COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 7, 2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 6500 of the County Zoning Regulations, to allow the continued operation of a wireless telecommunications facility, located at 1000 Bean Hollow Road, in the unincorporated Pescadero area of San Mateo County.

County File Number: PLN2004-00498 (Verizon Wireless)

PROPOSAL

The applicant, American Tower LLC, is applying for a Use Permit Renewal to allow for the continued operation of an existing cellular communications facility located on the 74.27-acre property in the unincorporated Pescadero area of San Mateo County. The facility consists of a 64-foot-tall monopole with three panel antennas mounted at its 45-foot midsection and three panel antennas mounted at the 64-foot top. The monopole is located within a 1,000-square foot equipment lease area that is enclosed by 6-foot-tall wood fencing. The equipment lease area also includes a 230-square foot equipment shelter, a diesel generator, and a transformer. In addition, outside of but adjacent to the lease area is a water tank that is to support the facility for fire suppression purposes.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit Renewal, County File Number PLN2004-00498, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns. Project Planner. Email: jbruns@smcgov.org

Applicant: American Tower LLC on behalf of Verizon Wireless

Owner: Rabo Agrifinance, LLC

Public Notification: Ten (10) calendar day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 1000 Bean Hollow Road, Pescadero

APN: 086-260-010

Size: 74 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Existing Land Use: Agriculture-Flower/Plant Nursery/Wireless Telecommunications Facility

Water Supply: N/A for proposed renewal

Flood Zone: Zone X (Area of Minimal Flooding), FEMA Panel No. 06081C0432E. Effective October 16, 2012.

Environmental Evaluation: Exempt under provisions of Section 15301, Class 1 of the California Environmental Quality Act Guidelines, as a continued operation of an existing facility.

Setting: The project parcel is located approximately 1.8 miles southwest of the town of Pescadero on Bean Hollow Road. The Verizon Wireless facility is located at the northeast corner of Rabo Agrifinance LLC property, along Bean Hollow Road. The majority of the existing property is developed for agricultural use. Mature cypress and pine trees line the road fronting the property line and provide screening of the facility from Bean Hollow Road. Parcels across Bean Hollow Road from the project site are occupied by row crop farming and an open-air reservoir.

Chronology:

Date		Action
September 28, 2004	-	Planning application, PLN2004-00498, received to establish a new Verizon Wireless cellular facility at 1000 Bean Hollow Road.

March 29, 2007 - Approval of a Coastal Development Permit, Planned Agricultural District Permit, Use Permit and Certification of a Mitigated Negative Declaration for a new Verizon Wireless cellular facility consisting of a 45-foot-0-inch-tall monopole with six panel antennas and an equipment lease area, PLN2004-00498.

August 1, 2008 - Building permit, BLD2007-00362, finalized to construct a new Verizon Wireless cellular facility consisting of a 45-foot-0-inch-tall monopole, six panel antennas, equipment shelter, water tank and diesel fuel tank.

May 5, 2009 - Use Permit Administrative Review, PLN2004-00498, approved. Planning staff site inspection noted only three panel antennas installed on monopole.

April 29, 2011 - Application for building permit, BLD2011-00548, received to add three panel antennas to existing monopole (per original planning approval).

December 23, 2011 - Received Use Permit Renewal application for Verizon Wireless facility, PLN2004-00498.

August 2, 2012 - Approval of Use Permit Renewal, PLN2004-00498, by Zoning Hearing Officer.

April 24, 2020 - Minor modification approved to extend existing tower height by 20 feet and add three additional antennas, BLD2020-00559. Project qualified as minor under the federal preemption criteria.

September 1, 2020 - Building permit for approved modifications finalized (BLD2020-00559).

February 16, 2023 - Building permit application received to allow a minor modification of the existing facility to add two microwave dishes to the equipment enclosure building (BLD2023-00374). Unable to approve modification outright as Use Permit Renewal was due. Applicant has since indicated this Minor modification permit will be withdrawn.

May 15, 2023 - Minor modification received (BLD2023-01223) to allow the removal of nine remote radio units (RRUs) to be replaced with six new RRUs, addition of three new antennas, and installation of new cabling. Unable to approve modification outright as Use Permit Renewal was due.

August 8, 2023 - Use Permit Renewal application submitted.

November 2023 - Approved minor modifications under building permits: BLD2023-01223.

January 18, 2024 - Use Permit Renewal application deemed complete.

March 7, 2024 - Zoning Hearing Officer public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The project continues to conform with the applicable General Plan policies included in Vegetative, Water, Fish, and Wildlife Resources, Soil Resources, Visual Quality, Historical and Archaeological, Rural Land Use, and Geotechnical Hazards sections. The project was constructed in accordance with its last Use Permit Renewal and subsequent minor modifications. There are no physical changes to the existing facility that are proposed at this time.

