1999 AS INSTRUMENT NO. 99-162146 OF OFFICIAL RECORDS. (PLOTTED HEREON)

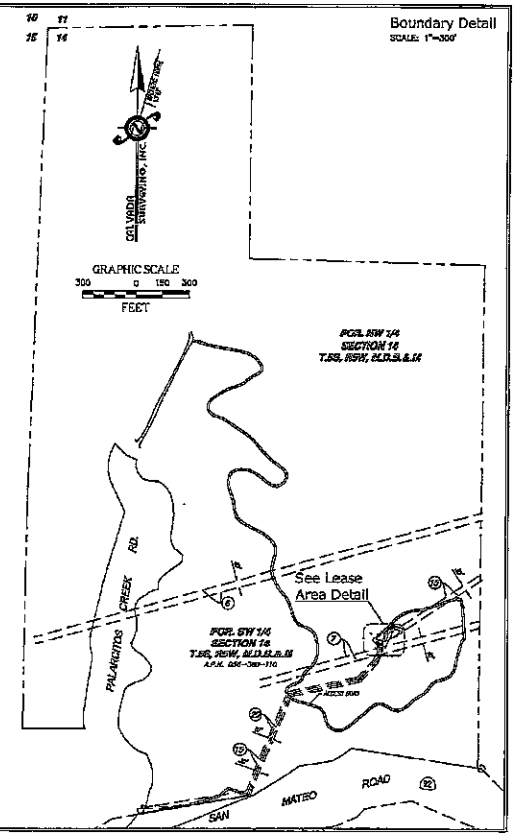
21. AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2010 AS INSTRUMENT NO. 2010-010004 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

Geographic Coordinates at Proposed Monopole

THE DATUM LABELED "37° 29' 13.13"N, LONGITUDE 122° 27' 49.21"W
ELEVATION = 709.5 FEET ABOVE MEAN SEA LEVEL.

CONFIDENCE:
THE LATITUDE AND LONGITUDE STATED ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THE ELEVATION STATED ABOVE ARE ACCURATE TO WITHIN +/- 2 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.





NO.	DATE	REVISIONS	BY	CHK	APP'D
7	06/17/15	CLIENT'S COMMENTS	RAS	JG	ADD
6	04/17/15	CLIENT'S COMMENTS	RAS	RG	ADD
5	01/06/15	LEASE AREA UPDATE	RG	RG	ADD
4	12/30/14	LEASE AREA UPDATE	RG	RG	ADD
3	11/06/14	LEASE AREA UPDATE	HP	RG	ADD
2	09/15/14	CLIENT COMMENTS	RG	RG	ADD
1	8/19/14	TITLE REPORT — FINAL	MW	RG	ADD
	7/14/13	SUBMITTAL	AV	RG	ADD

SCALE: AS SHOWN | DESIGNED: — | DRAWN: AV

SANTA TREE FARM - HWY 92 RELO
CCU4547
78 PILARITOS CREEK ROAD
HALF MOON BAY, CA 94019
SAN MATEO COUNTY

at&t
2600 CAMINO RAMON, WEST WING
SAN RAMON, CALIFORNIA 94583

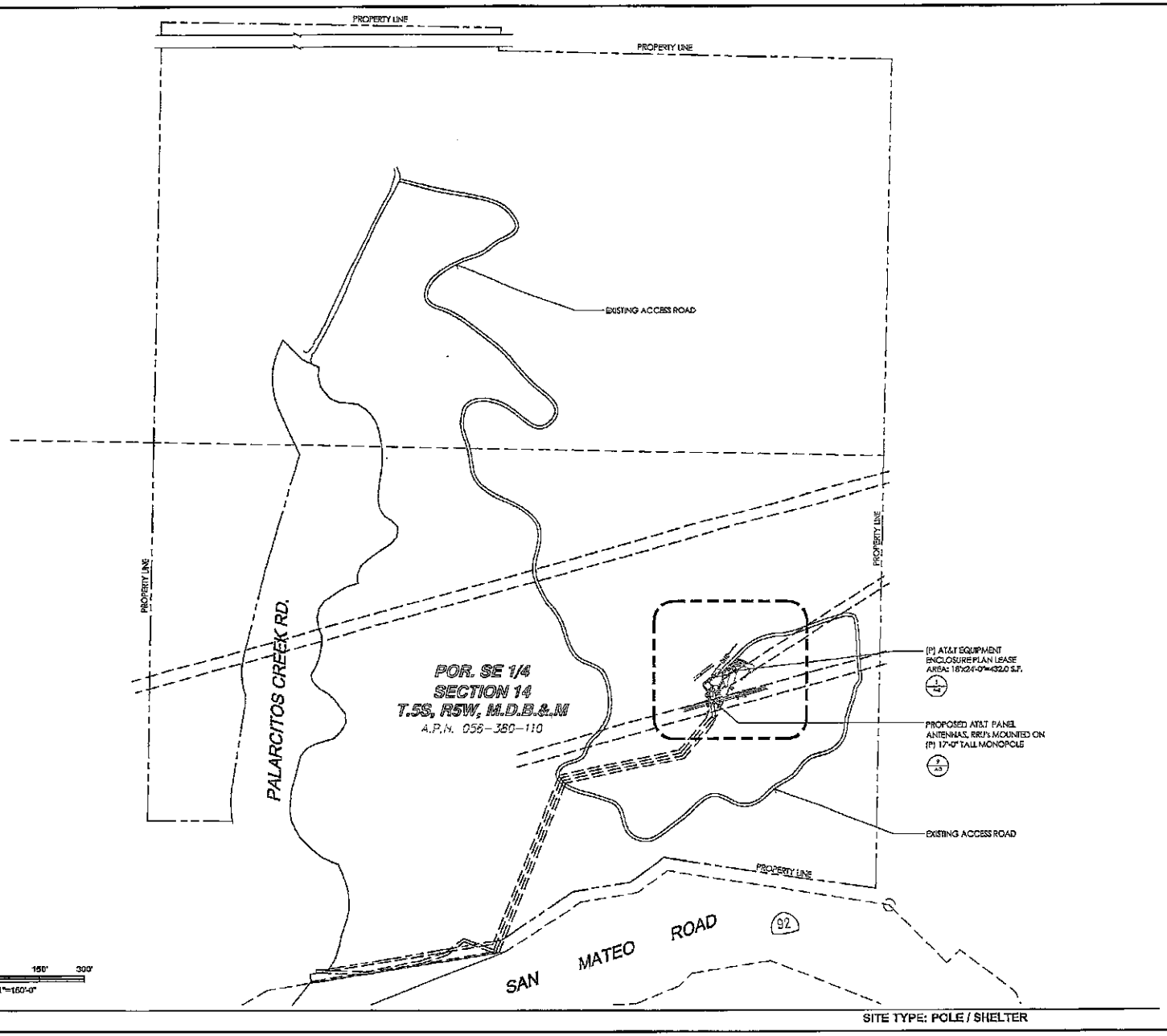
SEAL

CAL VADA SURVEYING, INC.
651 Arlington Ave., Suite 202, Oakland, CA 94608
Phone: 510-588-8410 Fax: 510-420-0706
www.calvadasurvey.com Toll Free: 888-CALVADA

JOB NO. 1409

TOPOGRAPHIC SURVEY

PROJECT NO.	SITE NO.	SHEET NO.	REV
		C-1	6



1 OVERALL SITE PLAN

SITE TYPE: POLE / SHELTER

PREPARED FOR

at&t

3400 Camino Ramon, 4W1309F
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	5701.609480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/27/16	ZD 100%
11	06/30/16	RE-DESIGN
10	04/04/16	RE-DESIGN
9	03/08/16	ZD 100%
8	01/07/16	ZD 100%
7	04/16/15	ZD 100%
6	03/25/15	ZD 100%
5	01/07/15	ZD 100%
4	12/01/14	ZD 100%
3	10/17/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/29/14	ZD 100%
0	09/09/14	ZD 90%

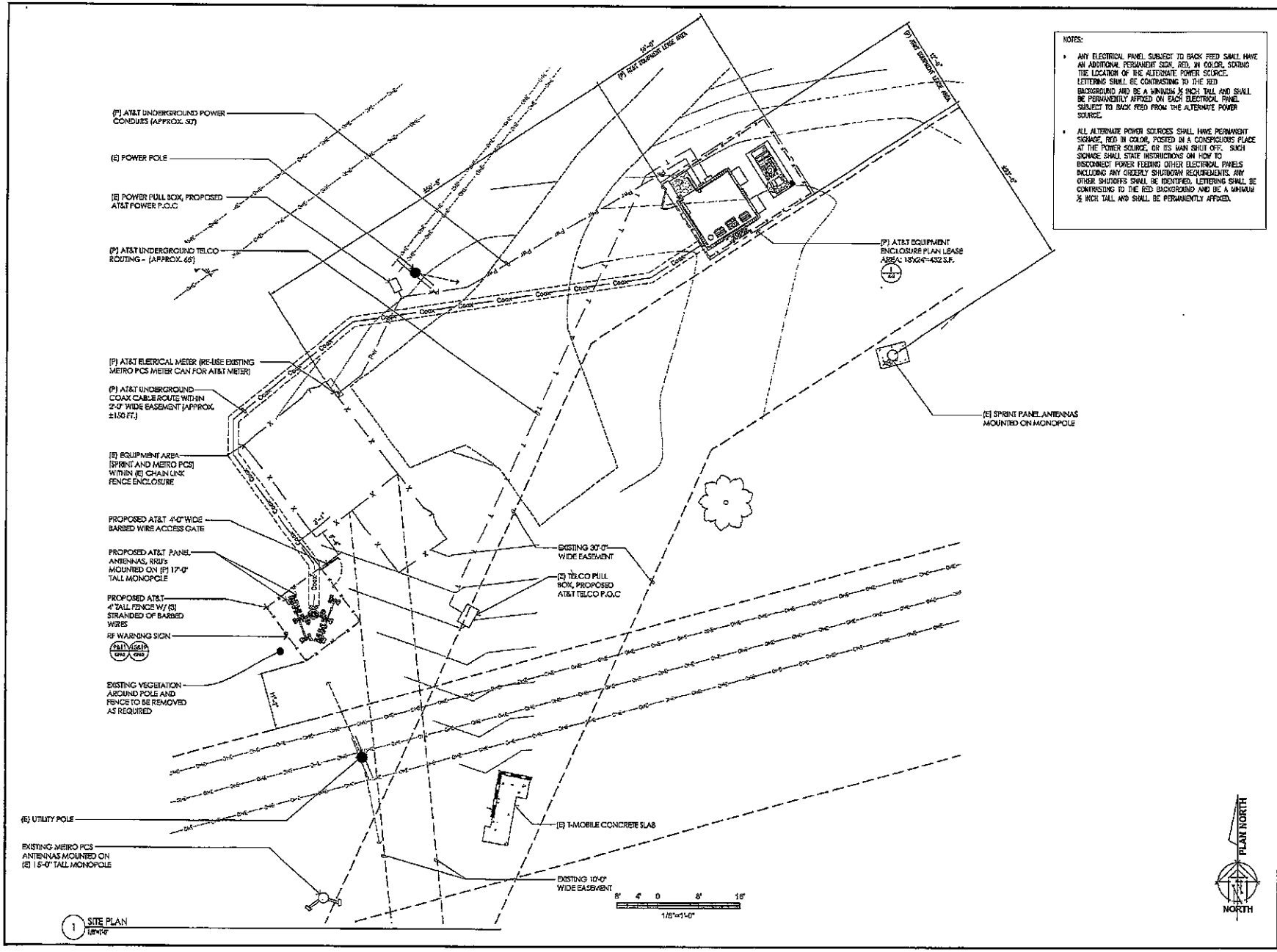
Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



1 SITE PLAN
1/8"=1'-0"

NOTES:

- ANY ELECTRICAL PANEL SUBJECT TO BACK FEED SHALL HAVE AN ADDITIONAL PERMANENT SIGN, RED, IN COLOR, STATING THE LOCATION OF THE ALTERNATE POWER SOURCE. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM ½ INCH TALL AND SHALL BE PERMANENTLY AFFIXED ON EACH ELECTRICAL PANEL SUBJECT TO BACK FEED FROM THE ALTERNATE POWER SOURCE.
- ALL ALTERNATE POWER SOURCES SHALL HAVE PERMANENT SIGNAGE, RED IN COLOR, POSTED IN A CONSPICUOUS PLACE AT THE POWER SOURCE, OR ITS MAIN SHUT OFF. SUCH SIGNAGE SHALL STATE INSTRUCTIONS ON HOW TO DISCONNECT POWER FEEDING OTHER ELECTRICAL PANELS INCLUDING ANY ORDERLY SHUTDOWN REQUIREMENTS. ANY OTHER SHUTOFFS SHALL BE IDENTIFIED. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM ½ INCH TALL AND SHALL BE PERMANENTLY AFFIXED.

