

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

DATE: August 19, 2021

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Use Permit, and Design Review, pursuant to Sections 6328.4, 6512.1, and 6565.3 of the San Mateo County Zoning Regulations, respectively, for a new telecommunications facility (AT&T) with 6 antennas on top of an existing non-residential utility building screened behind a new screen wall and associated ground equipment in the side yard, including an emergency back-up generator, located at 740 Etheldore Street in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2021-00082 (AT&T/Epic Wireless)

PROPOSAL

The applicant is seeking a Coastal Development Permit and Use Permit to construct a new (AT&T) telecommunication facility with 6 antennas mounted on the rooftop of an existing non-residential telecommunications utility building. The antennas will be screened behind a new 6-ft. tall screen wall with supporting ground equipment, including an emergency back-up generator, located in the right-side yard of the property. No tree removal is proposed, and minimal grading is necessary.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit and Use Permit, County File Number PLN 2021-00082, by making the required findings and adopting the conditions of approval listed in Attachment A of this staff report.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; sburlison@smcgov.org

Applicant: Epic Wireless, Eric Lentz

Owner: Pacific Bell Telephone Company (AT&T)

Location: 740 Etheldore Street, Moss Beach

APN: 037-097-999

Size: 4,750 sq. ft.

Existing Zoning: C-1/S-3/DR/CD (Neighborhood Business District/5,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan/Local Coastal Program Designation: Neighborhood Commercial

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Existing telecommunication switching facility owned and operated by AT&T

Water Supply: N/A, Coastside County Water District

Sewage Disposal: N/A, Granada Community Services District

Flood Zone: Flood Zone X (area of minimal flood hazard); Community Panel 06081C0119F, effective August 2, 2017.

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

Setting: The 4,750 sq. ft. parcel is located on the southwest side of Etheldore Street which slopes downward towards the west. The parcel is developed with an older two-story building containing a telecommunication switching facility owned and operated by Pacific Bell/AT&T. A chain link fence borders the perimeter of the property. The surrounding adjacent parcels consist of vacant commercial zoned property to the north and west, an older multi-tenant commercial building to the south and single-family residential development to the east (across Etheldore Street).

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined that the project conforms with the following applicable General Plan Policies:

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*) and Policy 4.36 (*Urban Area Design Concept*) seek to regulate

development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures; and maintain and improve upon the appearance and visual character of development in urban areas.

The project involves the construction of a cellular telecommunication facility on a non-residentially developed lot that consists of installing rooftop antennas behind a new 6-foot tall screen wall. The screen wall is proposed to match the existing mansard-style wood shingle roof in color, style and texture. The proposed antennas and screen wall will be located on the southwest portion of the building, furthest away from Etheldore Street, to minimize the visual appearance of the additional height of the screen wall along Etheldore Street. Further, the proposed modifications would not significantly impact views towards Cabrillo Highway beyond existing development and would not impact views from Cabrillo Highway towards the interior Moss Beach community in the area; existing surrounding trees will help to soften and blend the proposed project into the built and natural surrounding area context. Additionally, brown privacy slats will be added to the existing chain link fence along the right-side yard to help screen proposed ground supporting equipment in the right side yard of the property. Photos simulations are included as Attachment E.

2. Conformance with the Local Coastal Program

Staff has reviewed and determined that the project conforms with the following applicable Local Coastal Program Policies:

Policy 8.12 (*General Regulations*) seeks to apply the design standards contained in Section 6565.17 and the design criteria set forth in the Community Design Manual; and Policy 8.13 (*Special Design Guidelines for Coastal Communities*) seeks to limit flat roofs except to minimize view impacts or to accommodate varying architectural styles in the area, and are in scale with the character of their setting and blend in to the urban landscape.

The existing non-residential utility building has a mansard style wood shingle roof. The proposed screen wall addition to the southwest portion of the building to screen the roof-mounted antennas will mimic and extend the existing roof in style, color and texture, see photo simulations in Attachment E. Thus, the project includes design elements to minimize visual impacts and blend in to the existing developed site. See also staff's discussion in Section A.1.

3. Conformance with the Zoning Regulations

a. Development Standards

The project is located in the C-1/S-3 (Neighborhood Business District/5,000 sq. ft. lot minimum) Zoning District. The project includes construction of a wireless facility that consists of roof-mounted antennas screened by a new 6-foot tall screen wall and supporting ground equipment. The project conforms with the applicable C-1/S-3 standards, identified in the table below.

C-1/S-3 Zoning Standards		
Standard	Required	Proposed
Maximum Building Height	28 ft.	30 ft., 6 in. (proposed screen wall)*
Minimum Front Setback	None	+ 50 ft.
Minimum Side Setbacks	None	5 ft. (left and right)
Minimum Rear Setback	None	9 ft., 6 in.
Maximum Lot Coverage	50%	50%
*See Section 3.b.(5) below.		

b. Wireless Telecommunication Facilities

Staff has determined that the project conforms with all applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below.

Development and Design Standards

- (1) Section 6512.2.C prohibits wireless facilities to be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.

The applicant was unable to identify any existing wireless facilities in the area that would allow co-location or be in a location that serves the intended purpose of this facility in supporting the coverage provided by the proposed facility.

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

There are no restrictions to prevent co-location on the project parcel, subject to a new operator obtaining all necessary permits and conforming to all applicable land use policies and zoning standards.

- (3) Section 6512.2.E - G seek to minimize and mitigate visual impacts from public views by siting new facilities outside of the public view shed when feasible and designing the facility to blend with the surrounding environment and/or buildings, and requires facilities to be of non-reflective materials.

See staff's discussion in Section A.1 and A.2 above. Furthermore, a condition is included in Attachment A to ensure the facility utilizes non-reflective finish materials and that the screen wall and fencing be maintained in good condition.

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

Refer to Section A.3 above.

- (5) Section 6512.2.I.3 limits building-mounted facilities from exceeding the maximum height allowed in the applicable zoning district, or 16 feet above the building roofline, whichever is higher.

The existing building is 24 feet-1-inch in height, where 28 feet is the maximum allowed height for the zoning district. The proposed facility consists of 6-foot tall roof-mounted antennas with a 6-foot tall screen wall that will blend in to the existing building roof design. The maximum height of the proposed (roof-top) components will be 30 feet-6 inches from lowest grade, which is less than 16 feet above the existing building roofline as allowed by the subject WTF standard.

- (6) Section 6512.2.L prohibits diesel generators as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy source is not feasible.

The proposed facility will operate on electricity from PG&E; however, the project includes a 30kW diesel generator for an emergency back-up power source. Given the limits of existing development on the property, alternative emergency power sources would not be feasible to locate onsite.

Performance Standards

The project, as proposed and conditioned, meets the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facility, and visual resource protection. There is no lighting proposed, proper licenses will be obtained from both the FCC and CPUC, power for the facility will be provided by PG&E, there will be minimal new visual impacts, and conditions of approval require maintenance and/or removal of the facility when necessary.

Additional Standards in the Coastal Zone

- (1) Section 6512.4.B requires facilities comply with all applicable policies, standards, and regulations of the Local Coastal Program (LCP) and Coastal Development (CD) Zoning District.

The project conforms with all applicable policies, standards and regulations of the LCP and CD Zoning Regulations, including the requirement for a CDP as being sought under the subject application. See also staff's discussion in Section A.1 – A.3 of this report.

- (2) Section 6512.4.D requires facilities obtain a Coastal Development Permit (CDP) and limits the CDP to a period of 10 years.

As previously mentioned, the applicant is seeking a CDP as part of the subject application. Additionally, the term limit for the Use Permit and CDP, pursuant to Condition of Approval No. 2 in Attachment A, is 10 years, at which time the applicant may seek renewal pursuant to Section 6512.6 of the WTF regulations.

c. Use Permit Findings

In order to approve a Use Permit, the Zoning Hearing Officer must make the following findings:

- a. **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 proposed facility will be located on a non-residentially developed parcel in the commercial zoned area of Moss Beach. Existing development consists of a two-story utility building owned and operated by AT&T. The proposed project includes a screen wall that will match in design, color and texture to the existing wood shingle mansard roof to minimize visual impacts from new utility equipment (i.e., roof-mounted antennas). Additionally, the ground equipment will be located in the right-side yard against the building wall and privacy slats are proposed to be added to the existing chain link perimeter fence along this right side property line to help minimize the visual appearance of the supporting ground equipment.

A Radio Frequency (RF) Report prepared by Waterford (Attachment D) confirms that the RF power densities do not exceed the Federal Communications Commission (FCC) General Population limits. For accessible areas at ground level, the maximum predicted power density level of the facility would be 20 percent of the FCC General Population limits and 18 percent at adjacent buildings. Thus, the RF Report concludes that the proposed operation will not expose members of the general public to hazardous levels of RF energy on walkable surfaces at ground or in adjacent buildings. For areas on the rooftop, which are limited to workers and not accessible to the general public, barriers and RF alert signs are recommended to be posted in visible approach locations to provide notification of potential conditions of increased RF energy in the area for workers in the immediate area of the antennas. A condition of approval has been included in Attachment A to ensure that these RF recommendations are implemented prior to final building inspection.

b. That the telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community.

The proposed cellular facility is intended to close a significant gap in cellular coverage in the Moss Beach community. The facility will provide coverage to private citizens and public agencies, including emergency responders. Contiguous cellular coverage is important not only in the conducting of day-to-day business and conversations but also to provide important assistance in emergency situations.

B. MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) provided comment on the project that the project area is clearly in need of better cell service and that the MCC has no comments on the proposed project other than to note that the empty parking lot on Etheldore Street near the project site is proposed to be developed as an apartment complex.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

A pre-application public workshop was held on February 20, 2020 for development of a three-story apartment complex on the adjacent lot to the south; however, staff has confirmed that as of the issuance of this report, no formal applications have been filed for the referenced apartment complex development.

D. REVIEWING AGENCIES

Building Inspection Section
Coastside Fire Protection District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Radio Frequency Report, prepared by Waterford, dated January 28, 2020
- E. Photo Simulations
- F. Fencing Example

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2021-00082

Hearing Date: August 19, 2021

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, related to the construction of new, small facilities or structures.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County LCP, specifically with regard to the Visual Resources Component of the Local Coastal Program.
3. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Visual Resources Component as the project is designed to minimize view impacts in the area by locating the roof-mounted components of the facility furthest away from Etheldore Street. As proposed and conditioned, the project will provide screening of the roof-top equipment and ground equipment to match existing building colors, style and texture, and that blends in to the surrounding developed and natural area.

For the Use Permit, Find:

5. 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 as the project is located on a non-residentially developed parcel in the commercial zoned area of Moss Beach and roof-top equipment will be screened by a wall that matches in design, color and texture to the existing building to minimize visual impacts. Additionally, the proposed facility will not exceed the FCC's General Population limits for RF energy emission and a condition is included to ensure that proper notification is provided for workers that may be exposed to increased RF energy in the immediate vicinity of the roof-mounted antennas.

6. That the telecommunication facility is necessary for the public health, safety, convenience, or welfare of the community as the proposed facility is intended to close a significant gap in cellular coverage in the Moss Beach community, including for private citizens and public agencies such as emergency responders.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and materials approved by the Zoning Hearing Officer on August 19, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. These permits shall be valid until August 19, 2031, ten (10) years from the date of approval. Renewal of this permit shall be applied for six (6) months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fees applicable at that time.
3. An Administrative Review to verify continued condition compliance shall be conducted five (5) years from this approval (i.e., August 19, 2026). The applicant shall apply for the Administrative Review to the Planning and Building Department in the current form, and pay the applicable Administrative Review fees, at that time.
4. The Use Permit and Coastal Development Permit shall be for the proposed project only. Any change or change in intensity of use shall require an amendment to the applicable use permit. Amendments to the Use Permit and Coastal Development Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.

6. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
7. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
8. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
9. Prior to the issuance of a building permit, the applicant shall submit color and material samples for the screen wall, privacy slats, and all approved facility equipment to confirm compliance with the subject approval. Prior to final building inspection, the applicant shall submit photos of the finished project to verify the approved colors and materials have been implemented.
10. All exposed finish surfaces shall be non-reflective.
11. The fence and privacy slats shall be maintained in good condition with any damage promptly repaired. Any repaired sections of the fencing shall comply with the color and materials approved under the subject permits.
12. The applicant shall not enter into a contract with the landowner or lessee that reserves for one company exclusive use of structures on this site for telecommunication facilities.
13. Access barriers and RF alert signage shall be posted in visible approach locations to the rooftop to provide notification of potential increased exposure to RF energy as recommended in the RF Report prepared by Waterford, dated January 28, 2020. The Current Planning Section shall verify implementation of these measures prior to final building inspection.
14. The applicant shall obtain any necessary permits from the Bay Area Air Quality Management District for the generator.

Building Inspection Section

15. The applicant shall obtain a building permit prior to any new construction.

Coastside Fire Protection District

16. Add note to plans: Address numbers shall be a minimum of 6-inch height on contrasting background and be visible from the road in the direction of travel. Finished height of bottom of address shall not be greater than 6 feet. Remote addressing may be required at the driveway or road entrance at intersections and road forks and shall be visible from both directions. Numbers shall be reflective and contrasting background. Equivalent to "Hy-Ko 911" signage with minimum 4-inch numbers. CFC 505.1
17. Provide fire apparatus access to your structure. Fire apparatus access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather surface, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15 percent shall be paved and limited to 150 feet in length. No grade shall be over 20 percent. When gravel roads are used, it shall be class 2 base, or equivalent, compacted to 95 percent. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.
18. Show location of fire hydrant on a site plan and distance to Cell Site. A fire hydrant is required within 500 feet of the Cell Site and flow a minimum of 1000 GPM at 20 PSI. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense. Fire Flows must be provided before a permit is issued.
19. Approved fire apparatus access shall be provided to within 150 feet of all portions of the exterior walls of the first story as measured by an approved route along the exterior of the building. (CFC 503.1.1).
20. Add the following note to the plans: 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.
21. Add the following note to the plans: 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 feet to adjacent trees when fully grown or at maturity.
22. Because of the nature of the hazard associated with remotely located radio vaults/cellular sites, the Coastside Fire Protection District is requiring the

installation of an approved clean agent fire extinguishing system. The fire extinguishing system is to be designed and installed by a licensed contractor. Plans and specifications for the extinguishing system are to be submitted to the City of Half Moon Bay or San Mateo County for review and approval by Coastside Fire District. All systems are required to be designed, installed and monitored in accordance with NFPA requirements. Submit plans to the City of Half Moon Bay or San Mateo County.

23. Provide a 2A10BC Extinguisher at site. Show location on plans.
24. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source.
25. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District 650/726-5213.
26. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance please contact Coastside Fire Protection District at 650/726-5213.
27. The fuel tank for the generator is required to have a pressure test witnessed by the Fire Marshal's office prior to final sign off.
28. For alternate power sources: The electrical panel fed by an alternate power source such as a generator or photovoltaic system, a permanent sign shall be posted on the disconnecting means. Such signage shall be red in color and reads "WARNING - This premise is provided with an alternate power source. Disconnecting of power at this location may not disable the electrical power source". Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source. Any and all disconnects shall require signage as stated herein.
29. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be

permanently affixed on each electrical panel subject to back feed from the alternate power source.

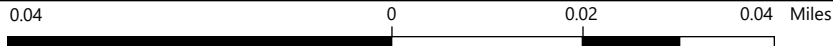
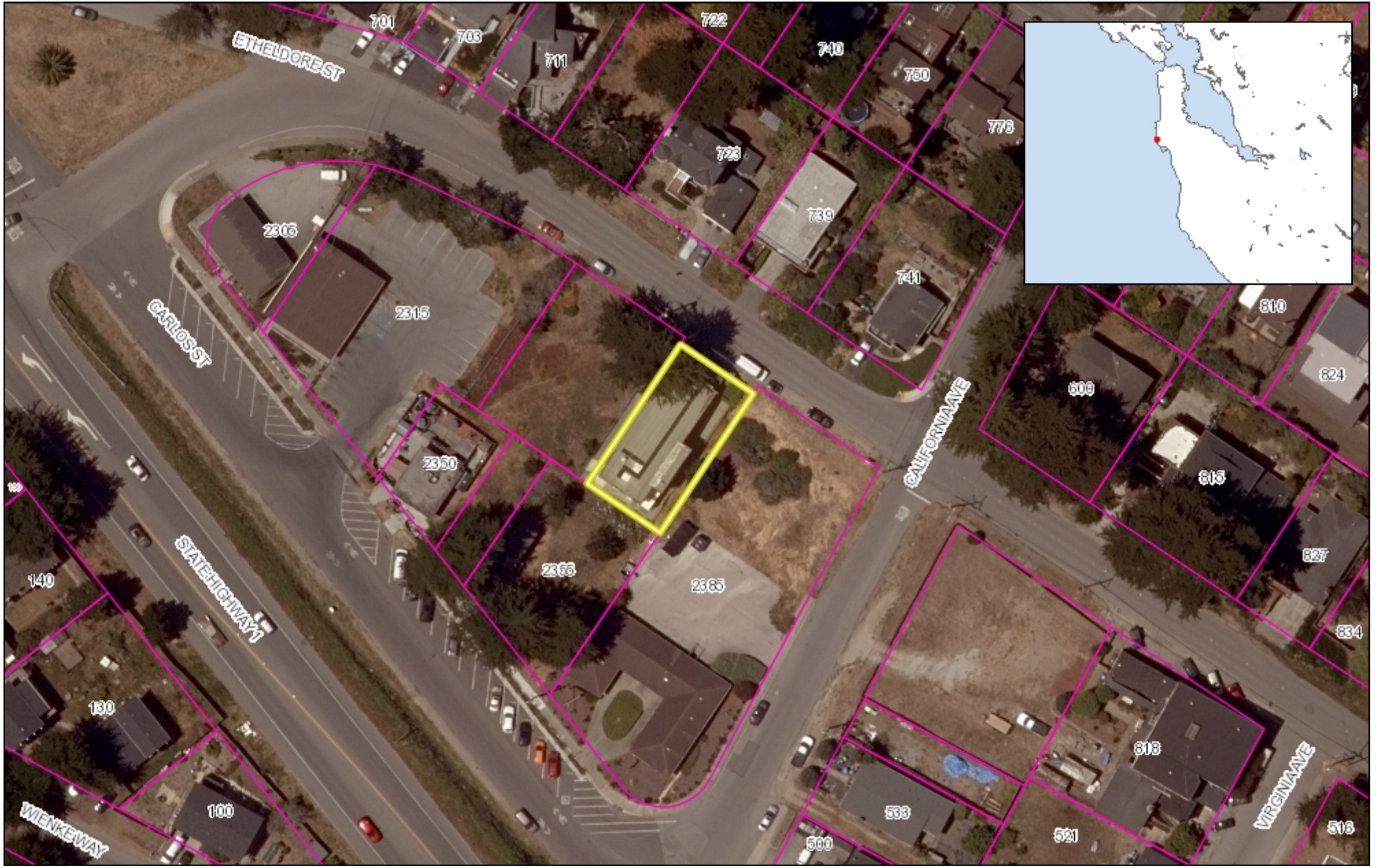
30. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place at the power source, or its main shut off. Such signage shall state instructions on how to disconnect power feeding other electrical panels including any orderly shutdown requirements. Any other shutoffs shall be identified. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed.
31. Five (5) foot setbacks are required from all combustibles, and/or one-hour fire resistive rating.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



WGS_1984_Web_Mercator_Auxiliary_Sphere
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



at&t

SITE NUMBER: CCL02815

SITE NAME: CABRILLO HWY

**740 ETHELDRE STREET
MOSS BEACH, CA 94038
JURISDICTION: COUNTY OF SAN MATEO**

SITE TYPE: ROOFTOP / FRP SCREEN

AT&T Site ID:

CCL02815
CABRILLO HWY

Vendor:



605 Coolidge Dr. Suite 100
Folsom, CA, 95630

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 9037 FAX

AT&T SITE NO: CCL02815

PROJECT NO: T-18509-37

DRAWN BY: JVM

CHECKED BY: RES

C 12/02/20 100% ZD COMMENTS

B 12/18/19 100% ZD SUBMITTAL

A 10/22/19 90% ZD SUBMITTAL

REV DATE DESCRIPTION

Licenser:

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.