2. Conformance with Zoning Regulations

The project parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development) and is designated as "Lands Suitable for Agriculture" by the County General Plan. The existing wireless telecommunication facility is operating under a previously approved Use Permit and the project was constructed in accordance with approved plans. No physical changes or expansions of the footprint are proposed as part of this renewal application.

3. Compliance with Wireless Telecommunications Facilities Ordinance (WTF)

The project continues to conform with the applicable standards of the Wireless Telecommunication Facilities (WTF) Ordinance, as discussed below:

a. Development and Design Standards. Section 6512.2 of the WTF ordinance discusses location, minimizing visual impacts, maximum height, and future co-location of wireless facilities. This project is not located within a scenic corridor. The visual impacts of the site are mitigated by the trees that have been planted along Bean Hollow Road which obstruct full view from public roadways. The equipment associated with the site has also been painted a light brown paint color

which aids in blending it in with the planted trees along the roadway. The height of the facility will remain unchanged from its current 64 feet. Based on the Radio Frequency emissions analysis completed by Adam Carlson of Tower Engineering Professionals, composite exposure levels will be a maximum of 2.75%.

b. Performance Standards

The existing facility continues to be compliant with the required performance standards of Section 6512.3 for lighting, licensing, provision of a permanent power source, timely removal of the facility, visual resource protection, and generator use and maintenance. There is no lighting proposed, proper licenses have been obtained from both the Federal Communications Commission (FCC) and CPUC, power for the facility is provided by PG&E, there is minimal visual impact, and conditions of approval included in Attachment A of this report, continue to require maintenance and/or removal of the facility when necessary.

4. Use Permit Findings

In order to approve this Use Permit renewal to allow the continued operation of this facility, the Zoning Hearing Officer must make the following findings:

a. *That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in significant impacts to coastal resources or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

This subject wireless facility has been in operation since 2007 and has not resulted in any adverse impacts to the surrounding area. No complaints have been received on this project. The radio frequency analysis submitted by the applicant indicates that the facility continues to comply with the FCC's current prevailing standards for limiting human exposure to RF energy. As this is an unmanned communication facility, the operation does not create additional traffic, noise, or intensity of use of the property.

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

The continued operation of the cellular facility at this location allows for continued cellular communication coverage for residents, visitors, businesses, and emergency responders. The existing wireless telecommunication facility has been in existence for many years and the community has come to rely on the coverage provided by this site.

The site facilitates both routine daily conversation but also provides communication services in emergency situations.

5. Conformance with Conditions of Last Use Permit Approval

Staff has reviewed the previous Use Permit conditions of approval associated with this site (last approved in 2012) and has determined that the project is in compliance with all previous conditions. Pictures taken in June 2023, submitted with the renewal application, show the required mitigation paint scheme has been maintained. The pictures also show tree coverage maintained that mitigates the view of the site from Bean Hollow Road. Previous conditions that remain relevant are included in Attachment A of this staff report. Two minor modification permits were applied for prior to the Use Permit renewal application. Both minor modifications were approved by Planning during the renewal process. Minor modifications include the removal and replacement of existing antenna and radio equipment, and the addition of two new microwave antenna dishes with mounts on the existing small shelter rooftop. No physical changes are proposed as part of this renewal proposal.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant per Section 15301, Class 1, of the CEQA Guidelines for the continued operation of existing public or private facilities involving no alterations or expansion of use as no physical changes are proposed.

C. REVIEWING AGENCIES

Department of Public Works
Coastside Fire Protection District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Plans
D. Approved Plans for Minor Modification under BLD2023-01223
E. Non-Ionizing Electromagnetic Radiation (NIER) Study
F. 2012 Letter of Decision

20240307_PLN2004-00498_ZHO_WPC_FINAL

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2004-00498 Hearing Date: March 7, 2024

Prepared By: Jonathan Bruns, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review:

1. That the project is categorically exempt under provisions of Class 1, Section15301 of the California Environmental Quality Act Guidelines, Existing Facilities. The proposed project includes the continued operation of an existing facility.

Regarding the Use Permit:

2. That this personal telecommunications facility is necessary for the public health, safety, convenience or welfare of the community because the FCC has established the desirability and need for mobile and wireless telephone service to facilitate enhanced communication between mobile units. The range of personal communication services provided by this facility enhances telephone services in the area and is a necessary component of public health, safety, convenience and welfare.

3. That the establishment, maintenance and conducting of the use, as proposed and conditioned, will not result in significant impacts to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood as staff has reviewed the project file, referred the project to appropriate parties for comments, and reviewed previous conditions of approval and finds no issues concerning noncompliance with Current Planning Section requirements or issues from neighboring parcels in the vicinity. In addition, staff has reviewed the Radio Frequency report, and has found that the continued use of the existing facility is in full conformance with the requirements of the Federal Communications Commission. The required findings for this project can be made.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report as submitted and approved by the Zoning Hearing Officer on March 7, 2024. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Use Permit Renewal shall be valid for ten (10) years from the date of final approval. The applicant shall apply for renewal of the Use Permit and pay applicable renewal fees six (6) months prior to expiration.

