

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

**DATE:** December 14, 2020

**TO:** Agricultural Advisory Committee

**FROM:** Laura Richstone, Planning Staff, 650/722-1044

**SUBJECT:** Consideration of an After-the-Fact Use Permit (PLN 2017-00135), Use Permit Renewal (PLN 2006-00075), Resource Management Permit, Resource Management Coastal-Zone Permit, Coastal Development Permit, and Planned Agricultural District Permit pursuant to Sections 6500, 6313, 6900, 6328, and 6350, respectively of the San Mateo County Zoning Regulations and a Grading Permit, pursuant to Section 9280 of the San Mateo County Ordinance Code to allow the continued operation of an existing cellular facility (PLN 2006-00075), legalize a separate cellular facility built without permits (PLN 2017-00135) and repair sections of an existing 3.5 mile dirt access road. Repair of dirt access road includes 2,065 cubic yards of cut and the installation of four new firetruck turnouts. No tree removal is proposed. The project is located atop of Montara Mountain in unincorporated Montara and IS appealable to the California Coastal Commission.

County File Number: PLN 2006-00075 (Sprint /American Tower) and PLN 2017-00135 (AT&T/American Tower)

**PROPOSAL**

The project parcel is located at the top of Montara Mountain, contains several cellular facilities, and has a dual zoning of Resource Management (RM) and Resource Management Coastal-Zone (RM-CZ). One cellular facility (PLN 2006-00075) is located in the RM District while the other cellular facility (PLN 2017-00135) is located in the RM-CZ District.

The Planned Agricultural District Permit is specific to the earthwork needed to improve the access road/trail from Highway 1, through McNee State Park and to the RM/RM-CZ zoned parcel containing the cellular facilities. Staff is requesting the Agricultural Advisory Committee review the access road/trail improvements for potential agricultural impacts. The approximately 3.5-mile road/trail is rutted and severely eroded. County Fire is requiring the road improvements to restore the dirt road/trail to a usable condition and install four new vehicle turnouts to improvement emergency access on the narrow roadway/trail. Grading necessary for the improvements includes 2,065 cubic yards (c.y.) of cut and 0 c.y. of fill.

**DECISION MAKER**

Planning Commission

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize impact?
2. What decision do you recommend that Planning staff take with respect to this application?

**BACKGROUND**

Report Prepared By: Laura Richstone

Applicant: John Merritt

Owner: American Tower

Location: 3501 Whiting Ridge Road, Montara

APN(s): 036-370-020

Parcel Size: 20 acres

Existing Zoning: Resource Management (RM) and Resource Management Coastal-Zone (RM-CZ) (Wireless Facilities); Planned Agricultural District (PAD) (road/trail)

General Plan Designation: Open Space and Public Recreation

Williamson Act: Not Contracted

Existing Land Use: Open Space, Public Recreation

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C-0136E; Effective October 16, 2012.

Environmental Evaluation: An initial Study and Mitigated Negative Declaration will be prepared for this project.

Setting: The 20-acre parcel is located atop of Montara Mountain and is accessed via a 3.5 mile dirt road off of Highway 1. The parcel is west and south of San Pedro Valley County Park and is developed with several cellular facilities. The majority of the parcel is undeveloped, covered with low-lying vegetation, and is used by the public for public recreation.

Chronology:

<u>Date</u>	<u>Action</u>
February 24, 1966	- UP 1869 approved to permit construction of a cellular facility
October 16, 2008	- UP 1869 file number converted to PLN 2006-00075 to allow the installation of six cellular antennas, one microwave antenna, and one GPS antenna approved
January 27, 2010	- PLN 2009-00119 to permit road improvements approved.
December 16, 2011	- BLD 2011-0163 for road improvements finalized.
September 21, 2012	- Admin Review completed for PLN 2006-00075.
December 7, 2016	- Minor Modification of PLN 2006-00075 to add 4 panel antennas to the site approved.
March 29, 2017	- After-the-Fact Use Permit received to legalize a cellular facility (PLN 2017-00075).
November 30, 2018	- Use Permit Renewal received
December 14, 2020	- Agricultural Advisory Committee Hearing for PLN 2006-00075 and PLN 2017-00135
TBD	- Initial Study/Mitigated Negative Declaration Circulated
TBD	- Planning Commission Meeting

*Will the project be visible from a public road?*

Grading activities necessary to repair the existing eroded access road/trail will occur within and outside of the Highway 1 Scenic Corridor and will be visible from public roads and viewpoints during the construction phase. As the road improvements are at grade and no tree removal activities are proposed, visual impacts from the road repair will be minimal.

The cellular facilities parcel is located approximately 250 feet outside the Highway 1 County Scenic Corridor. The cellular facilities are not visible from public roads, water bodies, or from Highway 1 but are visible from public trails and public lands in McNee Ranch State Park and San Pedro Valley County Park due to their location at the peak of Montara Mountain approximately 1,900 feet above sea level. No changes or additions that would increase the height of the existing cellular facility PLN 2006-00075 are proposed. The legalization of cellular facility PLN 2017-00135 would result in a net visual impact from public lands and trails. However, this impact would be minimal as cellular facility PLN 2017-00135 is clustered adjacent to other utility infrastructure of similar height and scale and is screened from a majority of public viewpoints due to the mountainous topography of the surrounding area and distance.

*Will any habitat or vegetation need to be removed for the project?*

Improvements to the dirt access road includes re-blading and compacting the roadway surface to repair various eroded sections and the installation of four new emergency vehicle turnout areas as required by Cal-Fire. Approximately 2,065 c.y. of cut is anticipated to repair the road and install the new turnouts. With the exception of the new vehicle turnouts, the existing roadway is not being widened. Minimal vegetation removal in the form of low-lying vegetation is expected to accommodate the vehicle turnout areas and will occur in disturbed areas immediately adjacent to the existing roadway. Otherwise, the majority of the roadway work will occur in the disturbed areas of the existing road. No tree removal is necessary to accommodate the necessary road improvements.

*Is there prime soil on the project site?*

There is no prime soil located on the project parcel where the cellular facilities are located. However, the first 1,170 feet of the existing road from Highway 1 inland lies on top of Class III prime soils. Resurfacing the road to repair eroded sections may disturb these soils. Repair work will occur in the footprint of the existing road and the proposed vehicle turnouts are located outside of areas identified to contain prime soils. Repair work for the section of the existing road that lies upon prime soils will not further convert or degrade these soils as the road is not being expanded nor is soil being removed from the site.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Compliance with Planned Agricultural District (PAD) Regulations:**

Though PAD permits are not required to allow the operation or continued operation of the subject cellular facilities, a PAD permit is required to permit the grading and repair of the existing access road. Approximately half of the

3.5 mile access road transverses PAD zoned lands. As such, compliance with the applicable general criteria is required:

a. Conformity with the PAD Development Standards

The proposed road repairs are considered non-structural development and are not subject to the setback, height, and other development standards of the PAD district.

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

Projects must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as described in Section 6355 of the Zoning Regulations in order to approve and issue a PAD Permit. As proposed and to be conditioned, the proposal complies with the following applicable policies:

(1) General Criteria

- a. *The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.*

The road repairs and proposed vehicle turnout areas are necessary for emergency response and safe access through McNee State Park and to the rural undeveloped lands atop and around Montara Mountain. Sections of the existing roadway are eroded to the extent that 4-wheel drive vehicles struggle to reach the top of the mountain and the project site. The majority of the road repairs do not entail widening the overall road or increasing its footprint and are limited to improving access. Though the proposed vehicle turnout areas will minimally increase the footprint of the access road beyond what is existing, they are not located on designated prime soils (see Attachment B), are limited in number, size, and extent, and are necessary to provide safe access on the narrow one car roadway.

- b. *All development permitted on a site shall be clustered.*

No structural development is proposed for PAD zoned lands. Portions of grading to repair the dirt road will occur on PAD zoned land and is driving the need for a PAD permit. The grading is considered non-structural development and will be located in the footprint of the road

or immediately adjacent to the road in disturbed areas accommodate the vehicle turnout areas. The four vehicle turnouts are limited in number and extent

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

- i. Environmental Quality Criteria

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

The grading portion of the project does not involve paving the road, changing the location of the road, or widening it beyond installing the necessary vehicle turnout areas for safe vehicular and non-vehicular passage.

*No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major watercourses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.*

The dirt access road has been in existence since 1966 and has been utilized by maintenance vehicles, emergency vehicles, and hikers alike to access McNee State Park and the top of Montara Mountain. Road repairs will not detract from the scenic nature of Montara Mountain as no widening or extension of the overall one-way road is proposed, repairs will occur at grade level, no trees are proposed for removal, installation of the proposed turnouts will occur in disturbed areas immediately adjacent to the existing roadway, and minimal removal of existing vegetation is necessary to accommodate the turnout areas.

- ii. Site Design Criteria

*All roads, building and other structural improvements shall be located, sited, and designed to fit the natural topography and minimize grading and modification of existing landforms and natural characteristics.*

The existing dirt road follows the natural topography and ridgelines of Montara Mountain. To reduce necessary cut and grading, the vehicle turnout areas are located adjacent to the roadway on flatter portions of the road. In addition, the existing character of the access road is not changing as the road will not be paved.

*No use, development, or alteration shall substantially detract from the scenic and visual quality of the County, detract from the natural characteristics of dominant vegetative communities or primary wildlife habitats.*

A biologist report (Attachment E) conducted by Helix Environmental Planning Inc dated September 2018 and an updated memo by the United States Department of the Interior, Fish and Wildlife Service (USFWS) (Attachment F) dated January 2020 were prepared for this application. Based on current literature, site conditions, and site visits the project site (i.e., the road and the project parcel) may contain the following species the: (1) federally threatened California red-legged frog and its designated critical habitat, (2) the federally endangered San Francisco garter snake, (3) the federally endangered Mission Blue butterfly and, (4) the federally endangered San Bruno Elfin butterfly.

The Mission Blue butterfly is known to occur on the ridges east of the project area. The San Bruno Elfin butterfly has been documented approximately two miles north of the project parcel while host plants for the butterfly were found in immediate vicinity of the access road. The project site and road are located more than one mile from the nearest pond or reservoir that is potentially capable of supporting breeding or foraging habitat for the San Francisco garter snake and though the California red-legged frog critical habitat encompasses a majority of Montara Mountain, no critical habitat areas such as

aquatic breeding habitat, non-breeding aquatic habitat or upland habitat are present near the project parcel or road to support the presence of the California red-legged frog.

Due to the fact that: 1) the project consists of no new infrastructure, 2) the work is short term, will occur outside the wet season, and will stabilize the hillside and limit erosion, 3) a biologist will be onsite and present for all ground disturbing activities, will flag any host plants for butterflies to be avoided and 4) all work will stop if any listed species are encountered the USFWS (which administers the regulation of federally endangered and threatened species) concluded that the project is not likely to adversely affect protected species or animal communities.

(2) Criteria for the Conversion of Prime Agricultural Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (a) no alternative site existing on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural land is not diminished; and (d) public service and facility expansion and permitted uses do not impair agricultural viability including by increased assessments costs or degrading air and water quality.

Roughly half of the roadway traverses lands zoned Planned Agricultural District. There is no prime soil located on the project parcel where the cellular facilities are located. However, the first 1,170 feet of the existing road from Highway 1 inland lies on top of Class III prime soils. Expansion of the roadway either in length or width is not proposed and thus further conversion of prime agricultural lands to support road infrastructure will not occur with this project. Of the four 12 feet by 20 feet vehicle turnout proposed only one turnout is located on and PAD zoned land and is located on Lands Suitable for Agriculture not Prime Agriculture lands. The proposed re-blading and compacting of the existing dirt roadway to repair erosion issues and ruts will occur in the footprint of the existing roadway and will not result in the expansion of the roadway located atop prime agricultural lands. The road improvements are limited to the footprint of the road itself (or immediately adjacent to accommodate the vehicle turnouts) and no impacts to any adjacent agricultural lands is expected.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

The PAD regulations allow for the conversion of lands suitable for agricultural and other lands when (1) all agriculturally unsuitable lands on the parcel have been developed or determined undevelopable; (2) continued or renewed agricultural uses of the soils is not capable of being accomplished taking into account economics, environmental and/or technological factors; (3) clearly defined buffer areas are developed between agricultural and non-agricultural uses; and (4) the productivity of any adjacent agricultural land is not diminished.

Roughly half of the 3.5-mile dirt road is located in PAD zoned lands. The road cuts across several different parcels which are either owned by the State Park Service, National Park Service, or North Coast County Water District and are undeveloped and not utilized for farming operations. A vast majority of the dirt road located in PAD lands lie on top of lands designated as Suitable for Agriculture and Other Lands.

No expansion of the road beyond the installation of four 12 feet by 20 feet vehicle turnout areas is proposed. Of these turnouts, only one is located in the PAD on lands suitable for agriculture. While the soil is identified as "lands suitable for agriculture" there are no agriculturally unsuitable lands on which to locate the turnout. However due to the small size of the turnout (12 feet by 20 feet) and its location immediately adjacent to the road in a previously disturbed area the agricultural capability of the parcel has been preserved while still allowing adequate and safe emergency vehicle access. There is no expectation that the proposed repair work to maintain the use and functionality of the road would impact the underlying soils, agricultural suitability of the land, or potential productivity of any agricultural activities that may occur on adjacent parcels in the present or future as the road will not be paved and minimal expansion beyond the existing footprint is proposed.

2. Conformance with the General Plan

Staff has reviewed the project for conformance with the applicable General Plan Policies as follows:

a. Visual Qualities

Policy 4.69 (*Rural Scenic Corridor District*) calls for minimization of adverse visual quality roadways and the regulation of the architectural and site design of structures within the scenic corridors by using a consolidated set of design standards.

As discussed previously, the project parcel where the cellular facilities are located is situated approximately 250 feet outside the Highway 1 County Scenic Corridor and are not subject to this policy. However, the proposed road improvements are located within the Highway 1 Scenic Corridor and subject to Policy 4.69.

Grading activities necessary to repair the existing access road will be visible from public roads and viewpoints during the construction phase. As the construction of the road repairs and improvements are of limited duration, at grade, and as no tree removal activities are proposed, visual impacts from the road repair will be minimal in nature and duration and will not further impact views from the Highway 1 Scenic corridor.

b. Rural Land Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) 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 cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

No agricultural uses exist on the project parcel or on any of the parcels that the dirt access road traverses. Due to the nature of the of the project, some agricultural suitable lands will be converted to non-agricultural uses. The overall project will convert approximately 960 sq. ft. of land to accommodate the vehicle turnout areas and approximately 1,200 sq. ft. of land to accommodate the unpermitted cellular facility and equipment sheds. However, minimal conversion of agricultural lands in the PAD is proposed as only one vehicle turnout is located in the PAD. The road repair and vehicle turnouts will maintain the scenic and rural nature of the property as the road is not being paved, widened, or lengthen beyond what is existing now and will continue to be utilized for emergency/maintenance vehicle access and by hikers/bikers for recreational use. Similarly, (though not located in the PAD) the construction of the unpermitted cellular facility maintains the rural nature of the 20-acre subject property as the facility is limited in scale, clustered next to other weather/cellular facilities of similar height, does not impact views towards the ocean, is primarily

constructed of wood and darker materials, and does not prevent access into or through the parcel. The majority of the 20-acre project parcel remains open and undeveloped with the addition of cellular facility PLN 2017-00135.

c. Soil Resources Policies

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) seek to ensure that development proposals include measures to minimize soil erosion and sedimentation.

As previously mentioned, a total of 2,065 cubic yards of grading is necessary to repair existing eroded sections of the road and install four vehicle turnouts. The submitted project plans prepared registered engineer William Garrett are to correct ongoing erosion along multiple sections of the existing dirt road and to incorporate appropriate erosion and sediment control measures to be implemented throughout project construction, including silt fencing and straw rolls. A condition of Approval will be added to the project to require that the approved erosion and sediment control plan be implemented prior to the commencement of any grading/construction activities and that the plan be maintained throughout the duration of grading and construction.

3. Compliance with the Local Coastal Program (LCP) Policies

Cellular facility PLN 2006-00075 is not located within the Coastal Zone and is not regulated by the LCP. However, the other components on the project which include legalization of a 40' tall lattice cellular facility (PLN 2017-00135) and road repairs and improvements to the existing access road are located within the Coastal Zone and are regulated by the Local Coastal Program. Staff has reviewed these two components of the project and found them to be compliant with the policies of the Local Coastal Program as discussed below:

a. Land Use Component

Policy 1.2 (*Definition of Development*) defines development as including any solid material or structure placed or erected on land as well as grading activities.

The project scope located in the Coastal Zone involves legalizing cellular facility PLN 2017-00135, repairing eroded sections of the existing access road, and installing four new vehicle turnouts; all of

which constitutes development requiring a Coastal Development Permit.

b. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impacts on sensitive habitat areas.

The project parcel and the access road are located within the designated habitat of the California red-legged frog while the Mission Blue Butterfly and the San Bruno Elfin Butterfly have been known to occur near the project parcel and access road. As previously discussed the cellular facility is located in a disturbed area, clustered next to development of a similar size and scale, is accessed using the existing dirt road and does not require new road infrastructure in order to retain the remaining parcel acreage for open space and public recreation. The road repair is limited in scope and footprint and is not likely to impact any sensitive species due to the work in previously disturbed areas and the limited duration and extent of construction. A condition of approval will be added to this project to require a biologist to flag any host plants for butterflies to be avoided and be onsite and present for all ground disturbing activities. With these measures along with the discussion in Section 1.b the project is not likely have significant adverse impacts to sensitive habitats or species.

c. Hazards Component

Policy 9.18(a) (*Regulation of Development on 30 percent or Steeper Slopes*) prohibits development on slopes of 30 percent or more unless no alternative exists. The project where the cellular facilities are located at the top of Montara Mountain and are relatively flat. However, portions of the access road meet or exceed the 30 percent slope. However, repairs to the access road are in response to conditions in specific locations where road failure and improvements are necessary for adequate and safe access. The grading plans were prepared by a licensed civil engineer and reviewed by the County Geotechnical Engineering Section, and found, as proposed and conditioned, to comply with County standards. Because no alternative to locating the project in the proposed location exists, the proposed project complies with this policy.

4. Conformance with the Grading Ordinance

Proposed grading for this project to repair eroded portions of the road and install four 12 feet by 20 feet vehicle turnouts involve 2,065 cubic yards of

cut. No outside fill is proposed. The cut will be generated from reblading the road and the turnouts and will be used to repair ruts and recompact the road. Staff has determined that the project complies with the required findings necessary to approve a grading permit as discussed below:

- a. *That the granting of the permit will not have a significant adverse effect on the environment.*

The grading portion of the project involves repairing portions of an existing multipurpose access road used for vehicle and hiking/recreation purposes and installing four 12 feet by 20 feet vehicle turnout areas to improve emergency access and reduce erosion. A biological impact report and a supporting memo from the USFWS has determined that the project is not likely to cause adverse effects to federally threatened and endangered species located at or adjacent to the project site and road.

Staff has determined that this project is not exempt from environmental review and an initial Study and Mitigated Negative Declaration will be prepared to ensure that the project will not result in significant adverse effects on the environment. The circulation and posting of the environmental document will occur sometime after this meeting on December 14, 2020.

- b. *That the project conforms to the criteria of Chapter 5 of the San Mateo County Ordinance Code, including the standards referenced in Section 9296*

Proposed grading activities meet the (1) Erosion and Sediment Control, (2) Grading, (3) Geotechnical Reports, (4) Dust Control Plans, (5) Fire Safety, and (6) Time Restriction standards referenced in Section 9296 of the Grading and Land Clearing Ordinance. Erosion and sediment control measures will be inspected prior to construction commencing and must remain in place during grading, demolition, and construction activities. A dust control plan must be submitted for approval and implemented for the duration of construction. The proposed grading plan was prepared by a licensed civil engineer and reviewed for adequacy by the Department of Public Works. Due to the County's Winter Grading Moratorium and recommendations contained in the Biological Report, grading is only allowed between April 30 and October 1. If the applicant wishes to perform grading activities during the wet season, they must apply for an exception from the Winter Grading Moratorium and will be subject to more stringent erosion control measures, monitoring, and inspections.

- c. *That the Project is Consistent with the General Plan.*

The General Plan designation for the project site is Open Space and Public Recreation. The proposed grading to repair the existing dirt roadway is consistent with this land use and allowed by the General Plan designation.