Issued For:

12/02/20

100% ZD Comments

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> INSTALL POWER / FIBER TO SITE LOCATION INSTALL RAISED STEEL EQUIPMENT PLATFORM INSTALL (1) POWER/BATTERY CABINET, (1) BATTERY CABINET, (2) PURCELL CABINETS INSTALL NEW GPS UNIT INSTALL (P) POWER METER, (P) DISCONNECT, (P) TELCO BOX, (P) 200A LOAD PANEL & (P) CIENA & UAM ON H-FRAME INSTALL FRP FRIENDLY STEALTH SCREEN TO MATCH (E) ROOF INSTALL (2) ANTENNA PER SECTOR, (6) TOTAL INSTALL (4) RRRHS PER SECTOR FOR A TOTAL OF (12) INSTALL (3) (P) SURGE SUPPRESSORS INSTALL (3) (P) FIBER TRUNK, & (8) (P) DC CABLES INSTALL (P) EMERGENCY BACKUP GENERATOR INSTALL (P) POWER CONDUIT FROM (P) EMERGENCY BACKUP GENERATOR TO EQUIPMENT LOCATION <p>NO GRADING REQUIRED AT THIS SITE</p>	<p>Property Information: Site Name: Cabrillo Hwy Site Number: CCL02815 Search Ring: CCL02815_SR FA#: 14638058 Site Address: 740 ETHELDRE STREET MOSS BEACH, CA 94038 A.P.N. Number: 037-097-200 Zoning: C-1/S-3/DR/CD Proposed Use: TELECOMMUNICATIONS FACILITY Jurisdiction: COUNTY OF SAN MATEO Latitude: N 37° 31' 42.34" Longitude: W 122° 30' 47.90" Ground Elevation: 71.5' AMSL</p> <p>Antenna Lease Area #1: Latitude: Longitude: Area: 48.72 SQ. FT.</p> <p>Total Area: Antenna Lease Area: 148.36 SQ. FT. Equipment Lease Area: 119.94 SQ. FT. Total Lease Area: 268.30 SQ. FT.</p>	<p>Property Owner: AT&T TOWERS 5001 EXECUTIVE PARKWAY, ROOM 3W050H SAN RAMON, CA 94583 contact: DAVID MARQUARDT ph: (510) 207-9717</p> <p>Power Agency: PG&E CORPORATION 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126 ph: (800) 743-5000</p> <p>Telephone Agency: AT&T CALIFORNIA 525 MARKET STREET SAN FRANCISCO, CA 94105 ph: (800) 310-2355</p> <p>Antenna Lease Area #2: Latitude: Longitude: Area: 52.11 SQ. FT.</p> <p>Antenna Lease Area #3: Latitude: Longitude: Area: 47.53 SQ. FT.</p>	<p>Applicant / Lessee: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W550C SAN RAMON, CA 94583 contact: BRADLEY HEAD email: bh497a@att.com cell: (415) 260-5617</p> <p>Property Development: EPIC WIRELESS GROUP, LLC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: ERIC LENTZ email: eric.lentz@epicwireless.net cell: (805) 895-4394</p> <p>Construction Manager: EPIC WIRELESS GROUP, LLC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: PETE MANAS email: pete.manas@epicwireless.net office ph: (530) 383-5957</p>	<p>Architect: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: JOHNN MCDONNELL email 1: johnm@borgesarch.com email 2: telecomgroup@borgesarch.com ph: (916) 782-7200 X1131</p> <p>Structural Engineer: PZSE STRUCTURAL ENGINEERS 1478 STONE POINT DRIVE, SUITE 190 ROSEVILLE, CA 95661 contact: PAUL ZACHER SE, MLSE email: paul@pzse.com ph: (916) 961-3960</p> <p>RF Engineer: NP&E-RAN DESIGN & RF ENGINEERING contact: AMRITPAL SINGH email: as230b@att.com ph: (817) 966-7271</p> <p>Civil Vendor: BECHTEL 3180 CROW CANYON PLACE SUITE 205 SAN RAMON, CA 94583 contact: SEAN WATSON ph: (925) 594-9070 email: swatson5@bechtel.com</p>	<p>T-1 TITLE SHEET</p> <p>GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES</p> <p>C-1 SITE SURVEY</p> <p>A-1.1 OVERALL SITE PLAN</p> <p>A-1.2 ENLARGED SITE PLAN</p> <p>A-1.3 EXISTING ROOF PLAN</p> <p>A-1.4 PROPOSED ROOF PLAN</p> <p>A-2 ENLARGED EQUIPMENT PLAN</p> <p>A-3.1 ANTENNA PLANS & DETAILS</p> <p>A-3.2 EQUIPMENT DETAILS</p> <p>A-4.1 ELEVATIONS</p> <p>A-4.2 ELEVATIONS</p> <p>A-4.3 ELEVATIONS</p> <p>A-5 EMERGENCY BACKUP GENERATOR SPEC</p>	<p>C</p> <p>A</p> <p>B</p> <p>C</p> <p>C</p> <p>A</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>																									
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T																													
<p>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.</p> <ol style="list-style-type: none"> 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2019 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2018 IBC (PART 2, VOL 1-2) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (PART 11) AFFECTED ENERGY PROVISIONS ONLY 2019 CALIFORNIA ENERGY CODE (CEC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED THE 2017 NEC (PART 3) 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC (PART 4) 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC (PART 5) 2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2018 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) ANSI / EIA-TIA-222-H 2018 NFPA 101, LIFE SAFETY CODE 2018 NFPA 72, NATIONAL FIRE ALARM CODE 2018 NFPA 13, FIRE SPRINKLER CODE LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE. CITY / COUNTY ORDINANCES <p>ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</p>		<p>DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> TURN LEFT TOWARD SUNSET DR CONTINUE ONTO SUNSET DR SLIGHT RIGHT TOWARD BOLLINGER CANYON RD TURN RIGHT ONTO BOLLINGER CANYON RD MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE MERGE ONTO I-680 S TAKE EXIT 30B TO MERGE ONTO I-580 W TOWARD DUBLIN/OAKLAND KEEP LEFT AT THE FORK TO CONTINUE ON I-238 N. FOLLOW SIGNS FOR I-880 TAKE EXIT 16A FOR INTERSTATE 880 S TOWARD SAN JOSE/SAN MATEO BRIDGE MERGE ONTO I-880 S TAKE EXIT 27 TO MERGE ONTO CA-92 W TOWARD SAN MATEO BRIDGE/JACKSON ST KEEP LEFT TO CONTINUE ON CA-35/CA-92 W CONTINUE TO FOLLOW CA-92 W TURN RIGHT ONTO MAIN ST TURN RIGHT ONTO CA-1 N/CABRILLO HWY N TURN RIGHT ONTO ETHELDRE ST 																													
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	APPROVALS	GENERAL CONTRACTOR NOTES																												
<p>OCCUPANCY : U (UNMANNED)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>DISABLED ACCESS REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5</p>		<table border="1"> <tr> <th>APPROVED BY:</th> <th>INITIALS</th> <th>DATE:</th> </tr> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </table>	APPROVED BY:	INITIALS	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p>DO NOT SCALE DRAWINGS</p> <p>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.</p> <p>800-227-2600 Call 2 Full Working Days In Advance</p>	
APPROVED BY:	INITIALS	DATE:																													
AT&T:																															
VENDOR:																															
R.F.:																															
LEASING / LANDLORD:																															
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POWER / TELCO:																															
PG&E:																															

File Name: 20210111_16001 - Epic Wireless_ATT_ISSUE-1600037_CCL02815_Cabrillo Hwy/CCL02815 - Cabrillo Hwy/Sheet1.rvt
 Plot Date: 12/22/2020 1:00:03 PM
 Plot By: John McDonnell

GENERAL CONSTRUCTION NOTES:

- 1. PLANS ARE INTENDED TO BE DIAGRAMATIC 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 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 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, FOURTEENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, 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-33 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

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like A.B. ANCHOR BOLT, INT. INTERIOR, IN. INCH(ES), etc.

SYMBOLS LEGEND

Table mapping symbols to descriptions. Includes symbols for 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, OFFICE, ROOM NAME, ROOM NUMBER, GROUT OR PLASTER, (E) BRICK, (E) MASONRY, CONCRETE, EARTH, GRAVEL, PLYWOOD, SAND, PLYWOOD, SAND, (E) STEEL, MATCH LINE, GROUND CONDUCTOR, OVERHEAD SERVICE CONDUCTORS, TELEPHONE CONDUIT, POWER CONDUIT, COAXIAL CABLE, CHAIN LINK FENCE, WOOD FENCE, (P) ANTENNA, (P) RRU, (P) DC SURGE SUPPRESSION, (E) ANTENNA TO BE REMOVED, (E) RRU TO BE REMOVED, (E) EQUIPMENT.

AT&T Site ID:

CCL02815
CABRILLO HWY

Vendor:



605 Coolidge Dr., Suite 100
Folsom, CA. 95630

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CCL02815

PROJECT NO: T-18509-37

DRAWN BY: JVM

CHECKED BY: RES

Table with 3 columns: REV, DATE, DESCRIPTION. Contains revision entries for comments and submittals.

Licenser:

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Issued For:

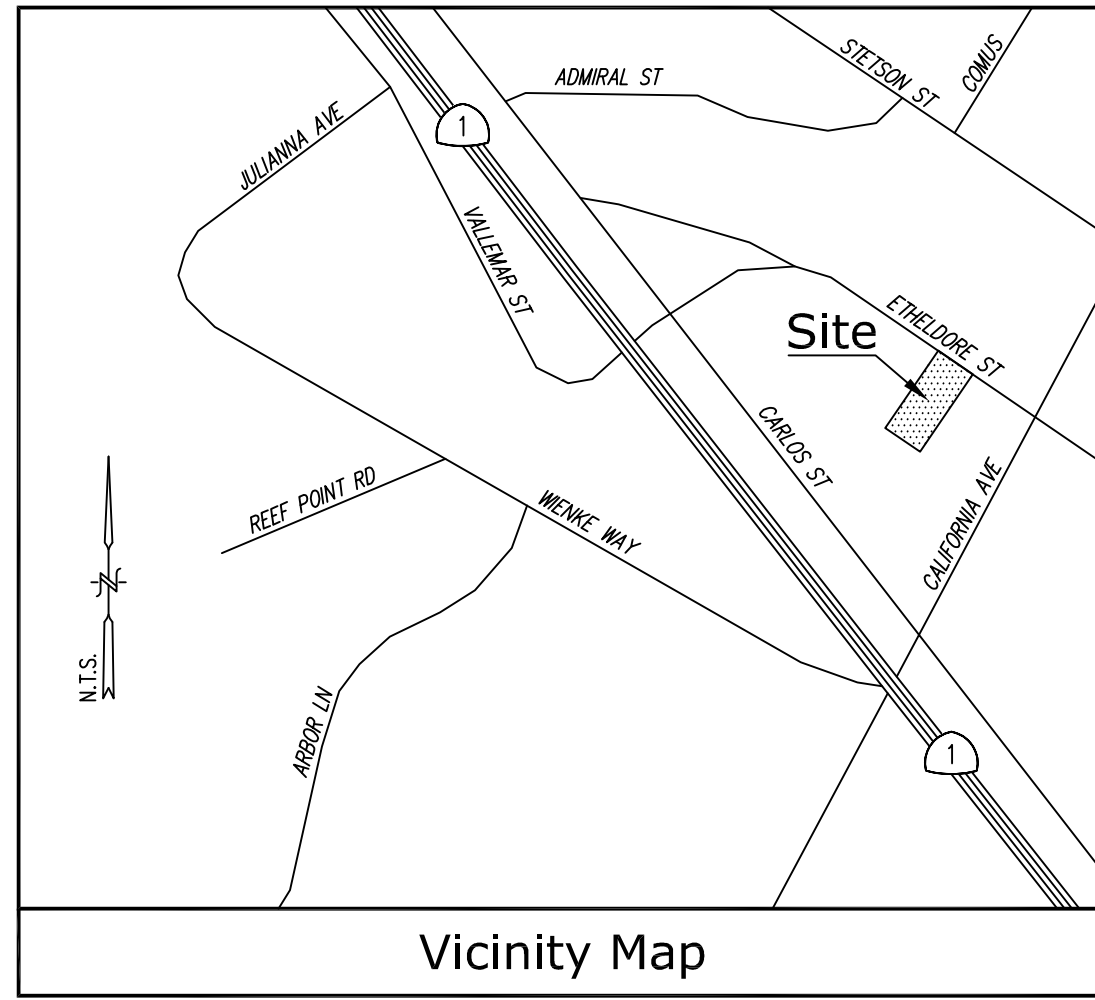
12/02/20

100% ZD Comments

SHEET TITLE: GENERAL NOTES, ABBREVIATIONS, & NOTES

SHEET NUMBER:

GN-1



Title Report
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description
 PORTION OF LOTS 15 & 16, BLOCK 38, OF MAP OF MOSS BEACH HEIGHTS, IN THE CITY OF MOSS BEACH, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, FILED IN BOOK 6, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.
 037-097-200

Easements
 NOT AVAILABLE

Access Route/Lease Area
 TO BE DETERMINED

Geographic Coordinates at Center of Proposed Sectors
 1983 DATUM: LATITUDE 37° 31' 42.34" N LONGITUDE 122° 30' 47.90" W
 ELEVATION = 71.5 FEET ABOVE MEAN SEA LEVEL

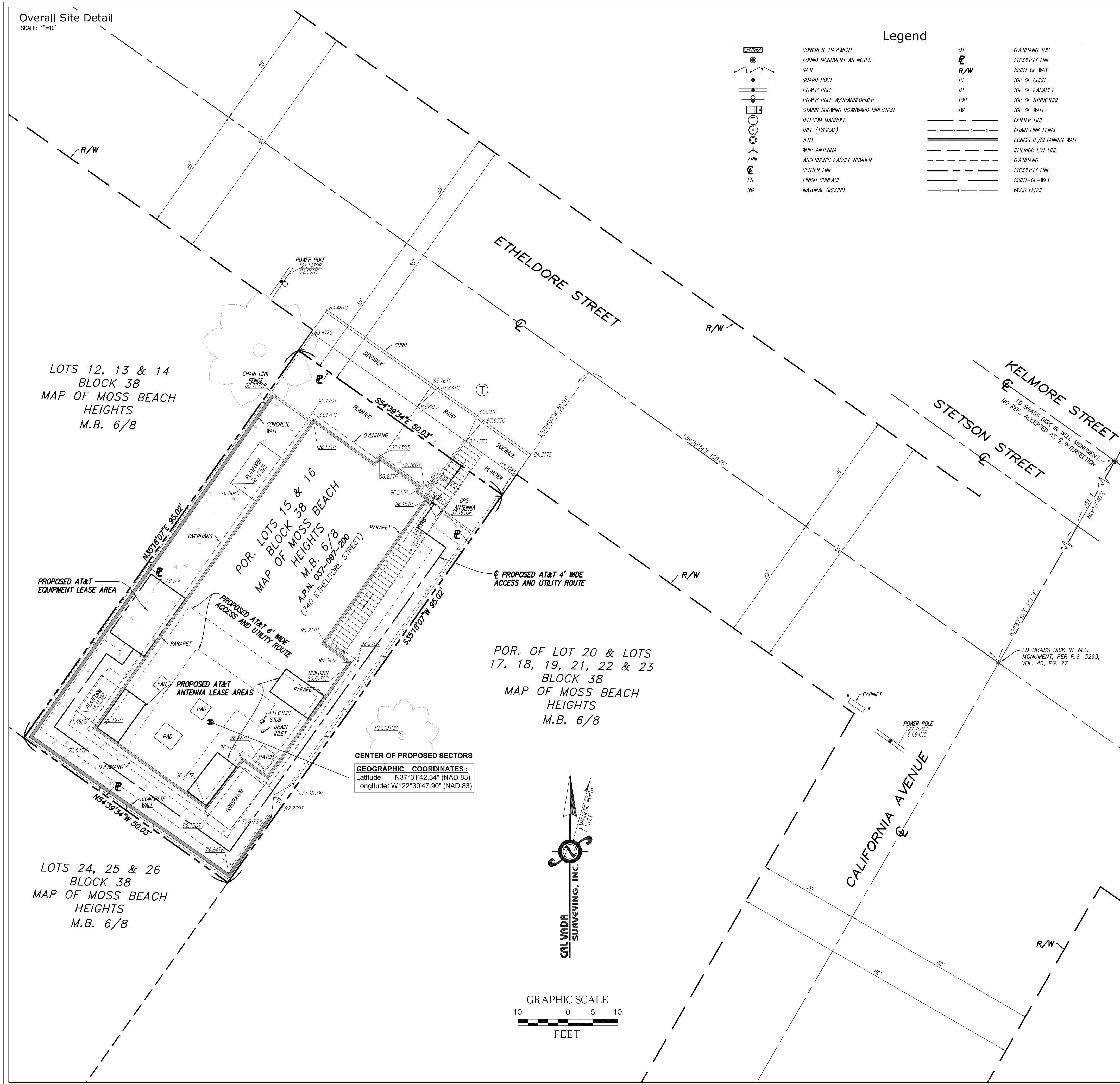
CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED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

Basis of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 3, (2018.00) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA REFERENCE NETWORK STATIONS (C.O.R.S.).