3. Any change in use or intensity not already approved shall require an amendment to the Use Permit. Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

4. The applicant shall receive and maintain all necessary licenses and registrations from the FCC and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.

5. If a less visually obtrusive and/or reduced height antennas become available for use prior to the issuance of a building permit, the applicant shall present a redesign incorporating this technology into the project and shall present this to the Director of Planning and Building for review.

6. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of structures on this site for telecommunications facilities.

7. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.

8. Any new antennas shall be painted a non-reflective brown color to match the existing monopole and antennas. Any new equipment shall be painted to match the existing equipment.

9. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).

10. The applicant shall comply with all future requirements of the Department of Public Works and Building Inspection Section and the Fire Marshal.

11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

12. All existing and any future required on-site vegetation which serves as the effective screening and softening mechanism shall be maintained for the life of the project. Should any of the vegetation on-site die or become diseased or hazardous, the applicant shall replace the vegetation with similar trees of substantial size consistent with vegetation in the area and to the satisfaction of the Director of Planning and Building.

13. The Property Owner is responsible for maintaining the property in a manner consistent with all County regulations, including conditions of approval applied to permits (i.e., use permits) for on-site wireless telecommunication facilities. All use permits shall be maintained in an "active," non-expired status. Non-compliance with any applicable County regulations may result in the initiation of a violation case and referral of the case to the Planning and Building's Department's Code Compliance Section. Per Section 6105.1 (Zoning and Building Violation) of the County Zoning Regulations, except as provided in Sections 6105.2 and 6105.3, no permit for development shall be issued for any lot that has an existing zoning or building violation.

14. The applicant shall provide the name, title, phone number, mailing address, and email address of one or more contact persons at Verizon, to which future correspondences from the County should be addressed. These person(s) will serve as the long-term contact person(s) for this project for the purposes of permit renewal. Should the long-term contact person(s) change, the property owner is responsible for contacting the County to establish new long-term contact person(s).

Cal-Fire

15. Access to property to be maintained, with a knox padlock if necessary. To be verified by Fire Official.

16. Pursuant to CFC 2022 Section 4907.2, buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management practices as listed in California Code PRC 4291:

    a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).

    b. Land designated as a Very High Fire Hazard Severity Zone by the Director.

    c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.