### **ATTACHMENTS**

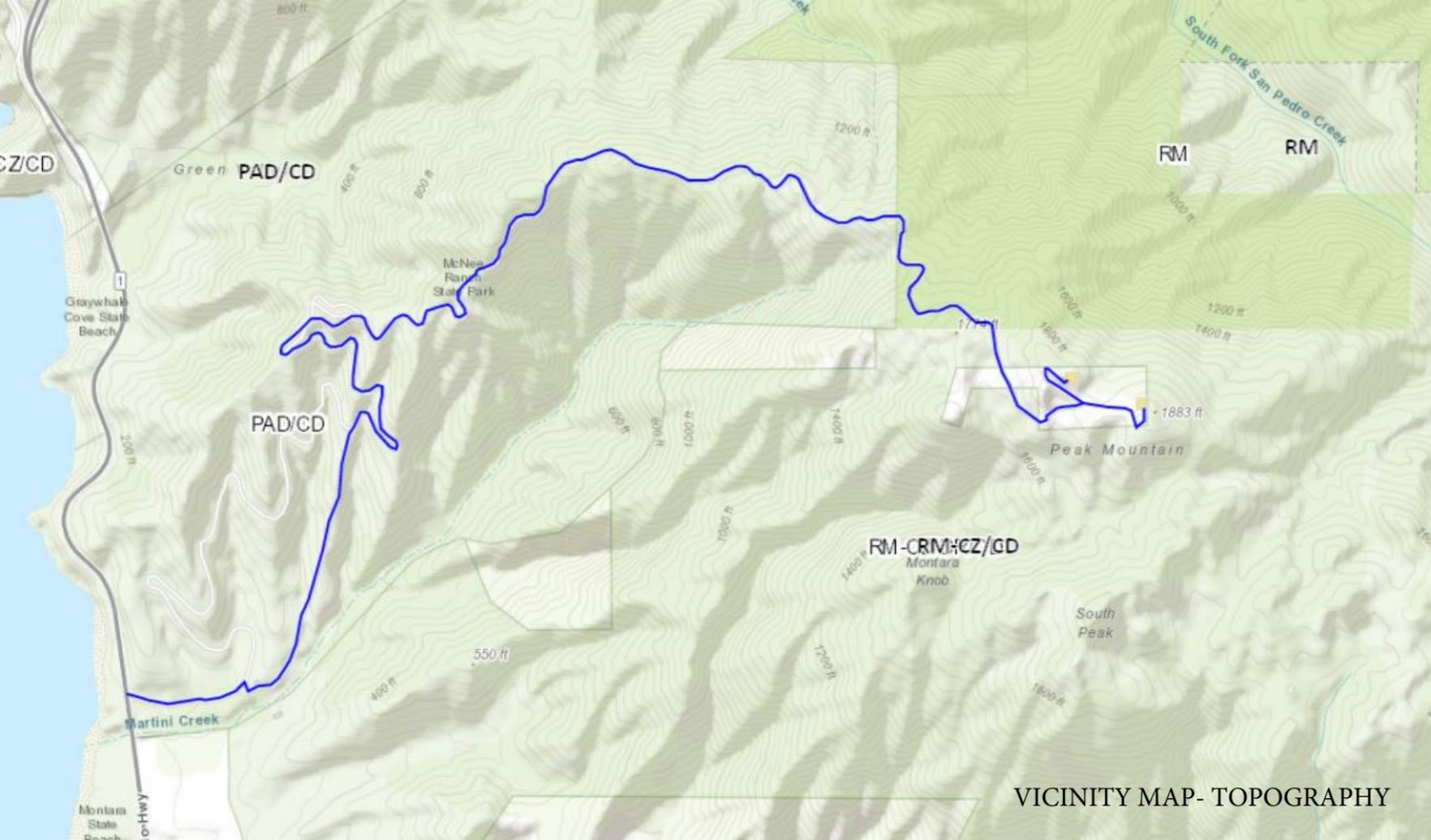
- A. Vicinity Map
- B. Prime Soils Map
- C. Project Plans PLN 2006-00075
- D. Project Plans PLN2017-00135
- E. Helix Environmental Planning Inc., Biologist Report, dated September 2018
- F. US Fish and Wildlife Service Memo, dated January 2020
- G. Photos

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

# **ATTACHMENT A**

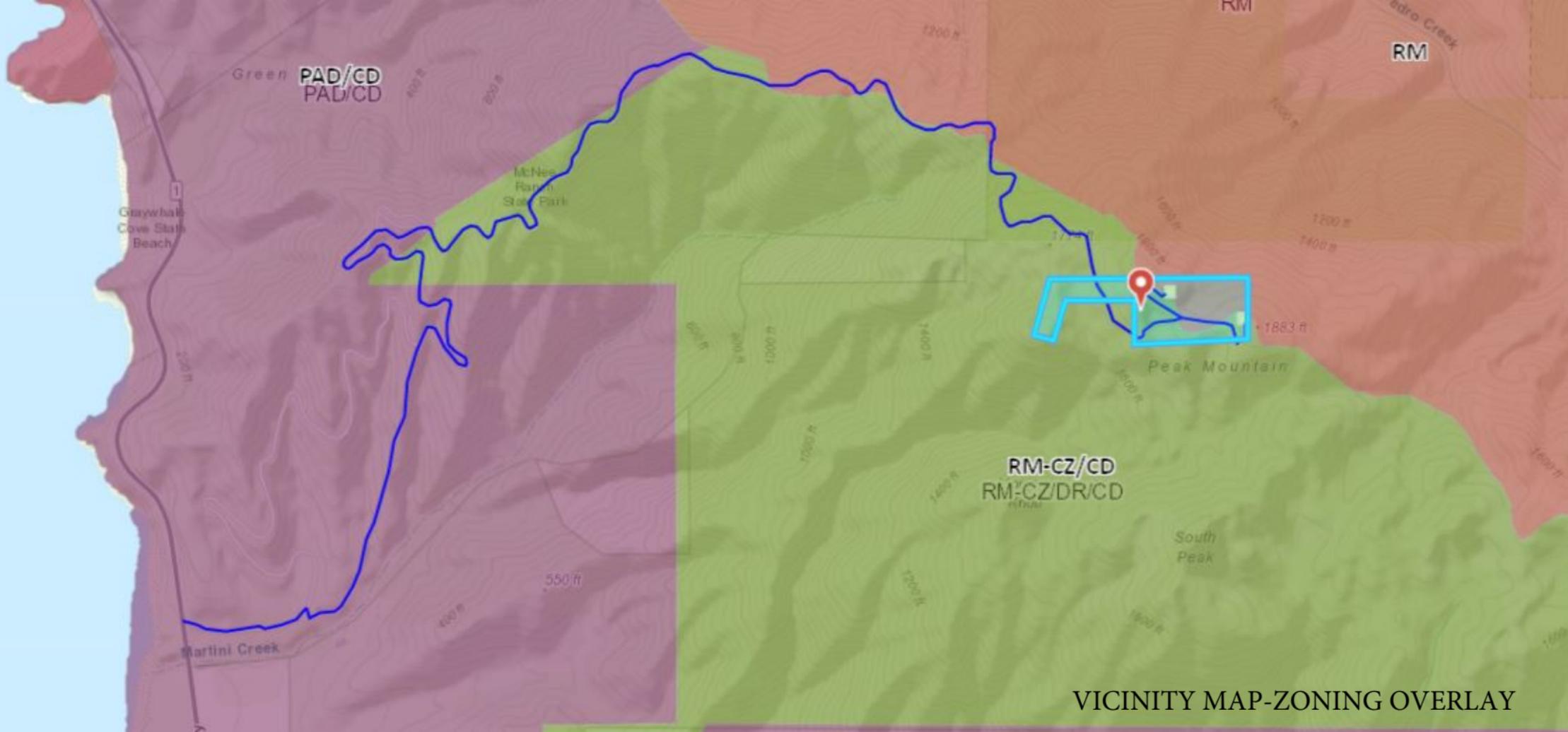


VICINITY MAP- TOPOGRAPHY



VICINITY MAP - SATELLITE





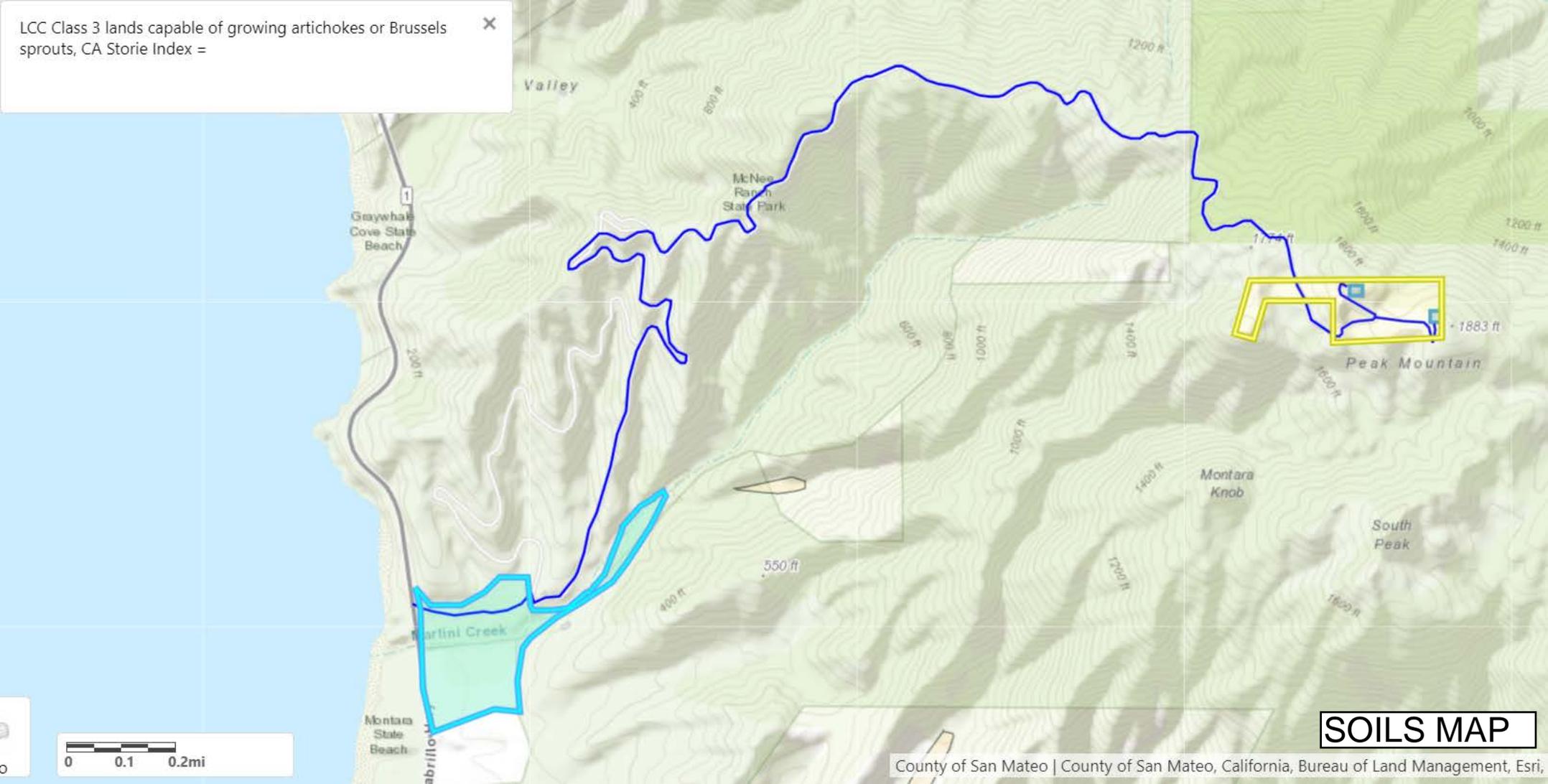
VICINITY MAP-ZONING OVERLAY



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

# **ATTACHMENT B**

LCC Class 3 lands capable of growing artichokes or Brussels sprouts, CA Storie Index =

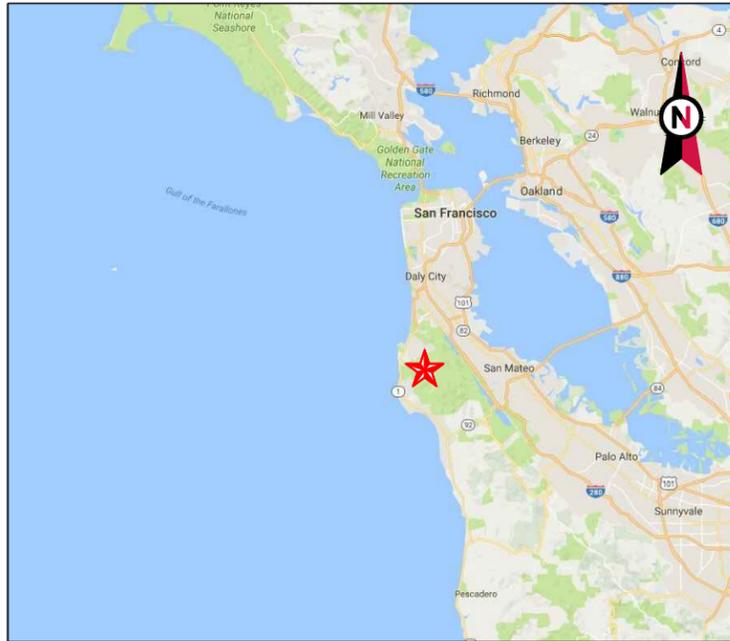


# SOILS MAP



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

**ATTACHMENT C**



VICINITY MAP



**AMERICAN TOWER®**

**SITE NAME: MONTARA PEAK #2, T1-T4**  
**SITE NUMBER: 8063, 8187, 8188, 41214**  
**SITE ADDRESS: MCNEE STATE PARK**  
**HIKING TRAIL**  
**MOSS BEACH, CA 94038**



LOCATION MAP

**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
**3500 REGENCY PARKWAY**  
**SUITE 100**  
**CARY, NC 27518**  
**PHONE: (919) 468-0112**

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19
1	ADD ROAD REPAIR SHEETS	ND	03/11/19
2	ADD CARRIER NAMES	ND	03/19/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**TITLE SHEET**

SHEET NUMBER:  
**G-001**

REVISION:  
**2**

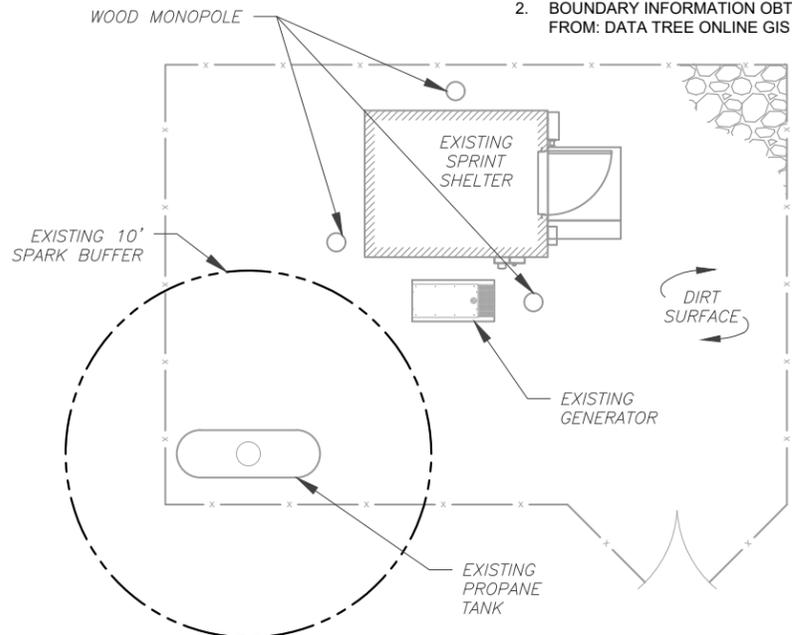
**SPECIAL USE PERMIT RENEWAL**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> MCNEE STATE PARK HIKING TRAIL MOSS BEACH, CA 94038 COUNTY: SAN MATEO  <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 37.56221667 LONGITUDE: -122.4804917 GROUND ELEVATION: 1852' AMSL  <u>ZONING INFORMATION:</u> JURISDICTION: COUNTY OF SAN MATEO PARCEL NUMBER: 036-370-020 ZONING: RM (RESOURCE MANAGEMENT DISTRICTS)	THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE COUNTY OF SAN MATEO. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	C-001	TITLE SHEET	2	03/19/19	ND
UTILITY COMPANIES  POWER COMPANY: PG&E PHONE: (800) 743-5000  TELEPHONE COMPANY: AT&T PHONE: (800) 331-0500	<u>TOWER OWNER:</u> AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>PROPERTY OWNER:</u> AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518  <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS  FROM SAN JOSE, CA:  HEADING EAST, FROM SAN JOSE, TAKE HWY 280N TO SAN MATEO. PROCEED ON HWY 92W TO HALF MOON BAY. FOLLOW HWY 1 NORTH FOR ABOUT 12 MI. ON YOUR RIGHT YOU WILL SEE THE MCNEE STATE PARK AND A STATE PARK HIKING TRAIL.	C-101	SITE PLAN	2	03/19/19	ND
		C-201	OVERALL TOWER ELEVATIONS	2	03/19/19	ND	
			C-202	TOWER ELEVATION	2	03/19/19	ND
			C-203	TOWER ELEVATION	2	03/19/19	ND
			C-204	TOWER ELEVATION	2	03/19/19	ND
			C-401	OVERALL SITE PLAN	1	03/04/19	ND
			C-402	SITE PLAN	1	03/04/19	ND
			C-403	SITE PLAN	1	03/04/19	ND
			C-404	SITE PLAN	1	03/04/19	ND
			C-405	SITE PLAN	1	03/04/19	ND
			C-406	SITE PLAN	1	03/04/19	ND
			C-407	PICTURES	1	03/04/19	ND
			C-501	CONSTRUCTION DETAILS	1	03/04/19	ND
			C-502	SIGNAGE	0	03/04/19	KTL
			C-503	SIGNAGE	0	03/04/19	KTL
			C-504	SIGNAGE	0	03/04/19	KTL
			C-505	SIGNAGE	0	03/04/19	KTL

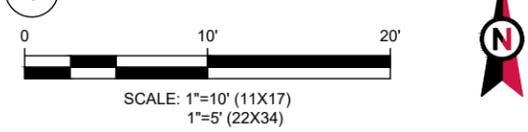


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- NOTES:
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
  2. BOUNDARY INFORMATION OBTAINED FROM: DATA TREE ONLINE GIS



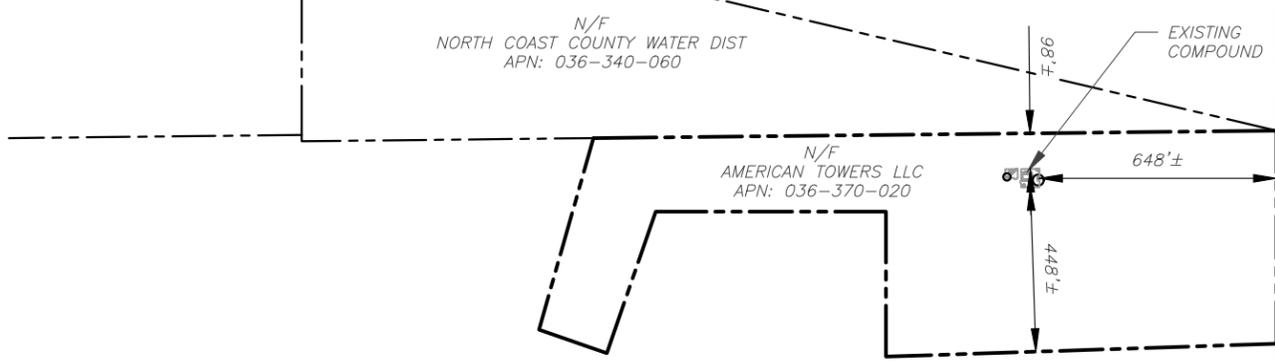
1 SPRINT DETAILED SITE PLAN



N/F  
STATE OF CALIFORNIA  
APN: 036-340-070

N/F  
NORTH COAST COUNTY WATER DIST  
APN: 036-340-050

N/F  
NORTH COAST COUNTY WATER DIST  
APN: 036-360-010



N/F  
NORTH COAST COUNTY WATER DIST  
APN: 036-340-060

N/F  
AMERICAN TOWERS LLC  
APN: 036-370-020

N/F  
CITY & CO. OF S.F. WATER DEPARTMENT  
APN: 093-030-050

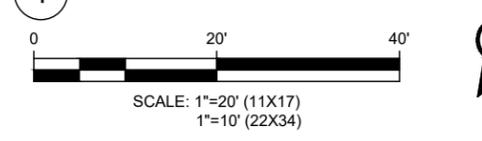
N/F  
UNITED STATES OF AMERICA  
APN: 036-370-030

LEGEND

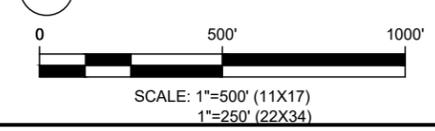
--- EXISTING PROPERTY LINE

--- EXISTING ADJACENT PROPERTY LINE

1 AT&T DETAILED SITE PLAN



2 OVERALL SITE PLAN



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SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19
1	ADD ROAD REPAIR SHEETS	ND	03/11/19
2	ADD CARRIER NAMES	ND	03/19/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

DRAWN BY: KTL

APPROVED BY: WG

DATE DRAWN: 03/04/19

ATC JOB NO: 12611944

**SITE PLAN**

SHEET NUMBER: **C-101**

REVISION: **2**

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19
2	ADD CARRIER NAMES	ND	03/19/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

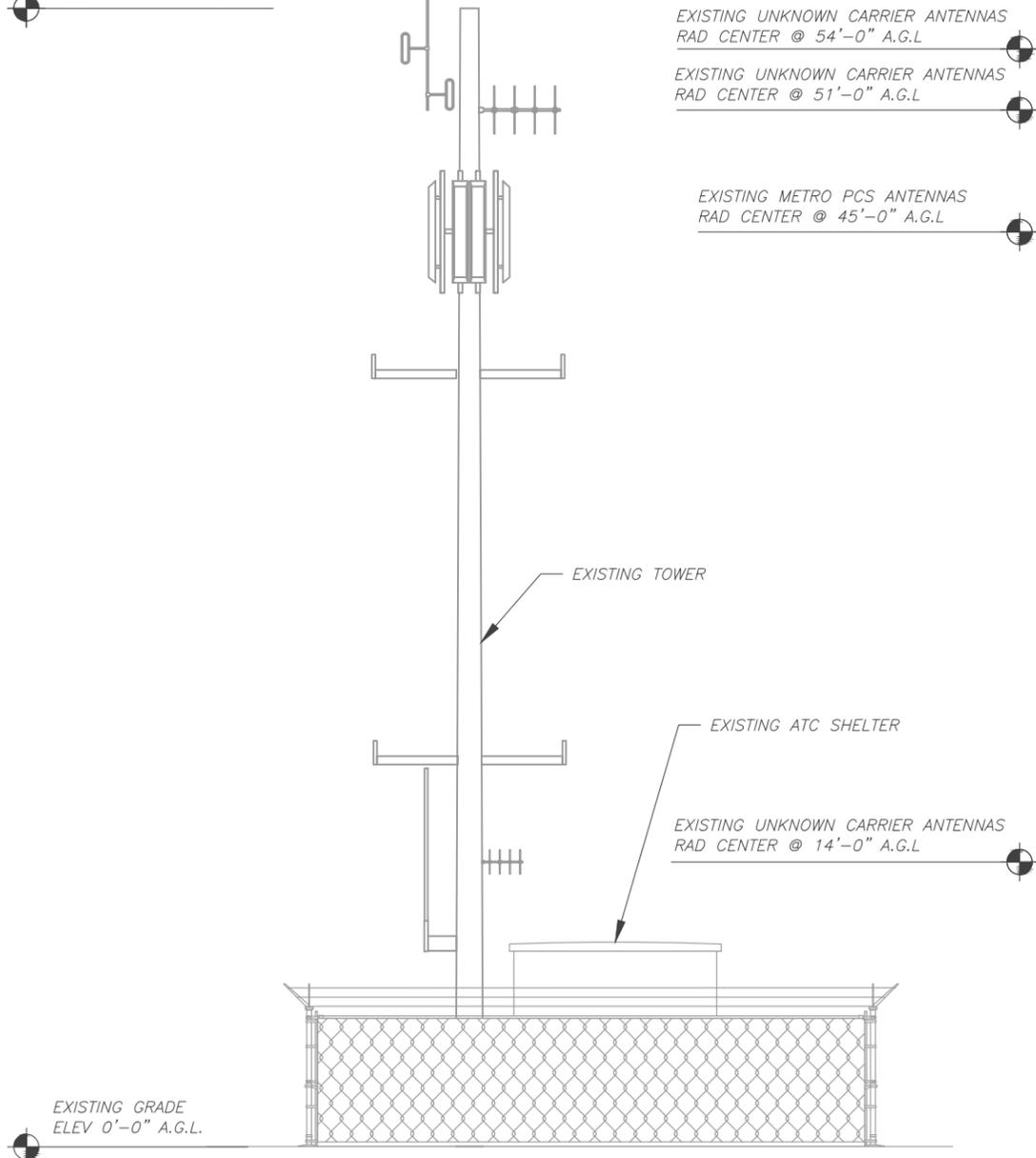
DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-202</b>	<b>2</b>

TOP OF HIGHEST APPURTENANCE  
 ELEV. 59'-0" A.G.L.