S.N.A. CAPO: NORTHING = 2087091.29' EASTING = 6063572.63'
 S.N.A. CCSF: NORTHING = 2100692.53' EASTING = 6012242.32'

Benchmark
 THE SMARTNET NORTH AMERICA C.O.R.S. "CAPO", ELEVATION = 38.93 FEET (NAVD 88)

Date of Survey
 JULY 3, 2019



PROJECT INFORMATION:
 CABRILLO HWY
 CCL02815
 740 ETHELDORE STREET
 MOSS BEACH, CA 94038
 SAN MATEO COUNTY

REV.: -DATE: -DESCRIPTION: -BY:

1	12/17/19	UPDATED ZD'S	GBM
	07/15/19	SUBMITTAL	CE

PLANS PREPARED BY:

8700 AUBURN FOLSOM ROAD
 SUITE 400
 GRANITE BAY, CA 95746

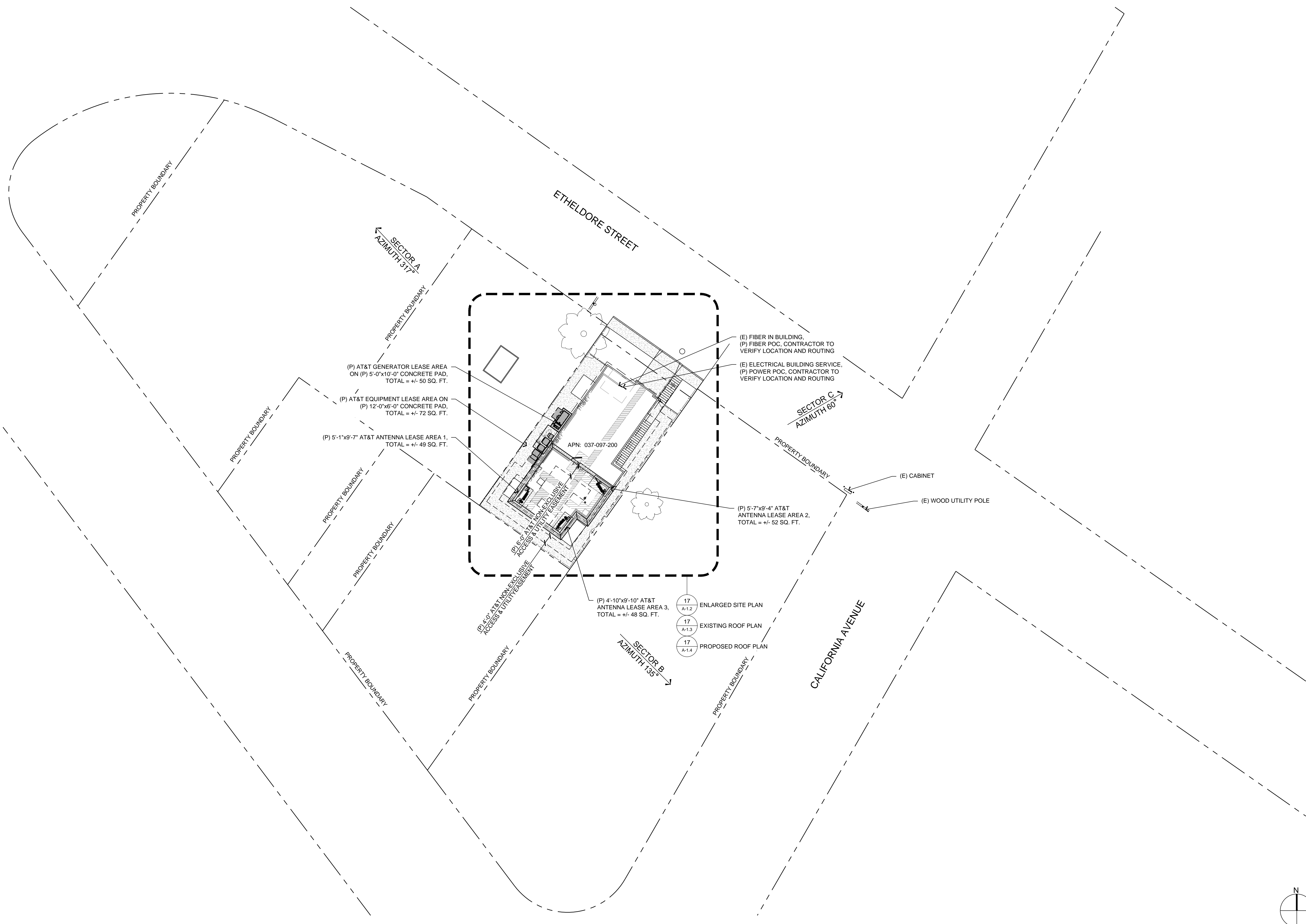
CONSULTANT:

CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92680
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 19384

SEAL OF APPROVAL:

SHEET TITLE:
 TOPOGRAPHIC SURVEY

SHEET NUMBER: C-1
REVISION: 1
 SHEET 1 OF 1



AT&T Site ID:
CCL02815
CABRILLO HWY

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Dr. Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CCL02815
PROJECT NO: T-18509-37
DRAWN BY: JVM
CHECKED BY: RES

REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

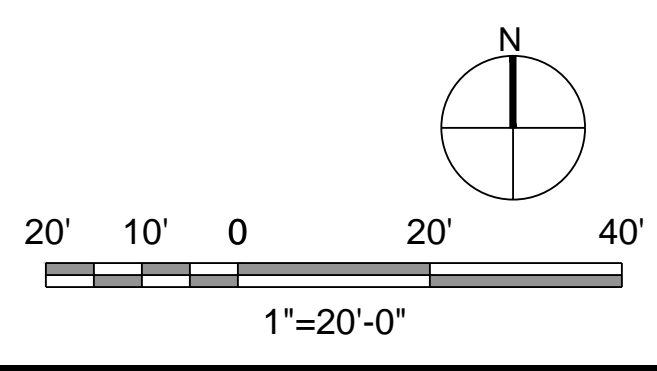
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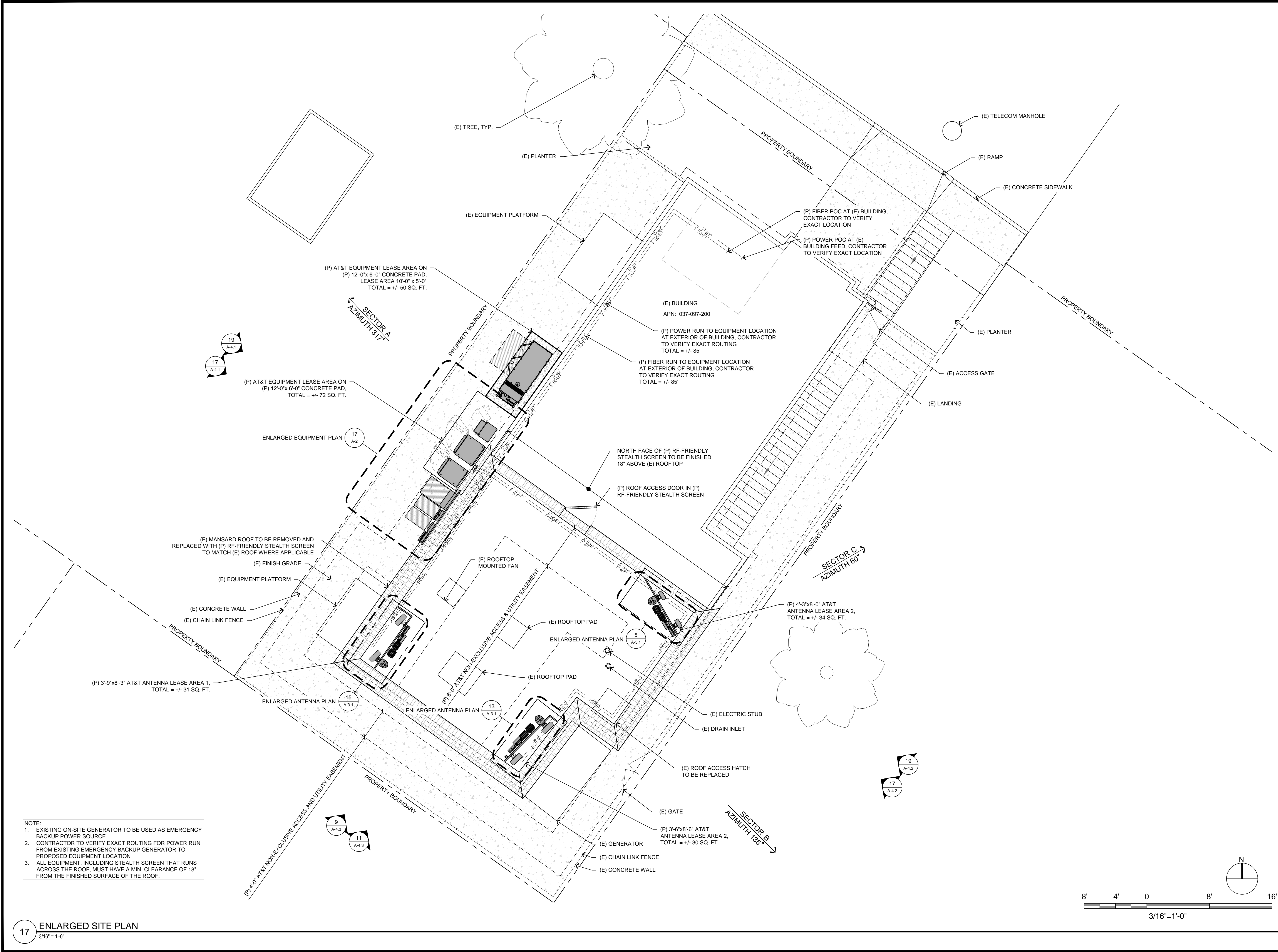
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Issued For:
12/02/20
100% ZD Comments

SHEET TITLE:
OVERALL SITE PLAN

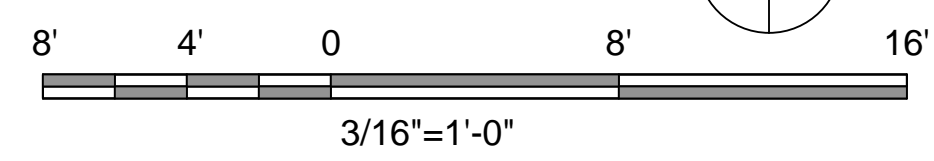
SHEET NUMBER:
A-1.1





NOTE:
 1. EXISTING ON-SITE GENERATOR TO BE USED AS EMERGENCY BACKUP POWER SOURCE
 2. CONTRACTOR TO VERIFY EXACT ROUTING FOR POWER RUN FROM EXISTING EMERGENCY BACKUP GENERATOR TO PROPOSED EQUIPMENT LOCATION
 3. ALL EQUIPMENT, INCLUDING STEALTH SCREEN THAT RUNS ACROSS THE ROOF, MUST HAVE A MIN. CLEARANCE OF 18" FROM THE FINISHED SURFACE OF THE ROOF.

17 ENLARGED SITE PLAN
 3/16" = 1'-0"



AT&T Site ID:
CCL02815
 CABRILLO HWY

Vendor:
EPIC
 WIRELESS GROUP LLC
 Connecting a Wireless World
 605 Coolidge Dr. Suite 100
 Folsom, CA. 95630

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Architect:
Borges
 ARCHITECTURAL GROUP
 borgesarch.com
 1478 STONE POINT DRIVE, SUITE 350
 ROSEVILLE CA 95661
 916 782 7200 TEL
 916 773 3037 FAX

AT&T SITE NO: CCL02815
 PROJECT NO: T-18509-37
 DRAWN BY: JVM
 CHECKED BY: RES

REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

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.

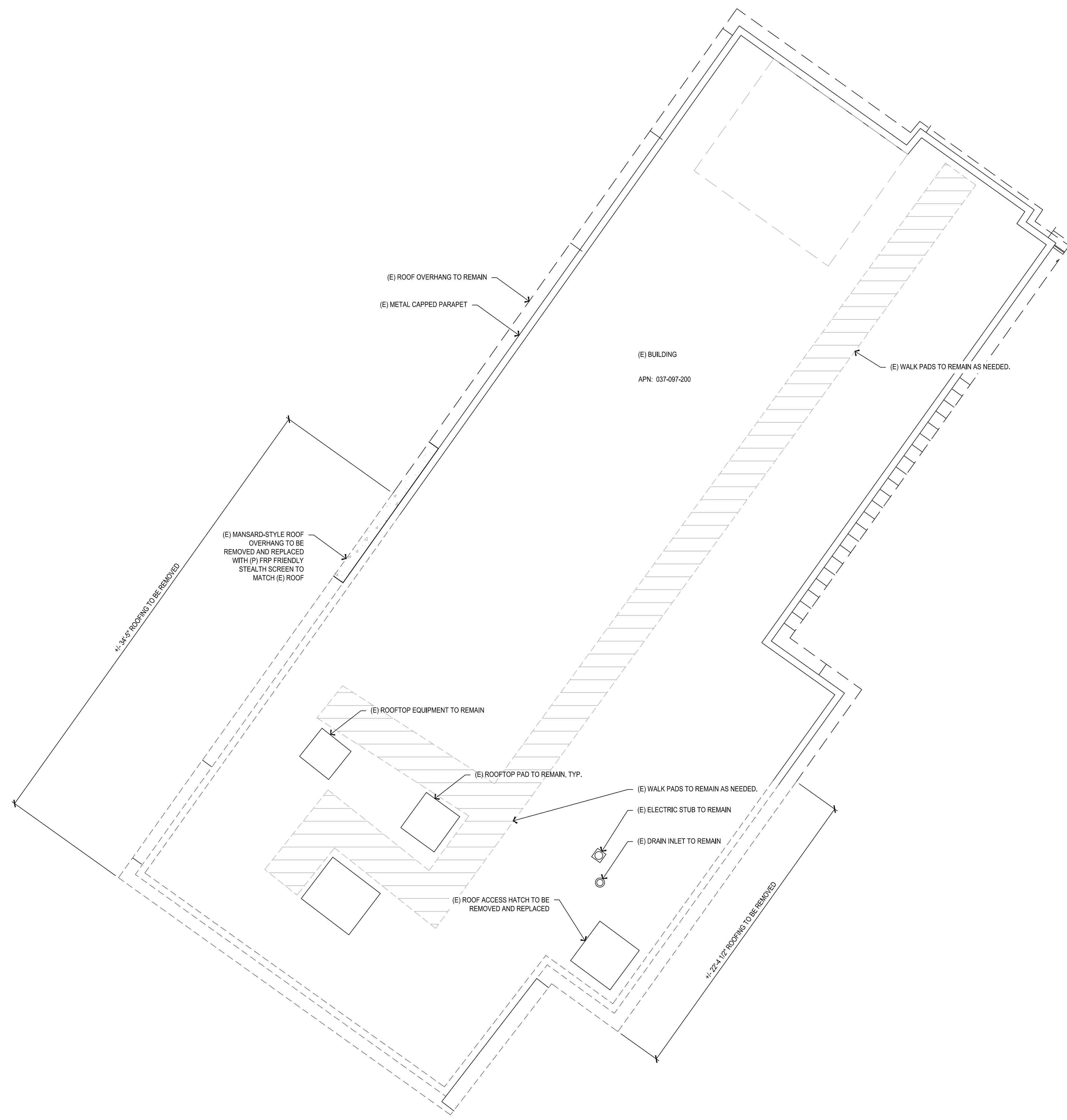
Issued For:
12/02/20
 100% ZD Comments

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2

Plot Date: 12/22/2020 12:27:48 PM File Name: 1201817_18509_37_CCL02815_Cabrillo Hwy Wireless_AT_T_NBR118509_37_CCL02815_Cabrillo Hwy Wireless_V12_Enlarged Site Plan.dwg Plotted By: jvm/McDowell

Plot Date: 12/22/2019 12:27:51 PM File Name: I:\01\01 - Epic Wireless - AT_18509-37_CCL02815_Cabrillo Hwy\01\01 - Existing Roof Plan.dwg Plotted By: John McOverell



AT&T Site ID:
CCL02815
CABRILLO HWY

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Dr. Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CCL02815
PROJECT NO: T-18509-37
DRAWN BY: JVM
CHECKED BY: RES

REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

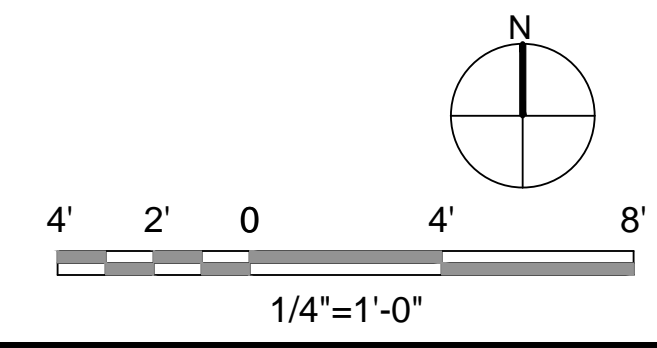
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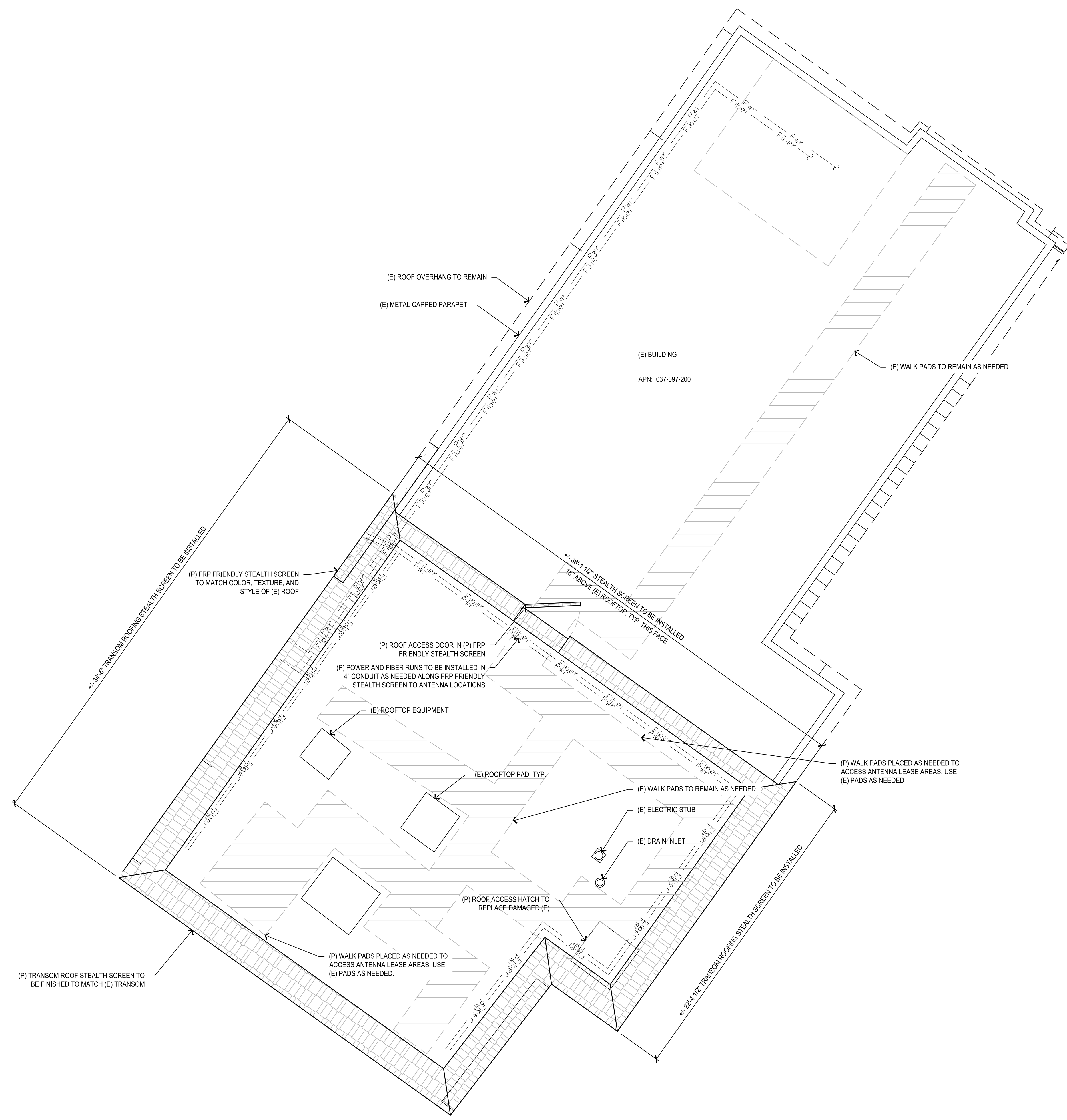
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SHEET TITLE:
EXISTING ROOF PLAN

SHEET NUMBER:
A-1.3





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AT&T SITE NO: CCL02815
PROJECT NO: T-18509-37
DRAWN BY: JVM
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REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