PREPARED FOR

at&t

2600 Camino Ramon, 4NI750E
San Ramon, California 94583

Vendor:

Architect:

EDG
CONNELL DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	37016294BO
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/27/15	ZD 100%
11	06/09/15	RE-DESIGN
10	05/26/15	RE-DESIGN
9	05/08/15	ZD 100%
8	04/27/15	ZD 100%
7	04/16/15	ZD 100%
6	03/25/15	ZD 100%
5	01/27/15	ZD 100%
4	12/31/14	ZD 100%
3	12/17/14	RE-DESIGN
2	12/08/14	ZD 100%
1	07/29/14	ZD 100%
0	05/27/14	ZD 90%

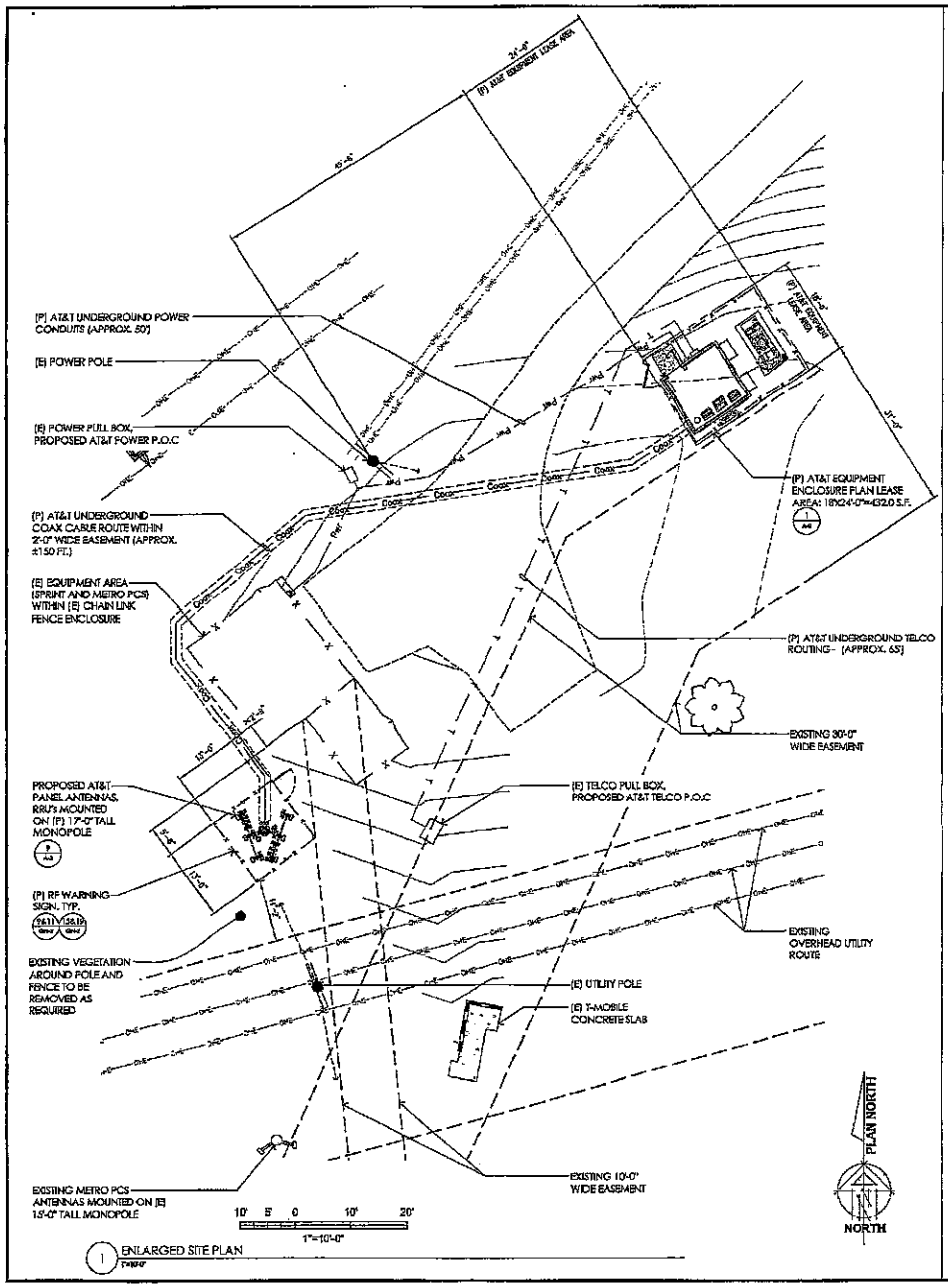
Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

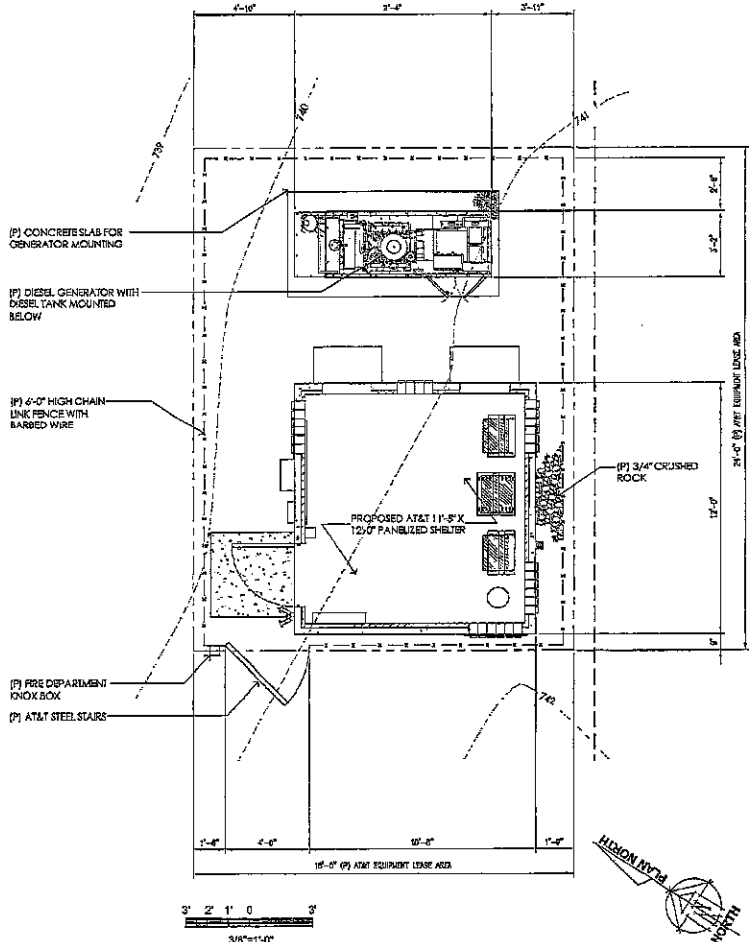
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1.0



NOTES:

- A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY
- REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT ON CONTRASTING BACKGROUND AND BE VISIBLE FROM THE ROAD IN THE DIRECTION OF TRAVEL. ADDITIONAL NUMBERS AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE OF ACCESS ROAD. CFC 505.1



PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
2661 Bonita Point Circle, Lake Forest CA 92630
(949) 768-6661 OFFICE • (949) 768-6662 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

12	09/07/18	ZD 100%
11	06/30/15	RE-DESIGN
10	06/05/15	RE-DESIGN
9	05/06/15	ZD 100%
8	04/07/15	ZD 100%
7	04/16/15	ZD 100%
6	03/05/15	ZD 100%
5	01/07/15	ZD 100%
4	12/01/14	ZD 100%
3	10/21/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/29/14	ZD 100%
0	08/27/14	ZD 90%
REV	DATE	DESCRIPTION

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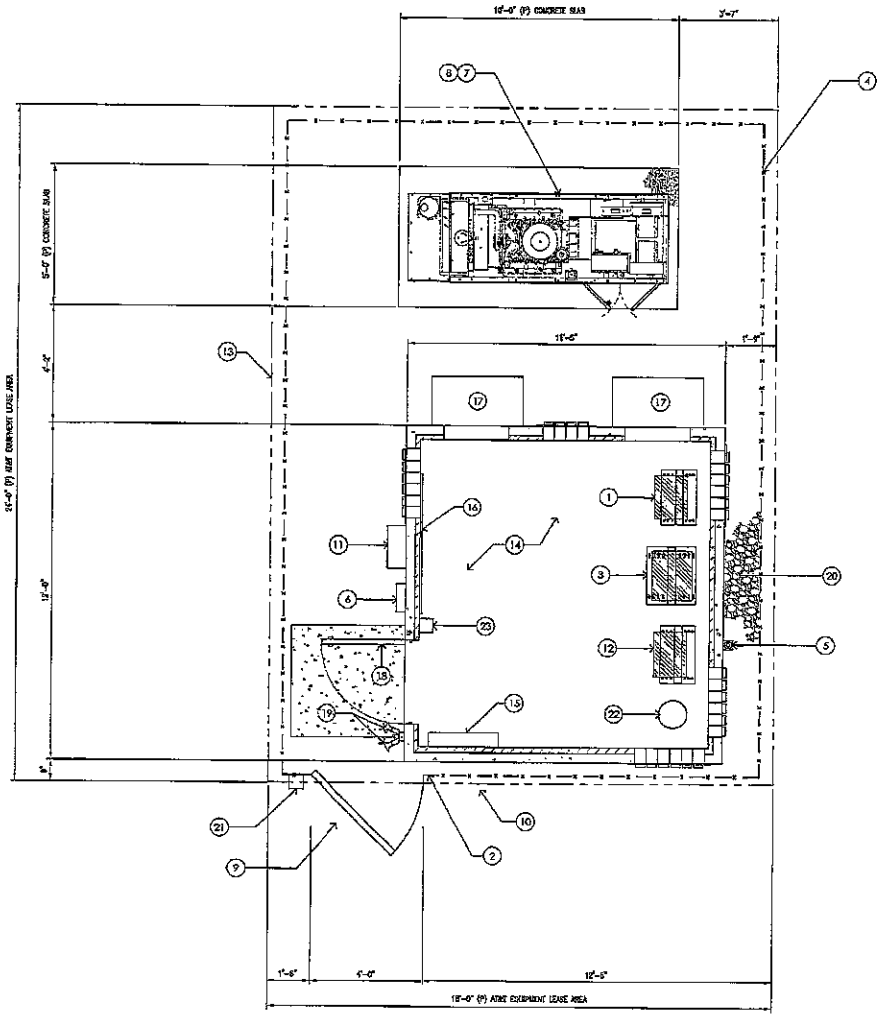
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
ENLARGE SITE PLAN

SHEET NUMBER:
A-1.1



1 SHELTER LAYOUT 1/2"=1'-0"

2' 1' 0 2' 4'