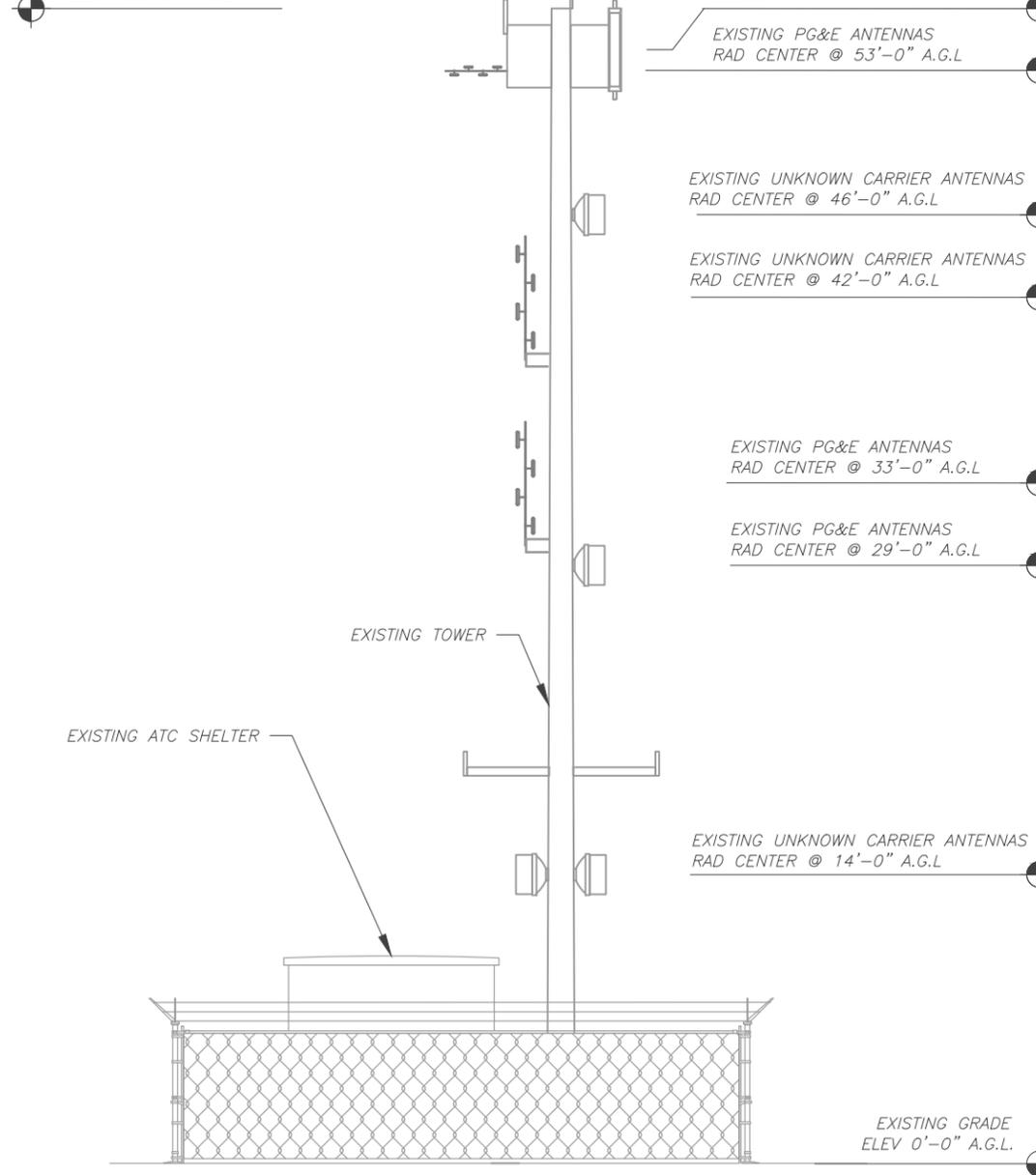
TOP OF EXISTING TOWER  
 ELEV. 56'-0" A.G.L.



**1 TOWER #8063 ELEVATION**  
 SCALE: NOT TO SCALE

TOP OF HIGHEST APPURTENANCE  
 ELEV. @ 68'-0" A.G.L.

TOP OF EXISTING TOWER  
 ELEV. 56'-0" A.G.L.



**2 TOWER #8187 ELEVATION**  
 SCALE: NOT TO SCALE

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REV.	DESCRIPTION	BY	DATE
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2	ADD CARRIER NAMES	ND	03/19/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

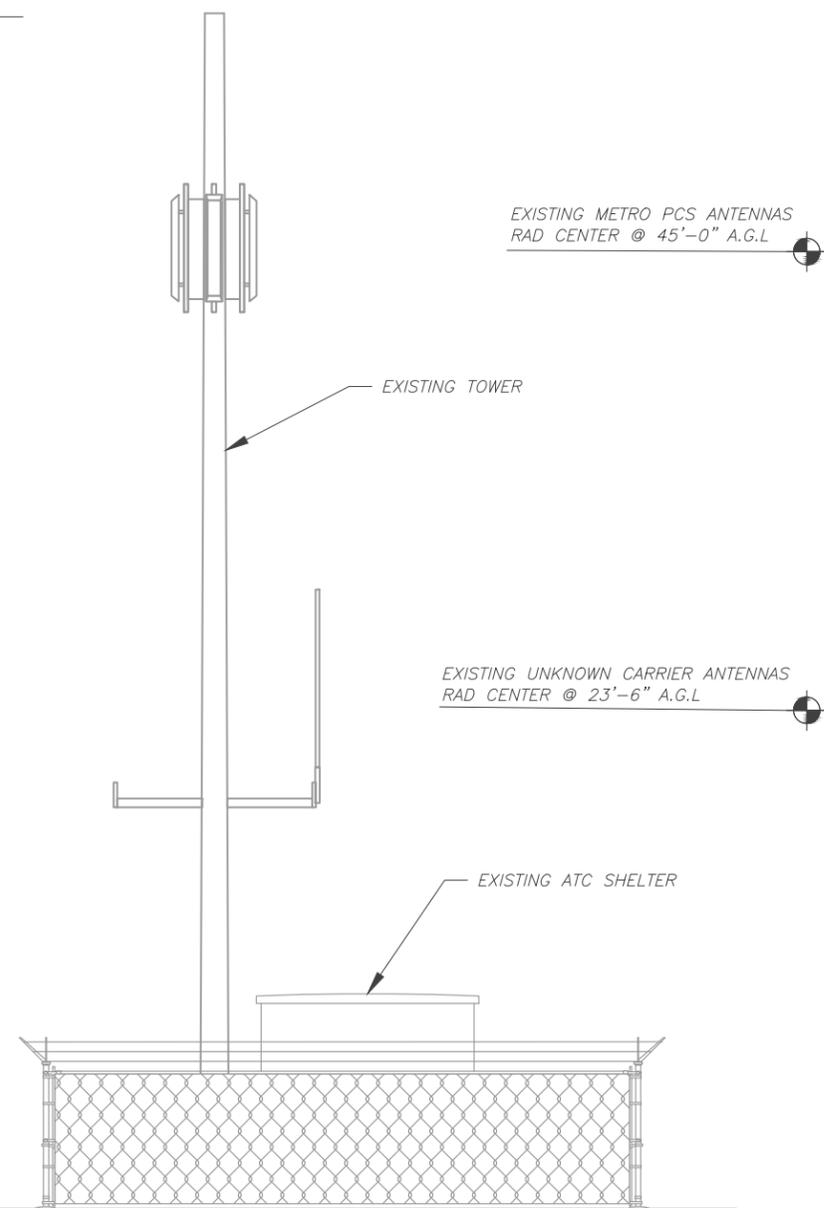
DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-203</b>	<b>2</b>

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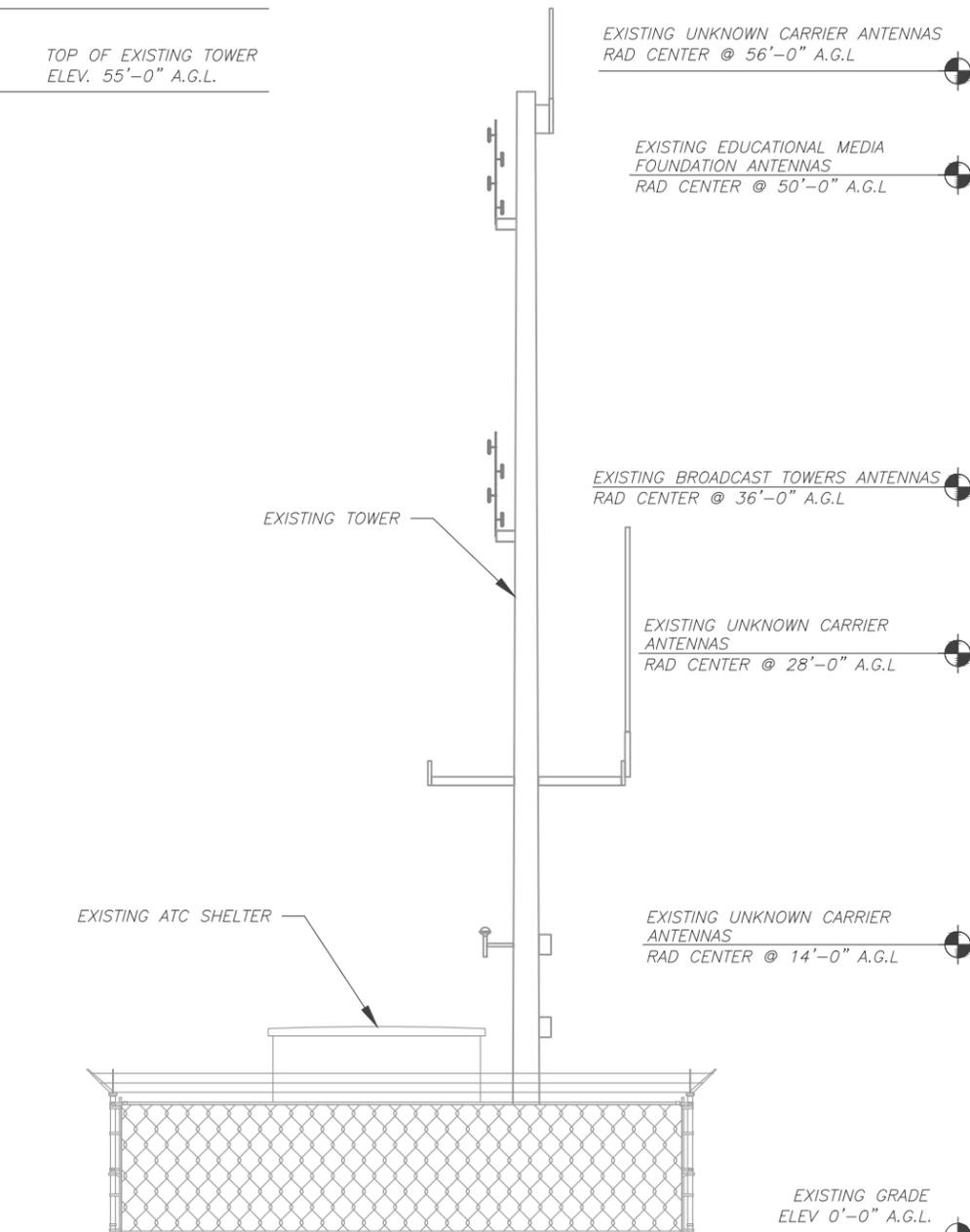
TOP OF EXISTING TOWER  
 ELEV. 56'-0" A.G.L.



1 **TOWER #8188 ELEVATION**  
 SCALE: NOT TO SCALE

TOP OF HIGHEST APPURTENANCE  
 ELEV. @ 59'-0" A.G.L.

TOP OF EXISTING TOWER  
 ELEV. 55'-0" A.G.L.



2 **TOWER #41214 ELEVATION**  
 SCALE: NOT TO SCALE



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1	ADD ROAD REPAIR SHEETS	ND	03/11/19
2	ADD CARRIER NAMES	ND	03/19/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

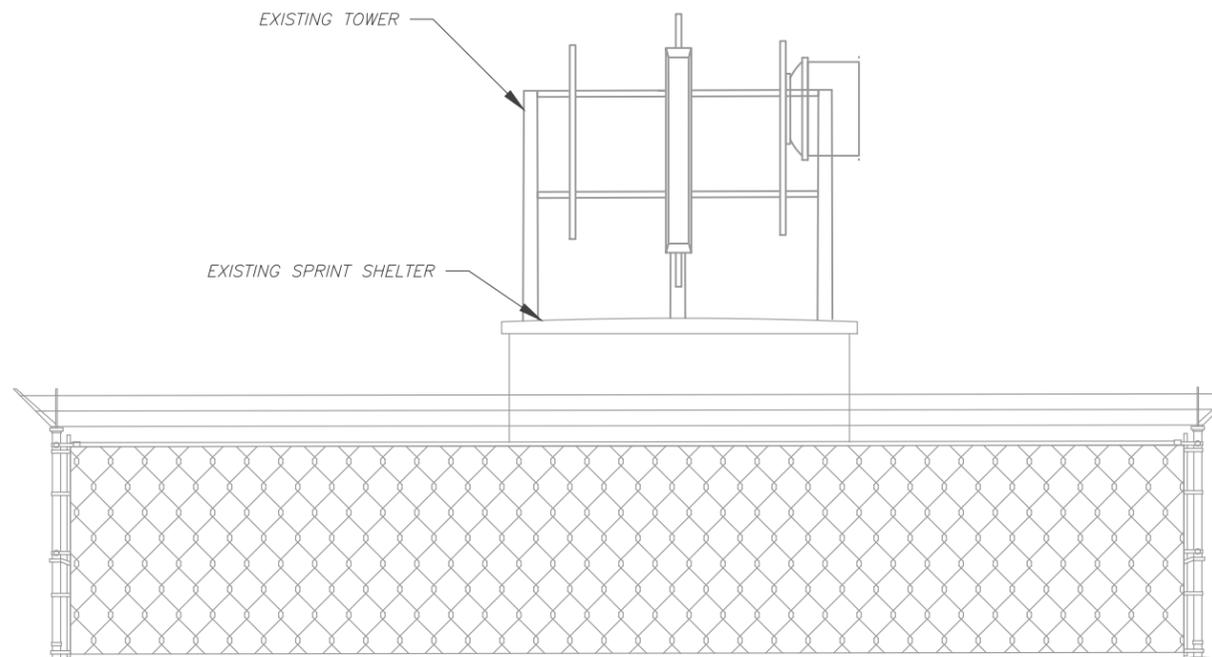
SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**TOWER ELEVATION**

SHEET NUMBER: **C-204**      REVISION: **2**



EXISTING GRADE  
 ELEV 0'-0" A.G.L.

**1 SPRINT TOWER ELEVATION**  
 SCALE: NOT TO SCALE

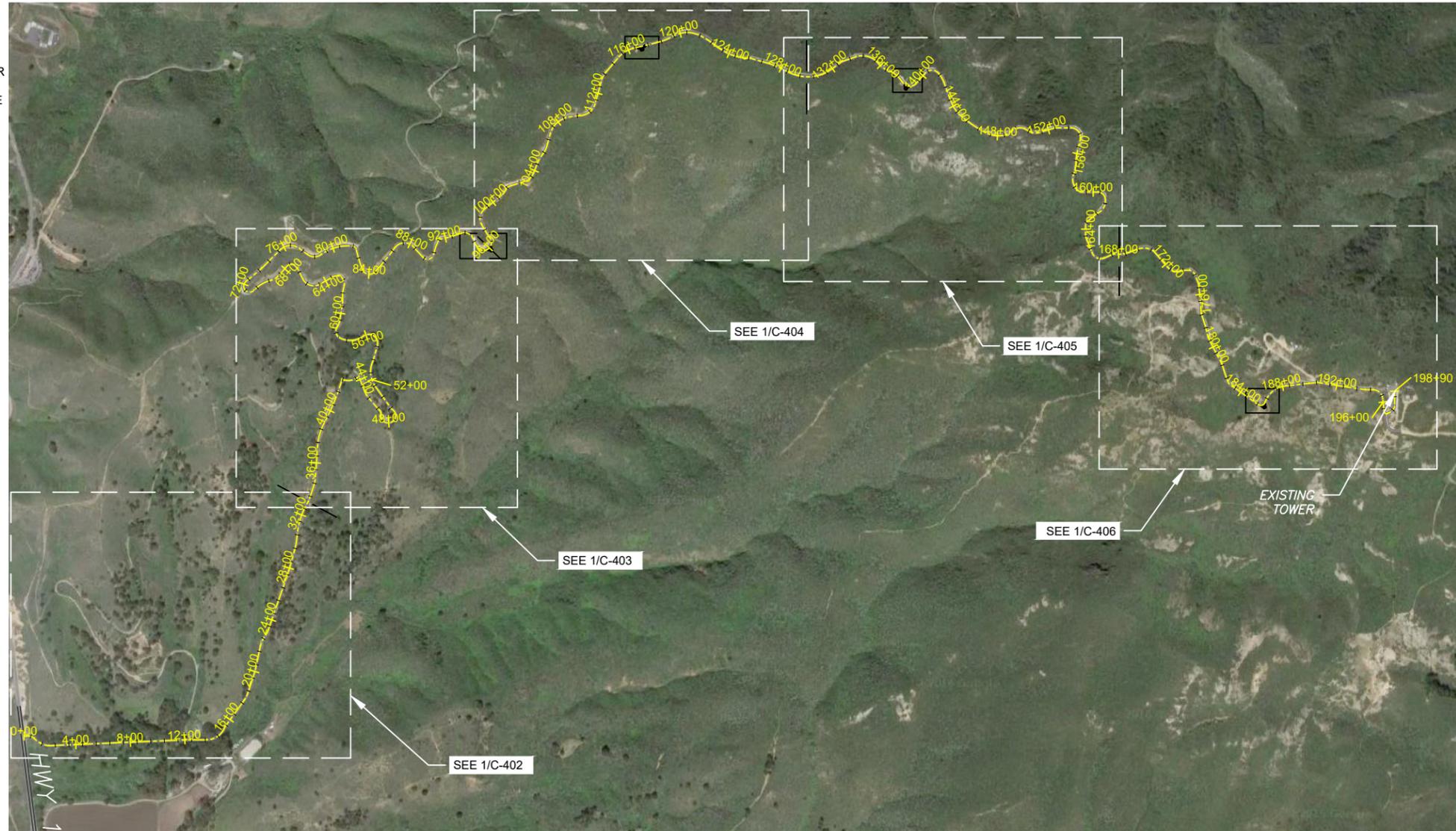
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**CONSTRUCTION NOTES:**

1. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
2. NOTIFY ATC CONSTRUCTION MANAGER AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE ONE CALL SYSTEM, INC. SHALL BE NOTIFIED.

**CONSTRUCTION SEQUENCE:**

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. CONTRACTOR TO CLEAR TREES AND VEGETATION TO ALLOW 15' VERTICAL CLEARANCE.
3. CONTRACTOR TO BLADE EXISTING ROAD TO MATCH CROSS SLOPE AS INDICATED ON THE DETAILS. CAPTURE AND RE-USE EXISTING STONE WHERE FEASIBLE.
4. COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE PER ATC SPECIFICATIONS.



1 OVERALL SITE PLAN



SCALE: 1"=1000' (11X17)  
1"=500' (22X34)



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0	FOR CONSTRUCTION	NRP	03/04/19
1	ADD ROAD REPAIR SHEETS	ND	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

OVERALL SITE PLAN

SHEET NUMBER:  
**C-401**

REVISION:  
**1**



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1	ADD ROAD REPAIR SHEETS	ND	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

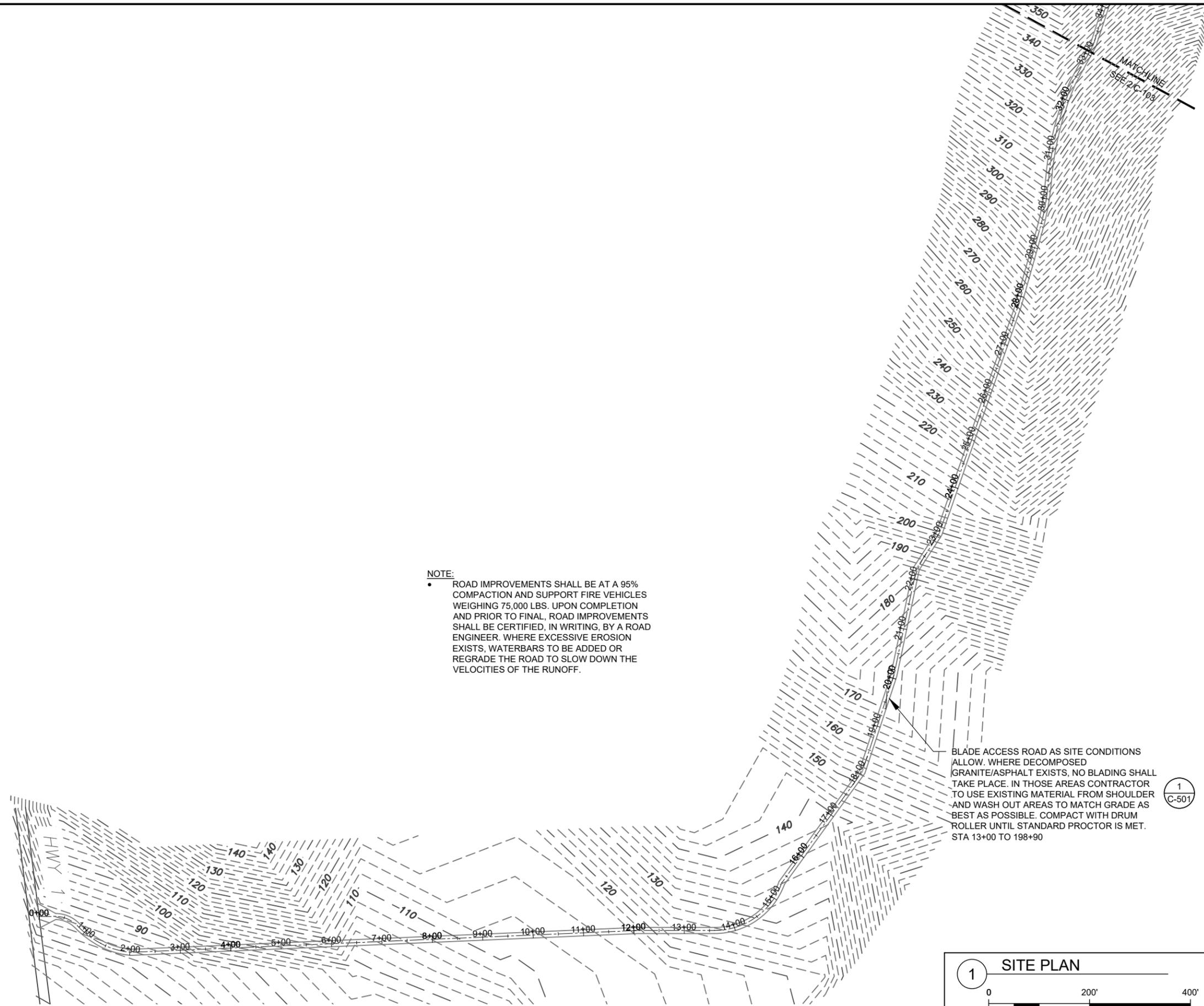
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DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SITE PLAN**

SHEET NUMBER:  
**C-402**

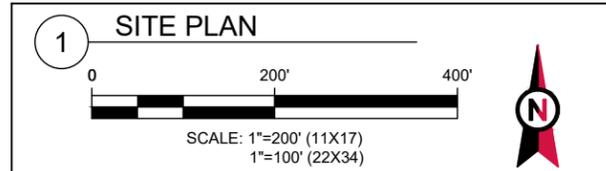
REVISION:  
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**NOTE:**

- ROAD IMPROVEMENTS SHALL BE AT A 95% COMPACTION AND SUPPORT FIRE VEHICLES WEIGHING 75,000 LBS. UPON COMPLETION AND PRIOR TO FINAL, ROAD IMPROVEMENTS SHALL BE CERTIFIED, IN WRITING, BY A ROAD ENGINEER. WHERE EXCESSIVE EROSION EXISTS, WATERBARS TO BE ADDED OR REGRADE THE ROAD TO SLOW DOWN THE VELOCITIES OF THE RUNOFF.