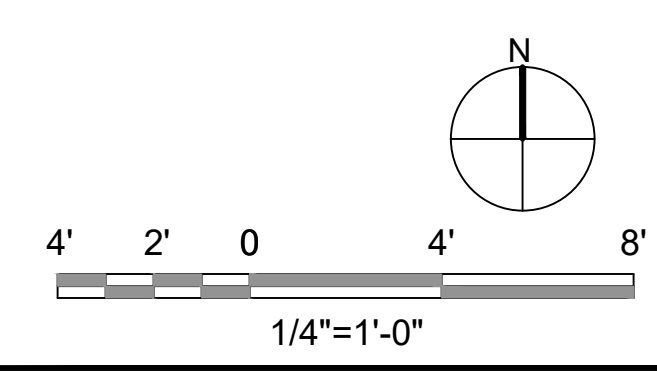
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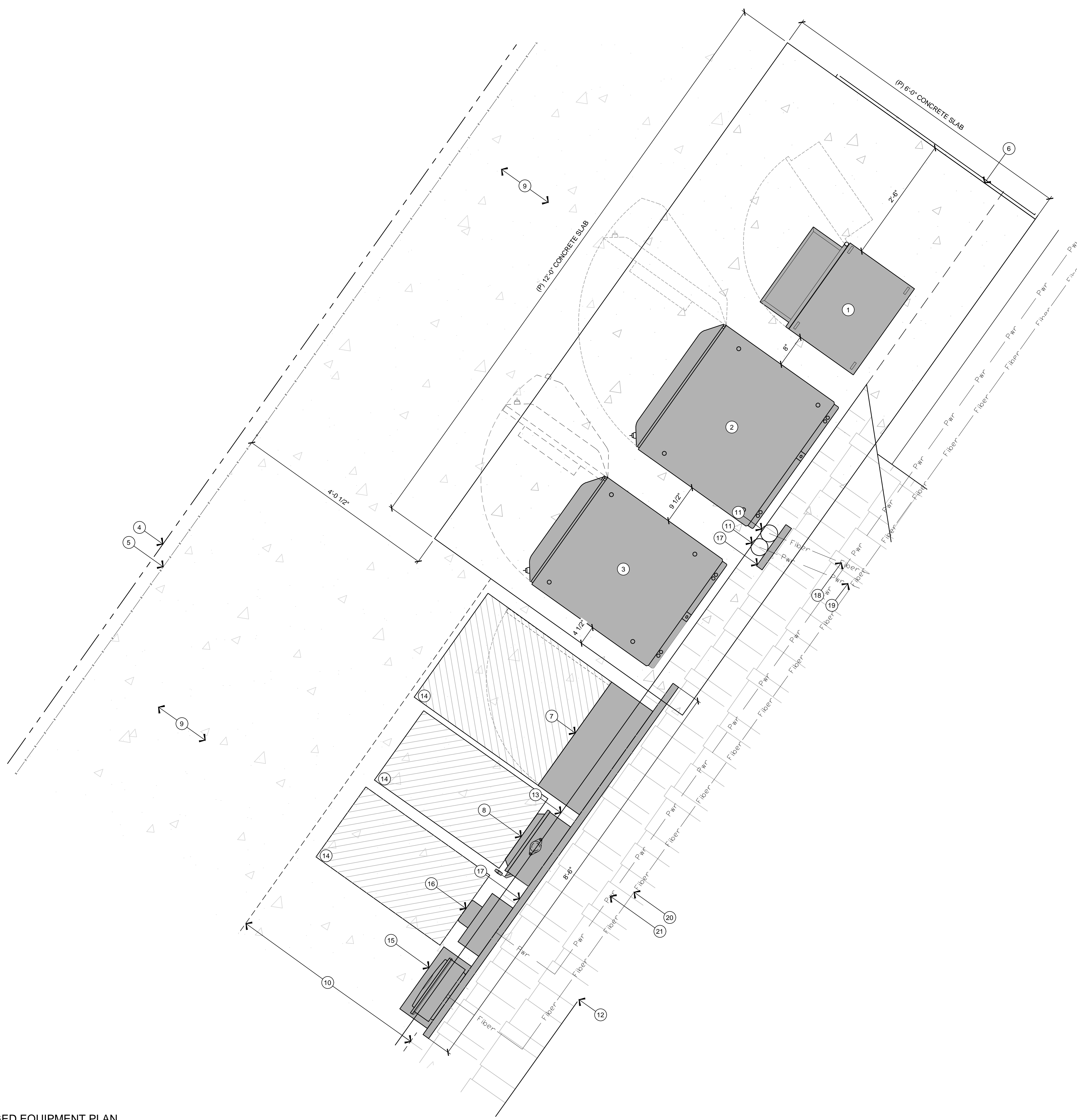
SHEET TITLE:
PROPOSED ROOF PLAN

SHEET NUMBER:
A-1.4



Plot Date: 12/22/2020 1:53:04 PM File Name: 20181118090_Epic Wireless_ATT_INSBT_1850937_CCL02815_Cabrillo Hwy/Sheet/17 - Proposed Roof Plan.dwg Plotted By: jvm\jdoonell

Plot Date: 12/22/2019 12:08:07 PM File Name: 1201811-18506-EPIC-Wireless-AT-18509-37-CCL02815-Cabrillo-Hwy-2-Enlarged-Equipment-Plan.dwg Plotted by: John McDevine



KEYNOTES

- ① (P) (2) PURCELL CABINET, STACKED
- ② (P) BATTERY CABINET
- ③ (P) POWER/MISC. CABINET
- ④ (E) PROPERTY BOUNDARY
- ⑤ (E) CHAIN LINK FENCE
- ⑥ (P) EQUIPMENT CONCRETE PAD
- ⑦ (P) PPC
- ⑧ (P) SITE DISCONNECT
- ⑨ (E) FINISH GRADE
- ⑩ (P) 4'-0" AT&T NON-EXCLUSIVE ACCESS & UTILITY EASEMENT
- ⑪ (P) 4" CONDUIT FOR POWER AND FIBER
- ⑫ (P) FRP FRIENDLY STEALTH SCREEN TO MATCH (E) ROOF
- ⑬ (P) FRP FRIENDLY STEALTH SCREEN OVERHANG
- ⑭ (P) 36" CLR. WORKSPACE
- ⑮ (P) CIENA & UAM
- ⑯ (P) 200A POWER METER
- ⑰ (P) UNISTRUT H-FRAME MOUNTED TO (E) BUILDING WALL
- ⑱ (P) FIBER RUN FROM EQUIPMENT AREA TO ANTENNA LOCATIONS, TOTAL = +/- 75'
- ⑲ (P) POWER RUN FROM EQUIPMENT AREA TO ANTENNA LOCATIONS, TOTAL = +/- 75'
- ⑳ (P) FIBER RUN FROM FIBER POC TO EQUIPMENT AREA AT BUILDING EXTERIOR, CONTRACTOR TO VERIFY EXACT ROUTING, TOTAL = +/- 85'
- ㉑ (P) POWER RUN FROM POWER POC TO EQUIPMENT AREA AT BUILDING EXTERIOR, CONTRACTOR TO VERIFY EXACT ROUTING, TOTAL = +/- 85'

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PROJECT NO:	T-18509-37
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REV	DATE	DESCRIPTION
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B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

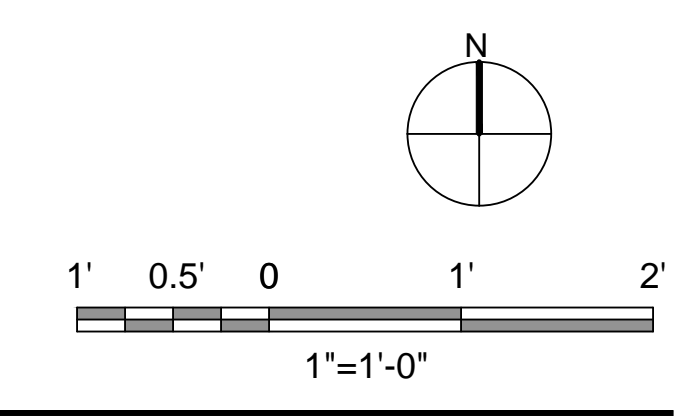
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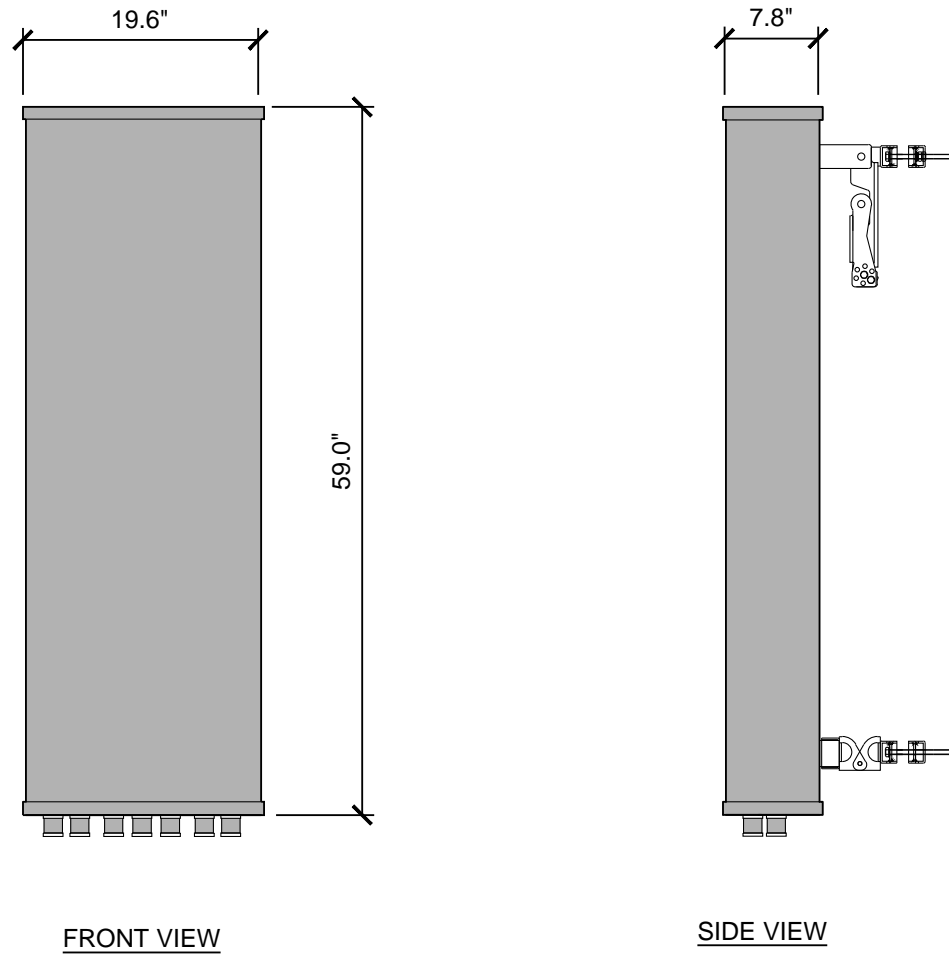
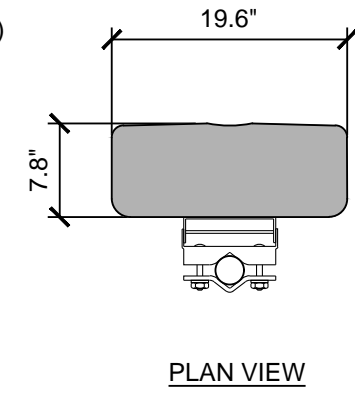
SHEET TITLE:
ENLARGED EQUIPMENT PLAN

SHEET NUMBER:
A-2

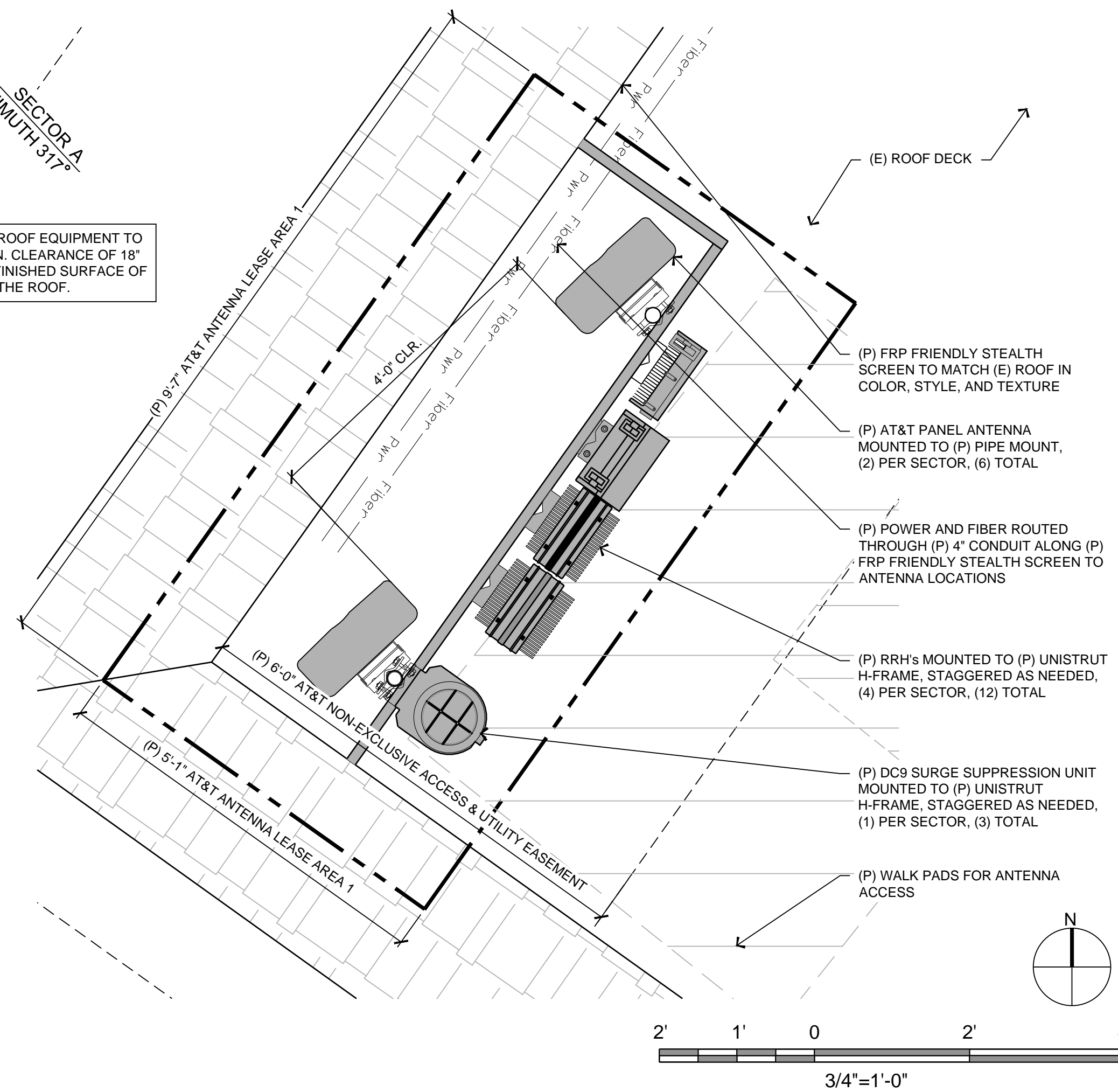


17 ENLARGED EQUIPMENT PLAN
1" = 1'-0"

ANTENNA: COMMSCOPE NNH4-65A-R6H4
 HEIGHT: 72.0"
 WIDTH: 19.6"
 DEPTH: 7.8"
 WEIGHT: 73.9 lb (w/o MOUNTING HARDWARE)



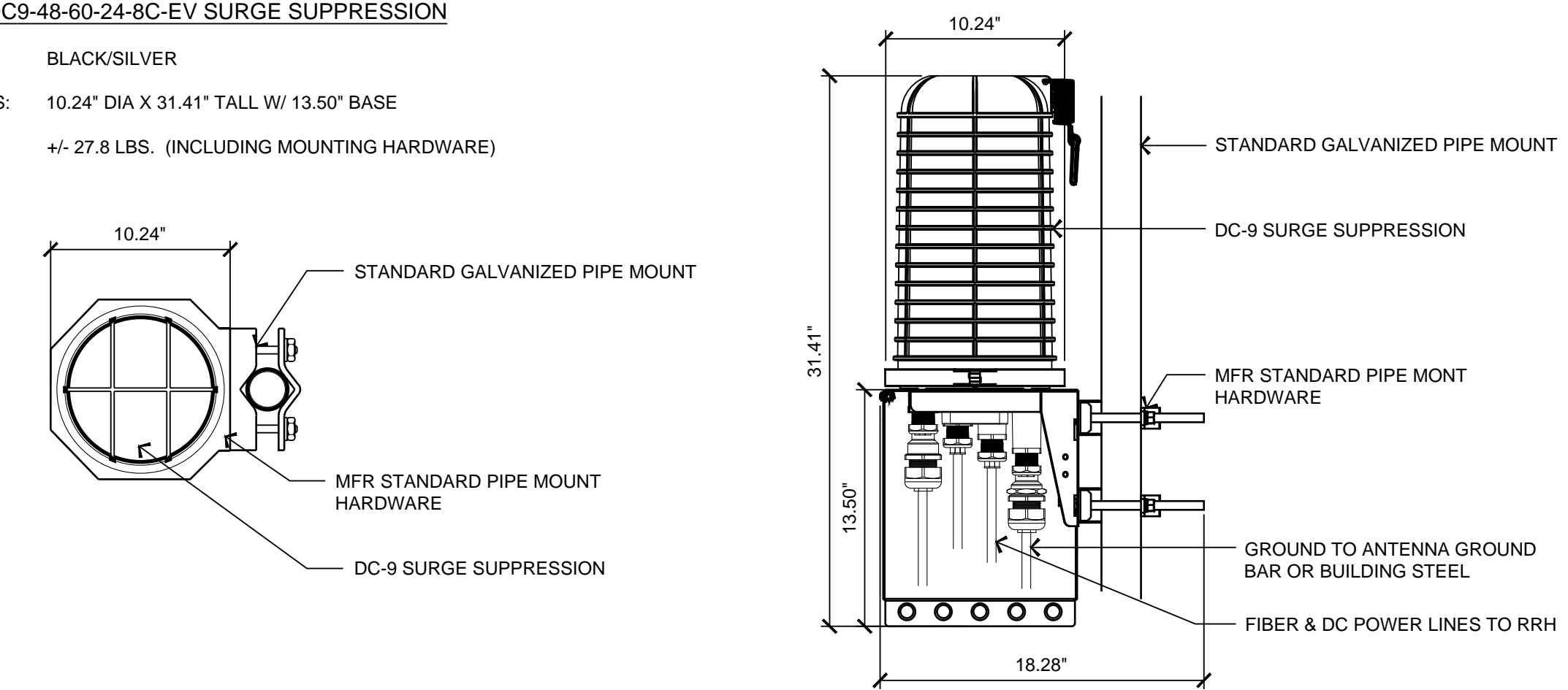
NOTE: ALL ROOF EQUIPMENT TO HAVE A MIN. CLEARANCE OF 18" FROM THE FINISHED SURFACE OF THE ROOF.