SITE TYPE: POLE / SHELTER

KEYNOTES

1. (P) DUW/ AND DUs
2. LOCATION OF (P) EME SITE SIGNAGE
3. (P) POWER PLANT RACK
4. (P) 6'-0" HIGH CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE
5. (P) GPS UNIT (TYP. OF 1)
6. (P) CAMLOCK GENERATOR INTERFACE
7. (P) 50KW DIESEL GENERATOR
8. (P) DIESEL TANK BELOW GENERATOR
9. (P) 4'-0 WIDE ACCESS GATE
10. (P) AT&T ELECTRICAL METER MOUNTED ON (P) H-FRAME
11. (P) 24"X24"X12" TELCO CAN
12. (P) RF, SIAD, CNEA
13. (P) LEASE AREA: 18x24' = 432 S.F.
14. (P) AT&T 11'-5" x 12'-0" PANELIZED EQUIPMENT SHELTER
15. (P) 200A 42 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
16. (P) TELCO BOARD
17. (P) HVAC, TYP. OF 2
18. (P) SHELTER ACCESS DOOR
19. (P) EXTERIOR SHELTER LIGHT
20. (P) 3/4" CRUSHED ROCK
21. FIRE DEPARTMENT KNOX BOX
22. FM-200 FIRE SUPPRESSION SYSTEM
23. FIRE EXTINGUISHER TYPE 2A:10BC

PLAN NORTH

NORTH

PREPARED FOR

at&t

2400 Camino Ramon, 4W750F
San Ramon, California 94583

Vendor:

Architect:

EDG

CONNERA DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/20/15	ZD 100%
11	04/30/15	RE-DESIGN
10	04/24/15	RE-DESIGN
9	03/06/15	ZD 90%
8	04/07/15	ZD 90%
7	04/14/15	ZD 90%
6	03/25/15	ZD 90%
5	01/29/15	ZD 90%
4	12/01/14	ZD 90%
3	10/17/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/29/14	ZD 100%
0	06/27/14	ZD 90%

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SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD.
HALF MOON BAY,
CA 94019

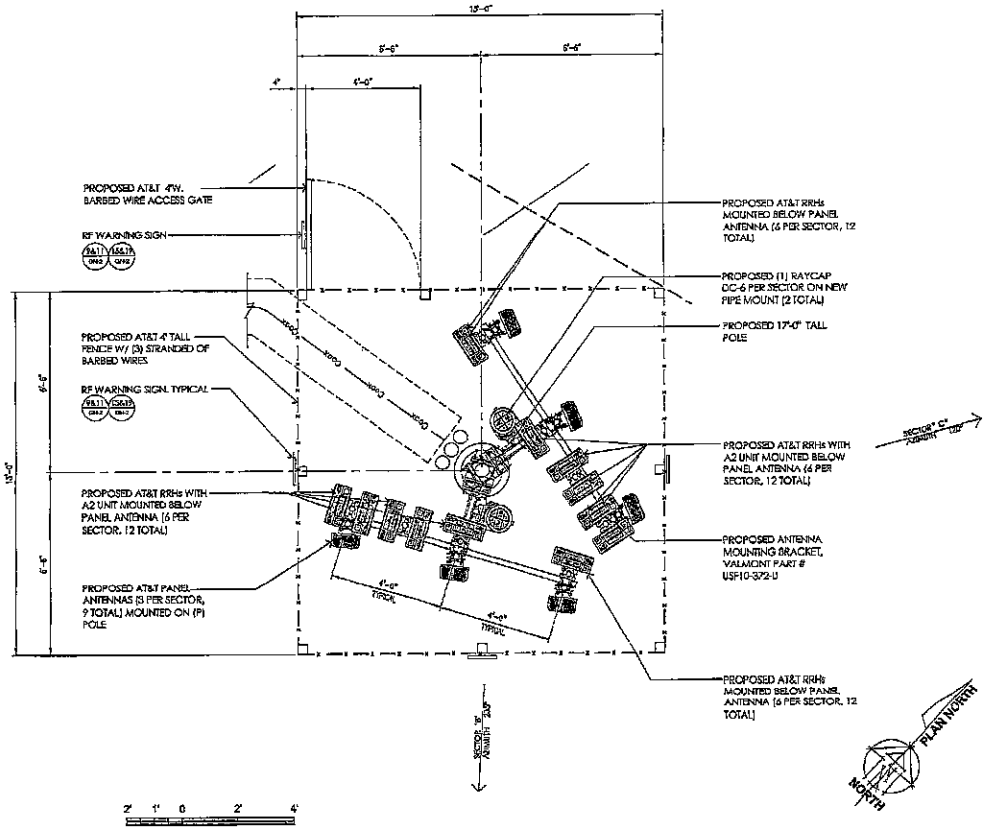
SHEET TITLE:
SHELTER LAYOUT

SHEET NUMBER:
A-2

RF SCHEDULE

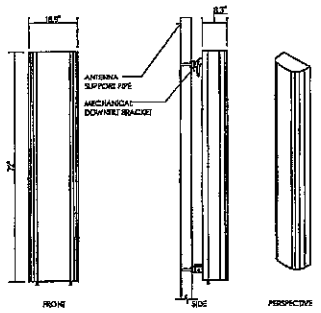
SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FEEDER LENGTH	COAX LENGTH	COAX DIA.	NO.
BETA	A1	72.0" X 18.9" X 8.7"	235°	± 14'-00"	(2) RRHs + A2 UNIT		±160'-00"	± 8'-0"	1/2"	6
	A2	72.0" X 18.9" X 8.7"	235°	± 14'-00"	(2) RRHs + A2 UNIT		±160'-00"	± 8'-0"	1/2"	6
	A3	72.0" X 18.9" X 8.7"	235°	± 14'-00"	(2) RRHs		±160'-00"	± 8'-0"	1/2"	6
GAMMA	A1	72.0" X 14.8" X 7.4"	125°	± 14'-00"	(3) RRHs + A2 UNIT		±160'-00"	± 8'-0"	1/2"	6
	A2	72.0" X 14.8" X 7.4"	125°	± 14'-00"	(2) RRHs + A2 UNIT		±160'-00"	± 8'-0"	1/2"	6
	A3	72.0" X 14.8" X 7.4"	125°	± 14'-00"	(2) RRHs		±160'-00"	± 8'-0"	1/2"	6

7 RF SCHEDULE
NOT TO SCALE



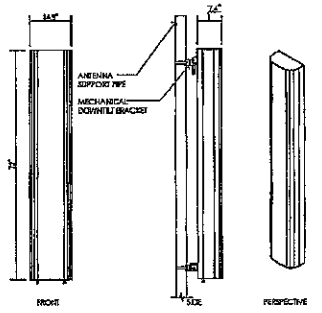
9 ENLARGED ANTENNA PLAN AT 17' CENTERLINE
1/2"=1'-0"

SITE TYPE: POLE / SHELTER



PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 16.9" X 8.7"

14 HEX ANTENNA SPEC
3/4"=1'-0"



PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 14.8" X 7.4"

13 HEX ANTENNA SPEC
3/4"=1'-0"

PREPARED FOR
at&t
2600 Camino Ramon, 4W750F
San Ramon, California 94583

Vendor

Architect
CONNELL DESIGN GROUP, LLC
PROFESSIONAL ARCHITECTURE
[illegible]
(916) 753-8841 OFFICE - (916) 753-8845 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701.625.450
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/27/16	ZD 100%
11	06/30/16	RECESIGN
10	06/28/16	RE-DESIGN
9	05/04/16	ZD 100%
8	04/27/16	ZD 100%
7	04/14/16	ZD 100%
6	03/25/16	ZD 100%
5	01/27/16	ZD 100%
4	12/03/14	ZD 100%
3	12/12/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/29/14	ZD 100%
0	08/27/14	ZD 90%

License:

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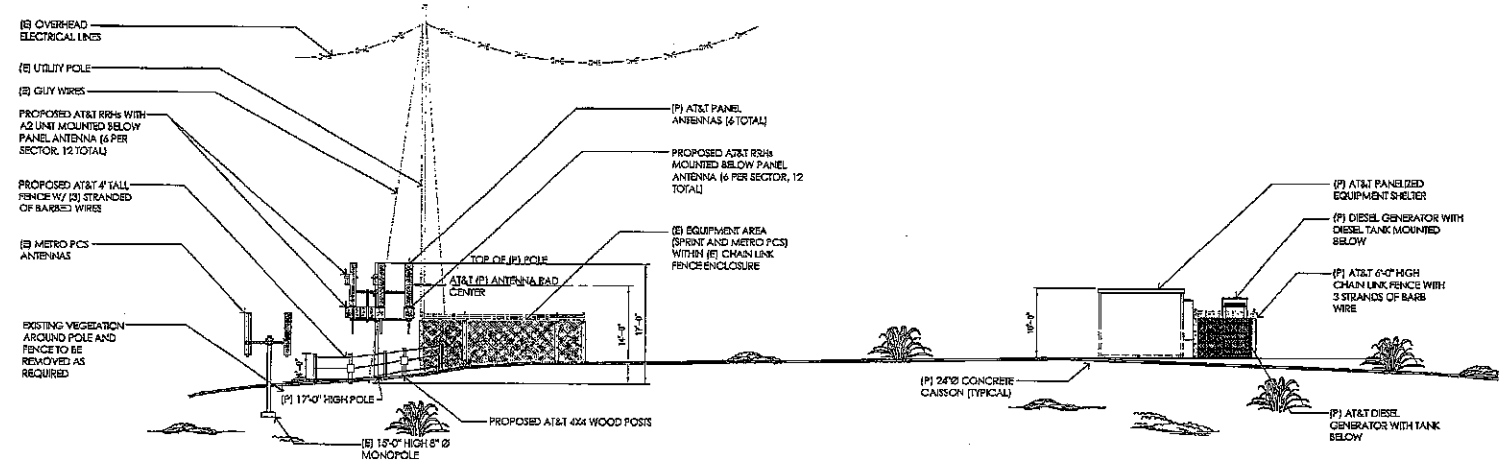
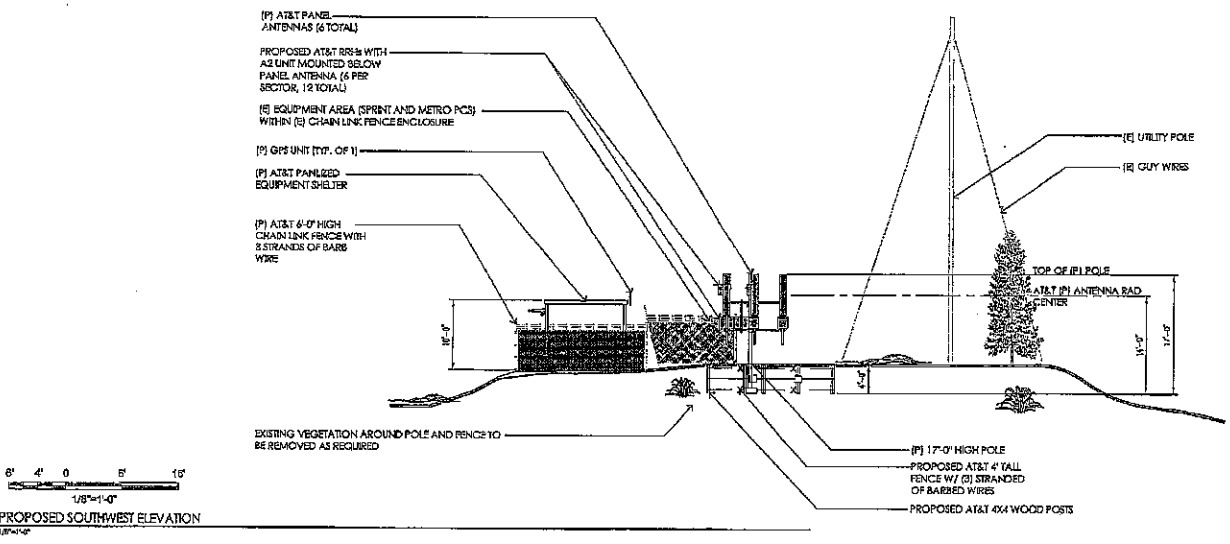
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-3



1 PROPOSED SOUTHEAST ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTHWEST ELEVATION
1/8"=1'-0"

PREPARED FOR
at&t
2600 Camino Ramon, 4W750F
San Ramon, California 94583

Vendor:

Architect:
CDG
CONNELL DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/22/15	ZD 100%
11	06/09/15	RE-DESIGN
10	04/24/15	RE-DESIGN
9	03/06/15	ZD 100%
8	04/22/15	ZD 100%
7	04/14/15	ZD 100%
6	02/25/15	ZD 100%
5	01/27/15	ZD 100%
4	12/31/14	ZD 100%
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100%
1	09/29/14	ZD 100%
0	08/27/14	ZD 90%

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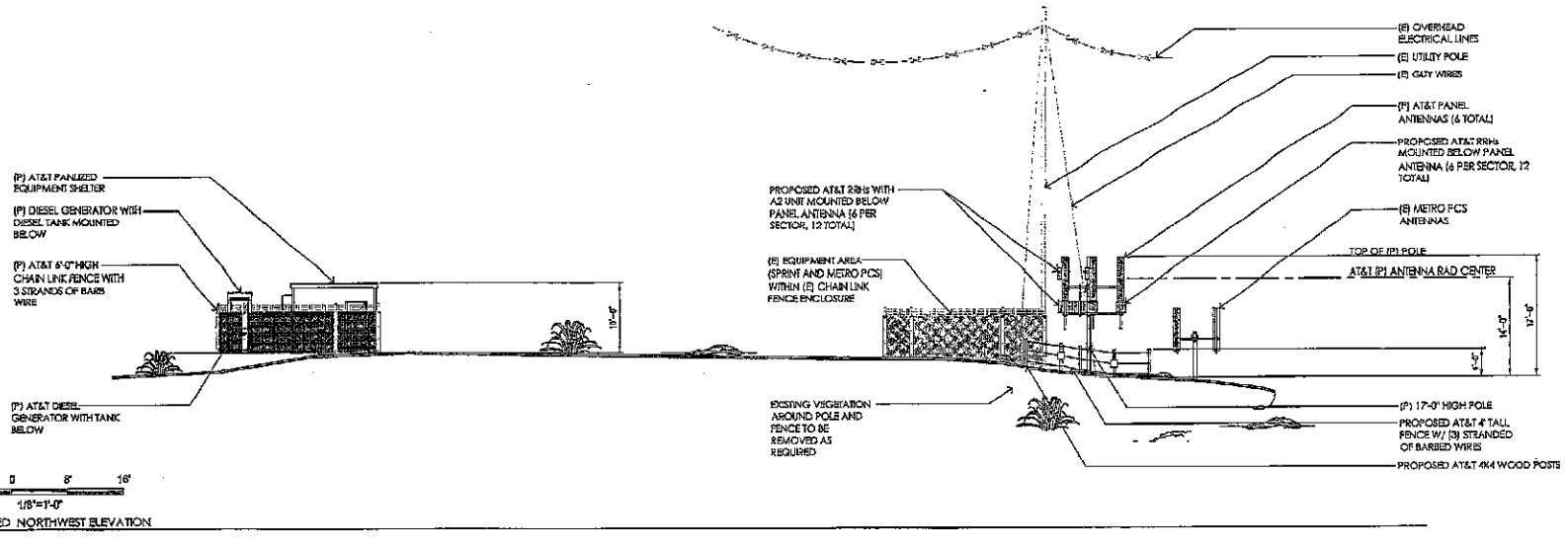
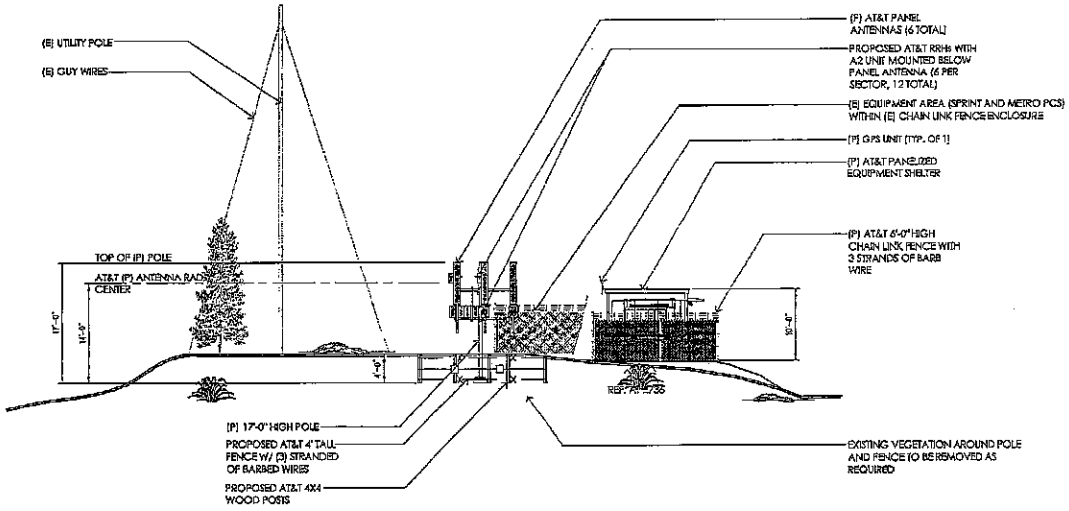
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
PROPOSED SE & SW ELEVATIONS

SHEET NUMBER:
A-4



1 PROPOSED NORTHWEST ELEVATION
1/8"=1'-0"



2 PROPOSED NORTHEAST ELEVATION
1/8"=1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W750F
San Ramon, California 94583

Vendors

Architect

EDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/07/15	ZD 100%
11	06/09/15	RE-DESIGN
10	04/24/15	RE-DESIGN
9	03/09/15	ZD 100%
8	04/27/15	ZD 100%
7	04/16/15	ZD 100%
6	03/25/15	ZD 100%
5	01/27/15	ZD 100%
4	12/31/14	ZD 100%
3	12/17/14	RE-DESIGN
2	10/29/14	ZD 100%
1	09/29/14	ZD 100%
0	08/27/14	ZD PSI

Revision

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SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
PROPOSED NE & NW ELEVATIONS

SHEET NUMBER:
A-5

GENERAL CONSTRUCTION NOTES :

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / USC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL REFER SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS :

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM. IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS) PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE CONFIGURATION ASSEMBLY
ADDT.	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPROX.	APPROXIMATE(LY)
ARCHIT.	ARCHITECTURAL
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BLD.	BOUNDARY LINE(S)
BTOM.	BASE TO TOP OF ANTENNA
BOF.	BOTTOM OF FOOTING
B.U.	BACK-UP CABINET
CAB.	CABINET
CBGE.	CANTILEVERED
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
∅	PIPE/DIAM(ER)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
EA.	EQUAL(S)
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
ENL.	ENGINEER
ENG.	ENGINEER
EQUIP.	EQUIPMENT
EXP.	EXPANSION
EXP.(JT)	EXPOSED
EXT.	EXTERIOR
FAU.	FABRICATE(D)(ION)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GOOSENECK (CABINET)
GA.	GAUGE
GI	GALVANIZED
GFCI.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.(GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
HDG.	HOT DIPPED GALVANIZED

I.D.	INSIDE DIAMETER
INT.	INTERIOR
LB(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PCC	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	PRESSURE TREATED
PWR.	POWER(CABINET)
QTY.	QUANTITY
RAD.(#)	RADIUS
REF.	REFERENCE
REINF.	REINFORCE(MENT)(ING)
REQ'D	REQUIRED
RGS.	RIGID GALVANIZED STEEL
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
TOL.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE/(WIDTH)
w/	WITH
WD.	WOOD
W.P.	WATERPROOF
WT.	WEIGHT
℄	CENTERLINE
℄	PLUMB, PROPERTY LINE

SYMBOLS LEGEND

- BLDG. SECTION
- WALL SECTION
- DETAIL
- ELEVATION
- DOOR SYMBOL
- WINDOW SYMBOL
- TILT-UP PANEL MARK
- PROPERTY LINE
- CENTERLINE
- ELEVATION DATUM
- GRID/COLUMN LINE
- KEYNOTE, DIMENSION ITEM
- KEYNOTE, CONSTRUCTION ITEM
- WALL TYPE MARK
- ROOM NAME, ROOM NUMBER

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCHLINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- T — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRU
- (P) DC SURGE SUPPRESSION
- (E) ANTENNA
- (P) RRU
- (E) EQUIPMENT

PREPARED FOR

at&t

2600 Camino Ramon, 4W750F
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629490
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
12	07/22/15	ZD 100%
11	06/09/15	RE-DESIGN
10	04/30/15	RE-DESIGN
9	03/06/15	ZD 100%
8	01/29/15	ZD 100%
7	09/16/15	ZD 100%
6	07/02/15	ZD 100%
5	01/27/15	ZD 100%
4	12/05/14	ZD 100%
3	12/12/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/29/14	ZD 100%
0	08/29/14	ZD 90%

Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

at&t

This Site Operated by:

AT&T MOBILITY

2600 CAMINO RAMON, 4W850 N
SAN RAMON, CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Control and Access Please Call:
(800)832-6662

Reference Site#: CCU4547
Site Address: 78 PILARCITOS CREEK RD., HALF MOON BAY, CA 94019

20 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO
TRESPASSING

19 FENCED COMPOUND SIGNAGE
N.T.S.

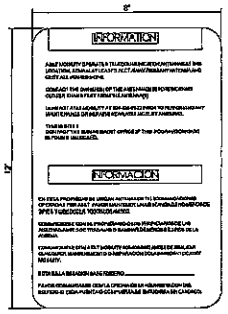
INFORMATION

Federal Communications Communication Tower
Registration Number

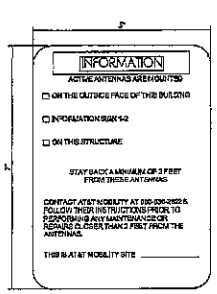
1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission
rules and antenna tower registration
47CFR 17.4(g).

15 FCC ASR SIGNAGE
N.T.S.



A INFORMATION SIGN 1-1
SCALE: 3/4" = 1'



B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'

C INFORMATION SIGN 1-3
SCALE: 1" = 1'

D INFORMATION SIGN 1-4
SCALE: 3/4" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE W/AT&T WIRELESS DOCUMENT 803-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN 1-3: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON .050 ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) INCH MOUNTING HOLES, CENTERED IN CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE AT THE MAKER. THE MAIN BACKGROUND COLOR IS TO BE WHITE (PRINT & BACK w/BLACK LETTERING).

THE INFORMATION BAND SHALL BE 1.25 INCH SOLID GREEN BAND w. 0.5 INCH ICON BLACK LETTERING. THE MAJOR TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN .1 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 5 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE SANDED MEDIUM, w/RUN PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON INSTALLED LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHER PROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY TWO INCHES (2") WIDE AND 4 INCHES (4") LONG. THE LETTERING SHALL BE 1/8" STRONG (1/8") IN HEIGHT & THE LETTERING SHALL BE BLACK WITH TWO INCH (2") HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & D, THIS SHEET

*SIGN 5 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & E, THIS SHEET

SIGN 1-5 MADE FROM TRANSPARENCY MATERIAL 1-1/2 INCHES WIDE & 33 INCHES LONG. THE LETTERING IS TO BE A MIN OF 1 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

11 INFORMATION SIGNAGE
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO FROM THE STANDARDS LISTING ALWAY CONSULT TO RADIO FREQUENCY ENERGY AND SHOULD BEGIN AS SUCH. IF THE STATE'S MAY REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD NOTE CONFLICT W/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1 mW/cm2 AND THE CORRESPONDING LEVEL OF RF EXPOSURE ALLOWED BY ATT IS 5 mW/cm2.
2. IF THE BOTTOM OF THE ANTENNA IS INDICATED BY EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LEVEL OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO SIGNAGE OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE OF THE SITES EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR THE BUILDING THAN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE RF REPORT FOR THE SITE BEING ACCESS, OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SIGNS BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE ESCAPE) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE RF REPORT FOR THE SITE BEING ACCESS, OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SIGN BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNA HOUSING A VALID LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR 7 THE ENTITY CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LANGUAGE SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. IF SMALLER SITE SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON IN THE AREA. WARNING SIGNS SHALL CONSIST W/ ANSI 1535.2 COLOR, SIGNAL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE ATLEAST NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE FIELD CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ HIGH INTENSITY YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN APPROVED MATERIAL SO AS NOT TO RADIO OR INTERFERE W/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ HIGH INTENSITY YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL AS BUILT OF BUILDING NEEDED, & SHALL PROVIDE UNLESS OTHERWISE NOTED PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE UPON CONSTRUCTION COMPLETION.