17. Vegetation clearance to be verified by Fire Code Official upon inspection.

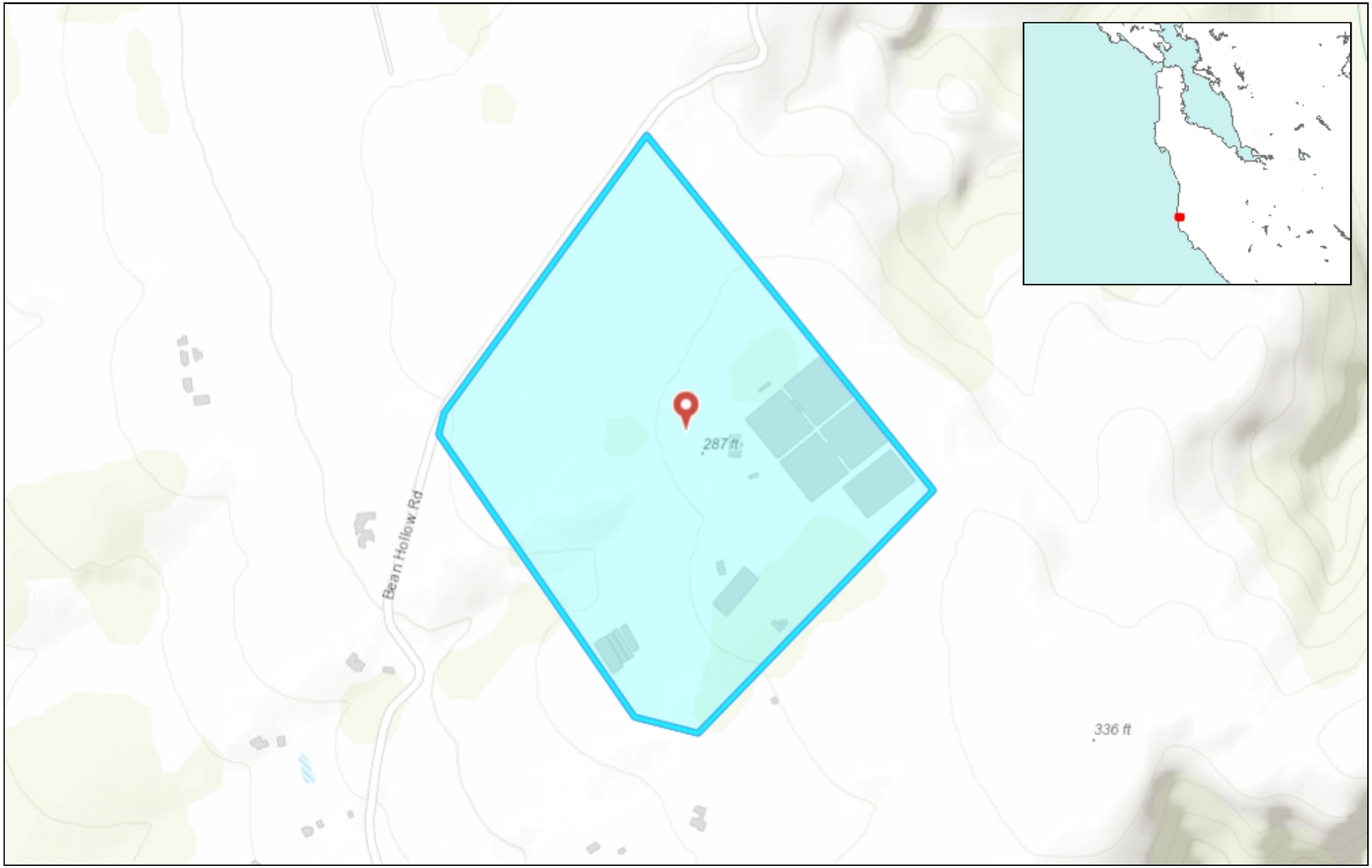
20240307_PLN2004-00498_ZHO_WPC_FINAL

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

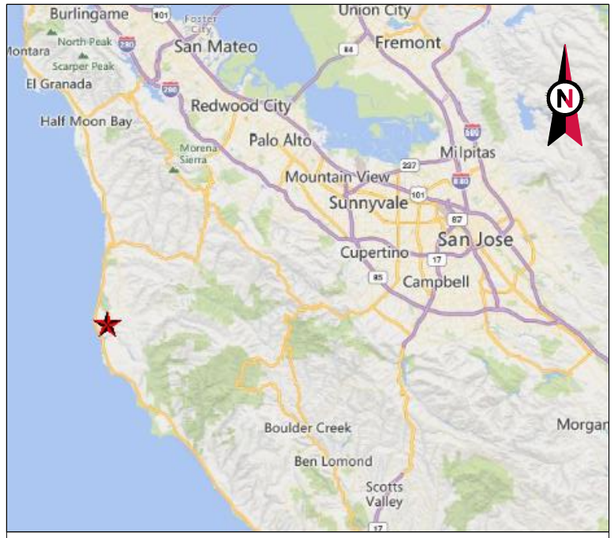
1: 9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



VICINITY MAP

AMERICAN TOWER®

SITE NAME: PESCADERO CA
SITE NUMBER: 411577
SITE ADDRESS: 1000 BEAN HOLLOW RD
PESCADERO, CA 94060

LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE

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. 2022 CALIFORNIA ADMINISTRATIVE CODE
2. 2022 CALIFORNIA BUILDING CODE
3. 2022 CALIFORNIA RESIDENTAL CODE
4. 2022 CALIFORNIA ELECTRICAL CODE
5. 2022 CALIFORNIA PLUMBING CODE
6. 2022 CALIFORNIA ENERGY CODE
7. 2022 CALIFORNIA FIRE CODE
8. 2022 CALIFORNIA EXISTING BUILDING CODE
9. 2021 INTERNATIONAL BUILDING CODE (IBC)
10. NATIONAL ELECTRIC CODE (NEC)
11. LOCAL BUILDING CODE
12. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: PACIFIC GAS AND ELECTRIC
PHONE: (800) 743-5000

TELEPHONE COMPANY: N/A
PHONE: (000) 000-0000

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

1000 BEAN HOLLOW ROAD
PESCADERO, CA 94060
COUNTY: SAN MATEO

GEOGRAPHIC COORDINATES:

LATITUDE: 37.23913102

LONGITUDE: -122.40117732

GROUND ELEVATION: 264' AMSL

ZONING INFORMATION:

JURISDICTION: SAN MATEO COUNTY

PARCEL NUMBER: 086260010

ZONING: COMMERCIAL

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

BAY CITY FLOWER COMPANY
2265 CABRILLO HIGHWAY
HALF MOON BAY, CA 94019

ENGINEER:

ATC TOWER SERVICES
3500 REGENCY PARKWAY SUITE 100
CARY, NC 27518

AGENT:

BONNIE BELAIR
ATTORNEY, AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN MATEO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.

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.