RF SCHEDULE										
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.	
A L P H A	A1	COMMSCOPE NNH4-65A-R6H4	317°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2
	A2	COMMSCOPE NNH4-65A-R6H4	317°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2
B E T A	B1	COMMSCOPE NNH4-65A-R6H4	135°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2
	B2	COMMSCOPE NNH4-65A-R6H4	135°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2
G A M M A	C1	FILTRONIC P6T2BF01-V1	60°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2
	C2	FILTRONIC P6T2BF01-V1	60°	± 27'-0"	(2) RRH	NA	± 75'-0"	± 10'-0"	1/2"	2

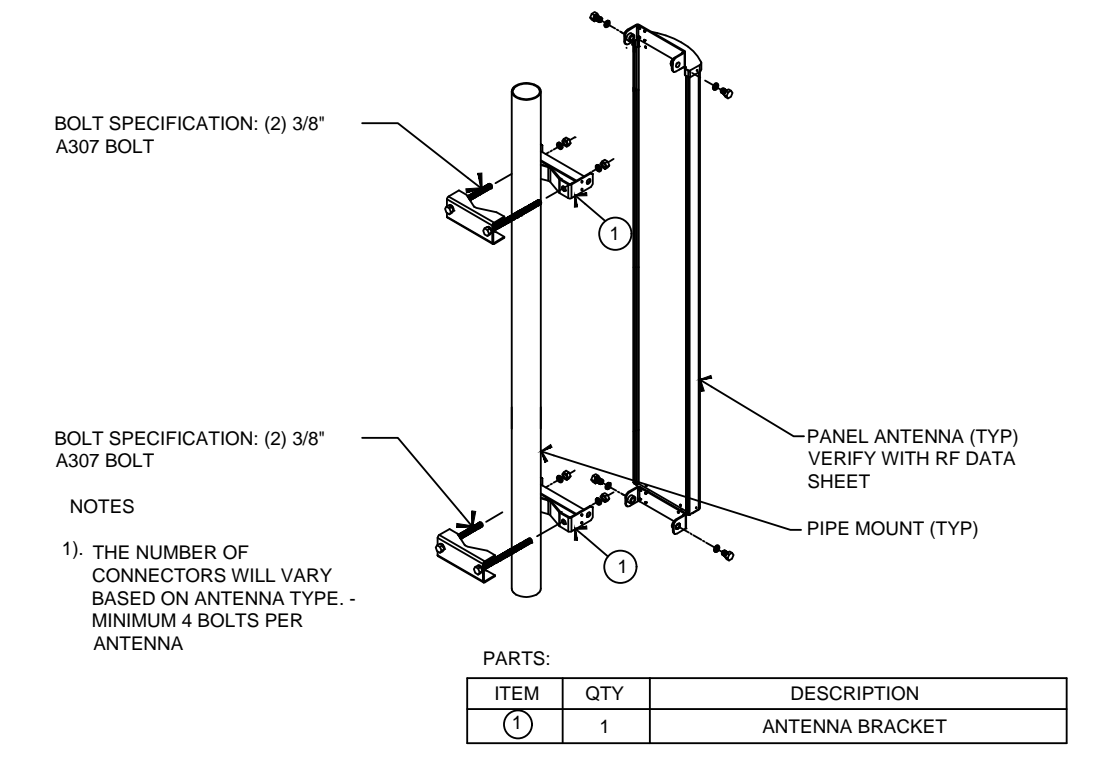
8 RF SCHEDULE

RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION
 COLOR: BLACK/SILVER
 DIMENSIONS: 10.24" DIA X 31.41" TALL W/ 13.50" BASE
 WEIGHT: A: +/- 27.8 LBS. (INCLUDING MOUNTING HARDWARE)



7 DC-9 SURGE SUPPRESSION UNIT

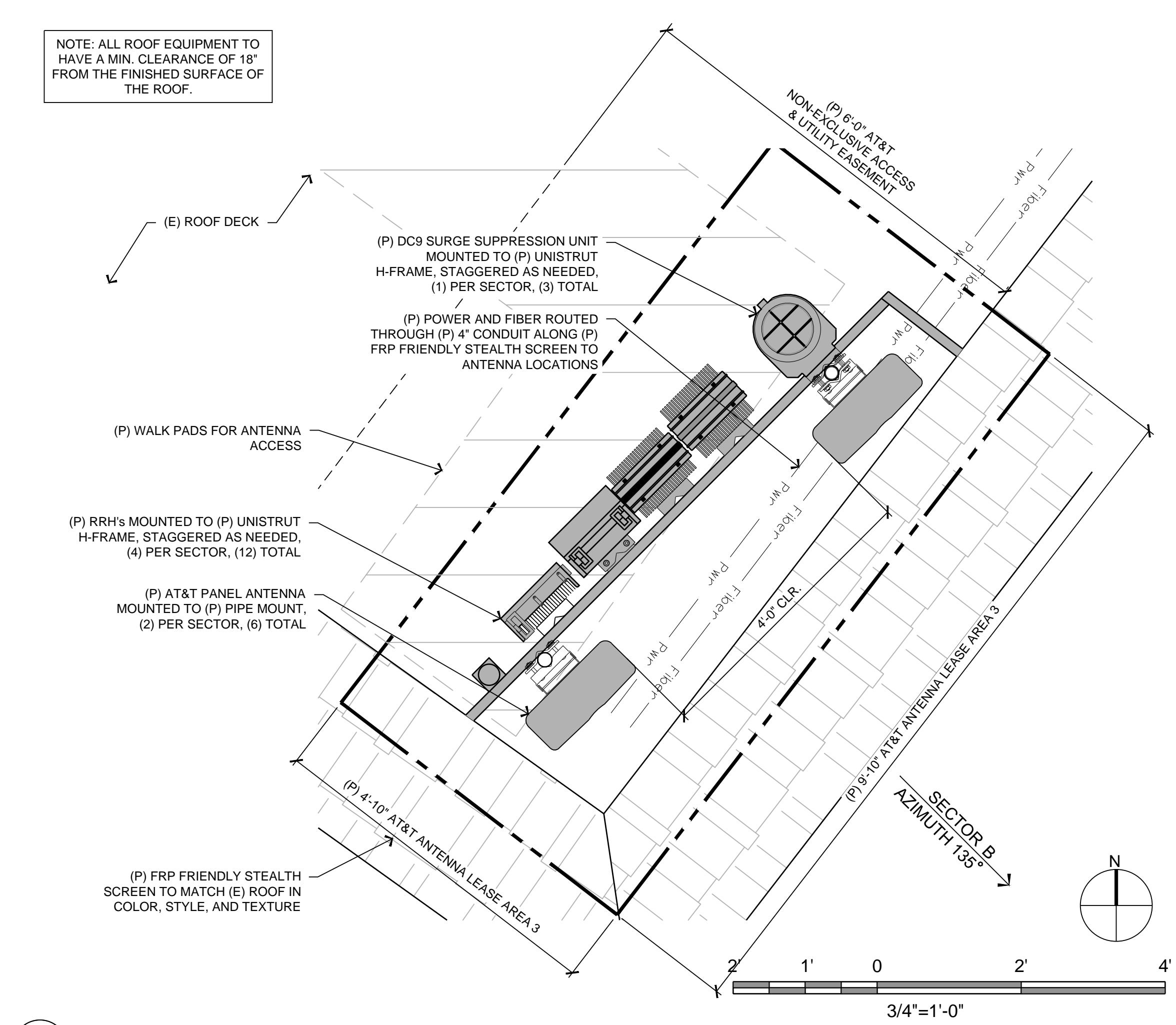
19 COMMSCOPE NNH4-65A-R6H4



18 ANTENNA MOUNT DETAIL

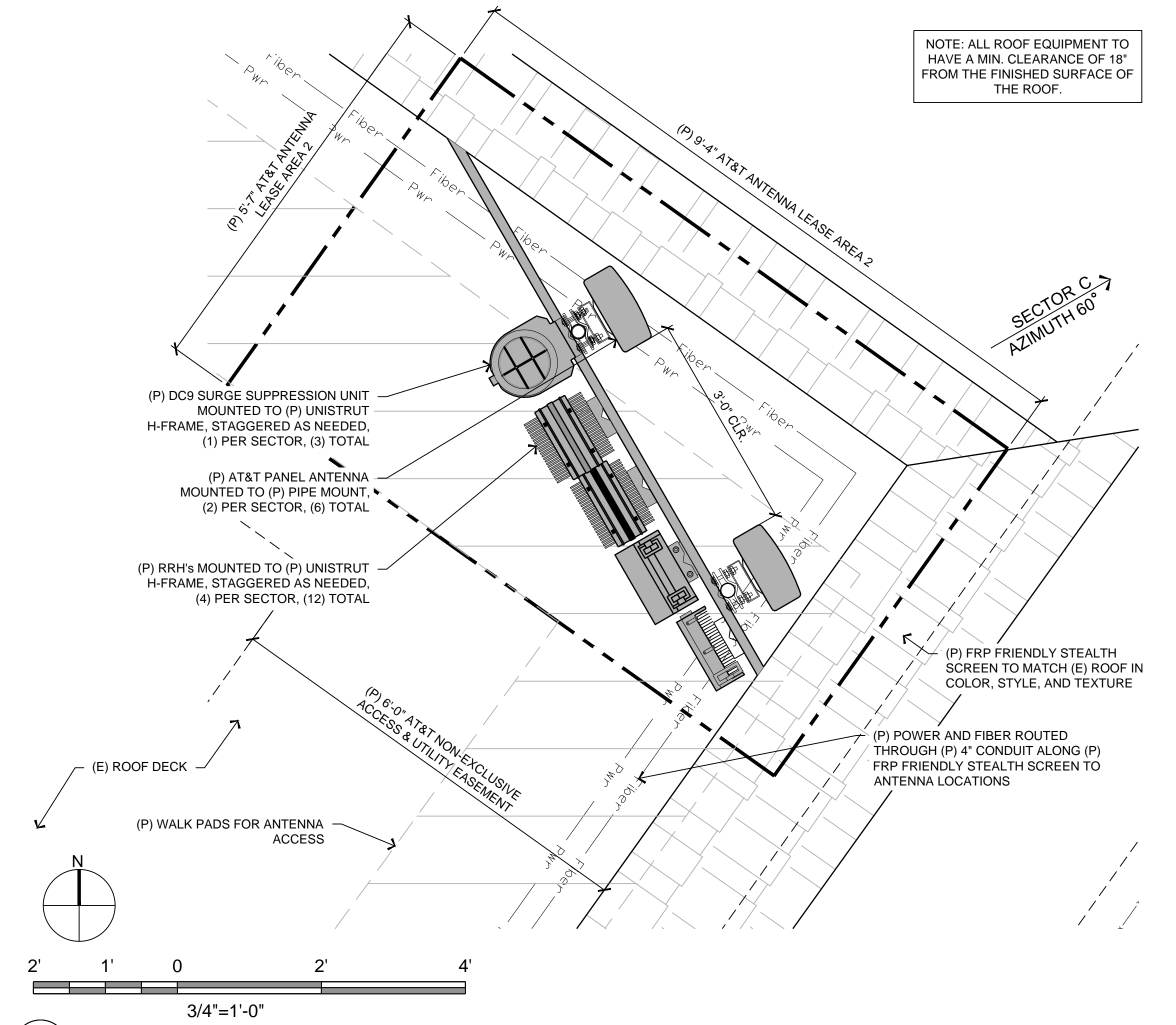
N.T.S.

15 ENLARGED ANTENNA PLAN - SECTOR A



13 ENLARGED ANTENNA PLAN - SECTOR B

5 ENLARGED ANTENNA PLAN - SECTOR C



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Vendor:
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AT&T SITE NO: CCL02815
 PROJECT NO: T-18509-37
 DRAWN BY: JVM
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REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
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A	10/22/19	90% ZD SUBMITTAL

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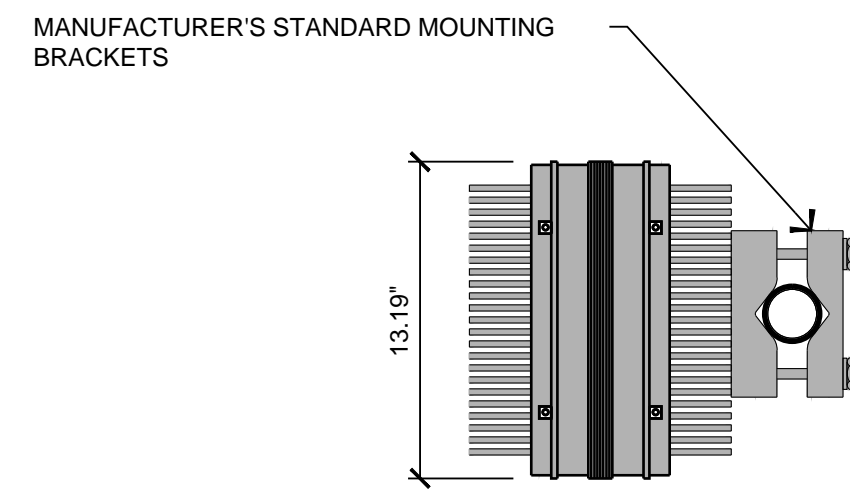
SHEET TITLE:
ANTENNA PLANS & DETAILS

SHEET NUMBER:
A-3.1

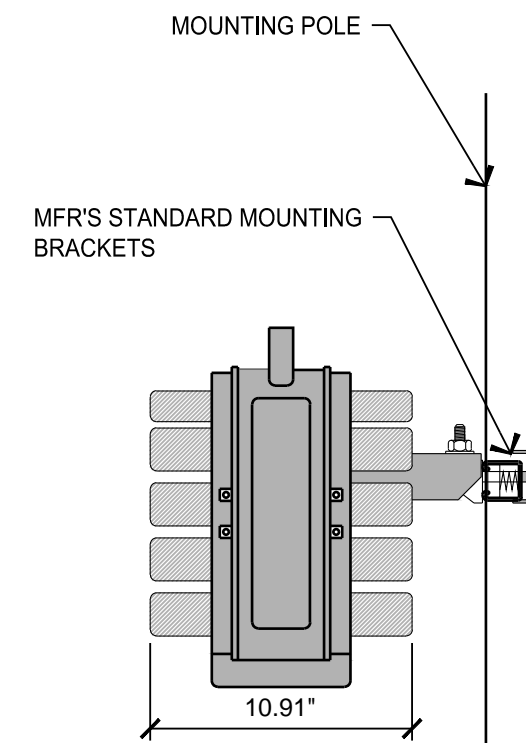
Plot Date: 12/22/2020 12:08:24 PM File Name: 120181 - 18509 - Epic Wireless_ATT_NBH118509-37_CCL02815_Cabrillo Hwy Details.dwg Plotter: HP DesignJet 5000 Series

ERICSSON RRUS-8843 REMOTE RADIO UNIT

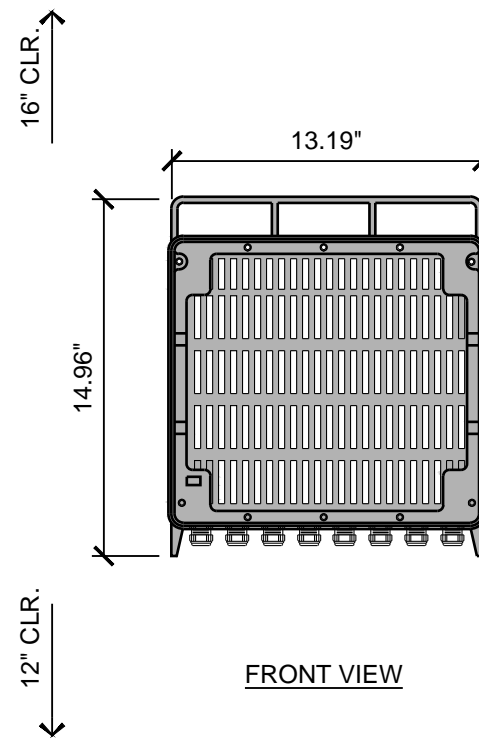
COLOR: WHITE
 DIMENSIONS: 14.96" (380mm) TALL X 13.19" (335mm) WIDE X 10.91" (277mm) DEEP
 WEIGHT: +/- 71.87 LBS. (32.6kg) EXCLUDING MOUNTING HARDWARE