BLADE ACCESS ROAD AS SITE CONDITIONS ALLOW. WHERE DECOMPOSED GRANITE/ASPHALT EXISTS, NO BLADING SHALL TAKE PLACE. IN THOSE AREAS CONTRACTOR TO USE EXISTING MATERIAL FROM SHOULDER AND WASH OUT AREAS TO MATCH GRADE AS BEST AS POSSIBLE. COMPACT WITH DRUM ROLLER UNTIL STANDARD PROCTOR IS MET. STA 13+00 TO 198+90



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ATC SITE NUMBER:  
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ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
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 MOSS BEACH, CA 94038

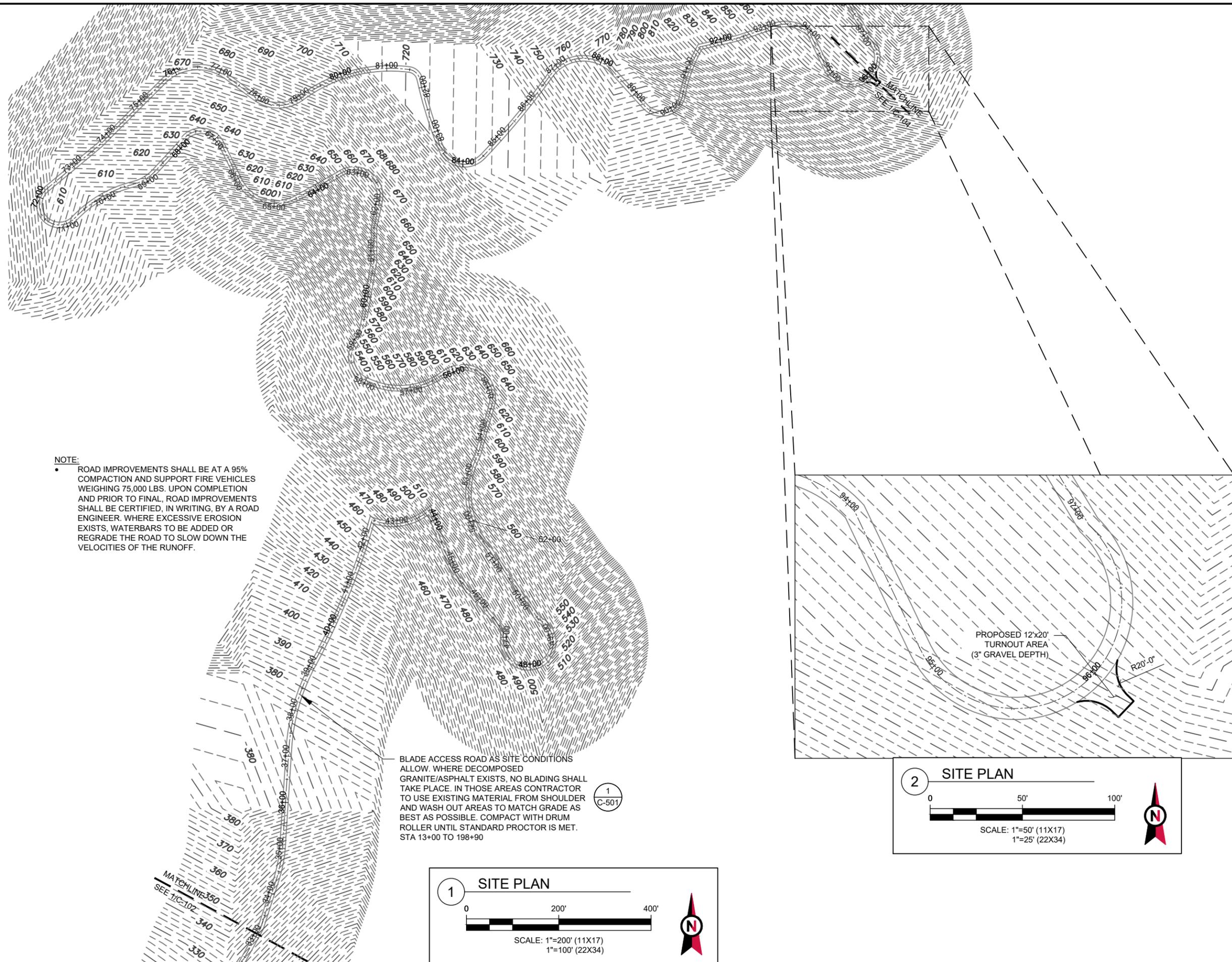
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DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SITE PLAN**

SHEET NUMBER:  
**C-403**

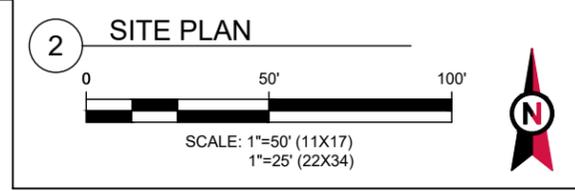
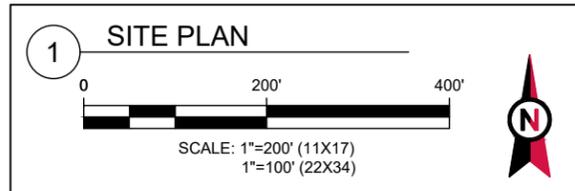
REVISION:  
**1**



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ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY: KTL  
 APPROVED BY: WG  
 DATE DRAWN: 03/04/19  
 ATC JOB NO: 12611944

**SITE PLAN**

SHEET NUMBER:  
**C-404**

REVISION:  
**1**

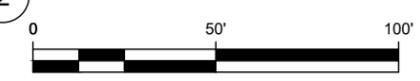
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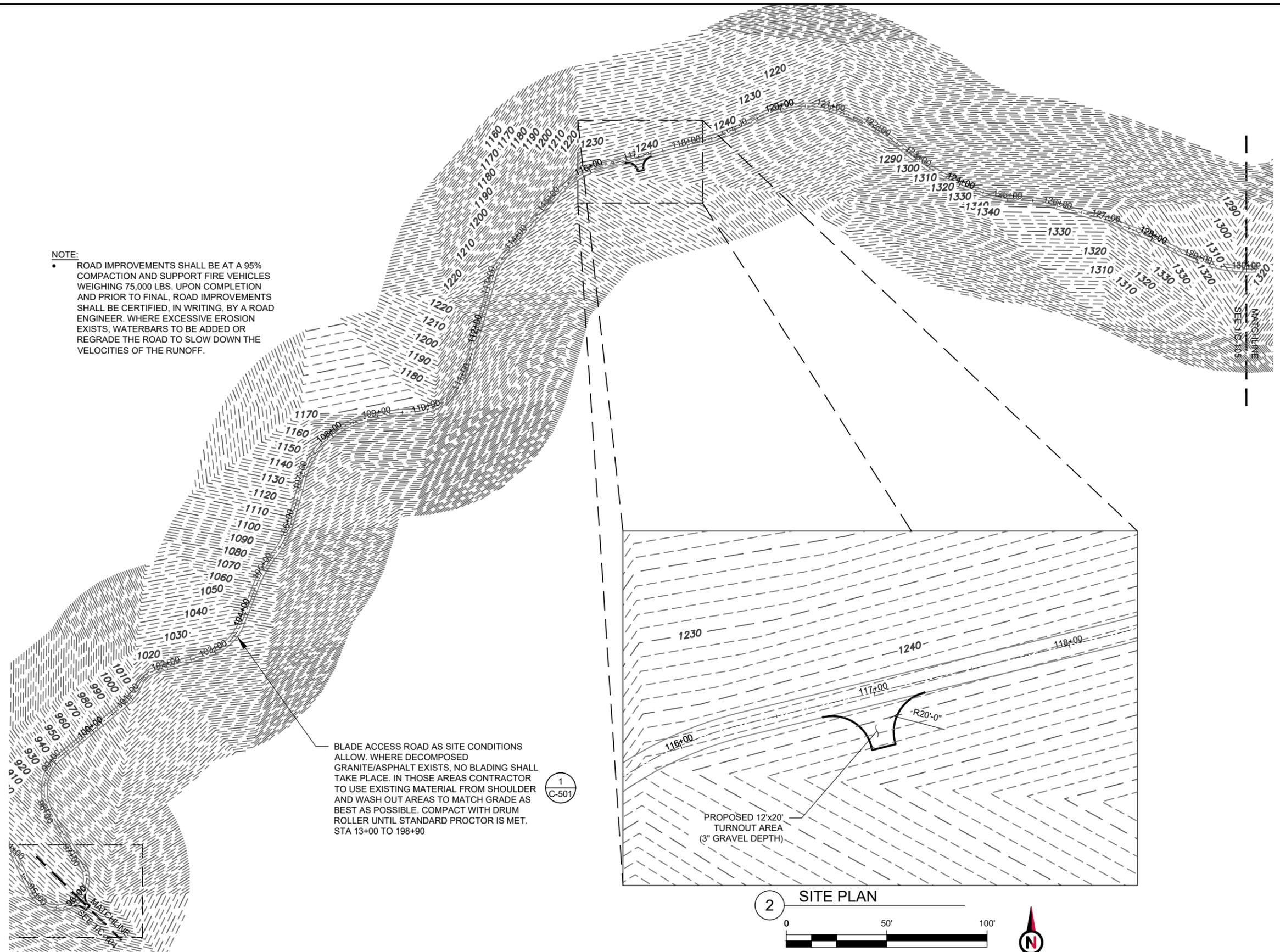
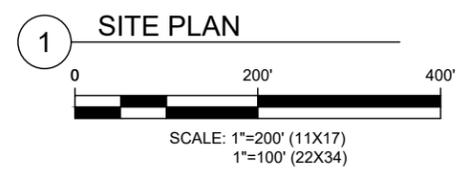
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1  
C-501

2  
**SITE PLAN**



SCALE: 1"=50' (11X17)  
 1"=25' (22X34)



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/04/19
1	ADD ROAD REPAIR SHEETS	ND	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

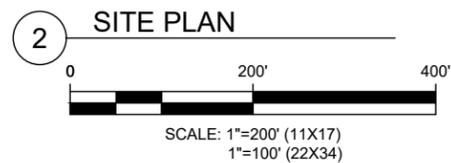
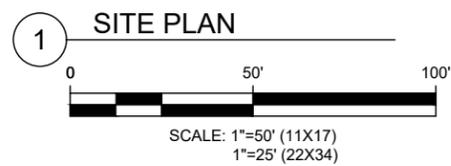
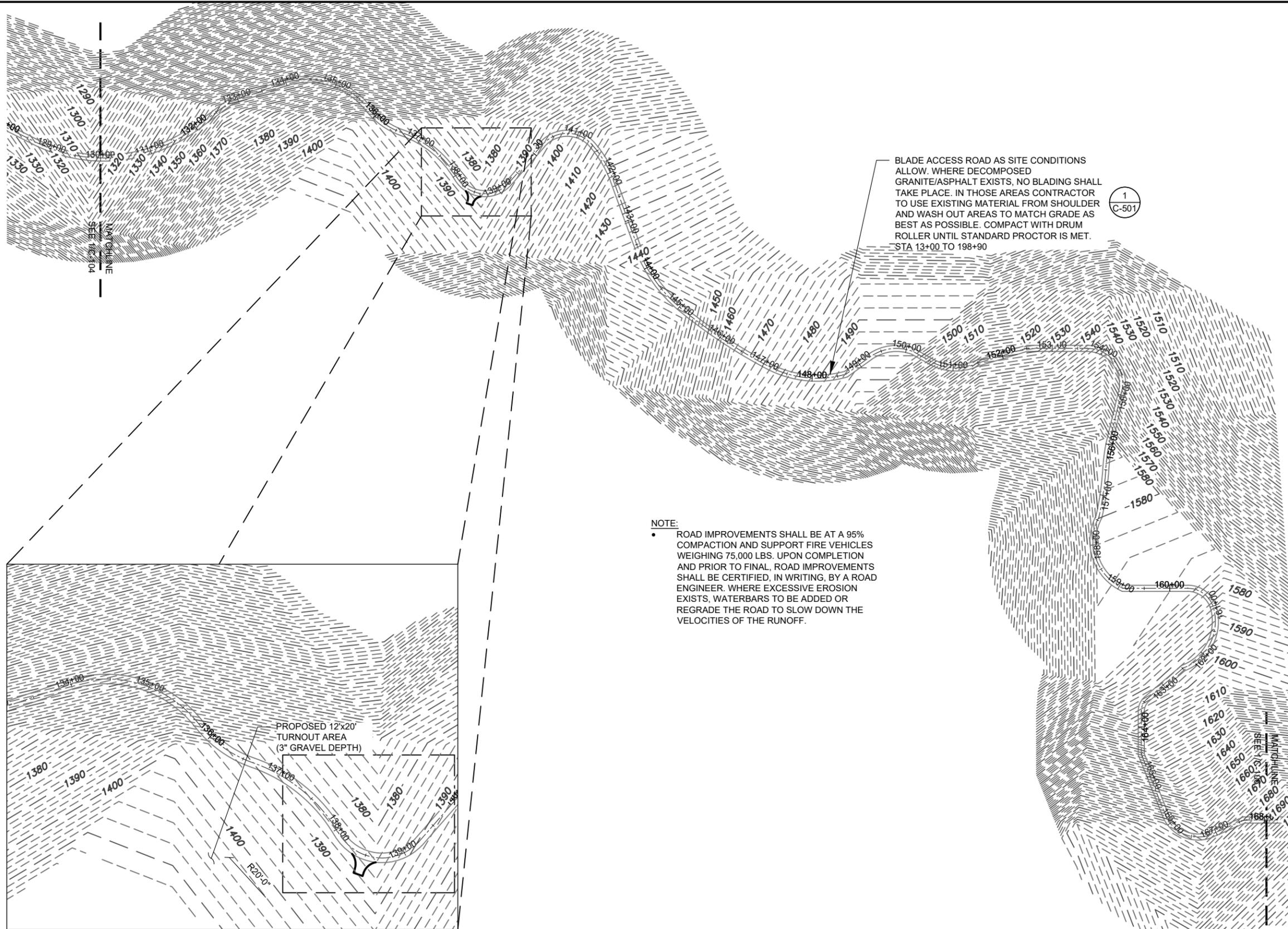
SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

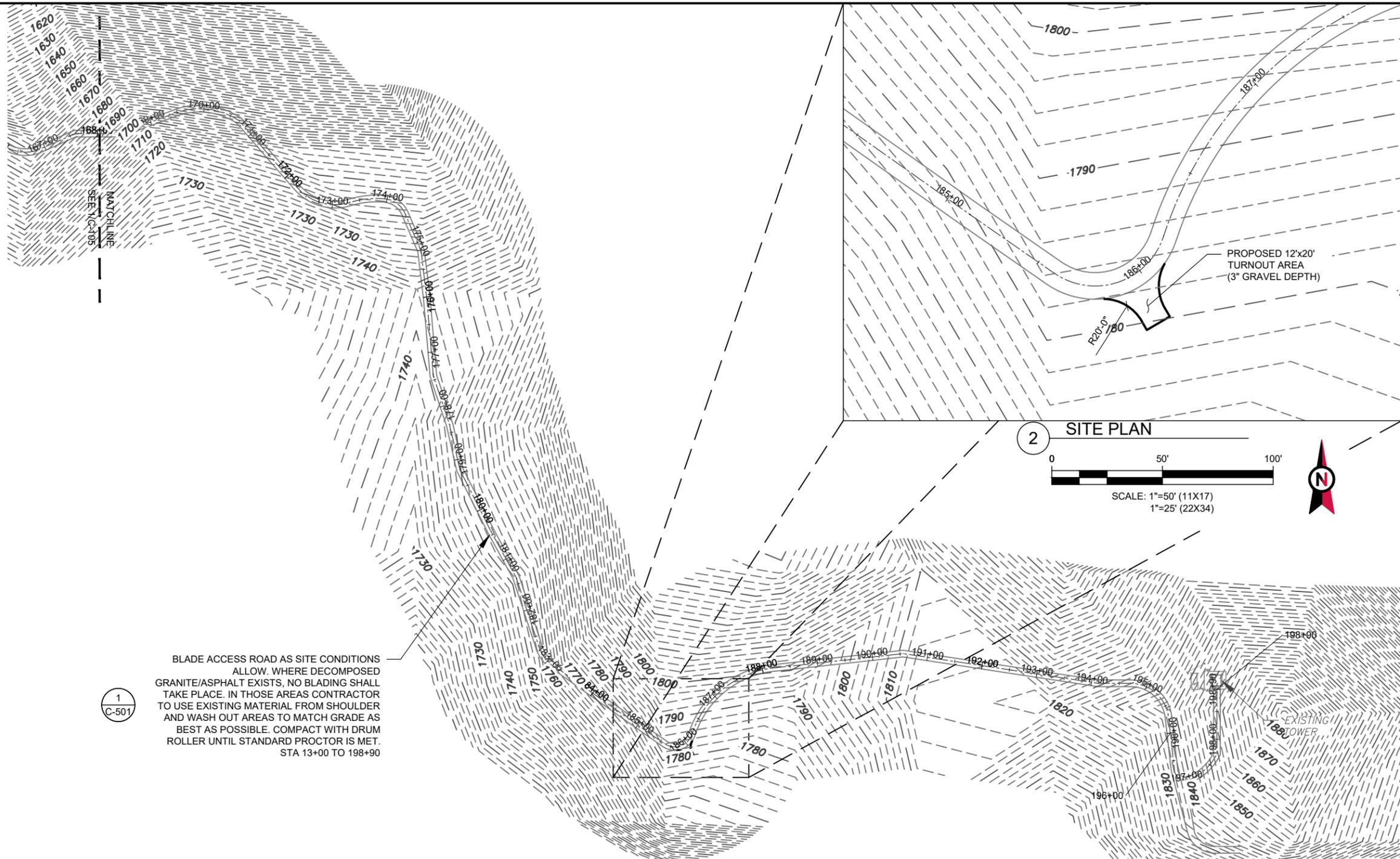
**SITE PLAN**

SHEET NUMBER:  
**C-405**

REVISION:  
**1**



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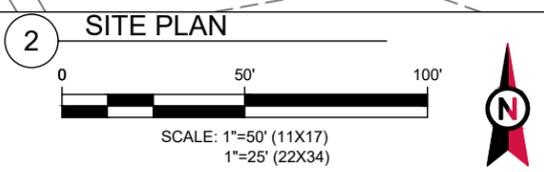
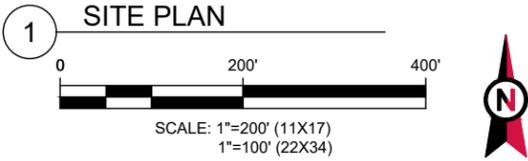


1  
C-501

BLADE ACCESS ROAD AS SITE CONDITIONS ALLOW. WHERE DECOMPOSED GRANITE/ASPHALT EXISTS, NO BLADING SHALL TAKE PLACE. IN THOSE AREAS CONTRACTOR TO USE EXISTING MATERIAL FROM SHOULDER AND WASH OUT AREAS TO MATCH GRADE AS BEST AS POSSIBLE. COMPACT WITH DRUM ROLLER UNTIL STANDARD PROCTOR IS MET. STA 13+00 TO 198+90

NOTE:

- ROAD IMPROVEMENTS SHALL BE AT A 95% COMPACTION AND SUPPORT FIRE VEHICLES WEIGHING 75,000 LBS. UPON COMPLETION AND PRIOR TO FINAL, ROAD IMPROVEMENTS SHALL BE CERTIFIED, IN WRITING, BY A ROAD ENGINEER. WHERE EXCESSIVE EROSION EXISTS, WATERBARS TO BE ADDED OR REGRADE THE ROAD TO SLOW DOWN THE VELOCITIES OF THE RUNOFF.




**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SITE PLAN**

SHEET NUMBER: <b>C-406</b>	REVISION: <b>1</b>
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1 ACCESS ROAD



2 ACCESS ROAD



3 ACCESS ROAD



4 ACCESS ROAD



5 ACCESS ROAD



6 ACCESS ROAD



7 ACCESS ROAD



8 ACCESS ROAD



9 ACCESS ROAD



10 ACCESS ROAD



11 ACCESS ROAD



12 ACCESS ROAD



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MOSS BEACH, CA 94038

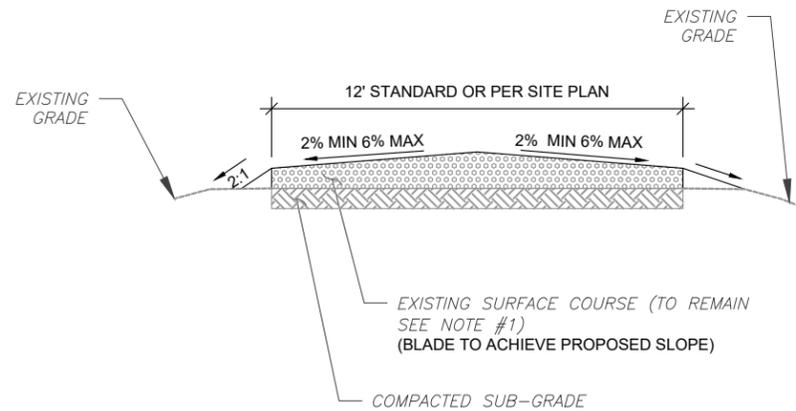
SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**PICTURES**

SHEET NUMBER:	REVISION:
<b>C-407</b>	<b>1</b>

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- NOTES:**
- TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
  - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
  - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.

- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
  - DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

**1 ACCESS ROAD REPAIR (BLADE ONLY)**  
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/04/19
1	ADD ROAD REPAIR SHEETS	ND	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**CONSTRUCTION DETAILS**

SHEET NUMBER: <b>C-501</b>	REVISION: <b>1</b>
-------------------------------	-----------------------



**CAUTION**



**Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.**

**For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.**

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

**NO TRESPASSING**

ATC CAUTION AND NO TRESPASSING SIGN



**WARNING**



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Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

**FCC TOWER REGISTRATION #**

**Posting of sign required by law**

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

**NOTICE**

**GUIDELINES FOR WORKING IN  
RADIOFREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



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ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

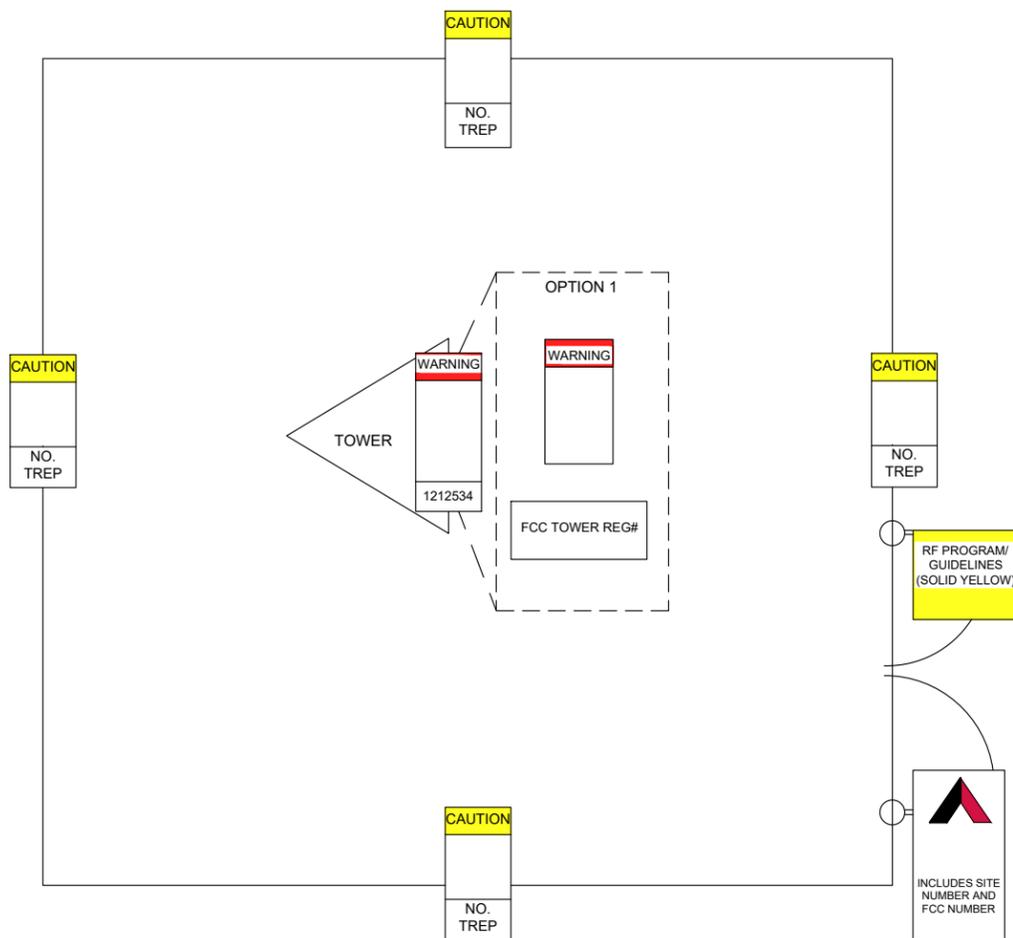
DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SIGNAGE**

SHEET NUMBER:  
**C-502**

REVISION:  
**0**

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



**SITE NAME :** MONTARA PEAK #2, T1  
**SITE NUMBER :** 8063  
**FCC REGISTRATION # :** 1221203

**FOR LEASING INFORMATION: 877-282-7483**  
**877-ATC-SITE**

**FOR EMERGENCIES CALL: 877-518-6937**  
**877-51-TOWER**

**NO TRESPASSING**  
**www.americantower.com**  
POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

**REPLACEMENT OF SIGNAGE:**

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

**NOTE:**

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

# CAUTION



Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.