PROJECT LOCATION DIRECTIONS

HEAD SOUTH ON I-280 S. FROM SAN FRANCISCO. KEEP RIGHT AT THE FORK TO CONTINUE ON CA-1 S, FOLLOW SIGNS FOR PACIFICA CONTINUE FOR 7.1 MILES. TURN RIGHT ONTO SAN PEDRO AVE. MERGE ONTO CA-1 S.. CONTINUE FOR 26.8 MILES. TURN LEFT ONTO PESCADERO CREEK RD. FOR 1.3 MILES. SHARP RIGHT ONTO BEAN HOLLOW RD/BUTANO CREEK. KEEP LEFT AND CONTINUE ON BEAN HOLLOW RD. SITE WILL BE ON THE LEFT IN 1.2 MILES.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	06/23/23	EB
V-101	SITE SURVEY			
C-101	OVERALL SITE PLAN	0	06/23/23	EB
C-102	DETAILED SITE PLAN & TOWER ELEVATION	0	06/23/23	EB
C-501	SIGNAGE	0	06/23/23	EB

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	06/23/23

ATC SITE NUMBER:
411577

ATC SITE NAME:
PESCADERO CA

SITE ADDRESS:
1000 BEAN HOLLOW ROAD
PESCADERO, CA 94060

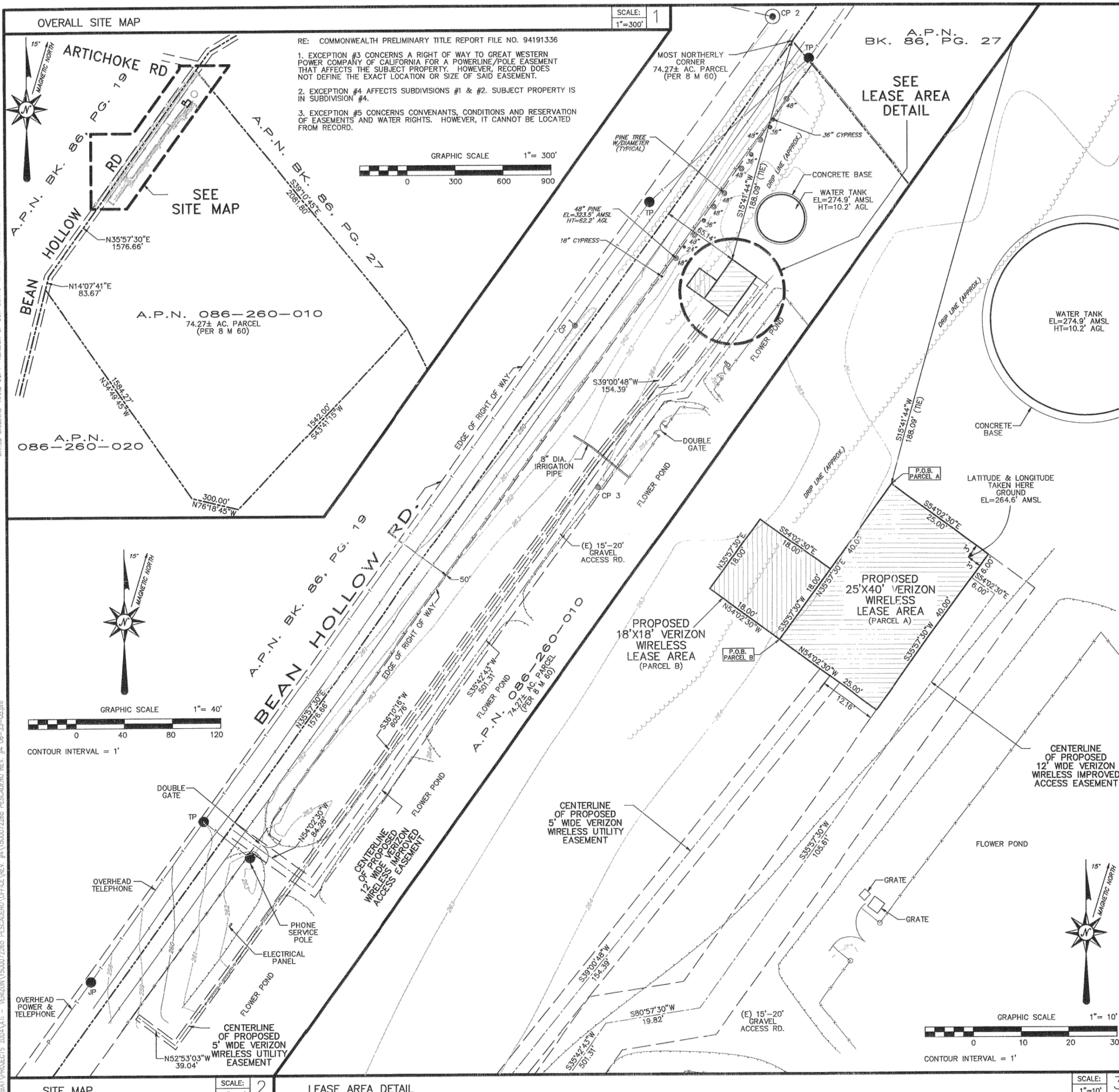
SEAL:

Scott Fletcher
Digitally signed by Scott Fletcher
Date: 2023.06.23 13:20:54 -04'00'

DATE DRAWN:	06/23/23
ATC JOB NO:	14515747_E1

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0



RE: COMMONWEALTH PRELIMINARY TITLE REPORT FILE NO. 94191336

1. EXCEPTION #3 CONCERNS A RIGHT OF WAY TO GREAT WESTERN POWER COMPANY OF CALIFORNIA FOR A POWERLINE/POLE EASEMENT THAT AFFECTS THE SUBJECT PROPERTY. HOWEVER, RECORD DOES NOT DEFINE THE EXACT LOCATION OR SIZE OF SAID EASEMENT.

2. EXCEPTION #4 AFFECTS SUBDIVISIONS #1 & #2. SUBJECT PROPERTY IS IN SUBDIVISION #4.

3. EXCEPTION #5 CONCERNS CONVENANTS, CONDITIONS AND RESERVATION OF EASEMENTS AND WATER RIGHTS. HOWEVER, IT CANNOT BE LOCATED FROM RECORD.

LEGEND

MANHOLE	FIRE HYDRANT		EDGE OF PAVEMENT
LIGHT POLE	MONUMENT		OVERHEAD ELECTRIC LINE
TREE	HANDICAPPED PARKING		FENCE LINE
JP JOINT POLE	TP TELEPHONE POLE		PROPERTY LINE
PP POWER POLE	EL=124.5' SPOT ELEVATION		

AMSL........ABOVE MEAN SEA LEVEL
AGL..........ABOVE GROUND LEVEL
CP #......FIELD CONTROL POINT

DATE OF SURVEY: 08/06/04

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075
Expires 06/30/07

NOTES:

TITLE REPORT WAS AVAILABLE AT TIME OF FIELD SURVEY. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC SURVEY MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS OR PROPERTY HISTORY REPORTS, BACK-UP DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

SUBJECT PROPERTY DESCRIPTION:

IN THE STATE OF CALIFORNIA, COUNTY OF SAN MATEO, BEING THAT CERTAIN 74.27 ACRE PARCEL, PER RECORD OF SURVEY OF THE LANDS DESCRIBED IN DEED RECORDED IN BOOK 3834, PAGE 706. OFFICIAL RECORDS, PER MAP THEREOF, RECORDED FEBRUARY 16, 1977, IN BOOK 8 OF L.L.S. MAPS AT PAGE 60, SAN MATEO COUNTY RECORDS.

LEASE AREA DESCRIPTION (PARCEL A):

COMMENCING AT THE MOST NORTHERLY CORNER OF THE ABOVE SAID 74.27 ACRE PARCEL (8 L.L.S. MAPS 60); THENCE SOUTH 15°41'44" WEST 188.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54°02'30" EAST 25.00 FEET; THENCE SOUTH 35°57'30" WEST 40.00 FEET; THENCE NORTH 54°02'30" WEST 25.00 FEET; THENCE NORTH 35°57'30" EAST 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1000 SQUARE FEET MORE OR LESS.

LEASE AREA DESCRIPTION (PARCEL B):

BEGINNING AT THE MOST WESTERLY CORNER OF HEREIN DESCRIBED PARCEL A; THENCE NORTH 54°02'30" WEST 18.00 FEET; THENCE NORTH 35°57'30" EAST 18.00 FEET; THENCE SOUTH 54°02'30" EAST 18.00 FEET; THENCE SOUTH 35°57'30" WEST 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 324 SQUARE FEET MORE OR LESS.

TOGETHER WITH AN ACCESS EASEMENT FROM THE LEASE AREA TO THE PUBLIC ROAD AS SHOWN HEREON.

TOGETHER WITH UTILITY EASEMENTS NECESSARY TO SERVE THE LEASE AREA AS SHOWN HEREON.

BASIS OF ELEVATIONS: NGVD 29 DATUM.

BASIS OF BEARINGS: PER 8 L.L.S. MAPS 60, SAN MATEO COUNTY RECORDS.

PROJECT BENCH: AS INDICATED HEREON.

OWNER'S INFORMATION: BAY CITY FLOWER CO.
2265 CABRILLO HWY.
HALF MOON BAY, CA
A.P.N. 086-260-010

NET AREA OF:
UNDERLYING PARCEL(S): 74.27± AC. LEASE AREAS: 1324± SQ. FT.