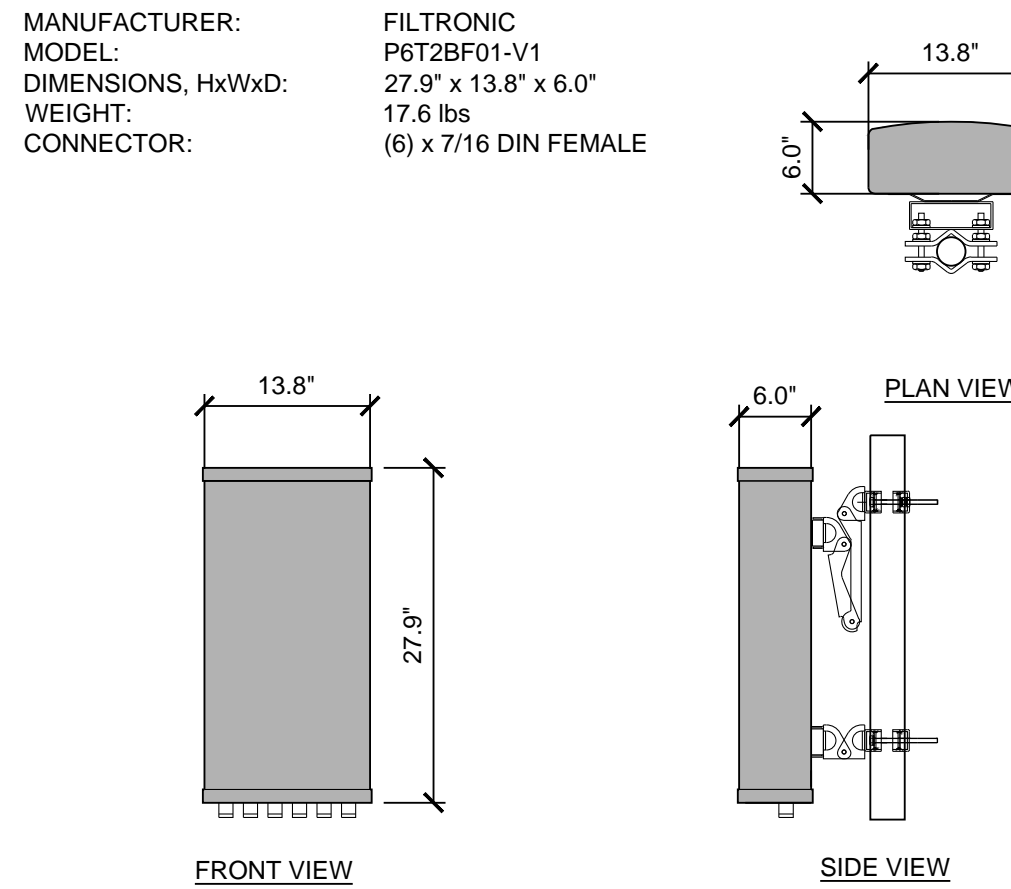
TOP VIEW



SIDE VIEW



FRONT VIEW



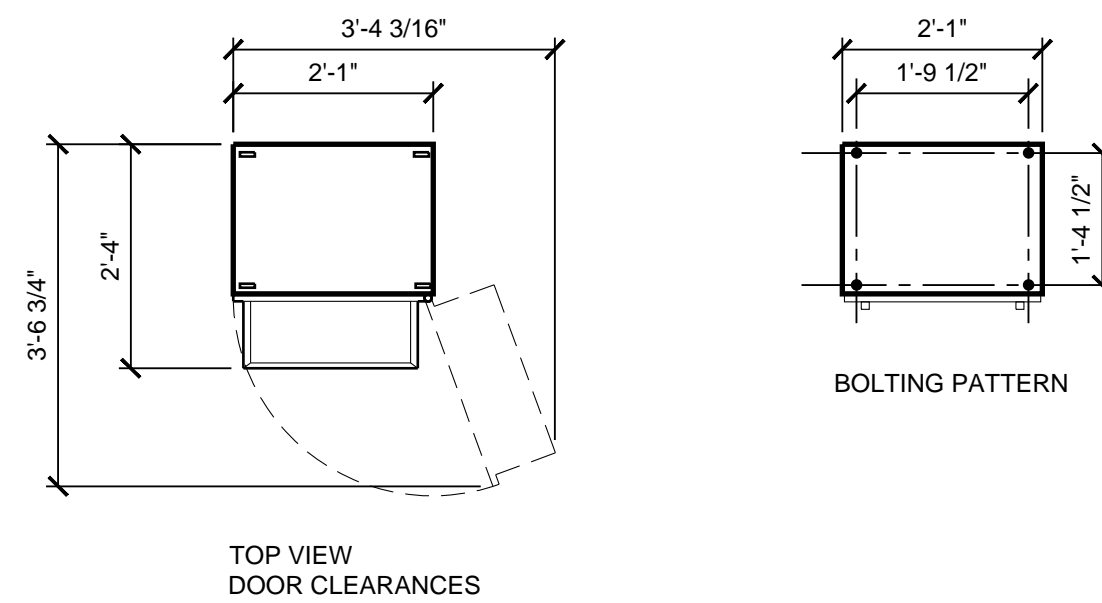
FRONT VIEW

SIDE VIEW

15 FILTRONIC P6T2BF01-V1
 3/4" = 1'-0"

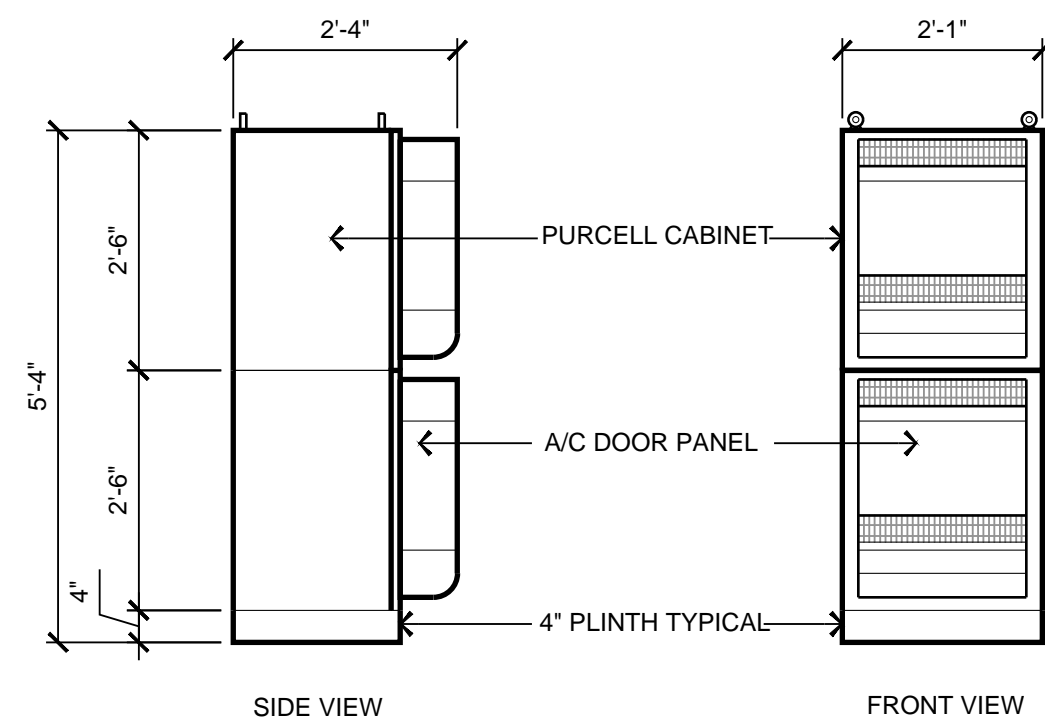
PURCELL LTE CONDITIONED CABINET

COLOR: LIGHT TAN
 A/C REQD: NONE - DC POWER ONLY
 DIMENSIONS: 2'-1" WIDE X 5'-4" TALL X 2'-4" DEEP
 WEIGHT: +/- 350 LBS. (FULLY LOADED)



TOP VIEW DOOR CLEARANCES

BOLTING PATTERN



SIDE VIEW

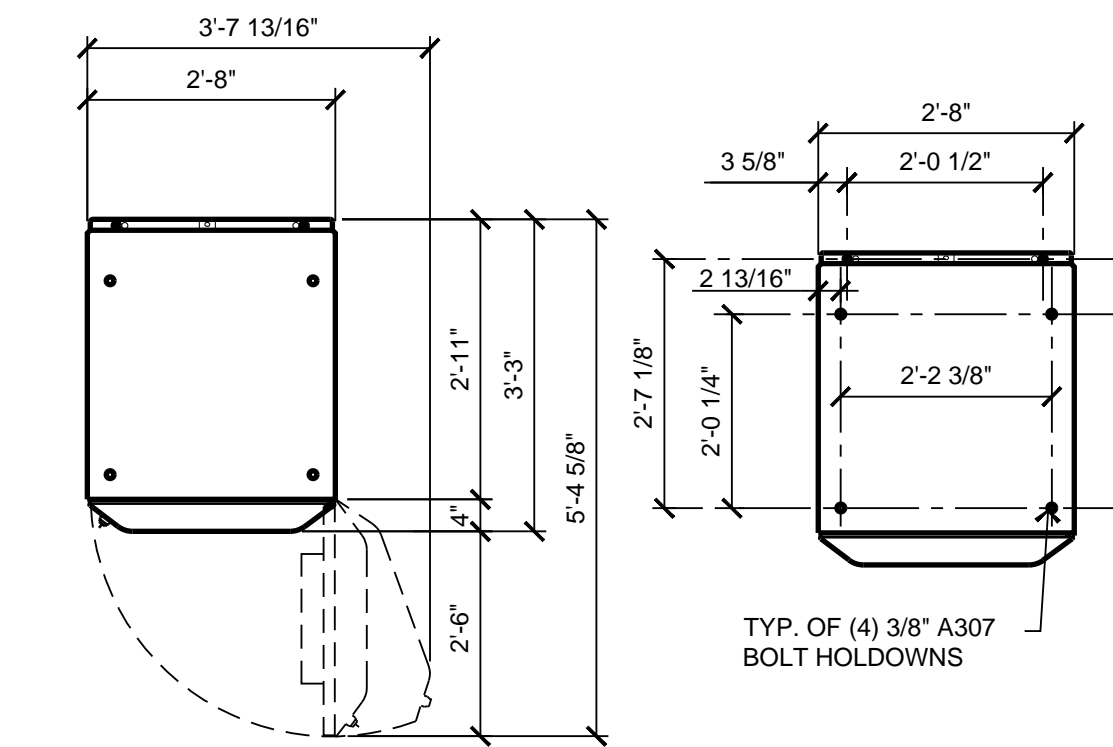
FRONT VIEW

13 PURCELL LTE CONDITIONED CABINET
 1/2" = 1'-0"

11 ERICSSON RRUS 8843
 1 1/2" = 1'-0"

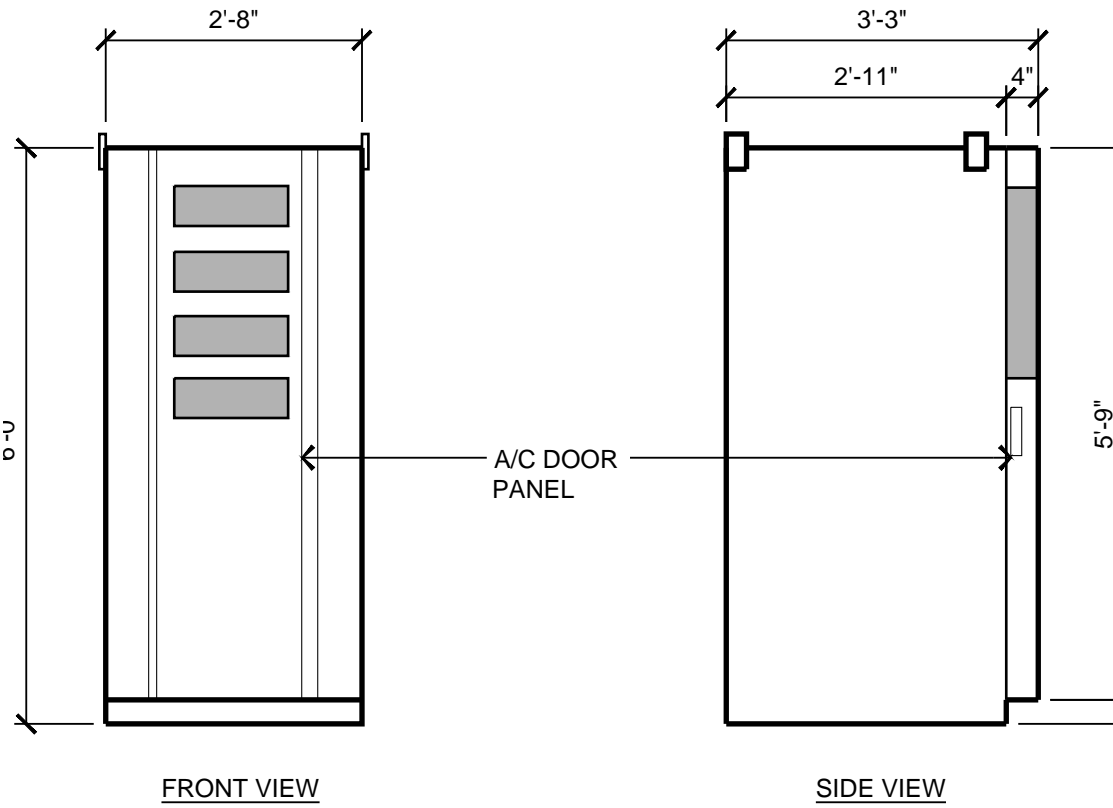
CABINET SPECIFICATIONS

COLOR: WHITE
 A/C REQD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS
 DIMENSIONS: 2'-8" WIDE X 6'-0" TALL X 3'-3" DEEP
 WEIGHT: +/- 1900 LBS. (FULLY LOADED)



TOP VIEW DOOR CLEARANCES

TOP VIEW BOLTING PATTERN



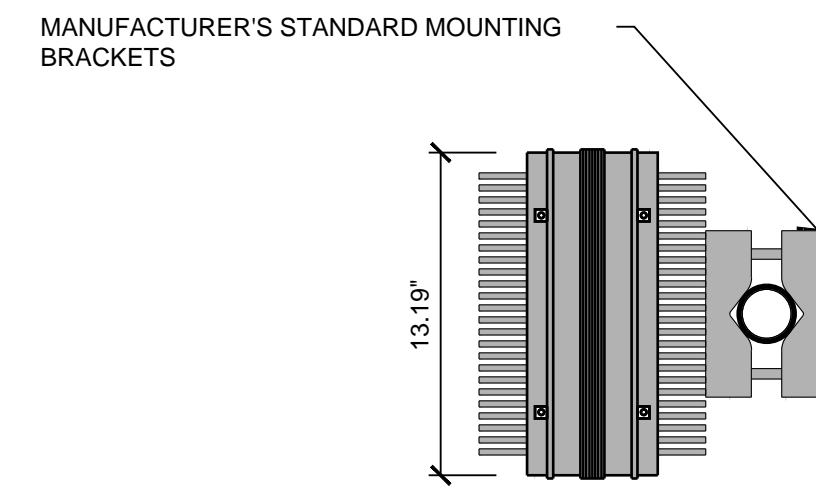
FRONT VIEW

SIDE VIEW

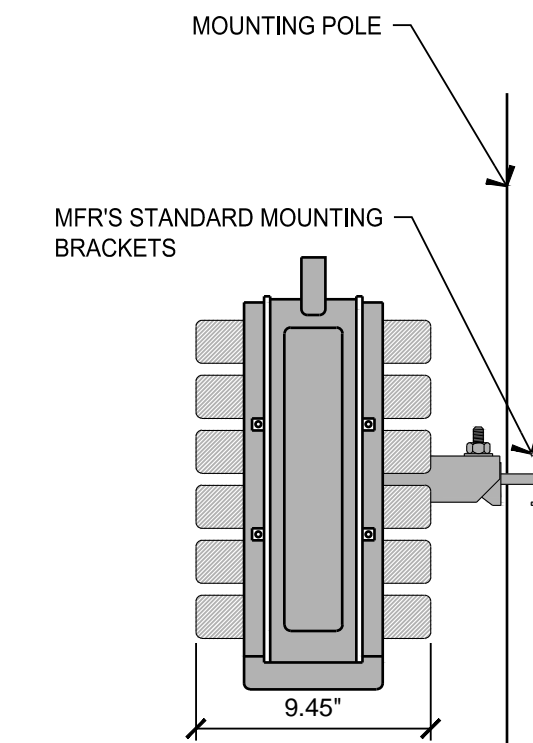
9 NETSURE 512DC POWER & BATTERY CABINET
 1/2" = 1'-0"

ERICSSON RRUS-4449 REMOTE RADIO UNIT

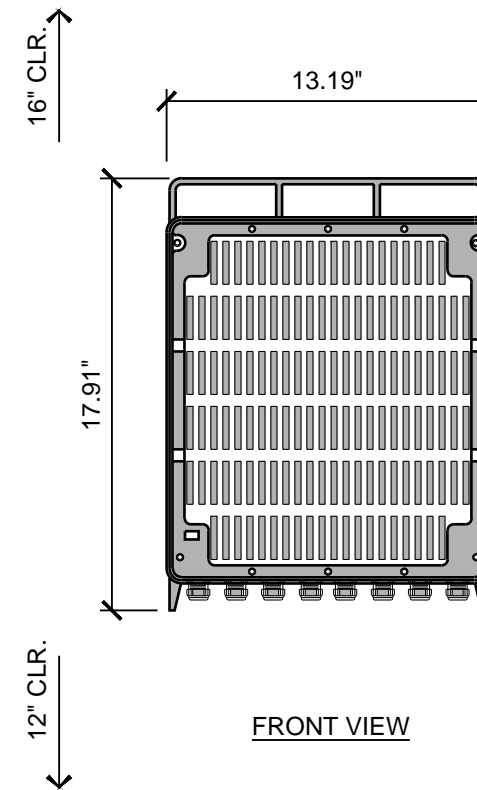
COLOR: WHITE
 DIMENSIONS: 17.91" (455mm) TALL X 13.19" (335mm) WIDE X 9.45" (240mm) DEEP
 WEIGHT: +/- 70.55 LBS. (32kg) EXCLUDING MOUNTING HARDWARE



TOP VIEW



SIDE VIEW

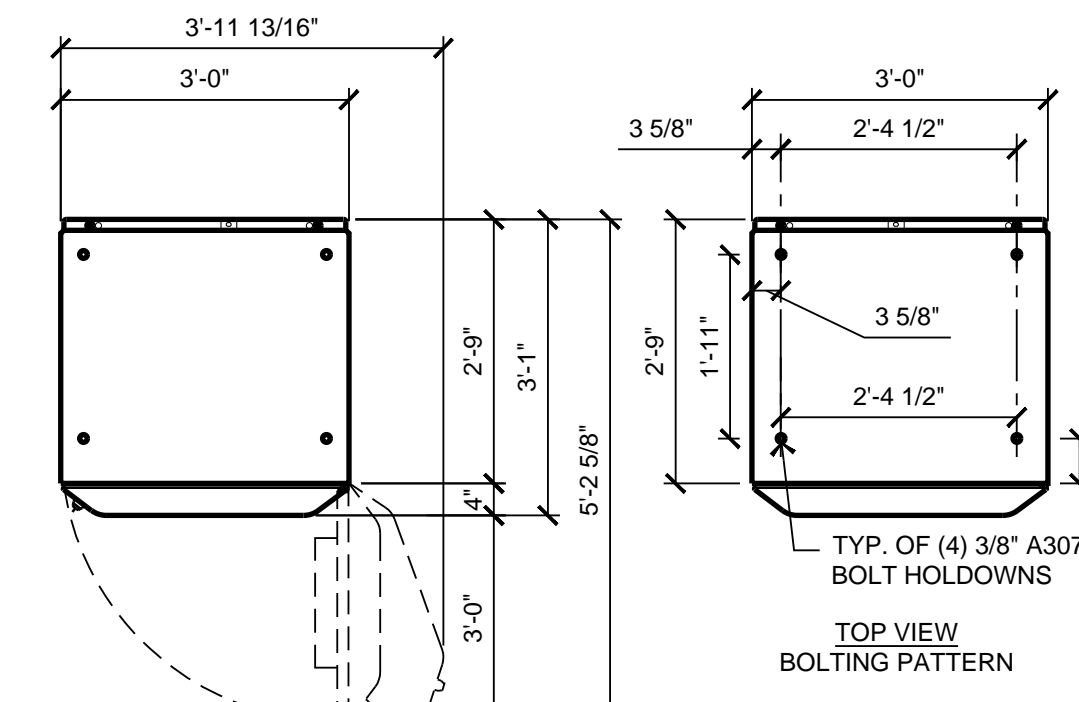


FRONT VIEW

7 ERICSSON RRUS 4449
 1 1/2" = 1'-0"

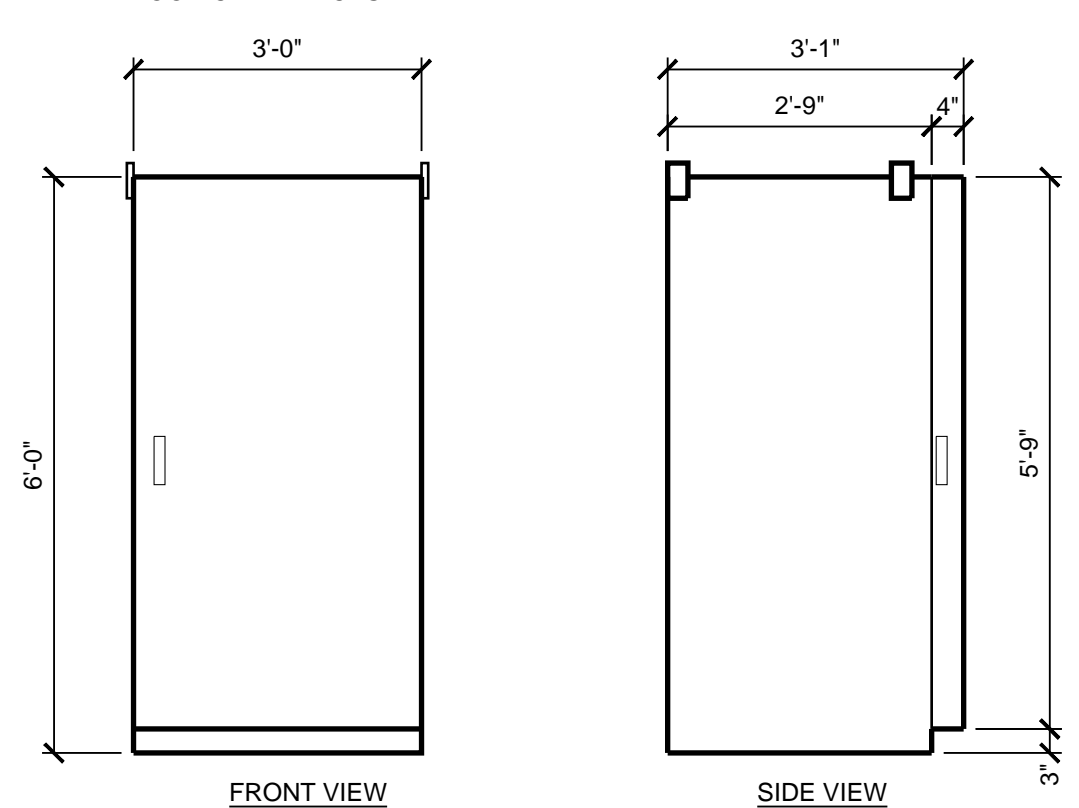
CABINET SPECIFICATIONS

COLOR: WHITE
 A/C REQD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS
 DIMENSIONS: 3'-0" WIDE X 6'-0" TALL X 3'-1" DEEP
 WEIGHT: +/- 3200 LBS. (FULLY LOADED)