For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

## NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

# WARNING



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ATC RF WARNING AND FCC NUMBER SIGN

## FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

### NOTICE

#### GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

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ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

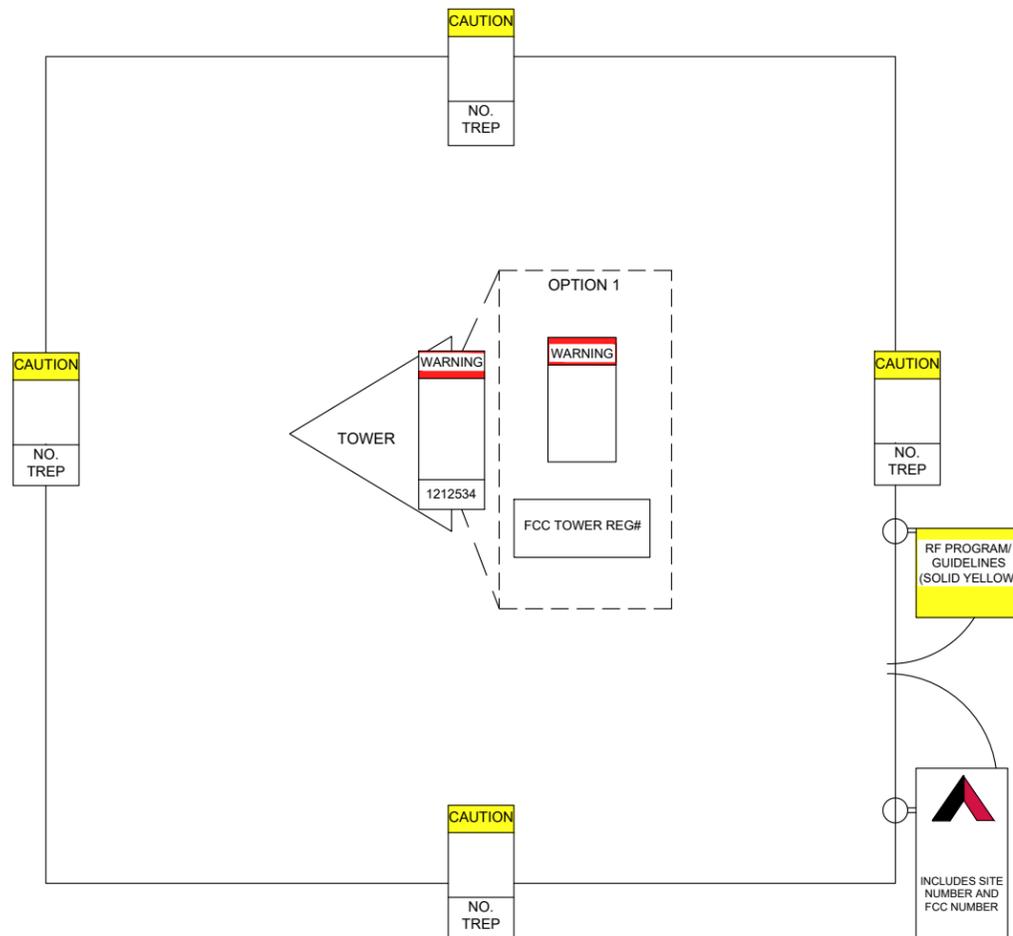
SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

<b>SIGNAGE</b>	
SHEET NUMBER: <b>C-503</b>	REVISION: <b>0</b>

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

**AMERICAN TOWER**

---

**SITE NAME :** MONTARA PEAK #2, T2  
**SITE NUMBER :** 8187  
**FCC REGISTRATION # :** 1221202

---

FOR LEASING INFORMATION: **877-282-7483**  
**877-ATC-SITE**

FOR EMERGENCIES CALL: **877-518-6937**  
**877-51-TOWER**

**NO TRESPASSING**

**www.americantower.com**

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

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In accordance with Federal Communications  
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## NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

# WARNING



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ATC RF WARNING AND FCC NUMBER SIGN

## FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

## NOTICE

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

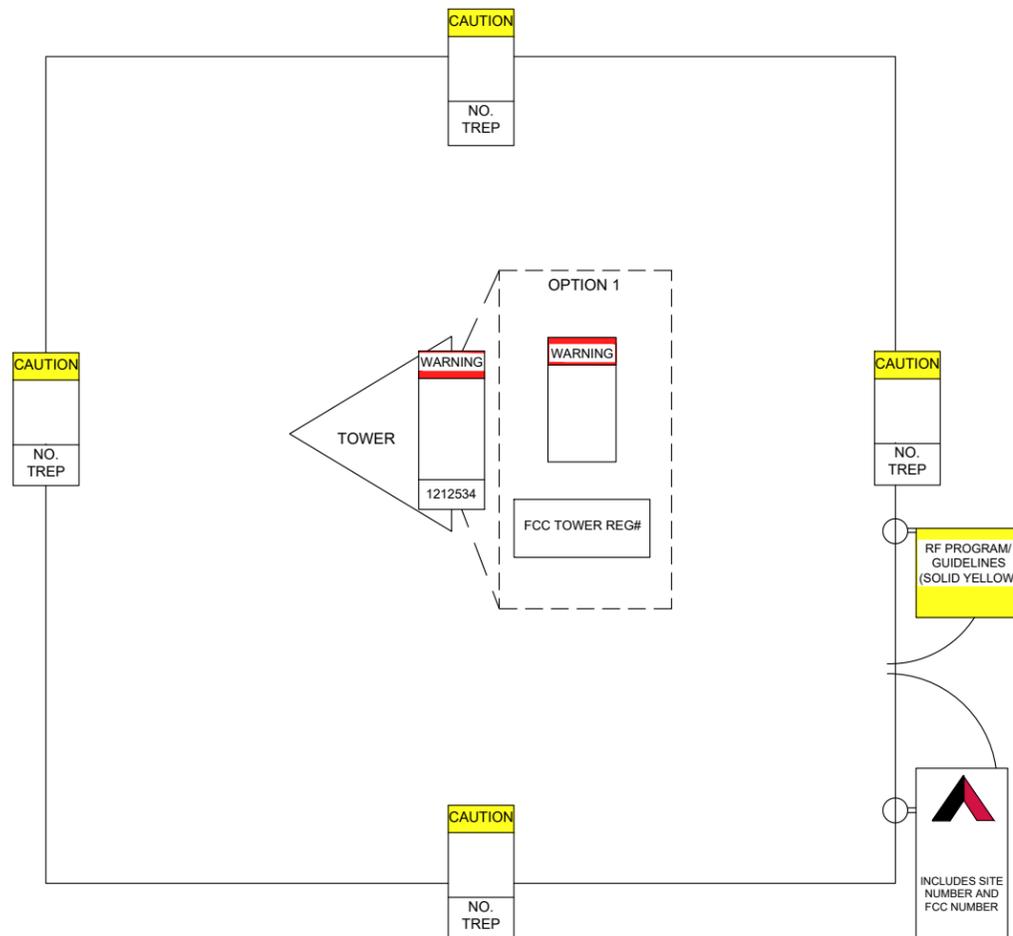
SEAL:

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SIGNAGE**

SHEET NUMBER: <b>C-504</b>	REVISION: <b>0</b>
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THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

**SITE NAME :** MONTARA PEAK #2, T3  
**SITE NUMBER :** 8188  
**FCC REGISTRATION # :** 1221204

**FOR LEASING INFORMATION:** 877-282-7483  
877-ATC-SITE

**FOR EMERGENCIES CALL:** 877-518-6937  
877-51-TOWER

## NO TRESPASSING

[www.americantower.com](http://www.americantower.com)

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

**REPLACEMENT OF SIGNAGE:**

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

**NOTE:**

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

# CAUTION



**Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.**

**For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.**

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

## NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

# WARNING



**Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.**

**For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.**

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

**FCC TOWER REGISTRATION #**

**Posting of sign required by law**

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

**NOTICE**

**GUIDELINES FOR WORKING IN  
RADIOFREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

**AMERICAN TOWER®**  
ATC TOWER SERVICES, LLC  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KTL	03/04/19

ATC SITE NUMBER:  
**8063, 8187, 8188, 41214**

ATC SITE NAME:  
**MONTARA PEAK #2, T1-T4**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

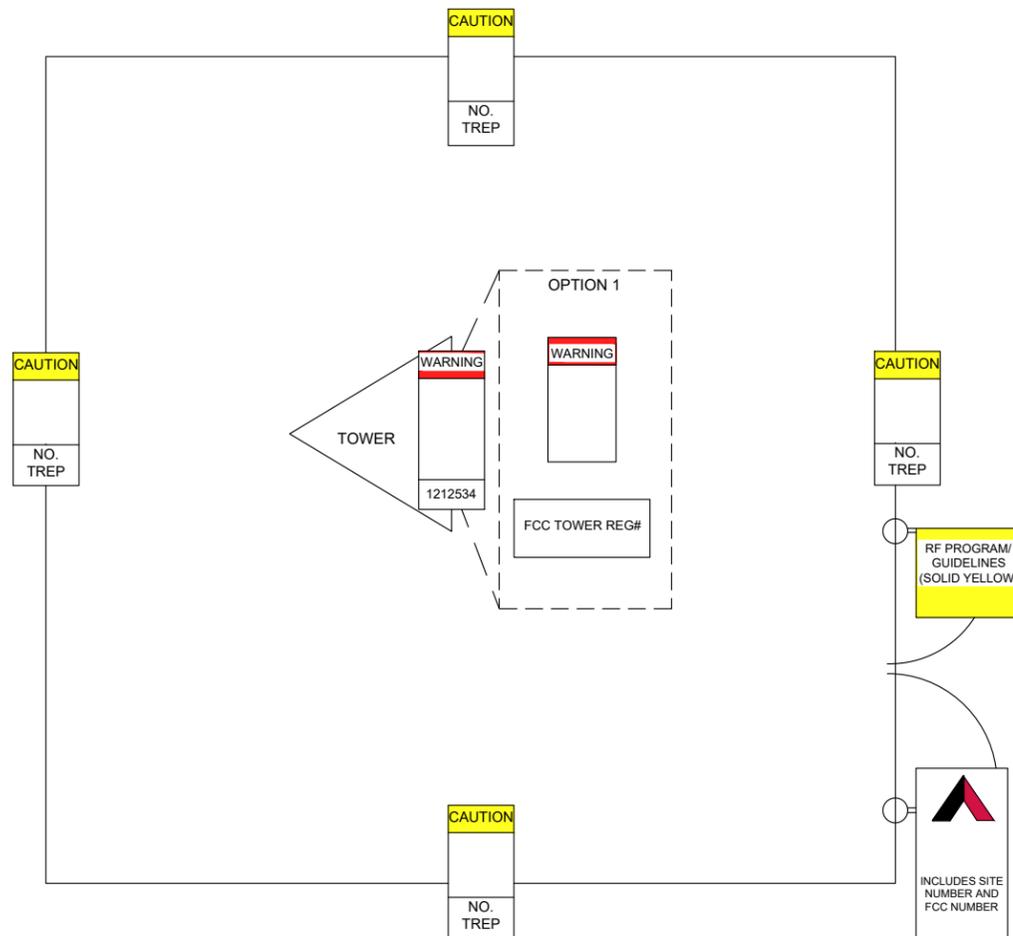
DRAWN BY: KTL  
APPROVED BY: WG  
DATE DRAWN: 03/04/19  
ATC JOB NO: 12611944

DRAWN BY:	KTL
APPROVED BY:	WG
DATE DRAWN:	03/04/19
ATC JOB NO:	12611944

**SIGNAGE**

SHEET NUMBER: **C-505**      REVISION: **0**

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

**SITE NAME :** MONTARA PEAK #2, T4  
**SITE NUMBER :** 41214  
**FCC REGISTRATION # :** 1244759

**FOR LEASING INFORMATION:** 877-282-7483  
**877-ATC-SITE**

**FOR EMERGENCIES CALL:** 877-518-6937  
**877-51-TOWER**

**NO TRESPASSING**

**www.americantower.com**

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

**REPLACEMENT OF SIGNAGE:**

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

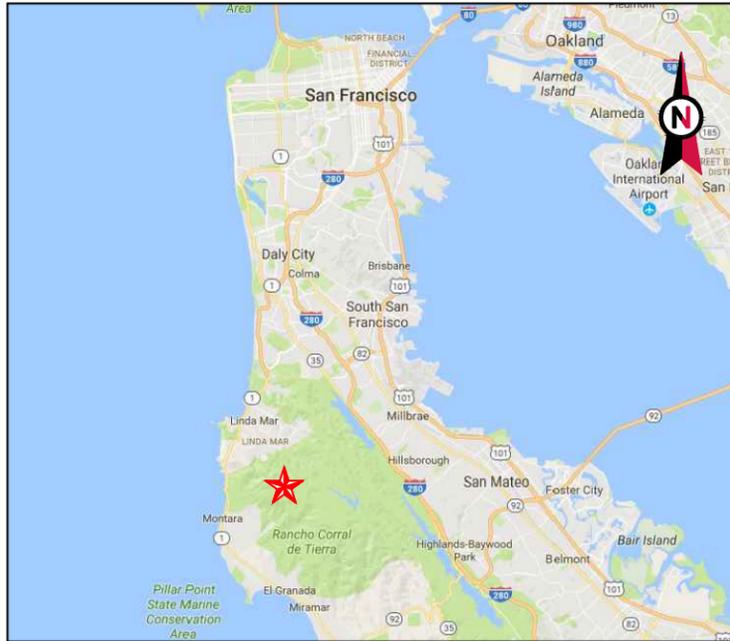
**NOTE:**

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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

**ATTACHMENT D**

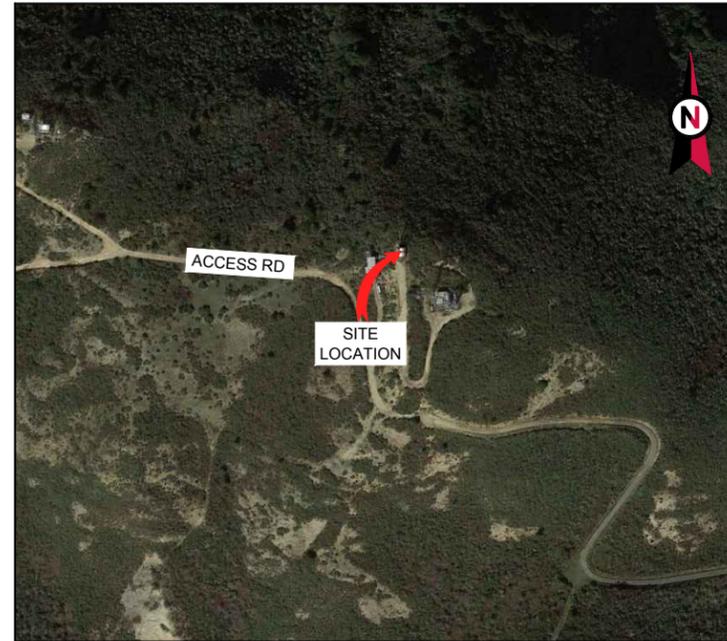


VICINITY MAP



**AMERICAN TOWER®**

**SITE NAME: MONTARA PEAK CA**  
**SITE NUMBER: 8630**  
**SITE ADDRESS: MCNEE STATE PARK**  
**HIKING TRAIL**  
**MOSS BEACH, CA 94038**



LOCATION MAP

**SPECIAL USE PERMIT RENEWAL**

**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
**3500 REGENCY PARKWAY**  
**SUITE 100**  
**CARY, NC 27518**  
**PHONE: (919) 468-0112**

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/02/17
1	REVISED SHEET NUMBERS	NRP	03/07/17
2	MODIFIED SOW	NRP	11/30/17
3	ADDED ADDITIONAL SETBACK	NRP	06/21/18
4	ADDED SETBACK	NRP	09/10/18

ATC SITE NUMBER:  
**8630**  
 ATC SITE NAME:  
**MONTARA PEAK CA**  
 SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**TITLE SHEET**

SHEET NUMBER:	REVISION:
<b>G-001</b>	<b>4</b>

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> MCNEE STATE PARK HIKING TRAIL MOSS BEACH, CA 94038 COUNTY: SAN MATEO  <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 37.56145 LONGITUDE: -122.47798 GROUND ELEVATION: 1866' AMSL  <u>ZONING INFORMATION:</u> JURISDICTION: SAN MATEO COUNTY PARCEL NUMBER: 036-370-020 ZONING: UNINCORPORATED	THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE SAN MATEO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS AND PROPOSED ROAD REPAIRS.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		<u>PROJECT NOTES</u> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	4	09/10/18	NRP
<u>UTILITY COMPANIES</u>  POWER COMPANY: PG&E PHONE: (800) 743-5000  TELEPHONE COMPANY: N/A	<u>PROJECT TEAM</u>  <u>TOWER OWNER:</u> AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>PROPERTY OWNER:</u> AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518  <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	<u>PROJECT LOCATION DIRECTIONS</u> FROM SAN FRANCISCO, CA:  HEADING WEST, TAKE THE BAY BRIDGE (HWY 80 W) TO HWY 101 S. TURN ONTO HWY 280 SOUTH TOWARDS DALY CITY. TAKE HWY 1 SOUTH TOWARDS PACIFICA. GO THROUGH PACIFICA AND THE DEVIL'S SLIDE AREA, 3.6 MI SOUTH ON HWY 1 FROM LINDA MAR BLVD. INTERSECTION. ON YOUR LEFT WILL BE THE MCNEE STATE PARK. AS HWY 1 SOUTH STRAIGHTENS, THE SITE ENTRANCE WILL BE ON YOUR LEFT (A STATE PARK HIKING TRAIL WITH A LOCKED YELLOW GATE).	C-101	ZONING PLAN	4	09/10/18	NRP
			C-201	TOWER ELEVATION	0	03/02/17	NRP
			C-401	OVERALL SITE PLAN	0	03/02/17	NRP
			C-402	SITE PLAN	2	11/30/17	NRP
			C-403	SITE PLAN	2	11/30/17	NRP
			C-404	SITE PLAN	2	11/30/17	NRP
			C-405	SITE PLAN	2	11/30/17	NRP
			C-406	SITE PLAN	2	11/30/17	NRP
			C-407	PICTURES	0	03/02/17	NRP
			C-501	CONSTRUCTION DETAILS	2	11/30/17	NRP
			C-502	SIGNAGE	0	03/02/17	NRP

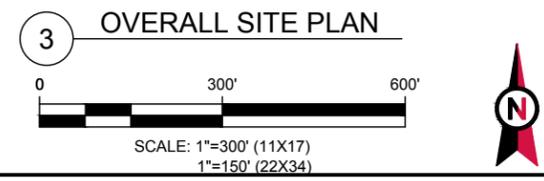
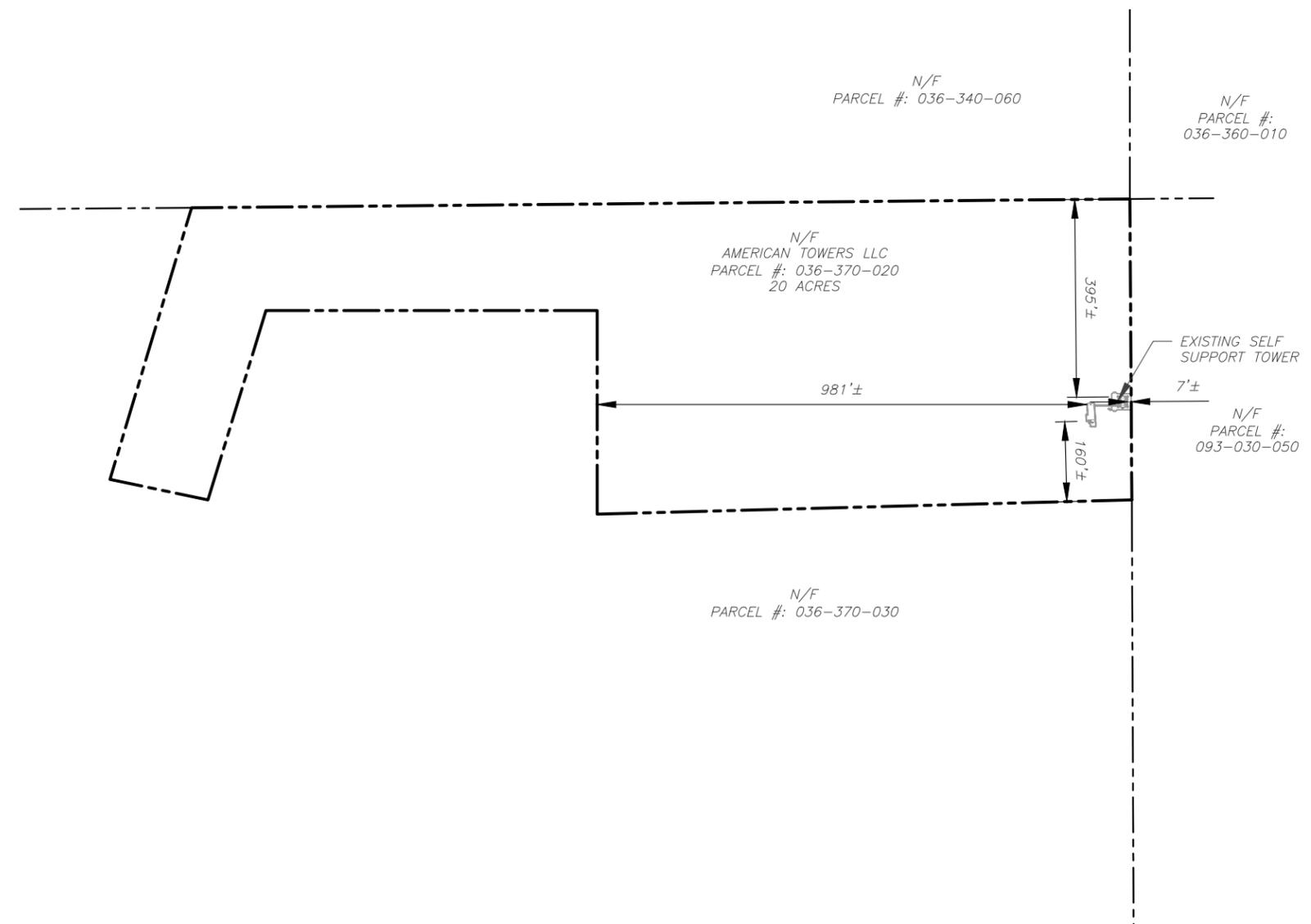
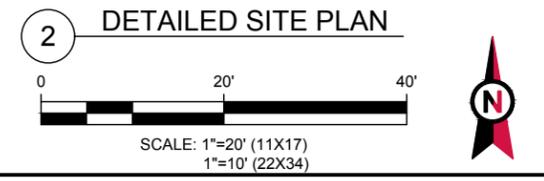
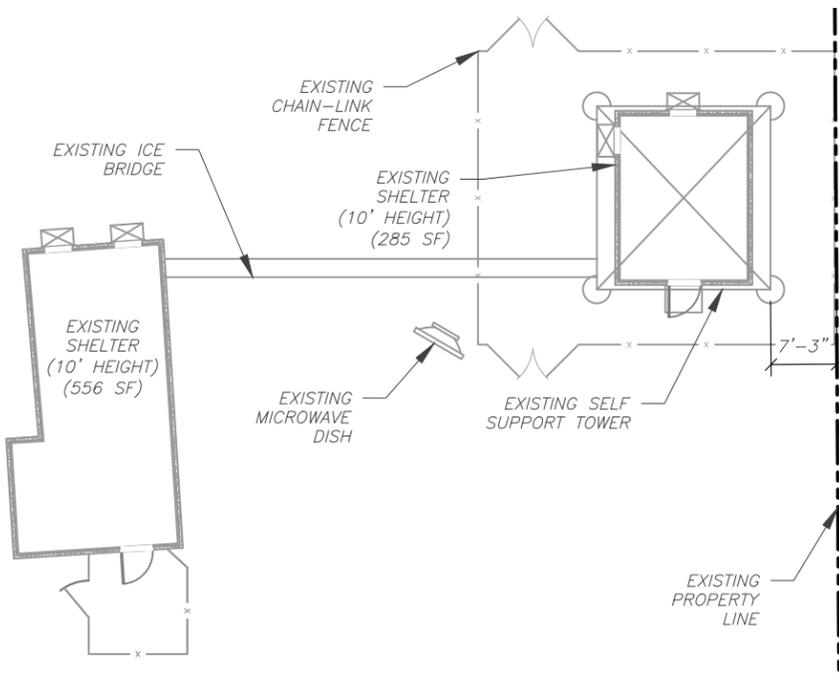
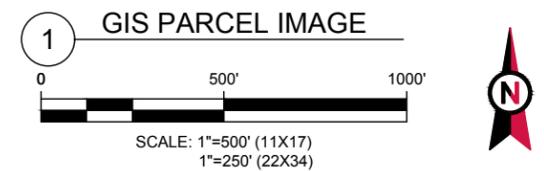
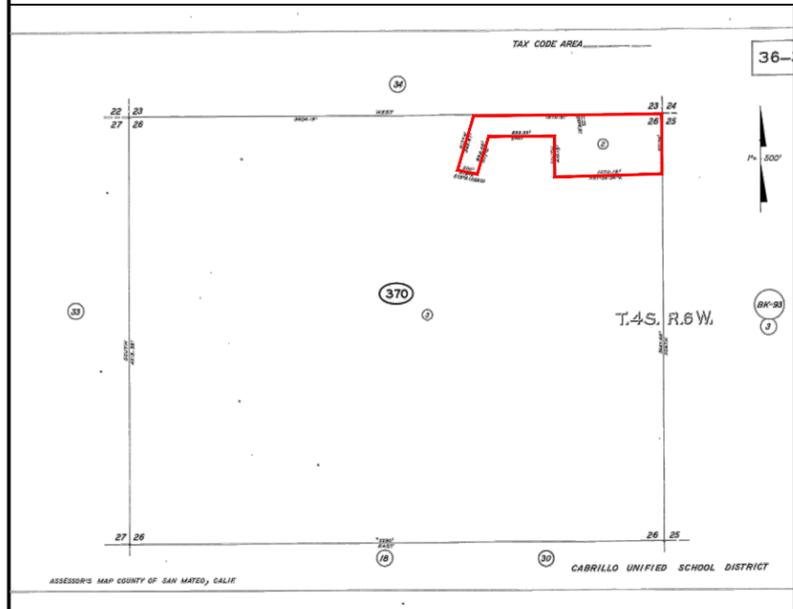