3 GENERAL NOTES
N.T.S.
rename me to this view "dwg" name

NOTICE

AUTHORIZED
PERSONNEL
ONLY

18 DOOR / EQUIPMENT SIGN
N.T.S.

Property of AT&T

Authorized
Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing
maintenance on this site, call
and reference cell site number _____

14 GATE SIGNAGE
N.T.S.

17 NFPA HAZARD SIGN
N.T.S.

Property of AT&T

Authorized
Personnel Only

In case of emergency, or prior to performing
maintenance on this site, call
and reference cell site number _____

13 SHELTER / CABINET DOORS SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE W/ AT&T WIRELESS DOCUMENT 803-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-WISE FOR INFORMATION ON RFE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

WARNING

Beyond This Point you are entering a controlled area where RF Emissions exceed the FCC Controlled Exposure limits
Failure to obey all posted signs and site guidelines could result in serious injury

Ref: FCC 47CFR 1.1307(b)

CAUTION

Beyond This Point you are entering a controlled area where RF Emissions *may exceed* the FCC Controlled Exposure limits
Obey all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b)

9 CAUTION AND WARNING SIGN
N.T.S.
rename me to this view "dwg" name

NOTICE

Beyond This Point you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits
Follow all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b)

1 NOTICE SIGN
N.T.S.
rename me to this view "dwg" name

PREPARED FOR

at&t

2600 Camino Ramon, 4W750F
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC
CHARLES CONNELL AND ASSOCIATES
3401 Bechler Ridge Road, Lake Forest CA 92630
(949) 553-9888 OFFICE (949) 553-9822 FAX

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

REV	DATE	DESCRIPTION
10	01/02/15	ZD RDs
11	04/09/15	RSD/BGH
10	04/21/15	RR DESIGN
9	03/09/15	ZD RDs
8	04/27/15	ZD RDs
7	04/14/15	ZD RDs
6	02/25/15	ZD RDs
5	01/27/15	ZD RDs
4	12/31/14	ZD RDs
3	12/22/14	RR DESIGN
2	10/29/14	ZD RDs
1	09/19/14	ZD RDs
0	08/27/14	ZD RDs

Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER:
GN-2

EROSION CONTROL NOTES

1. CONTRACTORS INVOLVED IN CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH LOCAL COUNTY BEST MANAGEMENT PRACTICES, CALIFORNIA STORMWATER QUALITY ASSOCIATION, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA BUILDING GREEN CODE TO PREVENT EROSION, SEDIMENT AND STORM WATER RUNOFF. EXAMPLES OF STORM WATER POLLUT BEST MANAGEMENT PRACTICES (BMP) THAT SHOULD BE ADEQUATELY IMPLEMENTED AND MAINTAINED INCLUDE BUT IS NOT LIMITED TO CONSTRUCTION PROPER CONSTRUCTION ENTRANCES AND EXITS, INSTALLATION OF FIBER ROLLS, INLET PROTECTION, SWEEPING PAVED PAVEMENT AND STREETS OF CONSTRUCTION GENERATED DIRT AND DEBRIS.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO STOP SEDIMENT YEAR ROUND. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT. ALL DISTURBED AREAS SHALL BE PROTECTED (COVERED), APPROXIMATE CONSTRUCTION SITE DISTURBANCE – .03ac SF
3. CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN A NORMABLE STATE AS ALL TIMES THOUGH OUT CONSTRUCTION. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A) THE EROSION CONTROL MEASURES SHALL BE INSPECTED EVERYDAY AND AFTER EACH STORM.

B) FIBER ROLLS, MULCH AND DAMAGED SURFACES AND ANY MODIFICATIONS ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED TO REPAIR OR IMPROVE THEIR EFFECTIVENESS.CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE COUNTY INSPECTOR AFTER EACH RAINFALL RAIN=.02IN.

4. EXISTING PUBLIC ROADWAY IS TO REMAIN ACCESSIBLE. IT IS IMPORTANT THAT ALL PAVED AREAS BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS YEAR ROUND. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM. PLACE GRAVEL SACKS AND/OR FIBER ROLLS AROUND ALL PUBLIC AND PRIVATE STORM DRAINS AND FILTER FABRIC OVER INLET OPENINGS, POTENTIALLY AFFECTED BY CONSTRUCTION OPERATIONS. PAVED AREAS SHALL BE CLEANED DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR TO REMAIN. CONSTRUCTION GENERATED DIRT, MUD AND DEBRIS. WASHOUTS OF DIRT, MUD, AND DEBRIS INTO THE PUBLIC RIGHT OF WAY AND STORM DRAIN SYSTEM IS PROHIBITED AND WILL BE STRICTLY ENFORCED.

5. SLURRY FROM CONSTRUCTION OPERATIONS SHALL NOT BE ALLOWED TO ENTER INTO STORM INLETS. CONTRACTOR SHALL SLURRY ALL VACUUM PAVEMENT SAWCUTTING.

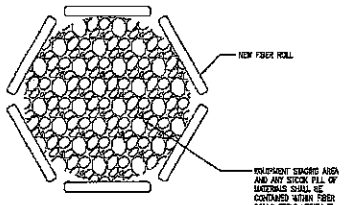
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND APPROVED BY THE GOVERNING LOCAL JURISDICTION.

7. ALL STOCKPILED MATERIAL SHALL BE ENCIRCLED WITH FIBER ROLLS / GRAVEL SACKS. STOCKPILED MATERIAL SHALL BE COVERED WITH WEIGHED DOWN WATERPROOF TARP, AS NEEDED, TO PREVENT WIND BORN DUST AND RUNOFF INTO STORM INLETS.

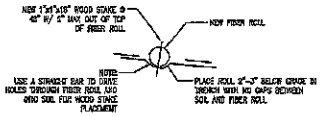
8. PAINT AND OTHER HAZARDOUS MATERIAL/WASTES SHALL BE STORED AND DISPOSED OF IN A SAFE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN AREA FOR HAZARDOUS MATERIAL AND WASTE STORAGE. DESIGNATED AREA SHALL BE LOCATED AWAY FROM ALL STORM DRAIN FACILITIES. PROVISIONS SHALL BE IMPLEMENTED TO ELIMINATE ALL POTENTIAL OF HAZARDOUS POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. CONTRACTOR SHALL INSPECT DESIGNATED AREA DAILY AND SUBSEQUENTLY MAKE ALL REPAIRS AND CLEANUPS, AS REQUIRED.

9. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE CITY OF DUBLIN.

4 GENERAL NOTES
SCALE: NONE



2 DETAIL
SCALE: NONE

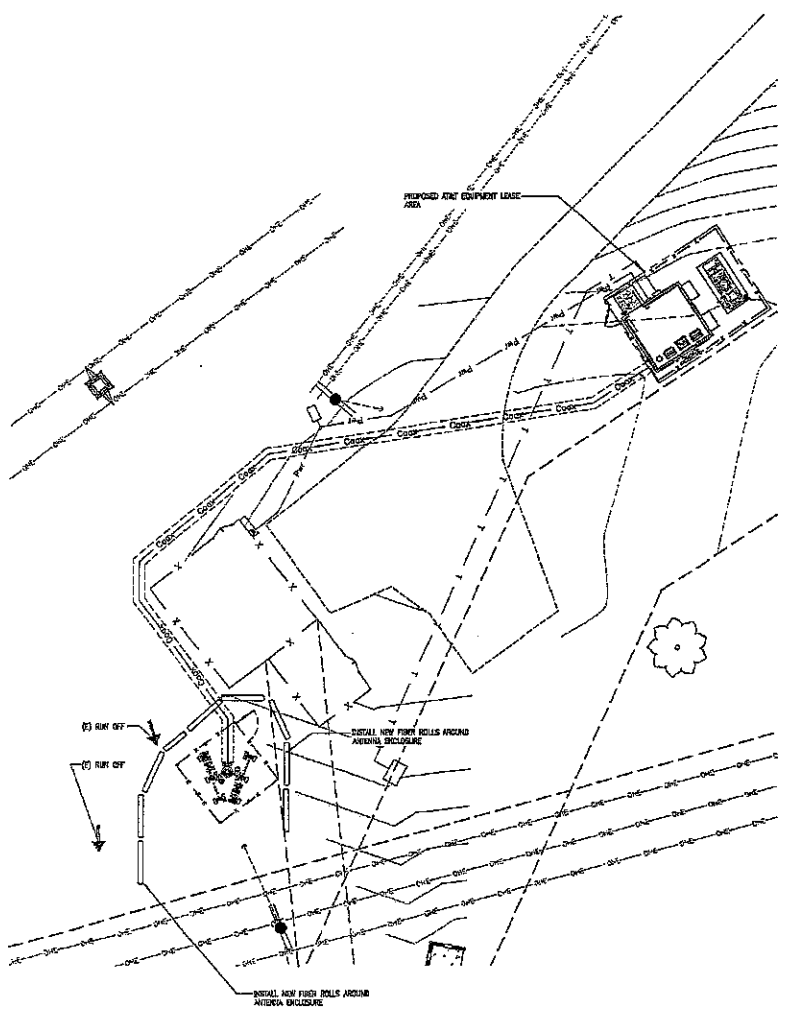


FIBER ROLL PLACEMENT DETAIL

FIBER ROLL NOTES:

LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE ROIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL NOW THE WOODEN STAKES. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL LEAVING ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE ROLL. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH ROLL.

3 DETAIL
SCALE: NONE



1 ENLARGED SITE PLAN
1"=10'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

EDG

CORNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
21691 Pseudler Point Road, Lake Forest CA 92630
(949) 215-4660 Fax (949) 215-4611 Mobile

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

12	07/27/16	ZD 100%
11	06/03/16	RE-DESIGN
10	04/26/16	RE-DESIGN
9	05/06/15	ZD 100%
8	04/27/15	ZD 100%
7	04/14/15	ZD 100%
6	03/25/15	ZD 100%
5	01/22/15	ZD 100%
4	11/20/14	ZD 100%
3	12/12/14	RE-DESIGN
2	10/20/14	ZD 100%
1	09/25/14	ZD 100%
0	08/22/14	ZD 100%
REV	DATE	DESCRIPTION

Licensee:

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
EROSION CONTROL PLAN, DETAILS, NOTES