TOP VIEW DOOR CLEARANCES

TOP VIEW BOLTING PATTERN



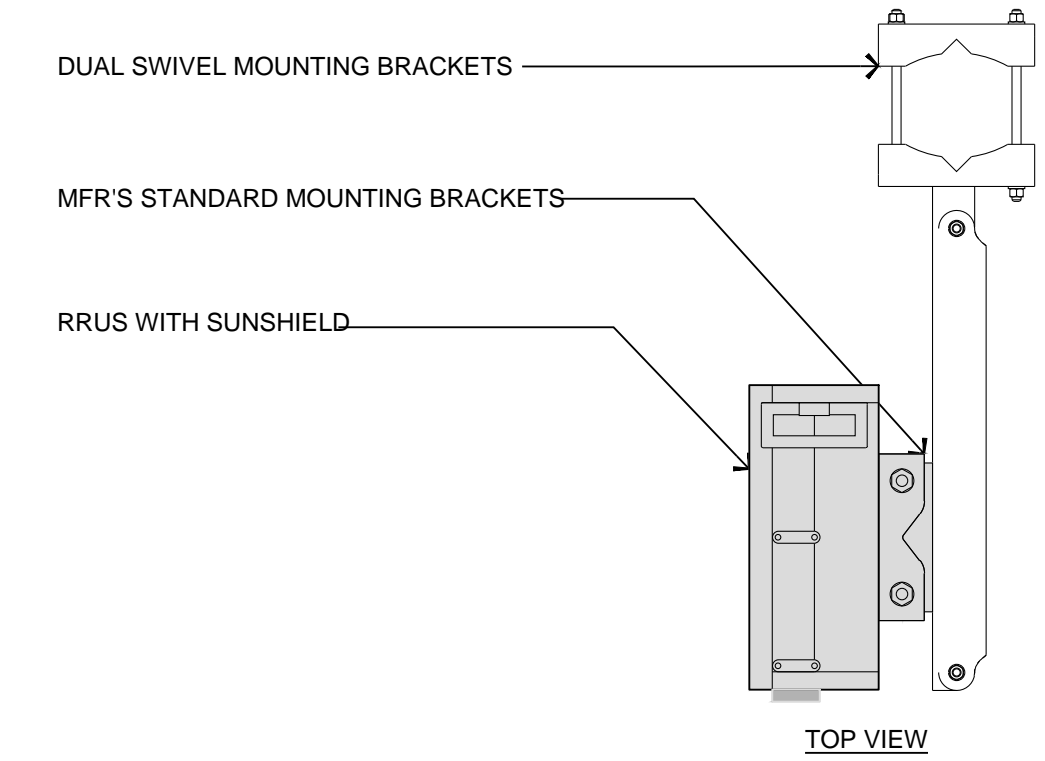
FRONT VIEW

SIDE VIEW

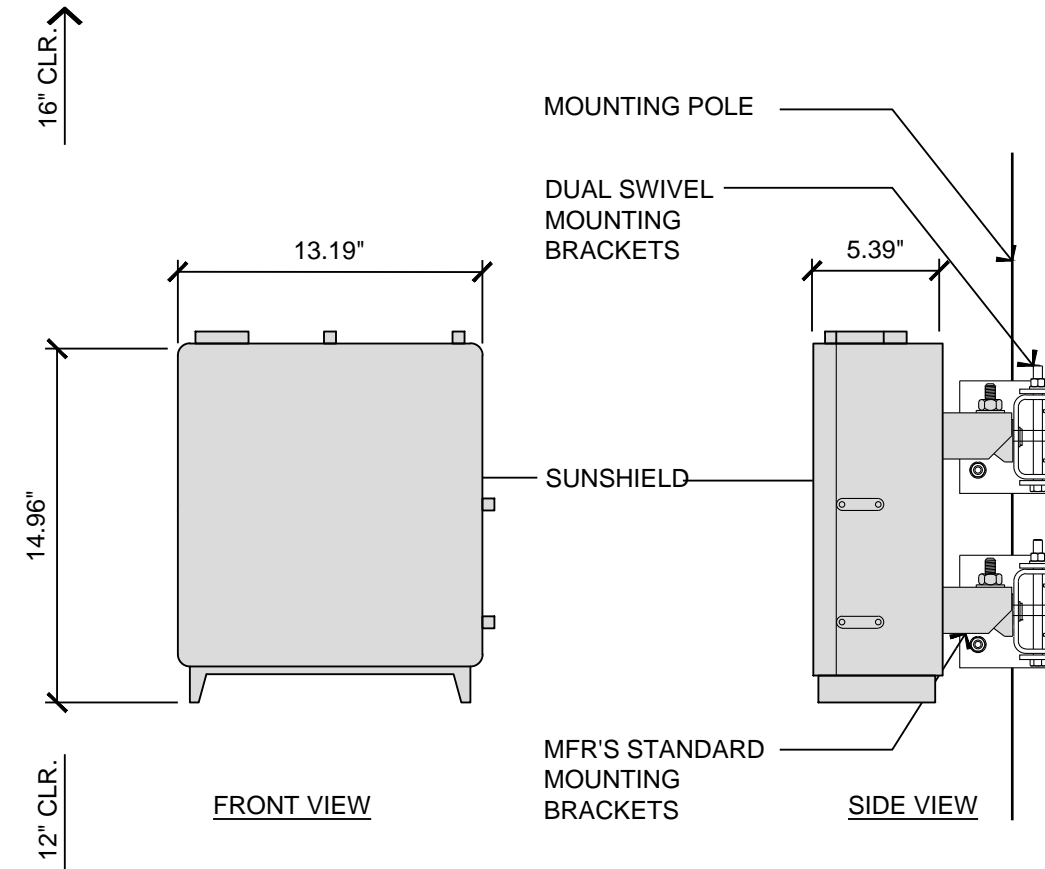
5 EMERSON NEQ. 15919 BATTERY CABINET
 1/2" = 1'-0"

ERICSSON RRUS-4415 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.4" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 46.0 LBS. (EXCLUDING MOUNTING HARDWARE)



TOP VIEW



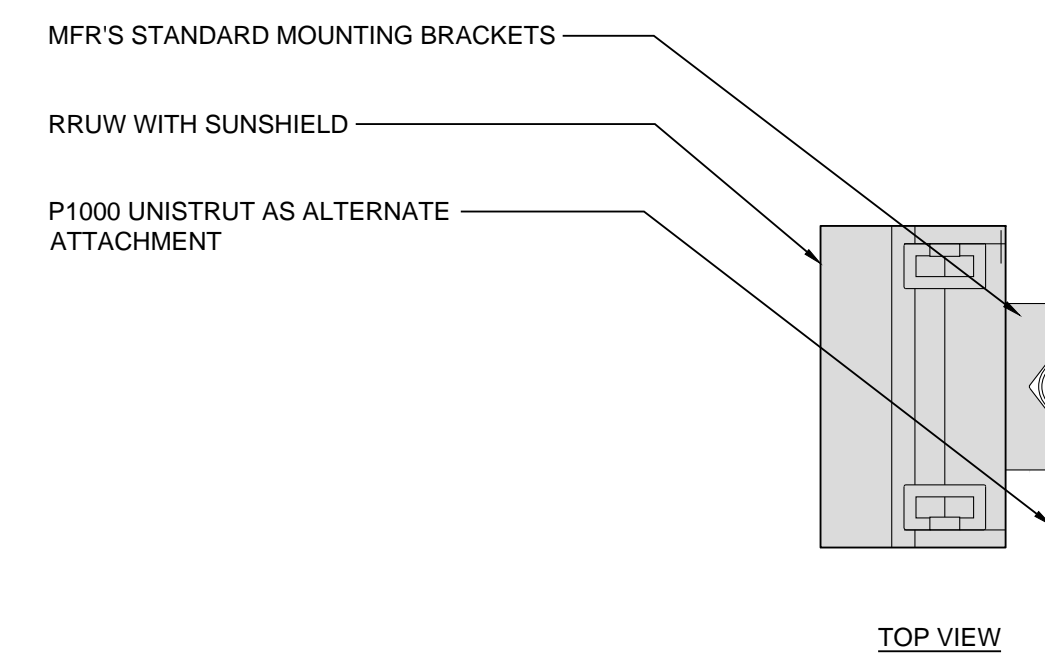
FRONT VIEW

SIDE VIEW

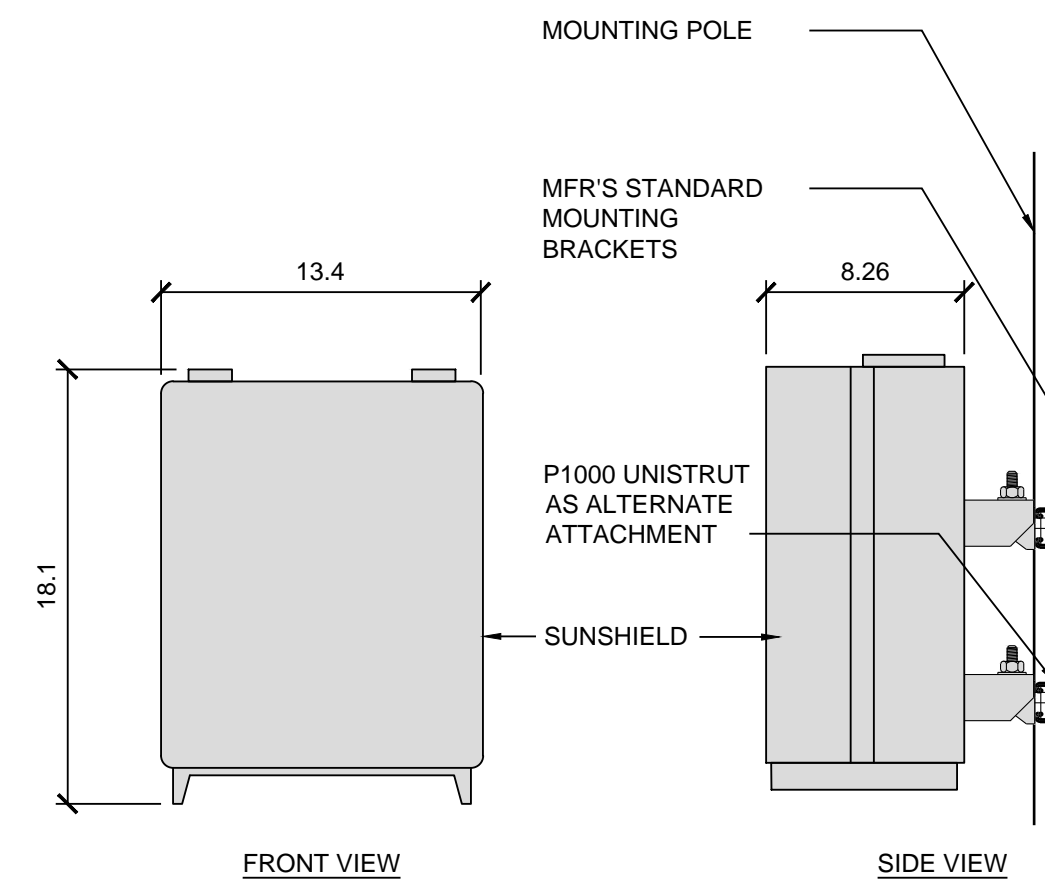
3 ERICSSON RRUS 4415 REMOTE RADIO UNIT
 1 1/2" = 1'-0"

ERICSSON RRUS 4478 B14 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 18.1" TALL X 13.4" WIDE X 8.26" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 59.4 LBS. (EXCLUDING MOUNTING HARDWARE)



TOP VIEW



FRONT VIEW

SIDE VIEW

1 ERICSSON RRUS 4478 B14 REMOTE RADIO UNIT
 1 1/2" = 1'-0"

AT&T Site ID:

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 CABRILLO HWY

Vendor:



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PREPARED FOR



5001 Executive Parkway
 San Ramon, California 94583

Architect:



borgesarch.com

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 ROSEVILLE CA 95661
 916 782 7200 TEL
 916 773 3037 FAX

AT&T SITE NO: CCL02815

PROJECT NO: T-18509-37

DRAWN BY: JVM

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REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
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A	10/22/19	90% ZD SUBMITTAL

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SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
A-3.2

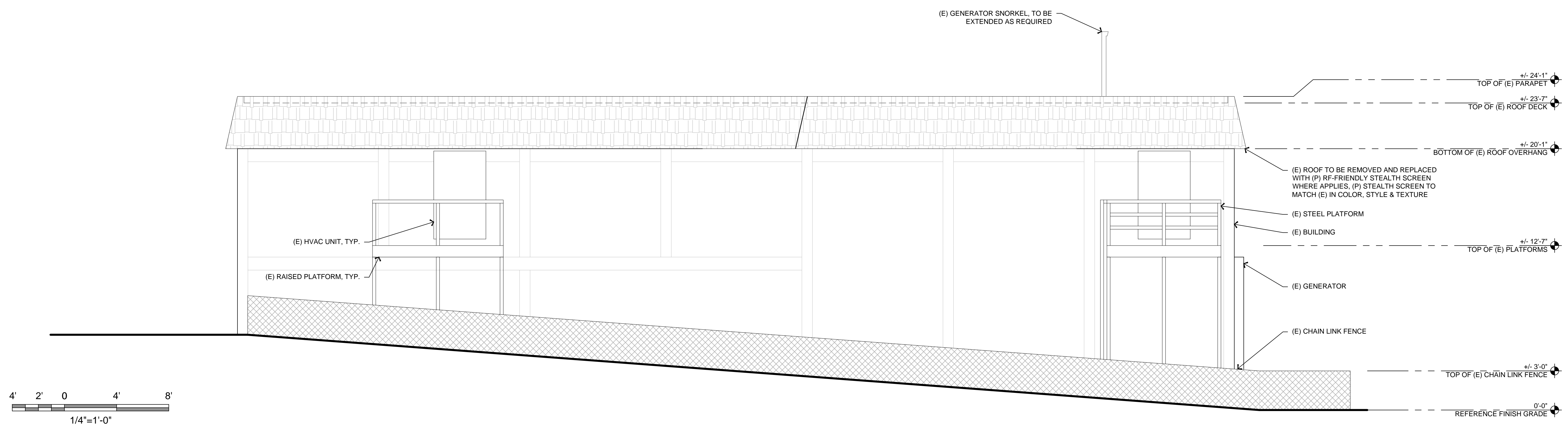
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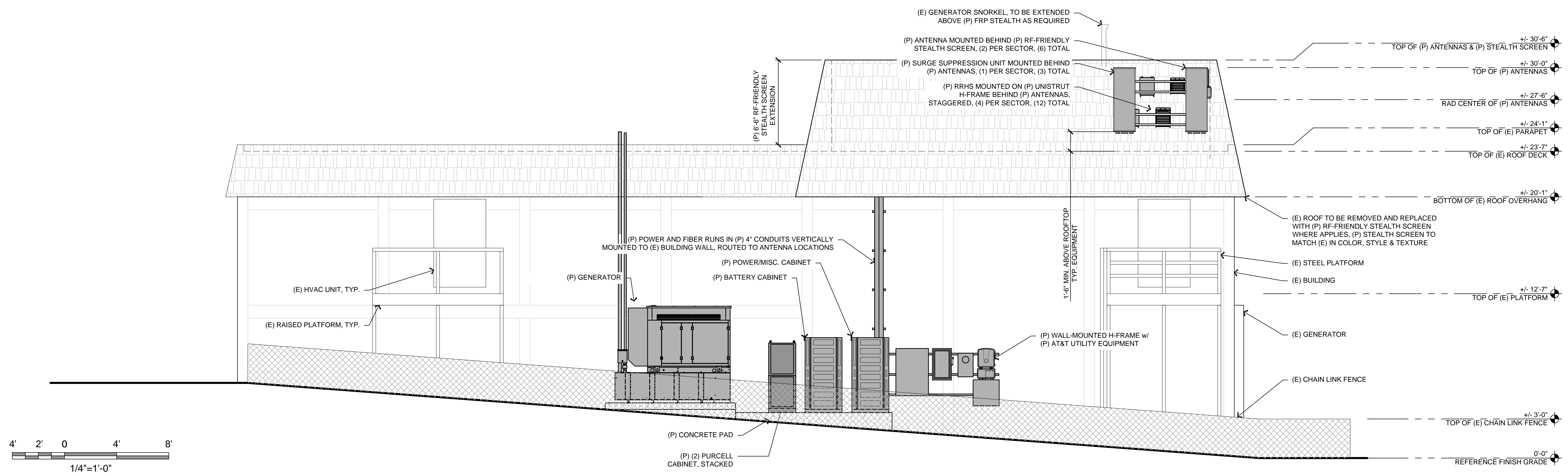
SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
A-4.1



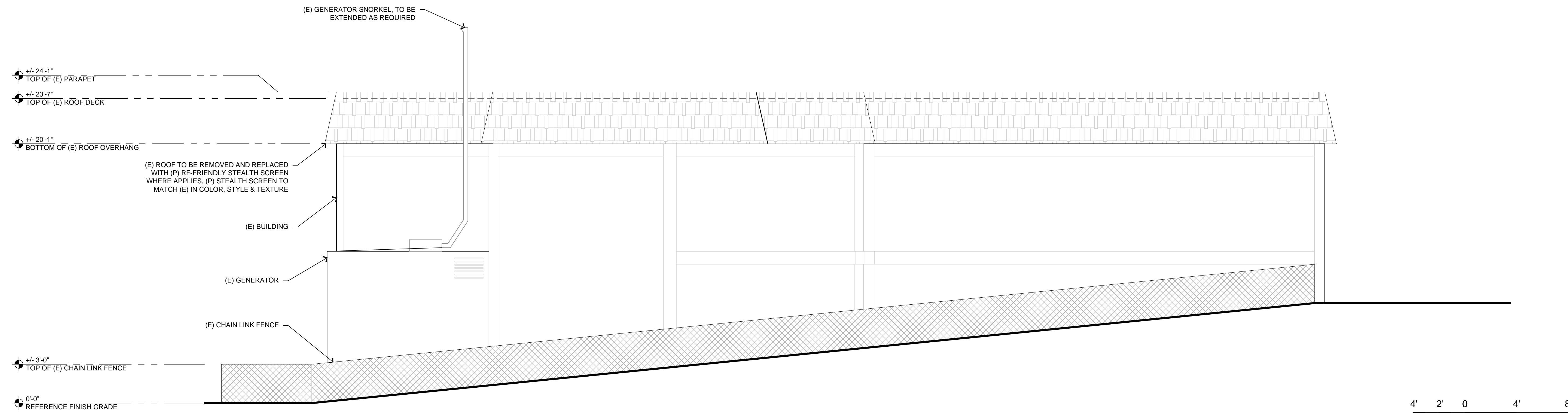
19 EXISTING NORTHWEST ELEVATION
 1/4" = 1'-0"

NOTE:
 1. EQUIPMENT BEHIND PROPOSED ROOF SHOWN FOR CLARITY



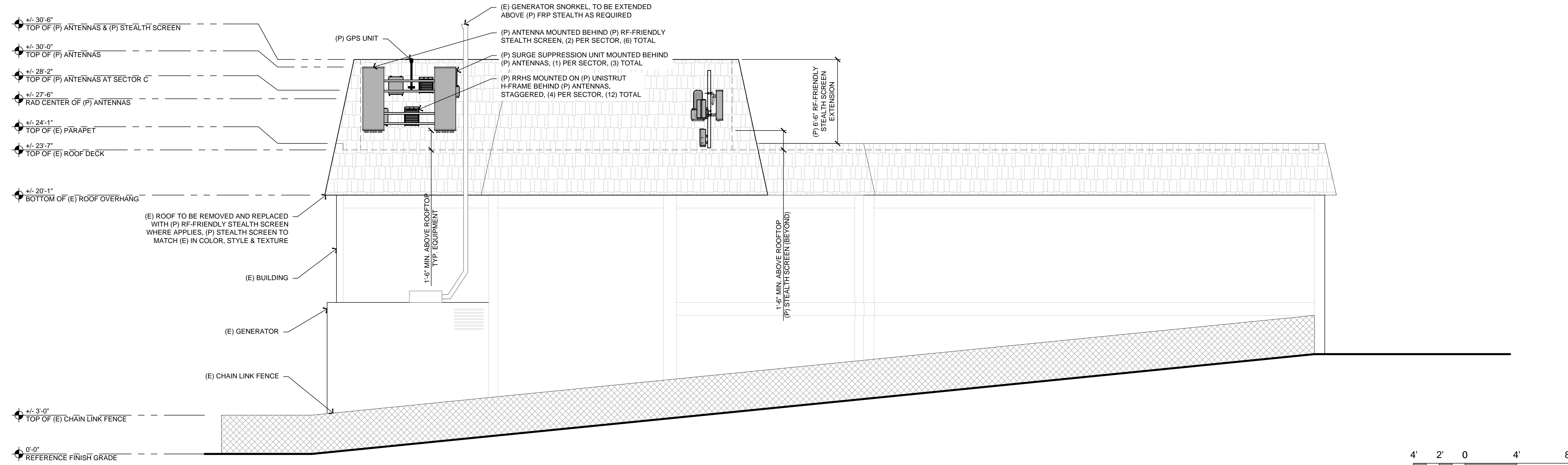
17 PROPOSED NORTHWEST ELEVATION
 1/4" = 1'-0"

Plot Date: 12/22/2020 2:56:08 PM File Name: 20181118090_Epic Wireless_ATT_NSIBT_18061937_CCL02815_Cabrillo Hwy CD02815 - Cabrillo Hwy Sheet A-4.1 Elevations.dwg Plotted by: John McDowell



19 EXISTING SOUTHEAST ELEVATION
1/4" = 1'-0"

NOTE:
1. EQUIPMENT BEHIND PROPOSED ROOF SHOWN FOR CLARITY



17 PROPOSED SOUTHEAST ELEVATION
1/4" = 1'-0"

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PROJECT NO: T-18509-37
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.2

Plot Date: 12/22/2020 2:56:47 PM File Name: 20181118001_Epic Wireless_ATT_INSIST_1806037_CCL02815_Cabrillo Hwy ZD02815 - Cabrillo Hwy SteerClear - 2 Proposed Elevation.dwg Plotted By: John McDowell

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PROJECT NO: T-18509-37

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CHECKED BY: RES

REV	DATE	DESCRIPTION
C	12/02/20	100% ZD COMMENTS
B	12/18/19	100% ZD SUBMITTAL
A	10/22/19	90% ZD SUBMITTAL

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.