**NOTES:**

- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
- BOUNDARY INFORMATION OBTAINED FROM: SAN MATEO COUNTY GIS MAP

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING CONCRETE
	EXISTING BUILDING



**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/02/17
3	ADDED ADDITIONAL SETBACK	NRP	06/21/18
4	ADDED SETBACK	NRP	09/10/18

ATC SITE NUMBER:  
**8630**

ATC SITE NAME:  
**MONTARA PEAK CA**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**ZONING PLAN**

SHEET NUMBER: <b>C-101</b>	REVISION: <b>4</b>
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/02/17

ATC SITE NUMBER:

**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

SITE ADDRESS:

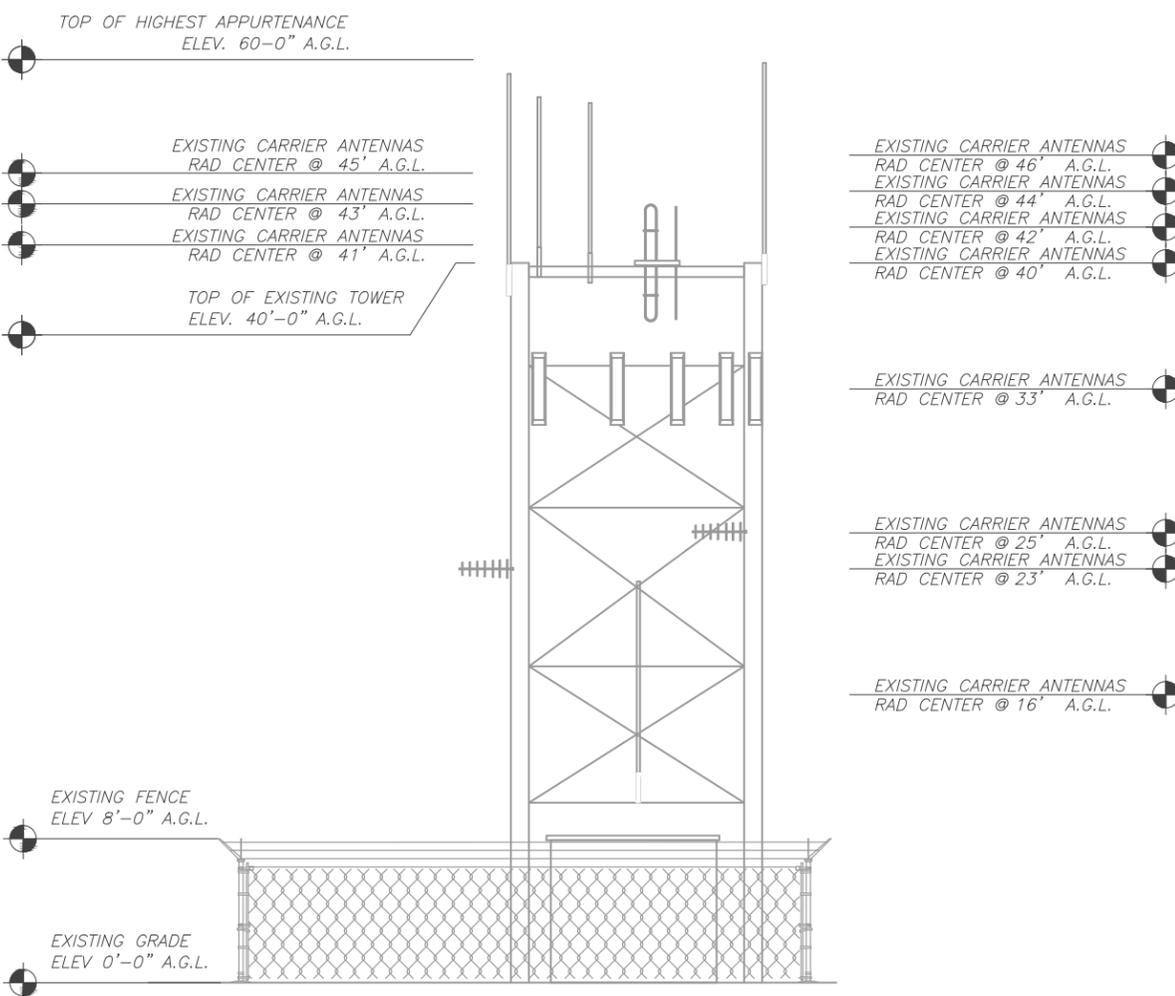
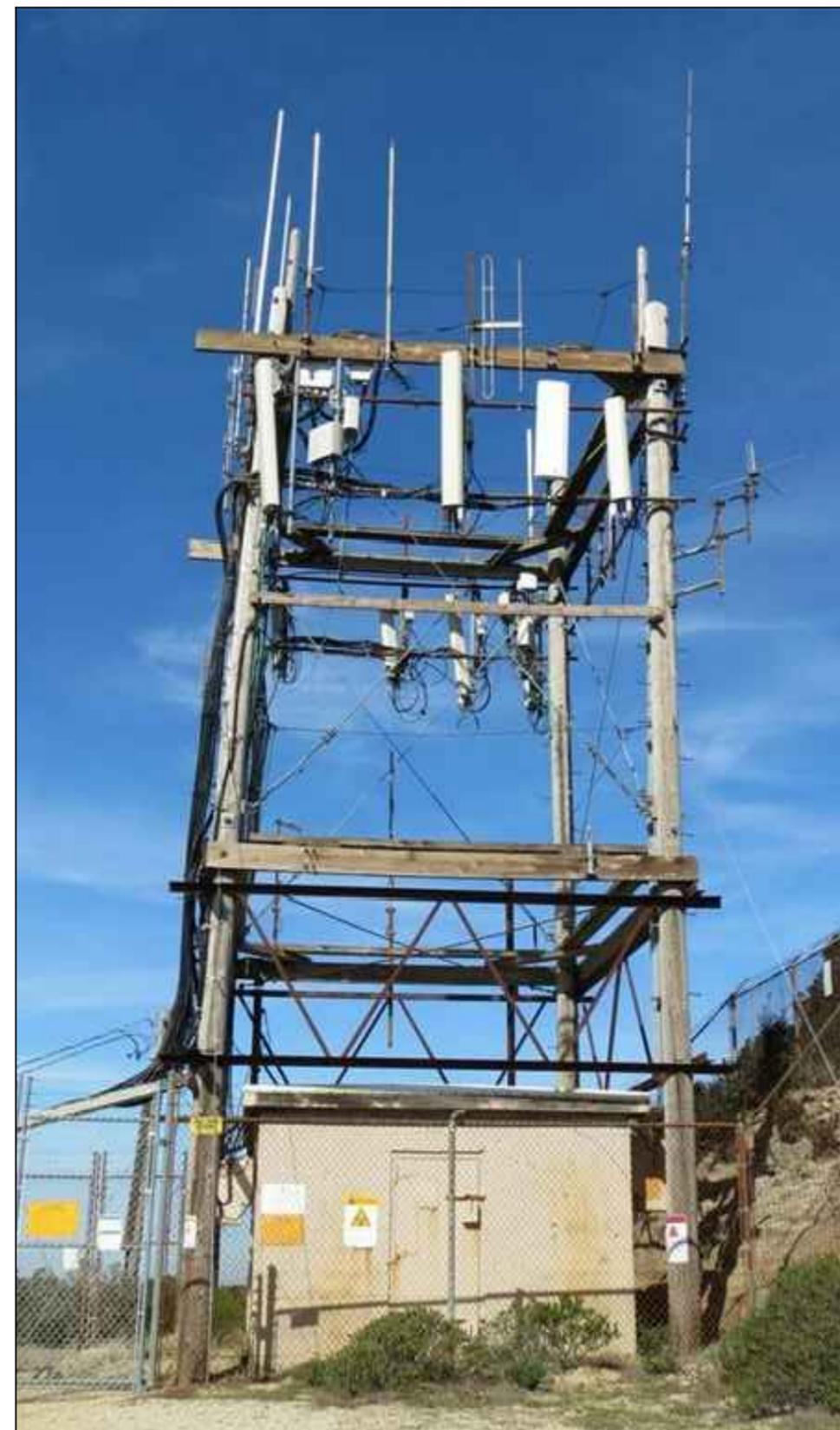
MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-201</b>	<b>0</b>



1 TOWER ELEVATION  
 SCALE: NOT TO SCALE

2 TOWER PHOTO  
 SCALE: NOT TO SCALE

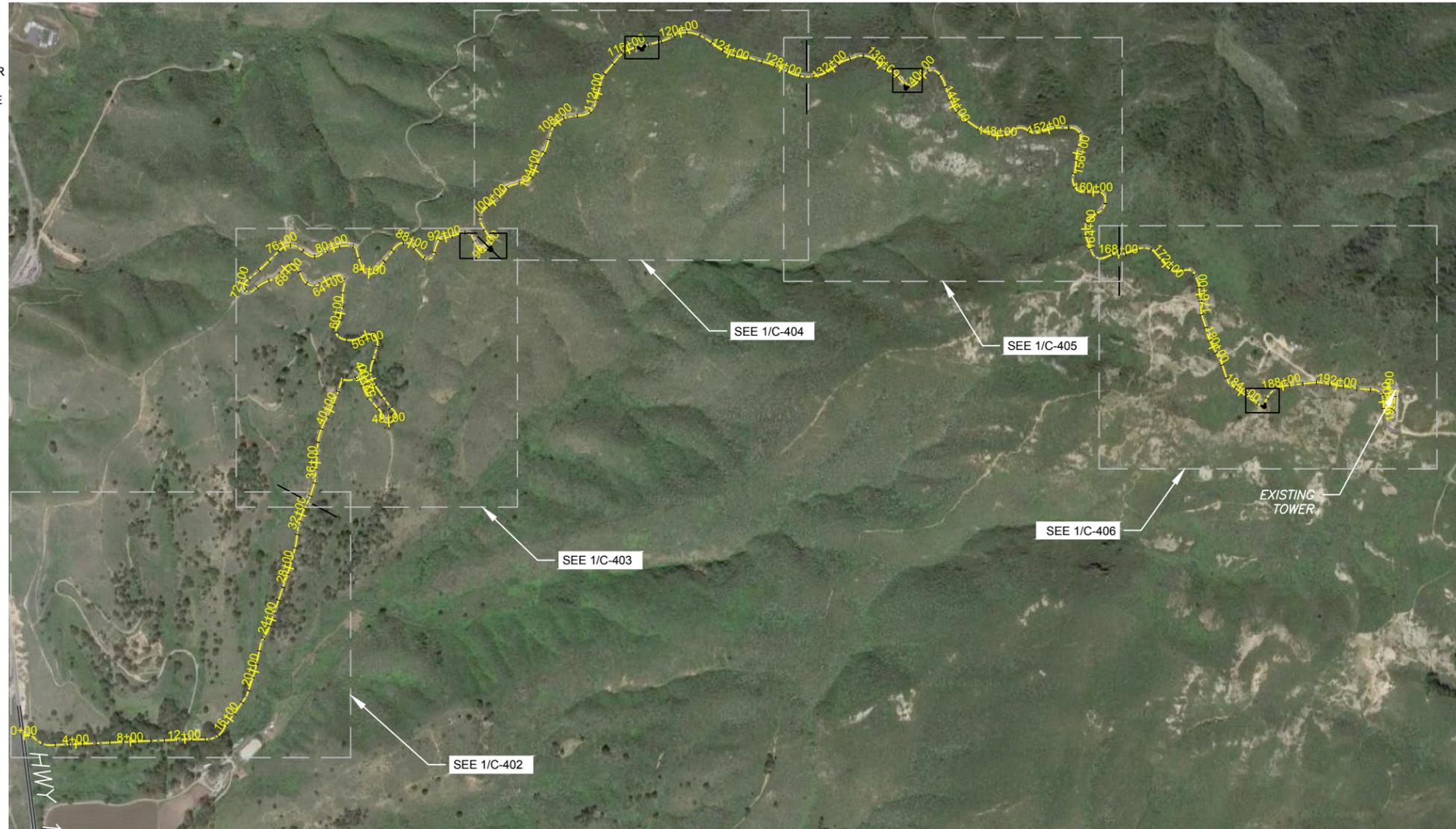
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**CONSTRUCTION NOTES:**

1. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
2. NOTIFY ATC CONSTRUCTION MANAGER AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE ONE CALL SYSTEM, INC. SHALL BE NOTIFIED.

**CONSTRUCTION SEQUENCE:**

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. CONTRACTOR TO CLEAR TREES AND VEGETATION TO ALLOW 15' VERTICAL CLEARANCE.
3. CONTRACTOR TO BLADE EXISTING ROAD TO MATCH CROSS SLOPE AS INDICATED ON THE DETAILS. CAPTURE AND RE-USE EXISTING STONE WHERE FEASIBLE.
4. COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE PER ATC SPECIFICATIONS.



1 OVERALL SITE PLAN



SCALE: 1"=1000' (11X17)  
1"=500' (22X34)



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**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/02/17

ATC SITE NUMBER:

**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

SITE ADDRESS:

MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

OVERALL SITE PLAN

SHEET NUMBER:

**C-401**

REVISION:

**0**

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**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	03/02/17
2	MODIFIED SOW	NRP	11/30/17

ATC SITE NUMBER:

**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

SITE ADDRESS:

MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

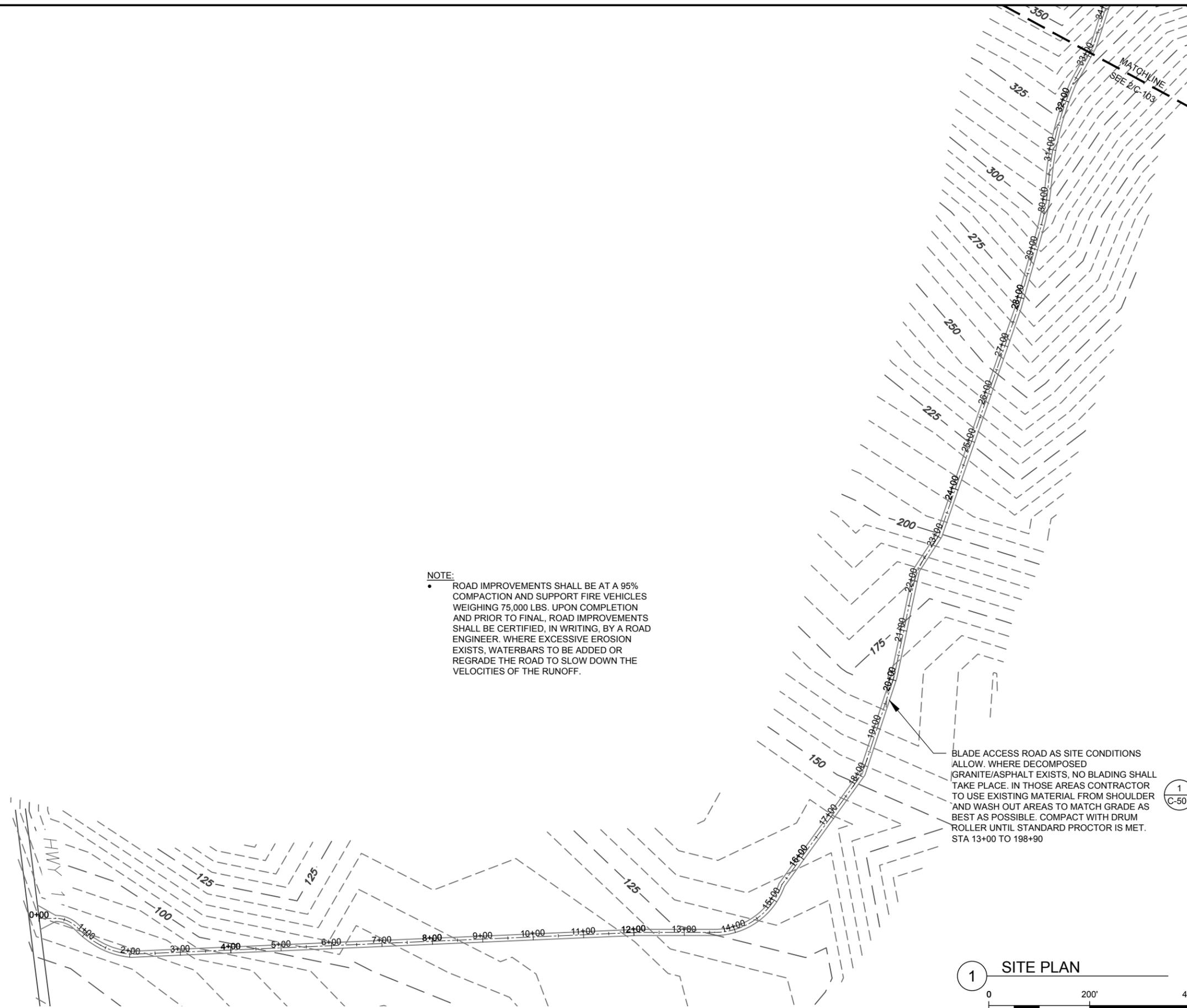
SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**SITE PLAN**

SHEET NUMBER:  
**C-402**

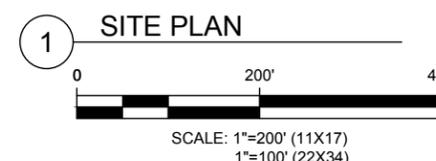
REVISION:  
**2**



**NOTE:**

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0	FOR CONSTRUCTION	NRP	03/02/17
2	MODIFIED SOW	NRP	11/30/17

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**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

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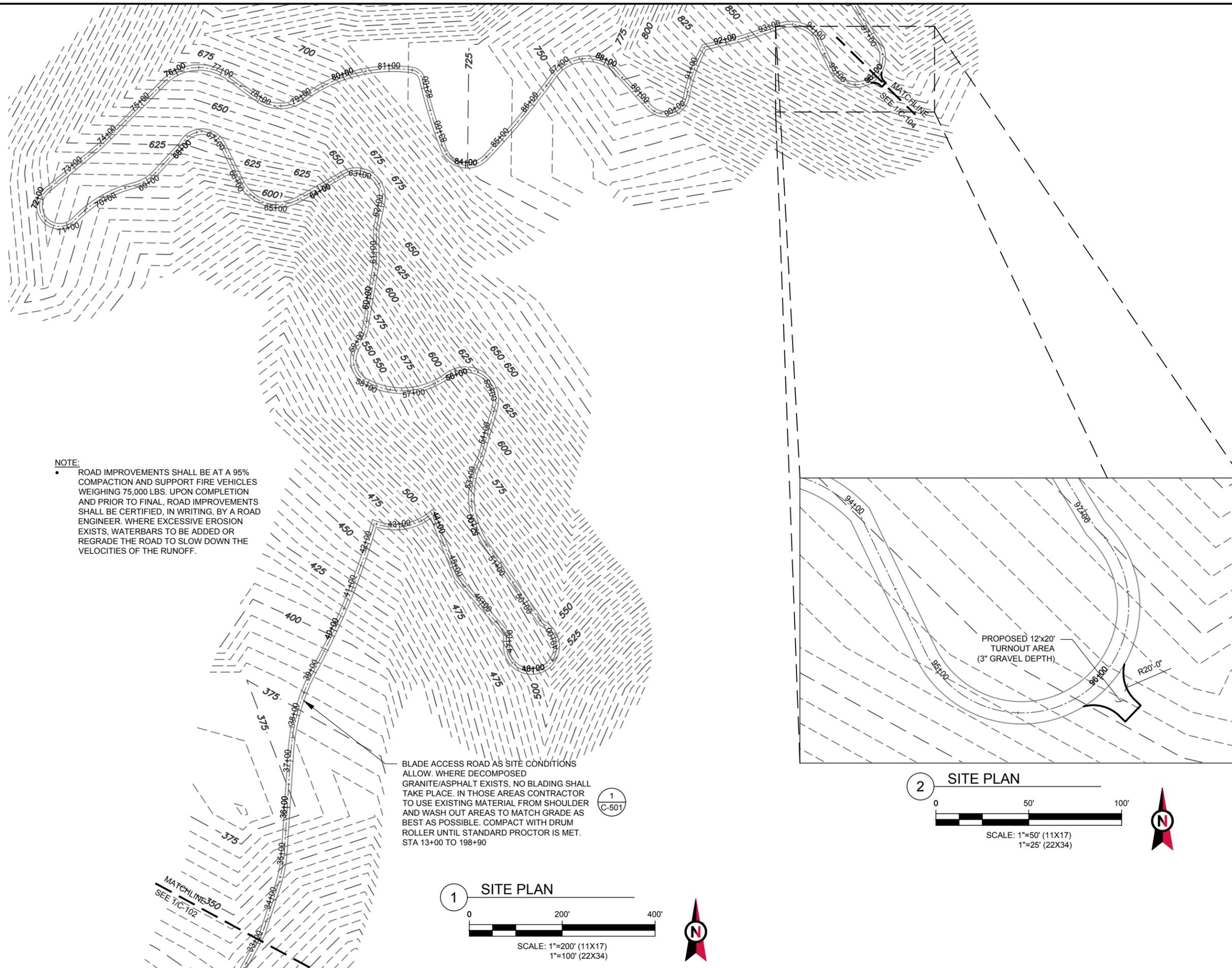
MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