FLOOD PLAIN ELEVATION OF LEASE AREA IN ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY-PANEL NUMBER 060311038B, DATED MAY, 1996, PER FEMA CD-ROM.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM USGS MONUMENTS USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

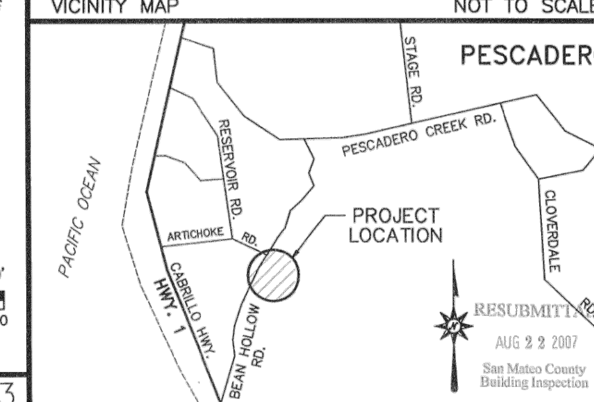
LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 15± FEET HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3± FEET VERTICALLY.

ELEVATION OF GROUND AT GPS POINT: 264.6' AMSL

STRUCTURE HEIGHT: N/A

LATITUDE: 37°14'20.99" LONGITUDE: 122°24'00.21" (NAD 27)
LATITUDE: 37°14'20.79" LONGITUDE: 122°24'04.12" (NAD 83)

VICINITY MAP NOT TO SCALE



Phil Auer Surveying
14407 Corte Lejos,
Bakersfield, CA 93314
Phone: (661) 587-6129
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

verizonwireless
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PESCADERO
1500072265
1000 BEAN HOLLOW RD.
PESCADERO, CA 94060
SAN MATEO COUNTY

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
EQUIP. ENGR:	DATE:
OWNER:	DATE:

SITE NO	1500072265
APPROVED BY	OPA
DRAWN BY	TCN
CHECKED BY	OPA

NO	DATE	ISSUE
1	08/09/04	ISSUED FOR 90% REV.
2	08/17/04	ISSUED FOR REV. #1
3	09/03/04	ISSUED FOR REV. #2
4	09/13/04	ISSUED FOR REV. #3
5	06/23/05	ISSUED FOR REV. #4

JOB COPY TO REMAIN ON SITE AT ALL TIMES

SHEET TITLE
SURVEY

APPROVED PLAN

SHEET NUMBER
C-1

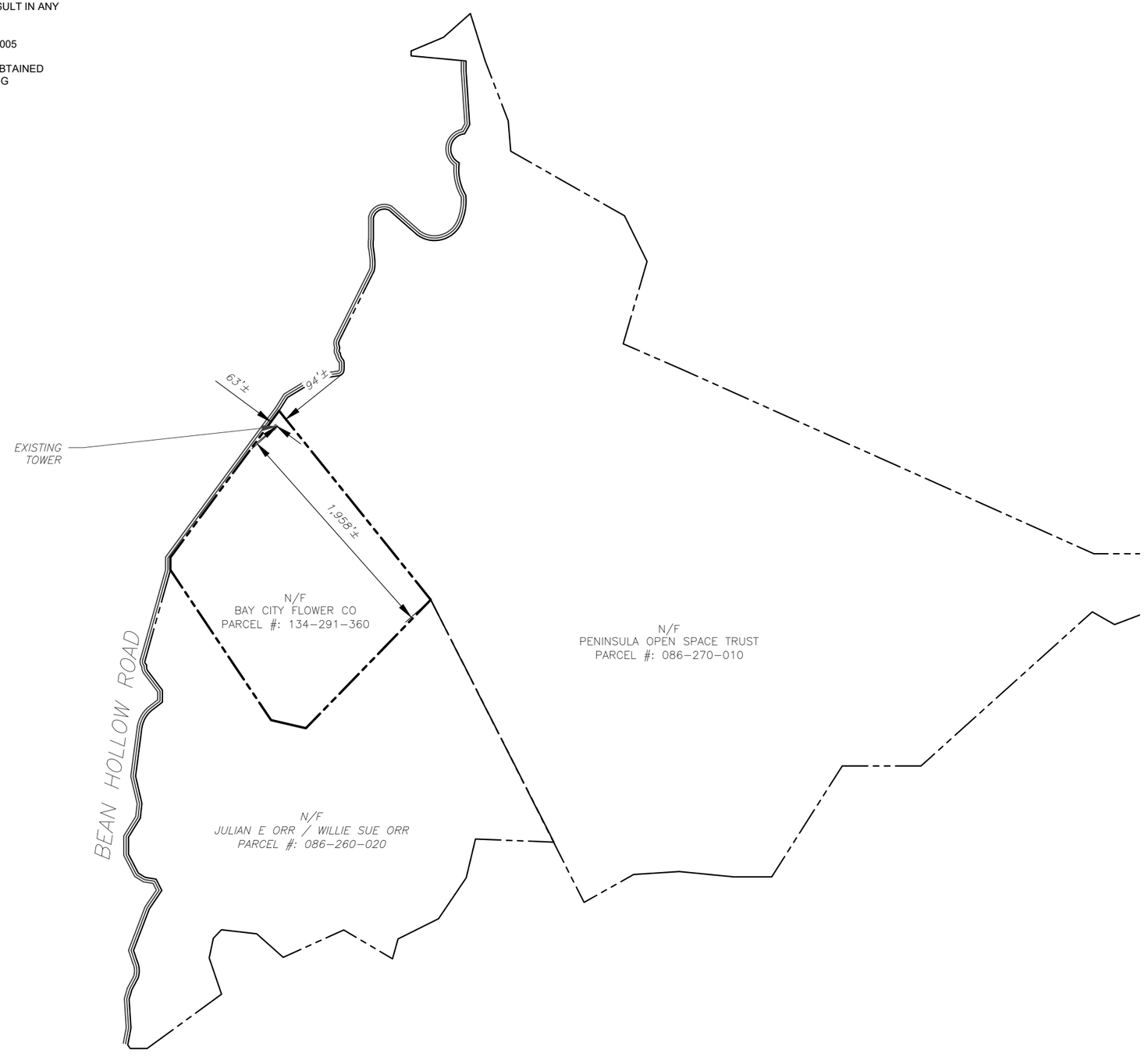
SAN MATEO CO. BLDG. INSP.