Issued For:

12/02/20

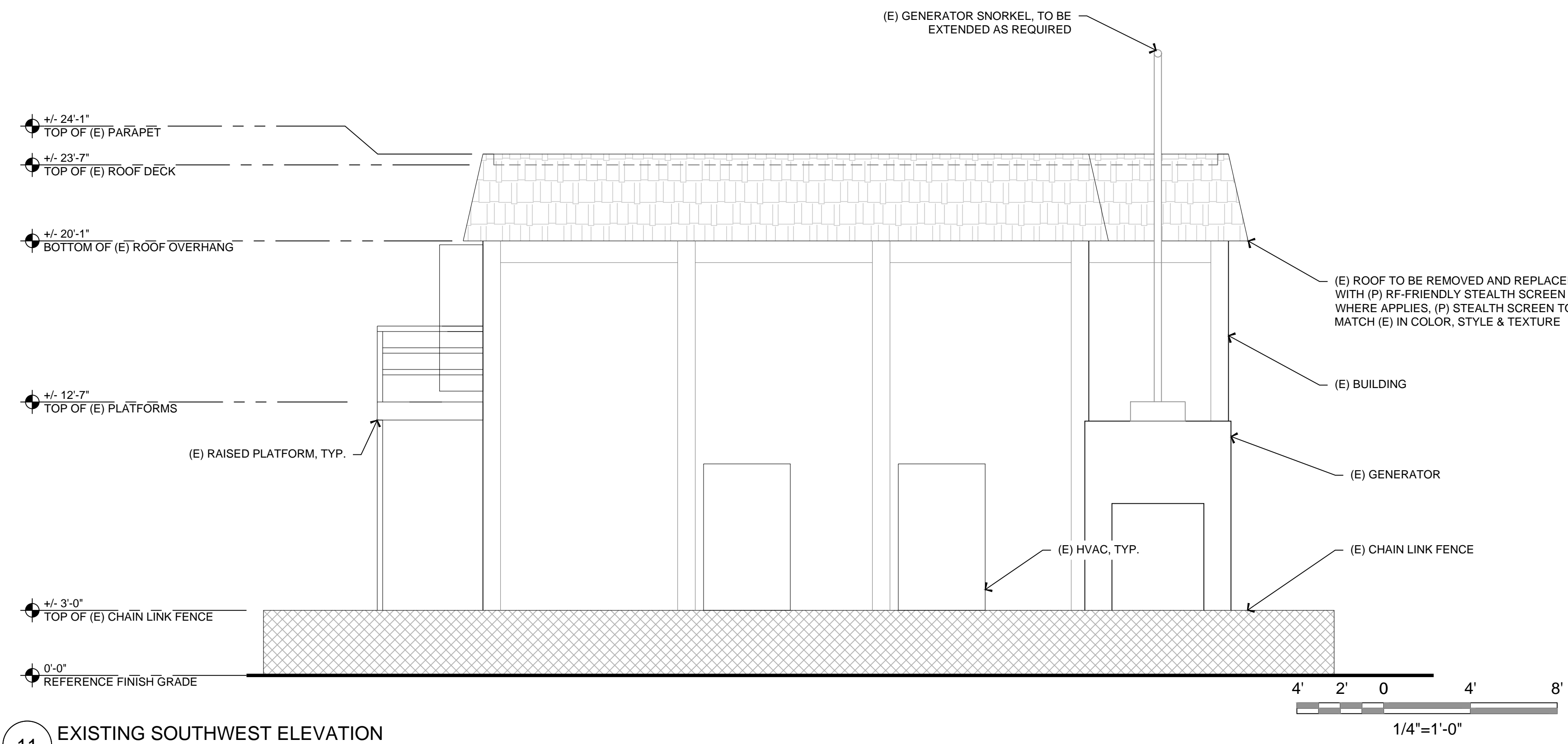
100% ZD Comments

SHEET TITLE:

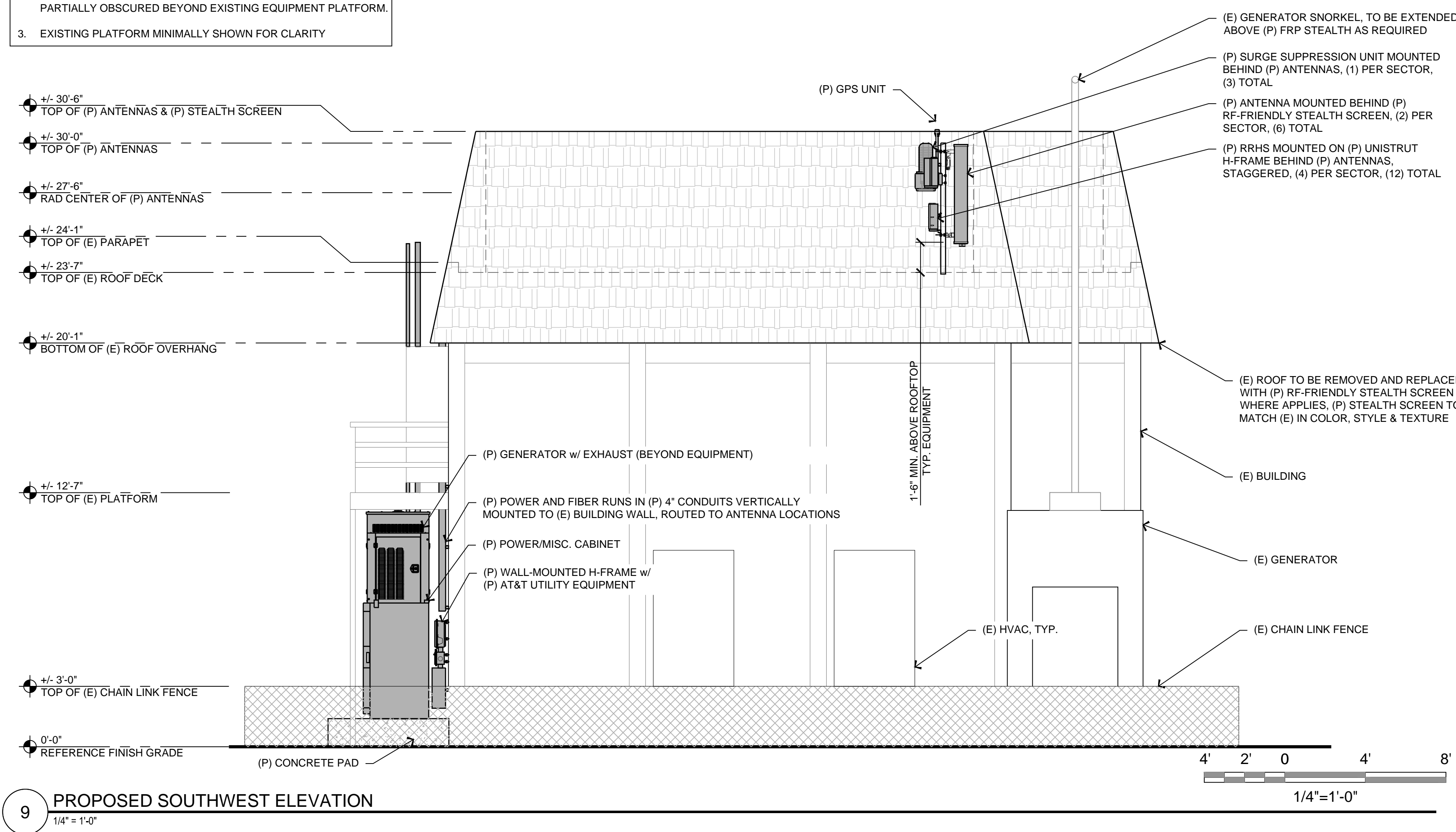
ELEVATIONS

SHEET NUMBER:

A-4.3



- NOTE:
- EQUIPMENT BEHIND PROPOSED ROOF SHOWN FOR CLARITY
 - PROPOSED CONCRETE PAD & ASSOCIATED EQUIPMENT PARTIALLY OBSCURED BEYOND EXISTING EQUIPMENT PLATFORM.
 - EXISTING PLATFORM MINIMALLY SHOWN FOR CLARITY



Plot Date: 12/22/2020 2:56:07 PM File Name: 20181118090_Epic Wireless_ATT_INSBT_1806037_CCL02815_Cabrillo Hwy CD02815 - Cabrillo Hwy SW Elevation.dwg Plotted by: John McDowell



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



Radio Frequency Emissions Compliance Report For AT&T Mobility

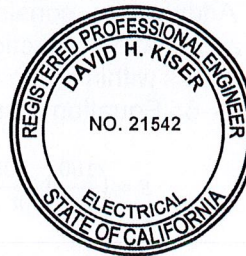
Site Name:	Cabrillo Highway	Site Structure Type:	Rooftop
Address:	740 Etheldore Street	Latitude:	37.528592
	Half Moon Bay, CA 94019	Longitude:	-122.51318
Report Date:	January 28, 2020	Project:	New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Cabrillo Highway installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. Delineating areas that are predicted to exceed the FCC MPE limits with barriers and RF alerting signage and restricting access to these areas to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy on walkable surfaces at ground or in adjacent buildings.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David H. Kiser
Registered Professional Engineer (Electrical)
State of California, No. 21542, Exp: 6/30/20
Date: 2020-January-28

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (2) ANTENNA PER SECTOR, (6) TOTAL
- INSTALL (4) RRHS PER SECTOR FOR A TOTAL OF (12)

The antennas will be mounted on a 24-foot rooftop with centerlines 31 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

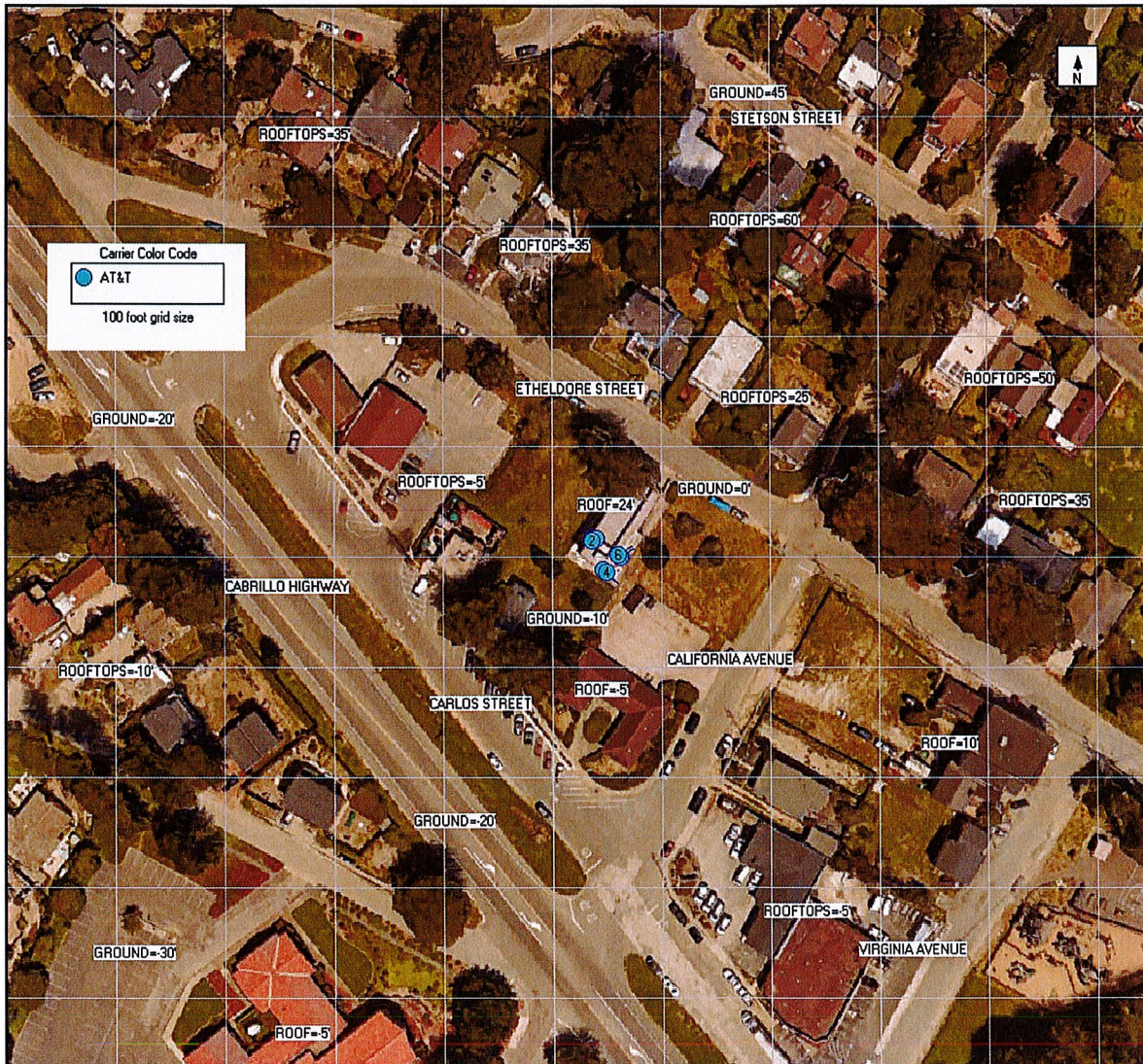


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting

from all AT&T Mobility operations is 20.0086% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 18.1225% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy on walkable surfaces at ground or in adjacent buildings.

For accessible areas at the roof level of 740 Etheldore Street, the maximum predicted power density level resulting from all AT&T Mobility operations is 272.12812% of the FCC Occupational limits (1360.6406% of the FCC General Population limits). For areas on the roof near the antennas that are predicted to exceed the General Population limits, barriers and RF alerting signs (Caution 2) should be posted to be visible upon approach to provide notification of potential conditions at these areas. These recommendations are depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.



Figure 2: Mitigation Recommendations



Caution 2

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBD):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	COMMSCOPE	NNH4-65A-R6-V1 04DT	700	317	0	74	4.6	40	4	0	10.39	1750	2872	31
1	AT&T	COMMSCOPE	NNH4-65A-R6-V1 04DT	850	317	0	64	4.6	40	4	0	11.24	2129	3492	31
1	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	1900	317	0	59	4.6	40	4	0	12.4	2780	4562	31
1	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	2100	317	0	61	4.6	40	4	0	12.72	2993	4910	31
2	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	700	317	0	73	4.6	40	4	0	10.44	1771	2905	31
2	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	2300	317	0	52	4.6	25	4	0	13.4	2188	3589	31
3	AT&T	COMMSCOPE	NNH4-65A-R6-V1 04DT	700	135	0	74	4.6	40	4	0	10.39	1750	2872	31
3	AT&T	COMMSCOPE	NNH4-65A-R6-V1 04DT	850	135	0	64	4.6	40	4	0	11.24	2129	3492	31
3	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	1900	135	0	59	4.6	40	4	0	12.4	2780	4562	31
3	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	2100	135	0	61	4.6	40	4	0	12.72	2993	4910	31
4	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	700	135	0	73	4.6	40	4	0	10.44	1771	2905	31
4	AT&T	COMMSCOPE	NNH4-65A-R6-V1 02DT	2300	135	0	52	4.6	25	4	0	13.4	2188	3589	31
5	AT&T	FILTRONIC	P6T2BF01-V1 08DT	700	60	0	69	2.3	40	4	0	8.85	1228	2014	31
5	AT&T	FILTRONIC	P6T2BF01-V1 08DT	850	60	0	64	2.3	40	4	0	10.55	1816	2979	31
5	AT&T	FILTRONIC	P6T2BF01-V1 04DT	1900	60	0	63	2.3	40	4	0	12.95	3156	5177	31
5	AT&T	FILTRONIC	P6T2BF01-V1 04DT	2100	60	0	65	2.3	40	4	0	13.55	3623	5945	31
6	AT&T	FILTRONIC	P6T2BF01-V1 08DT	700	60	0	69	2.3	40	4	0	8.85	1228	2014	31
6	AT&T	FILTRONIC	P6T2BF01-V1 04DT	2300	60	0	62	2.3	25	4	0	13.95	2483	4074	31



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



Existing



Proposed



*Proposed AT&T
Installation*

view from lot adjacent to Carlos Street looking east at site



*CCL02815 Cabrillo HWY Design 2
740 Etheldore Street, Moss Beach, CA
Photosims Produced on 4-30-2021*

Existing



Proposed



view from Cabrillo Highway looking north at site



CCL02815 Cabrillo HWY Design 2
740 Etheldore Street, Moss Beach, CA
Photosims Produced on 3-2-2020


Existing



Proposed



view from California Avenue looking southwest at site

 **AT&T Wireless**

CCL02815 Cabrillo HWY Design 2
740 Etheldore Street, Moss Beach, CA
Photosims Produced on 3-2-2020

Existing



Proposed



view from Etheldore Street looking southeast at site



CCL02815 Cabrillo HWY Design 2
740 Etheldore Street, Moss Beach, CA
Photosims Produced on 3-2-2020



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