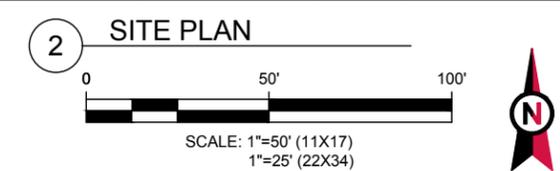
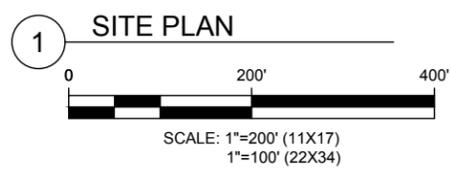
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SHEET NUMBER:	REVISION:
<b>C-403</b>	<b>2</b>



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2	MODIFIED SOW	NRP	11/30/17

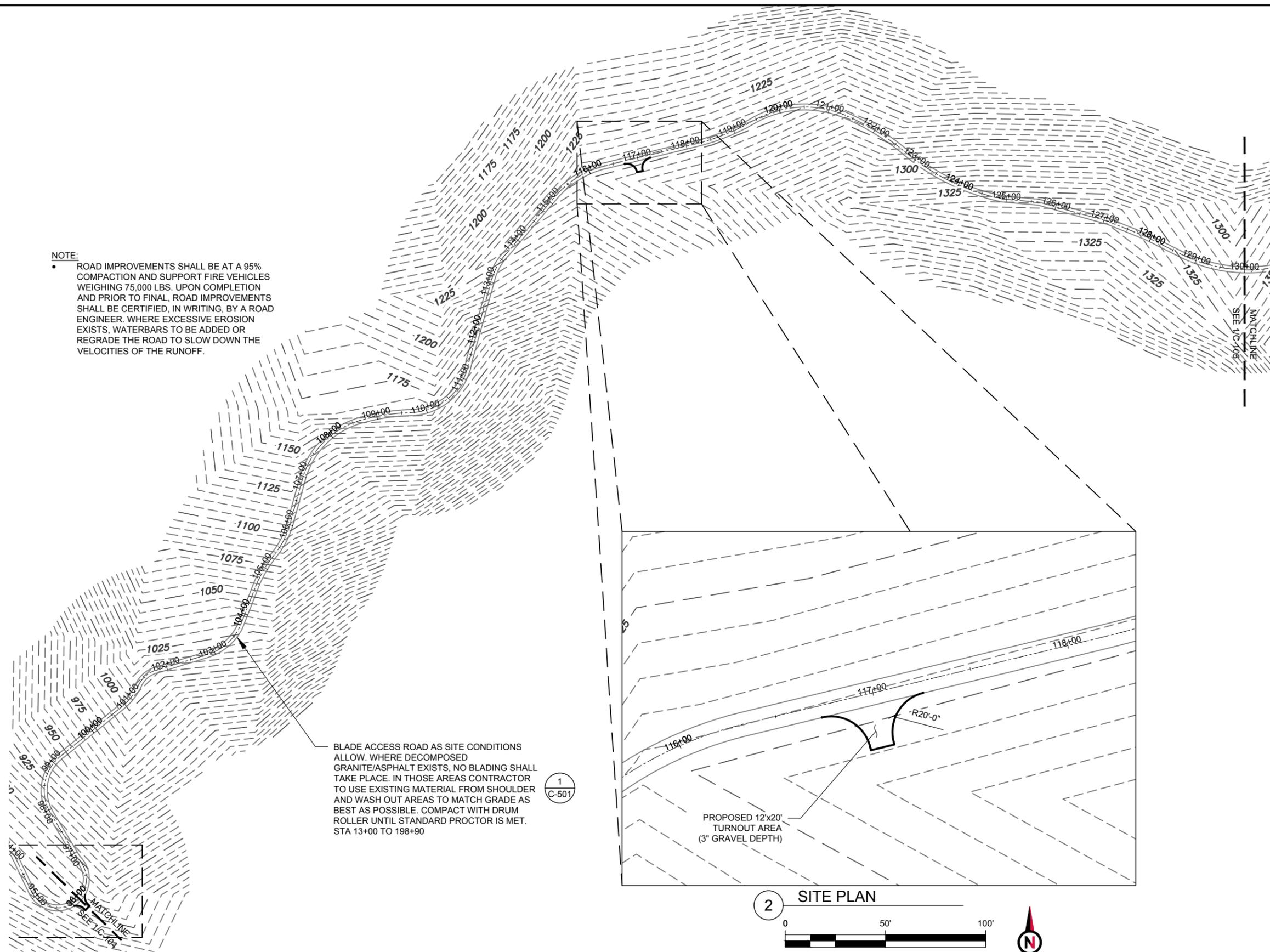
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 ATC SITE NAME:  
**MONTARA PEAK CA**  
 SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

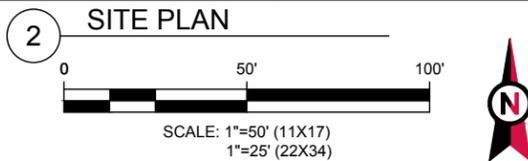
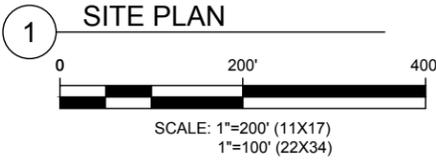
**SITE PLAN**

SHEET NUMBER:  
**C-404**  
 REVISION:  
**2**



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0	FOR CONSTRUCTION	NRP	03/02/17
2	MODIFIED SOW	NRP	11/30/17

ATC SITE NUMBER:

**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

SITE ADDRESS:

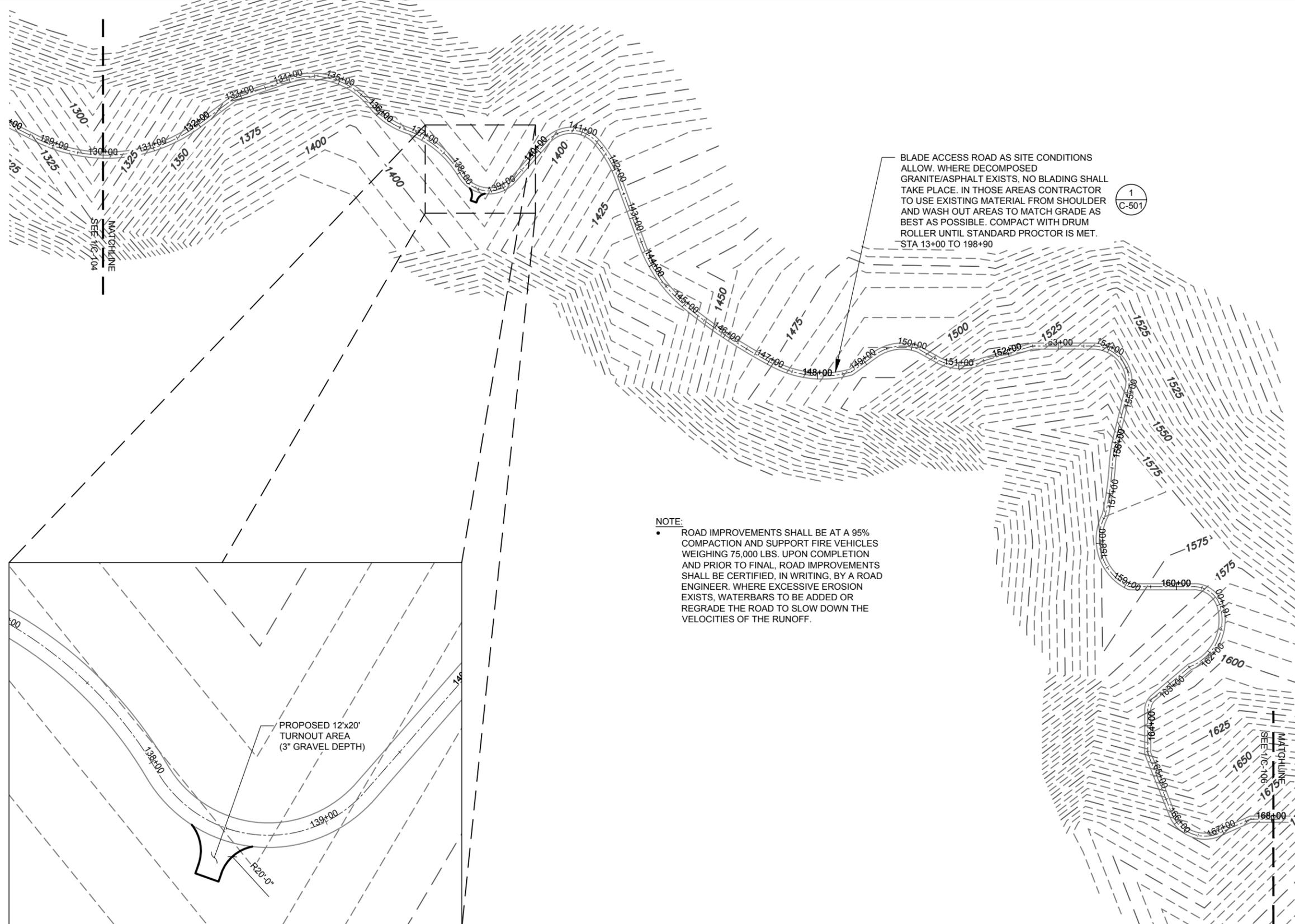
MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**SITE PLAN**

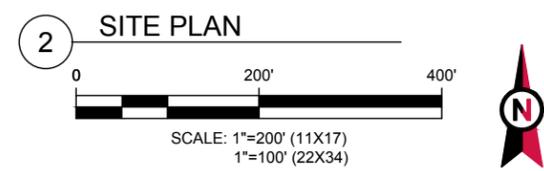
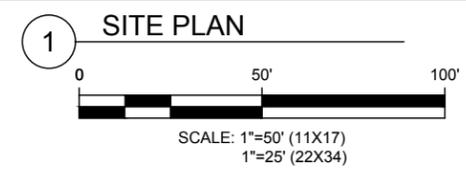
SHEET NUMBER: **C-405** REVISION: **2**



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①	FOR CONSTRUCTION	NRP	03/02/17
②	MODIFIED SOW	NRP	11/30/17

ATC SITE NUMBER:  
**8630**

ATC SITE NAME:  
**MONTARA PEAK CA**

SITE ADDRESS:  
 MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

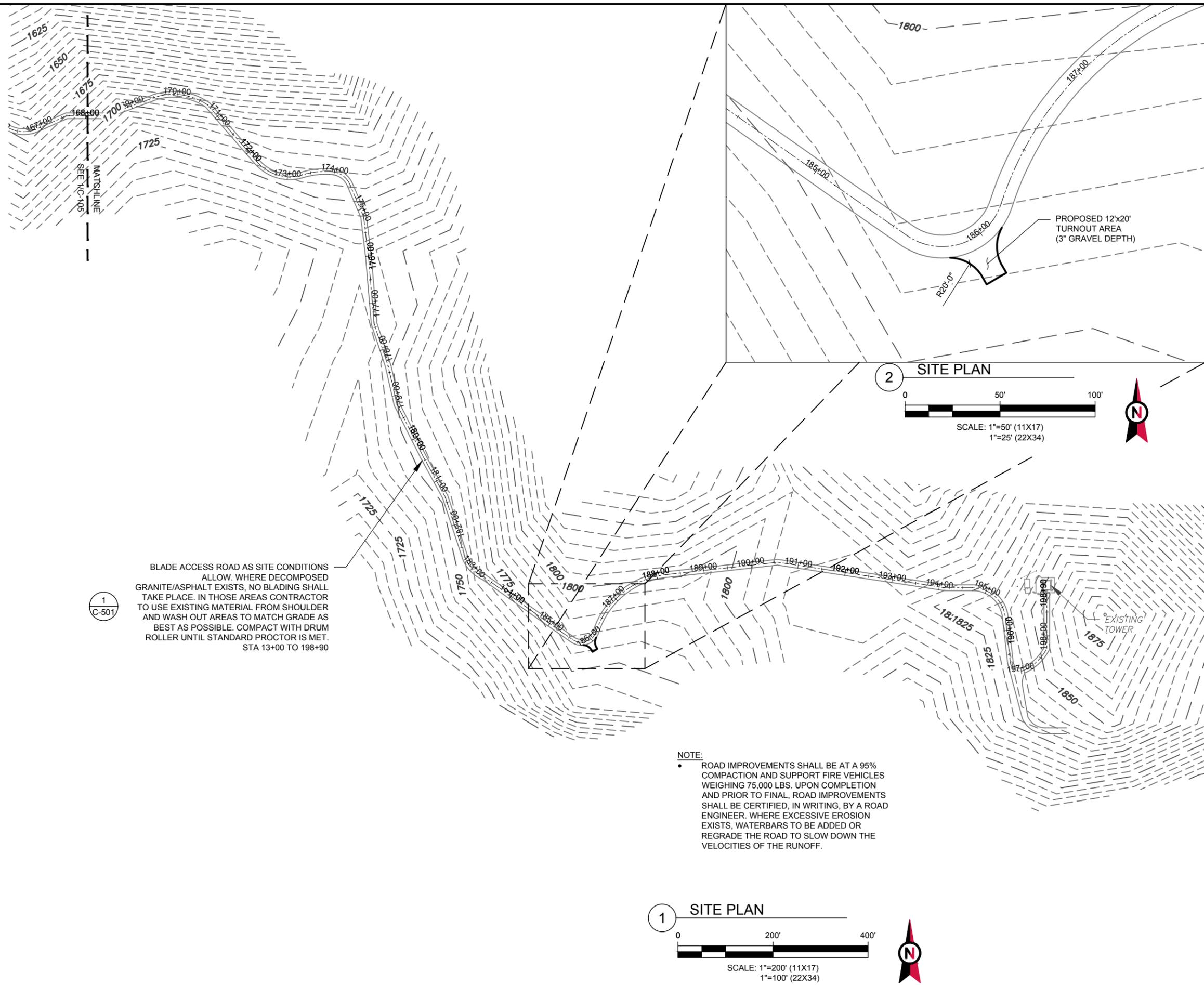
  
  
  
  

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APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**SITE PLAN**

SHEET NUMBER:  
**C-406**

REVISION:  
**2**

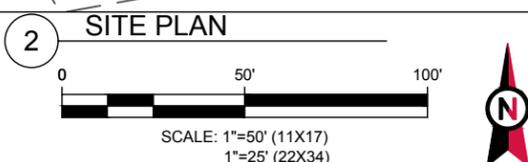


①  
 C-501

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1 ACCESS ROAD



2 ACCESS ROAD



3 ACCESS ROAD



4 ACCESS ROAD



5 ACCESS ROAD



6 ACCESS ROAD



7 ACCESS ROAD



8 ACCESS ROAD



9 ACCESS ROAD



10 ACCESS ROAD



11 ACCESS ROAD



12 ACCESS ROAD

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ATC SITE NUMBER:  
**8630**  
 ATC SITE NAME:  
**MONTARA PEAK CA**  
 SITE ADDRESS:  
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 MOSS BEACH, CA 94038

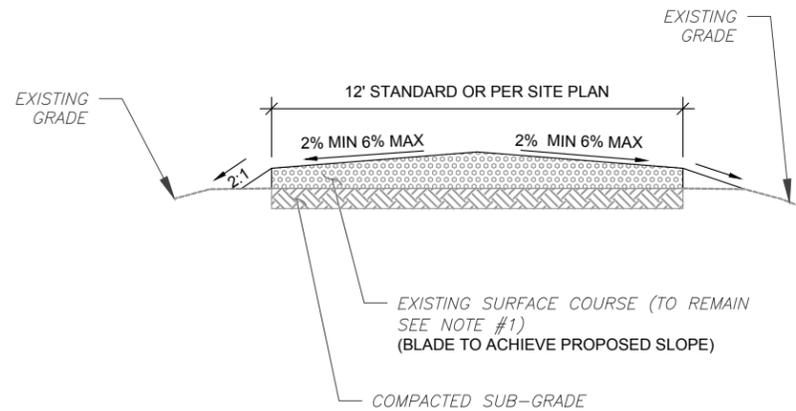
SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**PICTURES**

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- NOTES:**
- TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
  - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
  - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.

- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
  - DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

**1 ACCESS ROAD REPAIR (BLADE ONLY)**  
SCALE: NOT TO SCALE



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2	MODIFIED SOW	NRP	11/30/17

ATC SITE NUMBER:

**8630**

ATC SITE NAME:

**MONTARA PEAK CA**

SITE ADDRESS:

MCNEE STATE PARK HIKING TRAIL  
 MOSS BEACH, CA 94038

SEAL:

DRAWN BY:	NRP
APPROVED BY:	WG
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**CONSTRUCTION  
 DETAILS**

SHEET NUMBER:	REVISION:
<b>C-501</b>	<b>2</b>

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# CAUTION



**Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.**

**For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.**

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

# NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

# WARNING



**Beyond this point:  
Radio frequency fields at this site  
may exceed FCC rules for human  
exposure.**

**For your safety, obey all posted signs  
and site guidelines for working in radio  
frequency environments.**

In accordance with Federal Communications  
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

## FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER  
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

### NOTICE

#### GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

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**8630**

ATC SITE NAME:  
**MONTARA PEAK CA**

SITE ADDRESS:  
MCNEE STATE PARK HIKING TRAIL  
MOSS BEACH, CA 94038

SEAL:

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DRAWN BY: NRP

APPROVED BY: WG

DATE DRAWN: 03/02/17

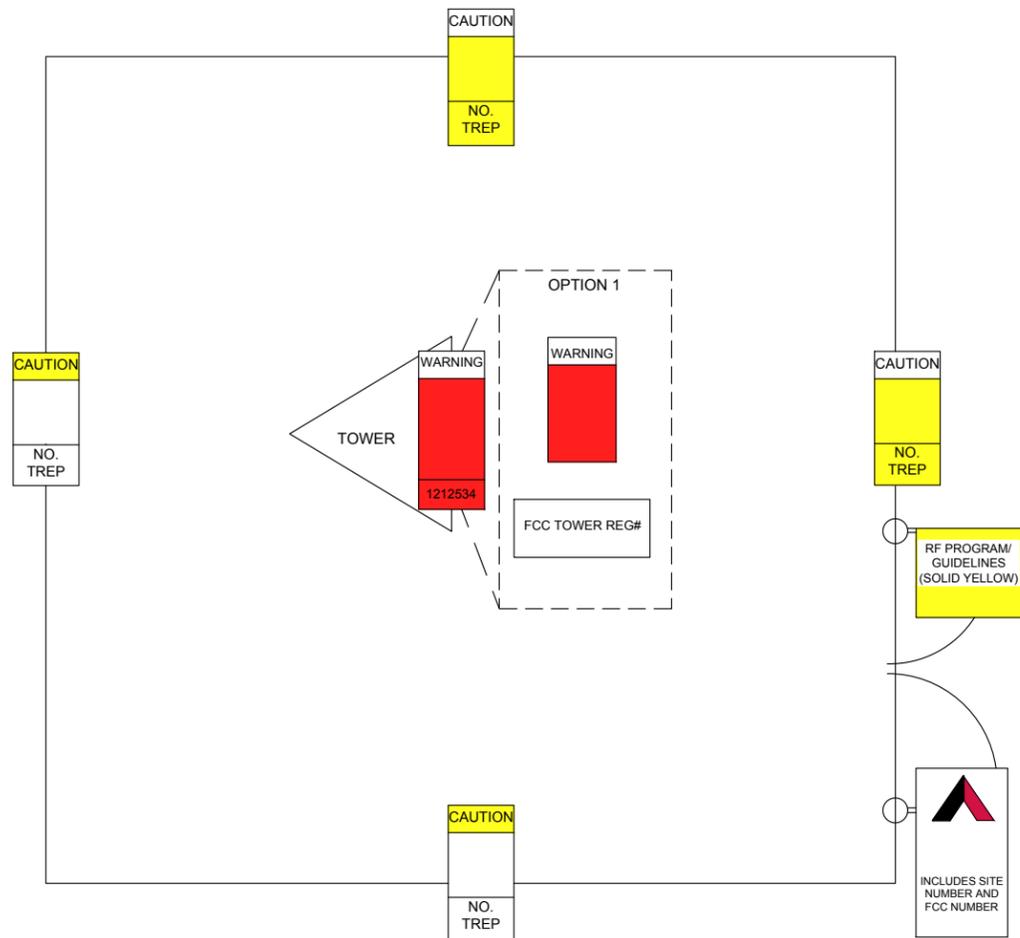
ATC JOB NO: 12038980

DRAWN BY:	NRP
APPROVED BY:	WG
DATE DRAWN:	03/02/17
ATC JOB NO:	12038980

**SIGNAGE**

SHEET NUMBER: <b>C-502</b>	REVISION: <b>0</b>
-------------------------------	-----------------------

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

---

**SITE NAME :** MONTARA PEAK CA

**SITE NUMBER :** 8630

**FCC REGISTRATION # :** NOT REQUIRED

---

FOR LEASING INFORMATION: **877-282-7483**  
**877-ATC-SITE**

FOR EMERGENCIES CALL: **877-518-6937**  
**877-51-TOWER**

**NO TRESPASSING**

**www.americantower.com**

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

**REPLACEMENT OF SIGNAGE:**

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

**NOTE:**

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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

**ATTACHMENT E**

# BIOLOGICAL RESOURCES IMPACT ANALYSIS

"MONTARA PEAK, CA"  
McNee State Park Hiking Trail  
Moss Beach, CA 94038  
CBRE Project No.: TS80820403

Prepared For:



[www.cbre.com/Assessment](http://www.cbre.com/Assessment)

**CBRE**



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## LIST OF APPENDICES

Appendix A: Field Data Sheets And Site Photographs

## **SECTION 1: INTRODUCTION**

This report contains the findings of a Biological Resources Impact Analysis conducted by Helix Environmental Planning, Inc. (HELIX) on a proposed American Tower cellular facility, 8630 (Montara Peak CA), near the City of Moss Beach, San Mateo County, California. The project site is generally located north of State Route 92, south of Sharp Park Road, east of State Route 1, and west of Interstate 280, and is depicted on the Montara Mountain, California U.S. Geological Survey (USGS) 7.5-minute topographic map. The proposed project consists of road improvements to an existing access road, specifically the installation of four new 12-foot by 20-foot gravel-covered turnouts.