SHEET NUMBER:
G-1

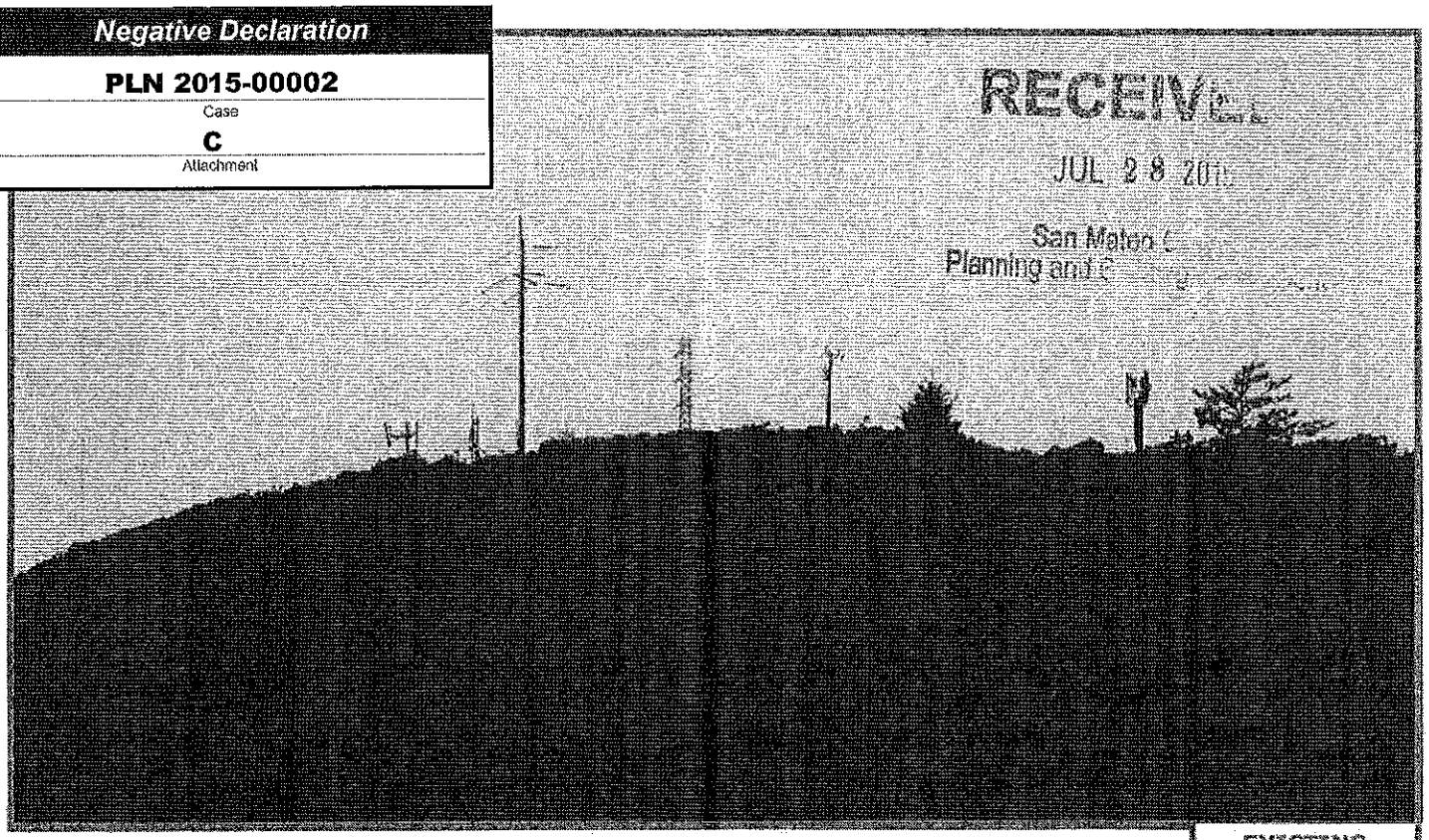
Negative Declaration

PLN 2015-00002

Case

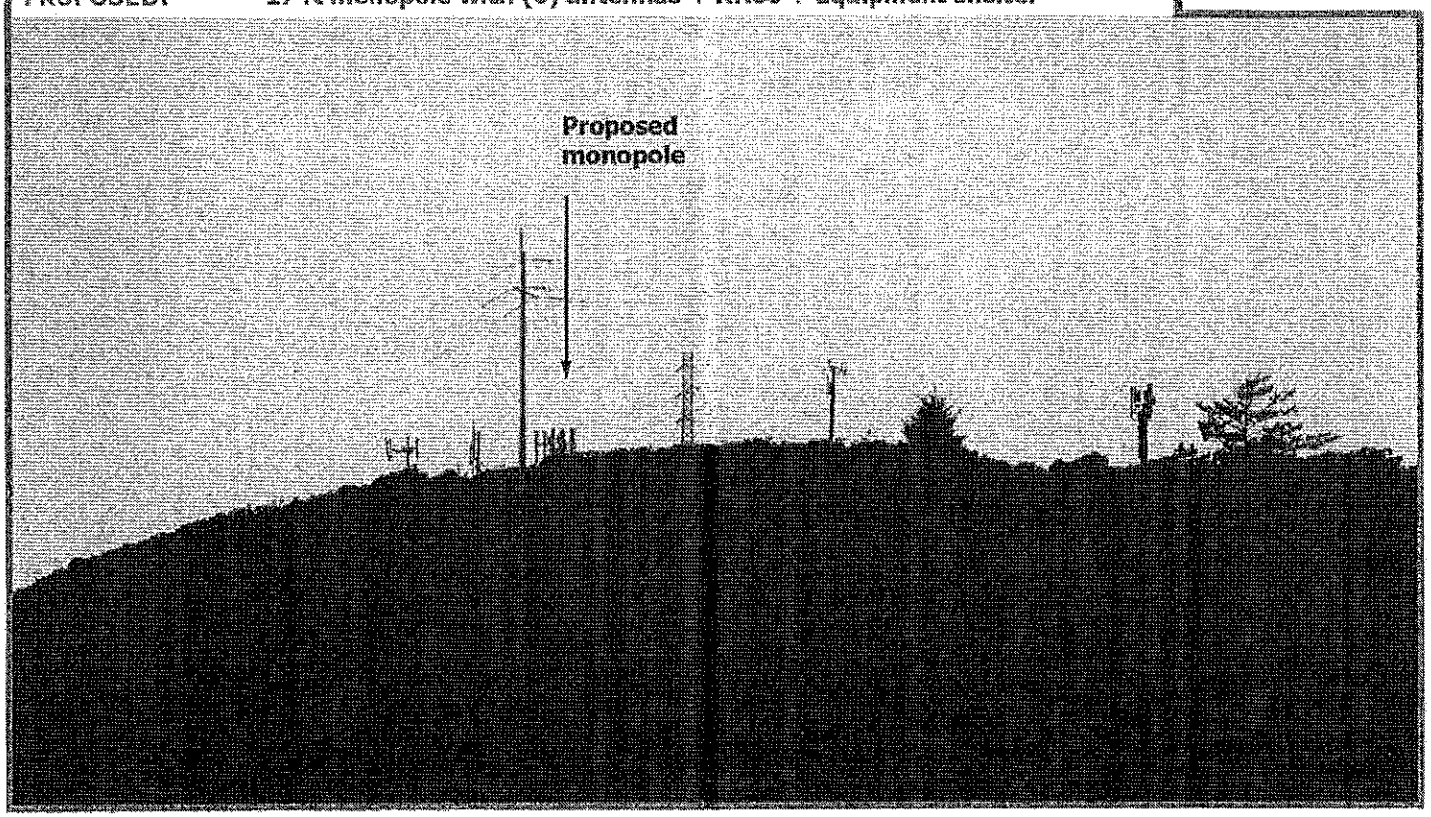
C

Attachment



EXISTING

PROPOSED: 17 ft monopole with (6) antennas + RRUs + Equipment shelter

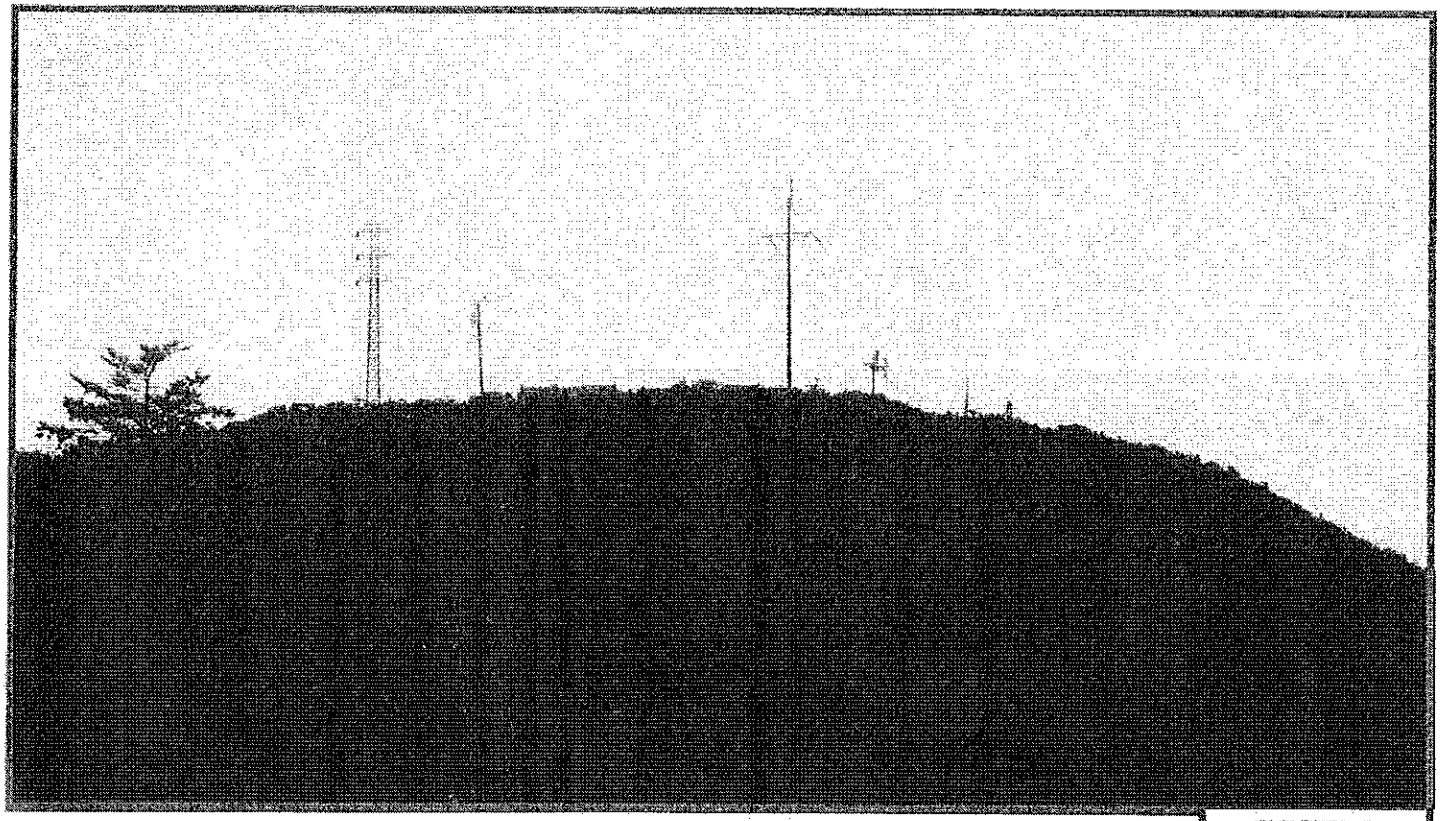


Cortel Photosims

View 1 of 2

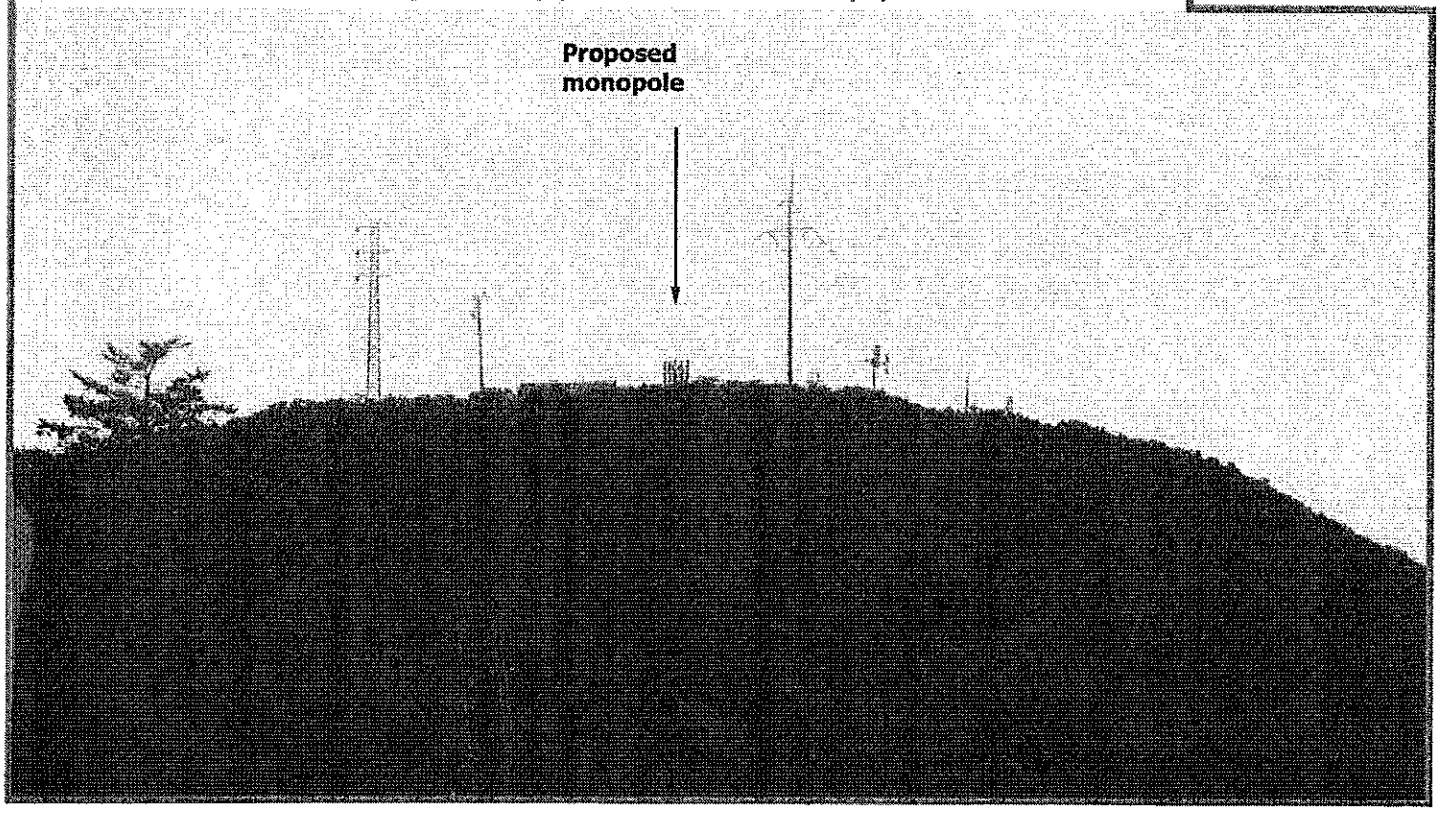
at&t

CCU4547
78 Pilarcitos Rd
Half Moon Bay CA 94019



EXISTING

PROPOSED: 17 ft monopole with (6) antennas + RRUs + Equipment shelter



Cortel
Photosims

View 2 of 2

at&t

CCU4547
78 Pilarcitos Rd
Half Moon Bay CA 94019

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

USID# 165674
Site No. CCU4547
Santa's Tree Farm-HWY 92 Relo
78 Pilarcitos Creek Road
Half Moon Bay, California 94019
San Mateo County
37.495335; -122.380411 NAD83
Monopole

EBI Project No. 6215000105
July 23, 2015

Prepared for:

AT&T Mobility, LLC
c/o Cortel, LLC
3265 Baker Street
San Francisco, CA 94123

Prepared by:

EBI Consulting
environmental | engineering | due diligence

TABLE OF CONTENTS

APPENDICES

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CCU4547 located at 78 Pilarcitos Creek Road in Half Moon Bay, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 1 feet of ATT's proposed antennas at the ground. Modeling also indicates that the worst-case emitted power density will not exceed the FCC's occupational limit at the ground.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO 1 sign posted on the barrier near each of the two sectors of antennas.
- Yellow CAUTION sign posted on the barrier near each of the two sectors of antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to six (6) wireless telecommunication antennas on a monopole in Half Moon Bay, California. There are two Sectors (B and C) proposed at the site, with three (3) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) antenna in each sector transmitting in the LTE 2100 and the UMTS 850 MHz frequency ranges, one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 2300 MHz frequency ranges. The Sector B antennas will be oriented 235° from true north. The Sector C antennas will be oriented 120° from true north. The bottoms of the antennas will be 11 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished by approaching the unsecured monopole at ground level. To be conservative and to comply with AT&T's corporate policy, the modeling results are reported as though the general public is able to access the monopole.

Modeling results were generated based on information from the following materials:

- RFDS – SAN-FRANCISCO-SACRAMENTO_SAN-FRANCISCO_CCU4547_2015-New-Site dated 9/2/2014
- CDs – CCU4547-ZD-For Resubmital dated 7/16/2015

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by

frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

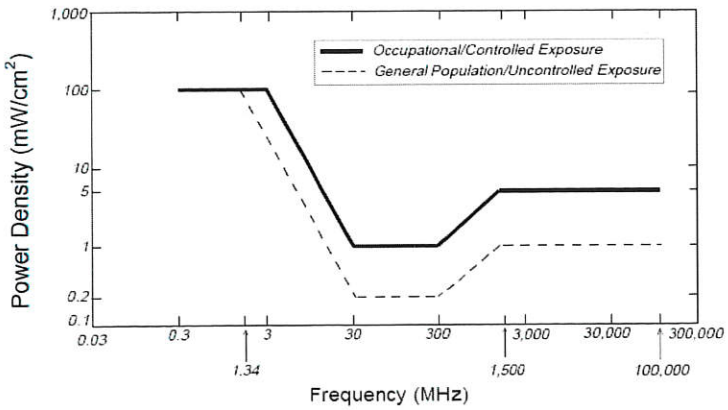
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 Worst-Case Predictive Modeling

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational

specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. Sprint and MetroPCS also has antennas on the monopole. Information about these antennas was included in the modeling analysis.