The project site was surveyed on September 8, 2018 by qualified HELIX biologist Kyle Workman. The biological resources within the site are described in terms of plant communities and jurisdictional drainage features. A literature review provided information regarding sensitive plant and wildlife species potentially occurring within the project site and immediate vicinity. Based on current site conditions and suitable habitat requirements of sensitive species, this report provides an assessment of the sensitive resources found on the site and analyzes the biological significance of the site in view of federal, state, and local laws and policies.

## **SECTION 2: METHODOLOGY**

### **2.1 - BIOLOGICAL RESOURCES**

Data regarding biological resources on the project site were obtained through a literature review that included data on biological resources in the project vicinity and applicable reference materials provided by American Tower.

Sensitive biological resources present, or potentially present, onsite were identified through a literature review using the following resources: California Department of Fish and Wildlife (CDFW 2018), California Natural Diversity Data Base (CNDDDB 2018), and the California Native Plant Society (Tibor 2001 and CNPSEI 2018). For the purpose of this report, “sensitive” or “special status” species are those plant or wildlife species that are federally and/or state listed species, proposed for listing, candidate species and CDFW Species of Special Concern.

An initial review indicated that the project site is located within previously disturbed areas associated with the existing access road and the existing cellular facility. The access road is located within McNee Ranch State Park and is also a popular hiking/biking trail. Kyle Workman conducted the biological resources field survey to document existing conditions and to determine potential impacts to sensitive biological resources based on current site plans. The survey was conducted on foot making note of biological resources, such as plant and wildlife species, on field data sheets. These data sheets are included in Appendix A. Special attention was paid to plant communities to determine the presence or potential occurrence of any sensitive species that may occur on the project site.

## SECTION 3: EXISTING CONDITIONS

### 3.1 - SITE DESCRIPTION

The biological assessment survey of the project site was conducted on September 8, 2018. Weather conditions included a temperature of approximately 72 degrees Fahrenheit, winds of 1 to 5 miles per hour, and clear skies. The site is specifically located within McNee Ranch State Park, near the City of Moss Beach, San Mateo County, California. Land use adjacent to the site generally consists of undeveloped open space within the State Park.

The proposed project consists of repairs, maintenance and improvements to an existing access road. In addition, four new 12-foot by 20-foot gravel turnouts are proposed at various locations along the access road.

### 3.2 - VEGETATION

The project site is located within previously disturbed areas associated with the existing cellular facility and access road. The slopes surrounding the existing access road primarily consist of a northern coastal scrub community comprised of native shrubs and scattered herbaceous species. Common species observed include coyote brush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), poison oak (*Toxicodendron diversilobum*), California coffeeberry (*Frangula californica*), and manzanita (*Arctostaphylos* sp.). Vegetation near the access road entrance and lower elevations consists of mixed conifers and planted ornamental trees including eucalyptus tree (*Eucalyptus* sp.), Monterey pine (*Pinus radiata*), Monterey cypress (*Hesperocyparis macrocarpa*), and Ponderosa pine (*Pinus ponderosa*). A complete list of plant species observed on or in the vicinity of the project site can be found in Appendix A: Field Data Sheets.

### 3.3 - GENERAL WILDLIFE

The project site and surrounding area provide habitat for wildlife species that commonly occur in northern coastal scrub and mixed conifer communities. No amphibian, reptilian, or mammalian species were observed or detected during the field survey. Avian species observed/detected include:

- Western kingbird (*Tyrannus verticalis*)
- Acorn woodpecker (*Melanerpes formicivorus*)
- Common raven (*Corvus corax*)

- Bewick's wren (*Thryomanes bewickii*)
- Turkey vulture (*Cathartes aura*)
- Anna's hummingbird (*Calypte anna*)
- Western scrub jay (*Aphelocoma californica californica*)

Other wildlife species expected to occur onsite include western fence lizard (*Sceloporus occidentalis*), Spotted towhee (*Pipilo maculatus*), and brush rabbit (*Sylvilagus bachmani*).

### 3.4 - SENSITIVE BIOLOGICAL RESOURCES

#### Special Status Species

Special status species are native species that have been accorded special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and state levels, depending on the magnitude of threat to continued existence and existing knowledge of population levels.

The U.S. Fish and Wildlife Service (USFWS) administers the federal Endangered Species Act (ESA). The ESA provides a process for listing species as either threatened or endangered, and methods of protecting listed species. The ESA defines as "endangered" any plant or animal species that is in danger of extinction throughout all or a significant portion of its range. A "threatened" species is a species that is likely to become endangered in the foreseeable future. A "proposed" species is one that has been officially proposed by USFWS for addition to the federal threatened and endangered species list.

Section 9 of the ESA prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. Take can include disturbance to habitats used by a threatened or endangered species during any portion of its life history. The presence of any federally threatened or endangered species that is in a project area generally imposes severe constraints on development, particularly if development would result in take of the species or its habitat. Under the regulations of the ESA, the USFWS may authorize take when it is incidental to, but not the purpose of, an otherwise lawful act.

The California Department of Fish and Wildlife (CDFW) administers the California Endangered Species Act (CESA). The State of California considers an "endangered" species one whose prospects of survival and reproduction are in immediate jeopardy, a "threatened" species is one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management, and a "rare" species is one present in such small

numbers throughout its range that it may become endangered if its present environment worsens. The term “rare” species applies to California native plants. State threatened and endangered species are fully protected against take, as defined above. “Species of special concern” is an informal designation used by CDFW for some declining wildlife species that are not state candidates. This designation does not provide legal protection, but signifies that these species are recognized as sensitive by CDFW.

The California Native Plant Society (CNPS) has developed an inventory of California’s sensitive plant species (Tibor 2001). This inventory summarizes information on the distribution, rarity, and endangerment of California’s vascular plants. The inventory is divided into four lists based on the rarity of the species. In addition, the CNPS provides an inventory of plant communities that are considered sensitive by the state and federal resource agencies, academic institutions, and various conservation groups. Determination of the level of sensitivity is based on the number and size of remaining occurrences as well as recognized threats.

Sensitive habitats are natural communities that support concentrations of sensitive plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife (CNDDDB 2018). Sensitive habitats are not afforded legal protection unless they support protected species, except for wetland habitats, which cannot be filled without authorization from the U.S. Army Corps of Engineers (USACE) and CDFW.

The following discussion describes the special-status plants, wildlife, and habitats that have been afforded special recognition by federal, state, or local resource agencies or organizations and are known to occur in the region of the project site. Sources used for the classification of sensitive resources are as follows:

- Plants - California Department of Fish and Wildlife (CDFW April 2018), California Natural Diversity Data Base (CNDDDB 2018), and California Native Plant Society (Tibor 2001 and CNPSEI 2018)
- Habitats - CNDDDB (2018), Holland (1986)
- Wildlife - CDFW (2018), CNDDDB (2018)

A review of the CNDDDB and the CNPS Electronic Inventory of Rare and Endangered Vascular Plants resulted in a list of 42 sensitive plant species, 35 sensitive wildlife species, and 4 sensitive plant communities that occur within the Montara Mountain, California USGS topographic quadrangle.

The sensitive plant species include:

- Arcuate bush-mallow (*Malacothamnus arcuatus*)
- Blasdale's bent grass (*Agrostis blasdalei*)
- Broad-lobed leptosiphon (*Leptosiphon croceus*)
- California bottle-brush grass (*Elymus californicus*)
- Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*)
- Clustered lady's slipper (*Cypripedium fasciculatum*)
- Coast iris (*Iris longipetala*)
- Coast mark milk-vetch (*Astragalus pycnostachyus* var. *pycnostachyus*)
- Coast rockcress (*Arabis biepharophylla*)
- Coast yellow leptosiphon (*Leptosiphon croceus*)
- Coastal triquetrella (*Triquetrella californica*)
- Crystal Springs lessingia (*Lessingia arachnoidea*)
- Fragrant fritillary (*Fritillaria liliacea*)
- Franciscan onion (*Allium peninsulare* var. *franciscanum*)
- Franciscan thistle (*Cirsium andrewsii*)
- Harlequin lotus (*Hosackia gracilis*)
- Hickman's cinquefoil (*Potentilla hickmanii*)
- Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*)
- Island tube lichen (*Hypogymnia schizidiata*)
- Johnny-nip (*Castilleja ambigua* var. *ambigua*)
- Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*)
- Kings Mountain manzanita (*Arctostaphylos regismontana*)
- Morro manzanita (*Arctostaphylos morroensis*)
- Ocean bluff milk-vetch (*Astragalus nuttallii* var. *nuttallii*)
- Omduff's meadowfoam (*Limnanthes douglasii* ssp. *ornduffii*)
- Oregon polemonium (*Polemonium carneum*)
- Pappose tarplant (*Centromadia parryi* ssp. *parryi*)
- Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)
- Point Reyes horkelia (*Horkelia marinensis*)
- Rose leptosiphon (*Leptosiphon rosaceus*)
- Salt-marsh wandering shrew (*Sorex vagrans halicoetes*)
- San Francisco Bay spineflower (*Chorizanthe cuspidata* var. *cuspidata*)
- San Francisco champion (*Silene verecunda* ssp. *verecunda*)
- San Francisco collinsia (*Collinsia multicolor*)
- San Francisco gumplant (*Grindelia hirsutula* var. *maritima*)

- San Francisco owl's-clover (*Triphysaria floribunda*)
- San Francisco wallflower (*Erysimum franciscanum*)
- San Mateo tree lupine (*Lupinus arboreus* var. *eximius*)
- Scouler's catchfly (*Silen scouleri* ssp. *scouleri*)
- Western leatherwood (*Dirca occidentalis*)
- White-rayed pentachaeta (*Pentachaeta bellidiflora*)
- Woodland woollythreads (*Monolopia gracilens*)

Proposed development will be contained within previously disturbed areas associated with the existing access road and cellular facility. This disturbance includes excavation, backfilling, and compaction activities resulting from previous construction and maintenance activities. Evidence of surface disturbance on and in the immediate vicinity of the site has greatly reduced the potential for sensitive plant species to occupy the area. Therefore, none of the above-listed sensitive plant species are anticipated to occur onsite, and the proposed project is not anticipated to result in any impacts to sensitive plant species. No further action is recommended with regard to sensitive plant species.

The sensitive wildlife species include:

- Alameda song sparrow (*Melospiza melodia pusillula*)
- American badger (*Taxidea taxus*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Big free-tailed bat (*Nyctinomops macrotis*)
- Bumblebee scarab beetle (*Lichnanthe ursina*)
- California brown pelican (*Pelecanus occidentalis californicus*)
- California giant salamander (*Dicamptodon ensatus*)
- California red-legged frog (*Rana aurora draytonii*)
- California Ridgway's rail (*Rallus obsoletus obsoletus*)
- Cooper's hawk (*Accipiter cooperi*)
- Foothill yellow-legged frog (*Rana boylei*)
- Fringed myotis (*Myotis thysanodes*)
- Hoary bat (*Lasiurus cinereus*)
- Longfin smelt (*Spirinchus thaleichthys*)
- Marbled murrelet (*Brachyramphus marmoratus*)
- Merlin (*Falco columbarius*)
- Mission blue butterfly (*Plebejus icarioides missionensis*)
- Monarch butterfly (*Danaus plexippus*)
- Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*)

- Olive-sided flycatcher (*Contopus cooperi*)
- Orcutt's bird's-beak (*Cordylanthus orcuttianus*)
- Pacific lamprey (*Entosphenus tridentatus*)
- Pallid bat (*Antrozous pallidus*)
- River lamprey (*Entosphenus tridentatus*)
- Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)
- San Bruno elfin butterfly (*Callophrys mossii bayensis*)
- San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)
- San Francisco forktail damselfly (*Ischnura gemina*)
- San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)
- Steelhead - south/central California coast ESU (*Oncorhynchus mykiss irideus*)
- Townsend's big-eared bat (*Corynorhinus townsendii*)
- Western bumble bee (*Bombus occidentalis*)
- Western pond turtle (*Actinemys marmorata*)
- Western snowy plover (*Charadrius alexandrius nivosus*)
- White-tailed kite (*Elanus leucurus*)

The project site is located within USFWS designated critical habitat for California red-legged frog. Portions of the proposed access road provide suitable foraging/dispersing habitat for California red-legged frog.

Pacific stonecrop (*Sedum spathulifolium*) was observed on the hillsides immediately adjacent to the existing access road. Stonecrop is the larval host plant of the San Bruno elfin butterfly and this species has a potential to occur onsite.

The sensitive plant communities include:

- Northern coastal salt marsh
- Northern maritime chaparral
- Serpentine bunchgrass
- Valley needlegrass grassland

No sensitive plant communities occur on the project site.

### 3.5 - JURISDICTIONAL AREAS

The USACE regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria. USACE regulatory jurisdiction pursuant to Section 404 of the federal Clean Water Act is founded on a

connection or nexus between the water body in question and interstate commerce. This connection may be direct through a tributary system, linking a stream channel with traditional navigable waters used in interstate or foreign commerce, or may be indirect, through a nexus identified in the USACE regulations.

## **Waters of the U.S.**

USACE jurisdiction over non-tidal waters of the United States extends laterally to the ordinary high water mark (OHWM) or beyond the OHWM to the limit of any adjacent wetlands, if present (33 CFR 328.4). The OHWM is defined as “that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area” [33 CFR 329.11(a) (1)]. Jurisdiction typically extends upstream to the point where the OHWM is no longer perceptible. Recently, the federal courts have restricted USACE jurisdiction over waters that are not directly connected to traditional navigable waters (isolated waters), thereby increasing the focus on clearly establishing the physical connection between the subject water body(ies) as a tributary to traditional navigable waters or otherwise by directly establishing the nexus with interstate commerce.

During the biological assessment survey, the site was evaluated according to the guidelines provided in the USACE 1987 Manual (i.e. Environmental Laboratory, 1987). Waters of the U.S. were absent from the site; no water bodies having a perceptible OHWM were identified on site or adjacent to the site.

## **Wetlands**

The USACE and EPA define “wetlands” as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.” In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that particular wetland characteristic to be met. Several parameters may be analyzed to determine whether the criteria are satisfied.

The project site and surrounding area contain plant species commonly found in disturbed/developed and ornamental communities. No hydrophytic plant species were observed on the project site; therefore, it was not necessary to examine the other two wetland criteria (hydrology and soils), since

all three criteria must be met where wetlands are present. No jurisdictional wetlands will be impacted by the installation of the proposed facility.

### **3.6 - NESTING BIRDS**

The Migratory Bird Treaty Act (MBTA) protects all common wild birds found in the United States except the house sparrow, starling, feral pigeon, and resident Wildlife birds such as pheasant, grouse, quail, and wild turkey. Resident Wildlife birds are managed separately by each state. The MBTA makes it unlawful for anyone to kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs.

California Fish and Game (CFG) Code 3503 makes it illegal to destroy any birds' nest or any birds' eggs that are protected under the MBTA. CFG Code 3503.5 further protects all birds in the orders *Falconiformes* and *Strigiformes* (birds of prey, such as hawks and owls) and their eggs and nests from any form of take.

The trees and shrubs located on and within the immediate vicinity of the access road provide suitable nest sites for avian species. No nests or nesting activity were observed during the biological assessment survey.

## SECTION 4: SENSITIVE BIOLOGICAL RESOURCES IMPACT ANALYSIS

### 4.1 - SENSITIVE PLANT AND WILDLIFE SPECIES

- **Sensitive Plant Species:** The project site contains no suitable habitat for any sensitive plant species. Therefore, no sensitive plant species have a moderate or high potential to occur onsite and focused surveys are not recommended.
- **Sensitive Wildlife Species:** The entire access road is located within USFWS designated critical habitat for California red-legged frog, a federally threatened species and a California Species of Special Concern. Suitable foraging and dispersal habitat for California red-legged frog occurs on and within the immediate vicinity of the project site. Therefore, USFWS consultation will be required to gain full project approval.
- Stonecrop, the larval host plant for the San Bruno elfin butterfly was observed within the immediate vicinity of the existing access road. San Bruno elfin butterfly is federally listed as endangered. Although the host plant is not anticipated to be directly impacted, the proposed road repairs could result in impacts to San Bruno elfin butterfly. Therefore, USFWS consultation will be required to gain full project approval.
- **Sensitive Plant Communities:** No sensitive plant communities occur on the project site; none will be impacted by the proposed project.

### 4.2 - JURISDICTIONAL AREAS

No potentially jurisdictional waters or wetlands are present on the project site. Therefore, installation of the proposed facility will not impact any jurisdictional areas.

### 4.3 - NESTING BIRDS

The trees and shrubs located on and within the immediate vicinity of the access road provide suitable nest sites for avian species. Therefore, pursuant to the MBTA and CFG Code, installation of the proposed facility should be conducted outside the nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions.

If facility installation must occur during the nesting season, a qualified biologist should conduct a pre-construction nesting bird survey to identify any potential nesting activity. If active nests are observed, construction activity must be prohibited within a 500-foot (~160-meter) buffer around the

nest until the nestlings have fledged. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the buffer area at the discretion of the biological monitor.

## SECTION 5: REFERENCES

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## **Appendix A: Field Data Sheets and Site Photograph**

**Field Notes – 8630 (Montara Peak)**

**Date:** 09/08/2018

**Location:** Moss Beach (McNee State Park), San Mateo County, California

**Time:** 9:15 am to 12:45 pm

**Weather Conditions:** 1 to 5 mile per hour winds, clear skies with a temperature of 72 degrees

**Plant Community/Site description:** Site consists of road maintenance and repairs to an existing access road approximately 4-miles in length. The road consists of compacted dirt with a few asphalt areas and with little to no vegetation. Also proposed are 4 new gravel covered turnouts. Several of the turnouts will impact northern coastal scrub habitat. The access road is a popular hiking trail and steep slopes surround the site.

**Wildlife Species Observed:**

Kingbird	acorn woodpecker	common raven	Bewick's wren
Turkey vulture	Anna's hummingbird	scrub jay	

**Plant Species Observed:**

Ponderosa pin	Monterey pine	Monterey cypress	poison oak
English ivy	Eucalyptus tree	coyote brush	pampas grass
Gnaphalium	horseweed	sword fern	California sagebrush
Monkeyflower	stonecrop	Manzanita	mustard
Ceanothus	coffeeberry	sow thistle	lady fern
Lupine			



View of lower proposed turnout location facing south.



View of lower proposed turnout location facing south.



View of lower proposed turnout location facing southeast.



View of 2nd proposed turnout location.



View of 2nd proposed turnout location.



View of 3rd proposed turnout location.



View of 2nd proposed turnout location.



View of turnout and existing access road.



View of 3rd proposed turnout location.



View of 3rd proposed turnout location.



View of upper proposed turnout location.



View of stonecrop adjacent to access road.



View of stonecrop adjacent to access road



View of existing access road.



View of existing access road and cellular facility.



View of existing access road near trailhead facing west.



View of existing access road near trailhead facing east.



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

**ATTACHMENT F**



# United States Department of the Interior



In Reply Refer to:  
08ESMF00-  
2019-I-3192

FISH AND WILDLIFE SERVICE  
Sacramento Fish and Wildlife Office  
2800 Cottage Way, Suite W-2605  
Sacramento, California 95825-1846

Daniel Abeyta  
Environmental Coordinator  
Federal Communications Commission  
1445 12th Street Southwest  
Washington, D.C. 20554

JAN 13 2020

Subject: Concurrence with a Not Likely to Adversely Affect Determination for the Montara Peak American Tower Telecommunications Facility Project in San Mateo County, California

Dear Mr. Abeyta:

This letter is in response to a January 7, 2019, request from EBI Consulting that the U.S. Fish and Wildlife Service (Service) concur with the determination that the Montara Peak American Tower Telecommunications Facility Project (Project) in San Mateo County, California may affect, but is not likely to adversely affect, the federally threatened California red-legged frog (*Rana draytonii*), its designated critical habitat, the federally endangered San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), the federally endangered Mission blue butterfly (*Plebejus icarioides missionensis*) or the federally endangered San Bruno Elfin butterfly (*Callophrys mossii bayensis*) in accordance with the requirements of the Endangered Species Act of 1973, as amended (Act). Your request was received by email on January 7, 2019. Critical habitat has not been designated for the San Francisco garter snake, the Mission blue butterfly, or the San Bruno Elfin butterfly. The Project is within critical habitat for California red-legged frog (unit SNM-1).

In reviewing the potential effects of the proposed Project, the Service has relied upon: (1) the September 18, 2018 Biological Resources Reports for the Project submitted with your consultation request; and (2) other information available to the Service.

The Project consists of no new infrastructure. It is for the repairs, maintenance and improvements to an existing access road through to the peak of Montara Mountain. In addition, four new 12-foot by 20-foot turnouts are proposed at various locations along the access road.

## Minimization Measures

1. Work will stop if any listed species are encountered in the Project area and be allowed to leave on its own volition.
2. A biologist will be present for all ground-disturbing activities, and will flag any host plants for butterflies to be avoided.

3. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent possible.
4. No work will be conducted when precipitation is forecast to be greater than 0.1 inches.

The Mission blue butterfly is known to occur on the ridges east of the project action area. However, botanical surveys of the project area found no host plants in the project footprint for this species. The San Bruno elfin butterfly has been documented approximately two miles north of the project location. However, botanical surveys of the project area found no host plants for this species. The project area is more than one mile from any ponds or reservoirs that are potentially capable of supporting breeding or foraging for the San Francisco garter snake. The project area is within designated California red-legged frog critical habitat (unit SNM-1). The project area does not contain the primary constituent elements of their critical habitat: aquatic breeding habitat, non-breeding aquatic habitat and upland habitat. A juvenile California red-legged frog was observed during surveys for another project in 2016. A follow-up survey conducted in May 2016 did not detect any California red-legged frog within the Project area. The frog was in a puddle that ponded following a late-season rain storm and is currently dry. The dirt road within the Action Area will be dry during road maintenance. The entirety of the project is within dispersal distance but due to timing species are not likely to be present.

The Service concurs that the Project, as described here and in Project documents submitted to the Service, may affect, but is not likely to adversely affect the California red-legged frog, the San Francisco garter snake, the Mission blue butterfly, or the San Bruno Elfin butterfly because Project effects are likely to be discountable based on the following: (1) The work is short term; (2) The work is will stabilize the hillside and limit erosion; and (3) the instruction to stop all work if any listed species are encountered. These measures will help ensure that there are no adverse effects to the species.

Therefore, unless new information reveals effects of the project that may affect federally listed species or critical habitat in a manner not identified to date, or if a new species is listed or critical habitat is designated that may be affected by the proposed action, no further action pursuant to the Act is necessary for the Montara Peak American Tower Telecommunications Facility Project.

If you have any questions regarding this letter, please contact Leif Goude, Biologist (leif\_goude@fws.gov) or Ryan Olah, Coast Bay Division Chief (ryan\_olah@fws.gov) at the letterhead address or telephone (916) 414-6659.

Sincerely,

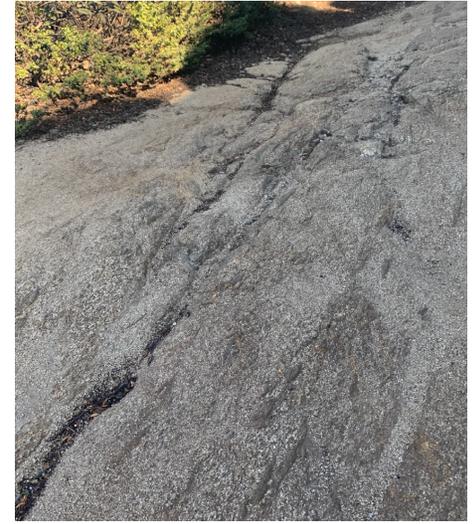


Ryan Olah  
Chief, Coast Bay Division



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

# **ATTACHMENT G**



Road Conditions



PLN2006-00075  
Cellular Facility



PLN2017-00135  
Cellular Facility