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 1 feet of AT&T's Sector B and C antennas on the ground level.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 151.70 percent of the FCC's general public limit (30.34 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 151.80 percent of the FCC's general public limit (30.36 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

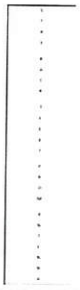
5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs	Alerting Signs

	**INFO 1**
	**INFO 2**
	**INFO 3**
	**INFO 4**

	**NOTICE**
	**CAUTION - ROOFTOP**
	**CAUTION - TOWER**
	**WARNING**

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 1 sign posted on the barrier near each of the three sectors of antennas.
- Yellow CAUTION sign posted on the barrier near each of the three sectors of antennas.

Barriers should be installed approximately13 feet by 13 feet around the monopole. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E. It is important to note

that this Signage Plan is specific for AT&T antennas only, and does not address RF emissions of other carrier antennas.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 78 Pilarcitos Creek Road in Half Moon Bay, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carriers' antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 1 feet of ATT's proposed antennas at the ground. Modeling also indicates that the worst-case emitted power density will not exceed the FCC's occupational limit at the ground.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Thanh Estevam, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT B1	AT&T	Panel	LTE 700	1062	13.2	CCI HPA-45R-BUU-H6-K	235	6.0	51	75	98	11.0
ATT B1	AT&T	Panel	LTE 1900	3892	15.9	CCI HPA-45R-BUU-H6-K	235	6.0	49	75	98	11.0
ATT B2	AT&T	Panel	UMTS 850	730	13.4	CCI HPA-45R-BUU-H6-K	235	6.0	44	77	94	11.0
ATT B2	AT&T	Panel	UMTS 850	730	13.4	CCI HPA-45R-BUU-H6-K	235	6.0	44	77	94	11.0
ATT B2	AT&T	Panel	LTE 2100	3892	15.9	CCI HPA-45R-BUU-H6-K	235	6.0	49	77	94	11.0
ATT B3	AT&T	Panel	LTE 700	1416	13.2	CCI HPA-45R-BUU-H6-K	235	6.0	51	78	90	11.0
ATT B3	AT&T	Panel	LTE 2300	3475	16.2	CCI HPA-45R-BUU-H6-K	235	6.0	41	78	90	11.0
ATT C1	AT&T	Panel	LTE 700	806	12.0	CCI HPA-65R-BUU-H6-K	120	6.0	66	82	90	11.0
ATT C1	AT&T	Panel	LTE 1900	3021	14.8	CCI HPA-65R-BUU-H6-K	120	6.0	61	82	90	11.0
ATT C2	AT&T	Panel	UMTS 850	621	12.7	CCI HPA-65R-BUU-H6-K	120	6.0	65	84	93	11.0
ATT C2	AT&T	Panel	UMTS 850	628	12.7	CCI HPA-65R-BUU-H6-K	120	6.0	65	84	93	11.0
ATT C2	AT&T	Panel	LTE 2100	3237	15.1	CCI HPA-65R-BUU-H6-K	120	6.0	62	84	93	11.0
ATT C3	AT&T	Panel	LTE 700	1087	12.0	CCI HPA-65R-BUU-H6-K	120	6.0	66	85	98	11.0
ATT C3	AT&T	Panel	LTE 2300	2825	15.3	CCI HPA-65R-BUU-H6-K	120	6.0	57	85	98	11.0
SPT A1	Sprint	Panel	800	219	13	Unknown	200	5.0	65	126	137	9.5
SPT A1	Sprint	Panel	1900	2340	16	Unknown	200	5.0	65	126	137	9.5
MET A1	MetroPCS	Panel	1900	2394	16	Unknown	90	6.0	85	19	27	9.0
MET B1	MetroPCS	Panel	1900	2394	16	Unknown	200	6.0	85	15	26	9.0

1. Note there are only 3 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
2. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes.

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	Offset X	Offset Y	Number of envelope	List Of Area
200	200	210	210	0	0	1 $K$21:$HB $K$21:$HB$220	$K$21:$HB

StartSettingsData

Standard	Method	Uptime	Scale Factc	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData — It is advisable to provide an ID (ant 1) for all antennas

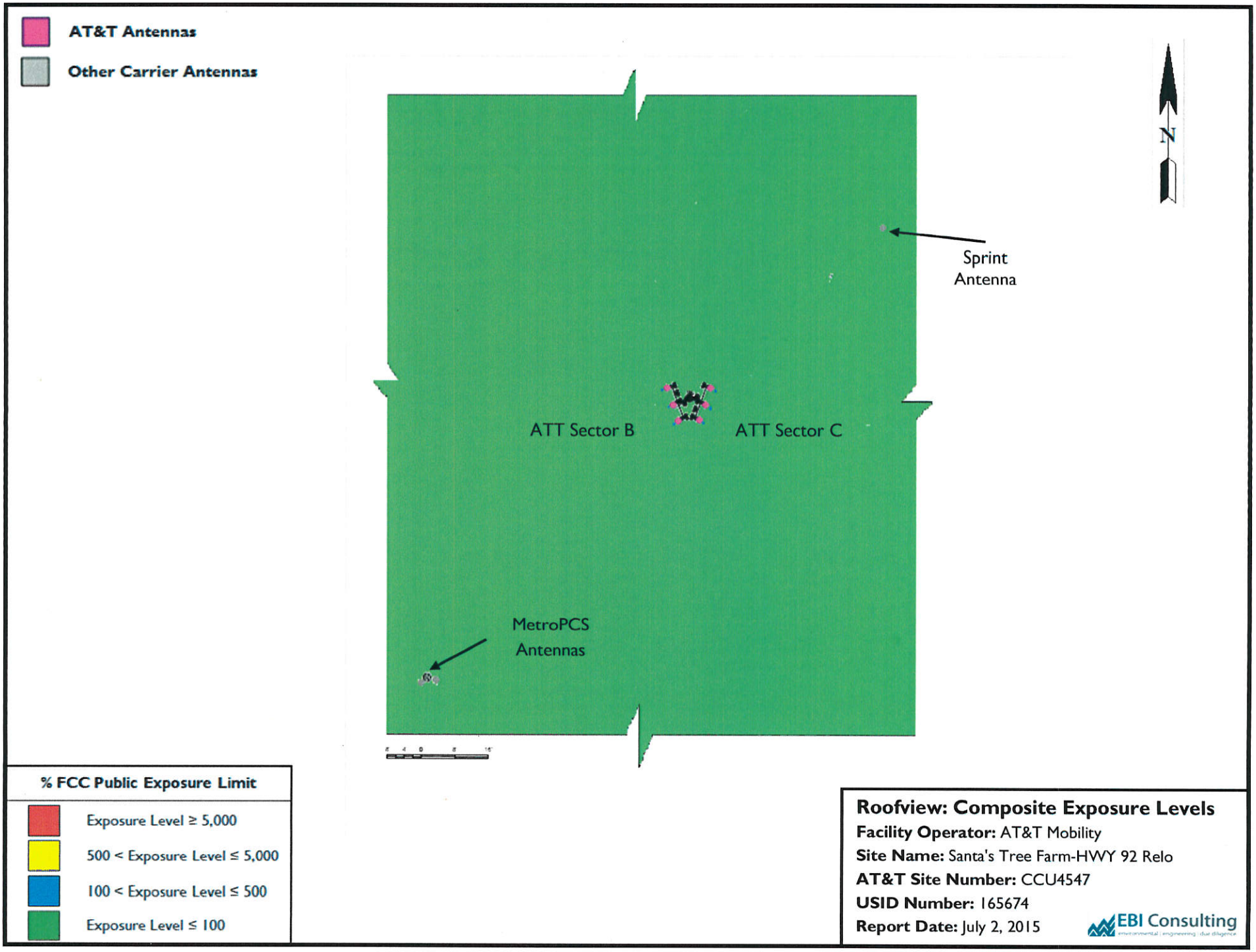
ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
ATT B1	LTE	700	30	2	10	1/2 LDF	0.5		51.42227	CCI	HPA-45R-B	75	98	11		6	13.15	51;235		ON•
ATT B1	LTE	1900	60	2	10	1/2 LDF	0.5		101.2002	CCI	HPA-45R-B	75	98	11		6	15.85	49;235		ON•
ATT B2	UMTS	850	40	1	10	1/2 LDF	0.5		33.73339	CCI	HPA-45R-B	77	94	11		6	13.35	44;235		ON•
ATT B2	UMTS	850	40	1	10	1/2 LDF	0.5		33.73339	CCI	HPA-45R-B	77	94	11		6	13.35	44;235		ON•
ATT B2	LTE	2100	60	2	10	1/2 LDF	0.5		101.2002	CCI	HPA-45R-B	77	94	11		6	15.85	49;235		ON•
ATT B3	LTE	700	40	2	10	1/2 LDF	0.5		68.56303	CCI	HPA-45R-B	78	90	11		6	13.15	51;235		ON•
ATT B3	LTE	2300	25	4	10	1/2 LDF	0.5		84.33348	CCI	HPA-45R-B	78	90	11		6	16.15	41;235		ON•
ATT C1	LTE	700	30	2	10	1/2 LDF	0.5		51.42227	CCI	HPA-65R-B	82	90	11		6	11.95	66;120		ON•
ATT C1	LTE	1900	60	2	10	1/2 LDF	0.5		101.2002	CCI	HPA-65R-B	82	90	11		6	14.75	61;120		ON•
ATT C2	UMTS	850	40	1	10	1/2 LDF	0.5		33.73339	CCI	HPA-65R-B	84	93	11		6	12.65	65;120		ON•
ATT C2	UMTS	850	40	1	10	1/2 LDF	0.5		33.73339	CCI	HPA-65R-B	84	93	11		6	12.7	65;120		ON•
ATT C2	LTE	2100	60	2	10	1/2 LDF	0.5		101.2002	CCI	HPA-65R-B	84	93	11		6	15.05	62;120		ON•
ATT C3	LTE	700	40	2	10	1/2 LDF	0.5		68.56303	CCI	HPA-65R-B	85	98	11		6	12	66;120		ON•
ATT C3	LTE	2300	25	4	10	1/2 LDF	0.5		84.33348	CCI	HPA-65R-B	85	98	11		6	15.25	57;120		ON•
SPT A1	Sprint	800	20	1			3		10.02374	Unknown	Unknown	126	137	9.5		5	13.4	65;200		ON•
SPT A1	Sprint	1900	20	6			3		60.14247	Unknown	Unknown	126	137	9.5		5	15.9	65;200		ON•
MET A1	MetroPCS	1900	60	2			3		60.14247	Unknown	Unknown	19	27	9		6	16	85;90		ON•
MET B1	MetroPCS	1900	60	2			3		60.14247	Unknown	Unknown	15	26	9		6	16	85;200		ON•

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

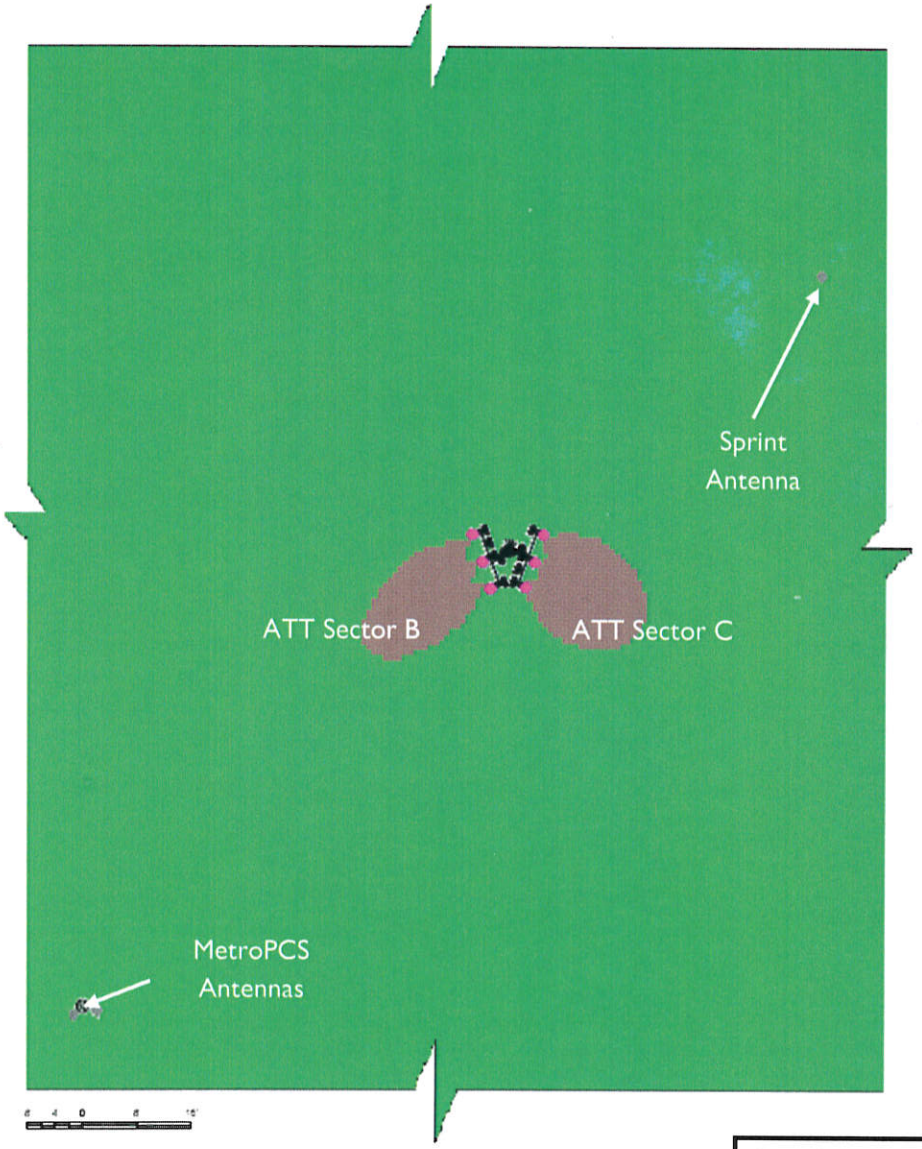
Appendix D

Roofview® Graphics


AT&T Antennas
Other Carrier Antennas
N
Sprint
Antenna
ATT Sector B
ATT Sector C
MetroPCS
Antennas
% FCC Public Exposure Limit
Exposure Level ≥ 5,000
500 < Exposure Level ≤ 5,000
100 < Exposure Level ≤ 500
Exposure Level ≤ 100
Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Santa's Tree Farm-HWY 92 Relo
AT&T Site Number: CCU4547
USID Number: 165674
Report Date: July 2, 2015
EBI Consulting

AT&T Antennas

Other Carrier Antennas



% FCC Public Exposure Limit	
	Exposure Level > 5
	Exposure Level ≤ 5

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Santa's Tree Farm-HWY 92 Relo
AT&T Site Number: CCU4547
USID Number: 165674
Report Date: July 2, 2015

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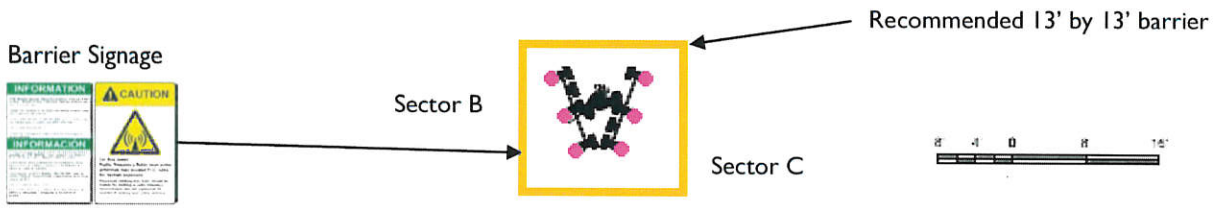
Appendix E

Compliance/Signage Plan



*For clarity other carriers are not shown.

AT&T Antennas

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Recommended Hard Barrier

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Santa's Tree Farm-HWY 92 Relo
AT&T Site Number: CCU4547
USID Number: 165674
Report Date: July 2, 2015

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STATE OF CALIFORNIA—NATURAL RESOURCES AGENCY

EDMUND G. BROWN JR., GOVERNOR

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
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September 15, 2015

Robert Bartoli, Project Planner
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Planning Permit Application Referral for PLN 2015-00002 (Hill/AT&T) – New AT&T Wireless Telecommunication Facility

Dear Mr. Bartoli:

Thank you for forwarding the *Notice of Intent to Adopt Mitigated Negative Declaration (MND)* ("NOI") for Planning File No. PLN 2015-00002 referenced above that received on August 28, 2015. The proposed project site is on a parcel located at 78 Pilarcitos Creek Road, San Mateo County (APN: 056-380-110). The applicant proposes to construct a new, unmanned wireless telecommunication facility that includes six (6) antennae panels and 11 Remote Radio Units (RRUs) on a new 17-foot tall steel monopole. The monopole would be surrounded with a 4-foot tall fence in a 169 square-foot lease area. A 138-square-foot (12 feet by 11.5 feet) equipment shelter, a diesel backup generator, and a GPS antenna would be installed within a separate, 432-square-foot ground lease area. The proposed lease area is located adjacent to an existing Sprint equipment lease-area.

The Local Coastal Program (LCP) contains policies specifically applicable to telecommunication facilities located in the Coastal Zone. The project site is located in the Coastal Zone on a parcel located within an area zoned as a Planned Agricultural District/Coastal Development (PAD/CD). LCP Section 6513.1 requires that the proposed facility shall comply with all the requirements of the underlying zoning district including Coastal Development Permit regulations in the CD zone. LCP Section 6513.3 requires that the proposed project shall comply with all applicable policies, standards, and regulations of the LCP and the CD. The proposed new telecommunication facility must therefore be evaluated for its conformity with LCP Sections 6513 (Permit Requirements and Standards for Co-location Facilities), 6513.1 (Development and Design Standards), 6513.2 (Performance Standards), 6513.3 (Additional Requirements and Standards), and

6513.4 (Application Requirements). The discussion under Biological Resources should better describe the biological conditions of the site as the project would entail the removal of some vegetation. We suggest that Mitigation Measure 2, for the replanting of vegetation in disturbed areas, also include that native species be used and that the proposed replanting plan be submitted for review and approval before it is implemented.

Thank you for the opportunity to provide you with these comments. Please feel free to contact me at (415) 904-5292 or by email at renee.ananda@coastal.ca.gov if you have questions in regards to this proposed project.

Sincerely,

Renée Ananda

Renée Ananda, Coastal Program Analyst
North Central Coast District