RESUBMITTAL
AUG 2 2 2007
San Mateo County Building Inspection

COMPANY JOB NO. 1500072265

NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 06/23/2005
3. BOUNDARY INFORMATION OBTAINED FROM: PHIL AUER SURVEYING



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- XXX EXISTING CONTOUR (MAJOR)
- XXX EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- x x EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- SD SD EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA

1 OVERALL SITE PLAN

0 200' 400'

SCALE: 1"=200' (11X17)
1"=100' (22X34)

N

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	06/23/23

ATC SITE NUMBER:
411577

ATC SITE NAME:
PESCADERO CA

SITE ADDRESS:
1000 BEAN HOLLOW ROAD
PESCADERO, CA 94060

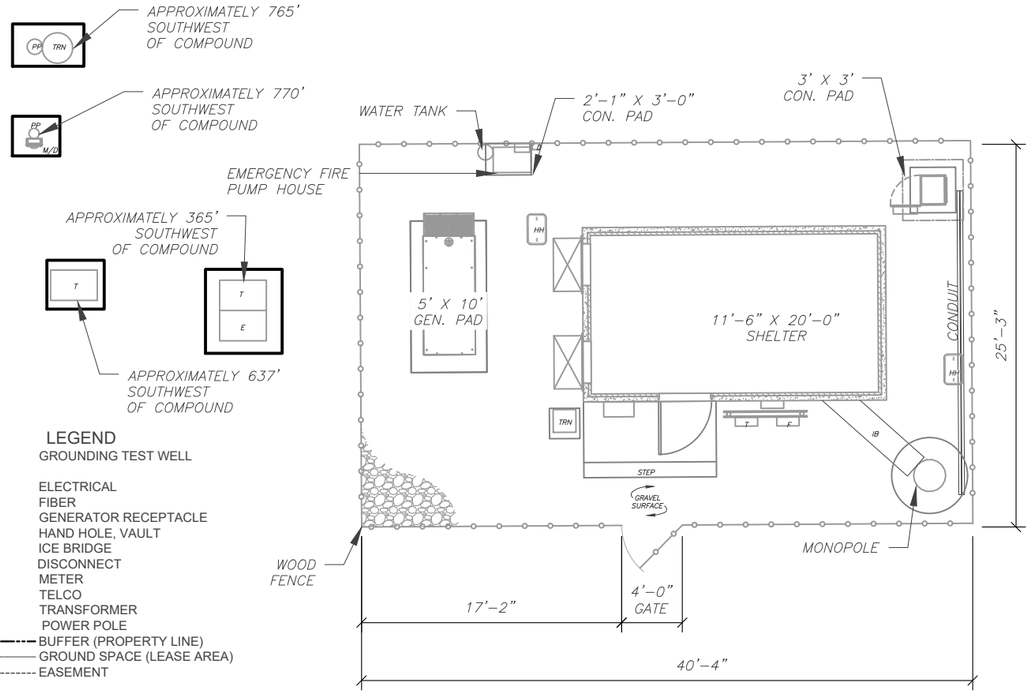
SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

DATE DRAWN:	06/23/23
ATC JOB NO:	14515747_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0



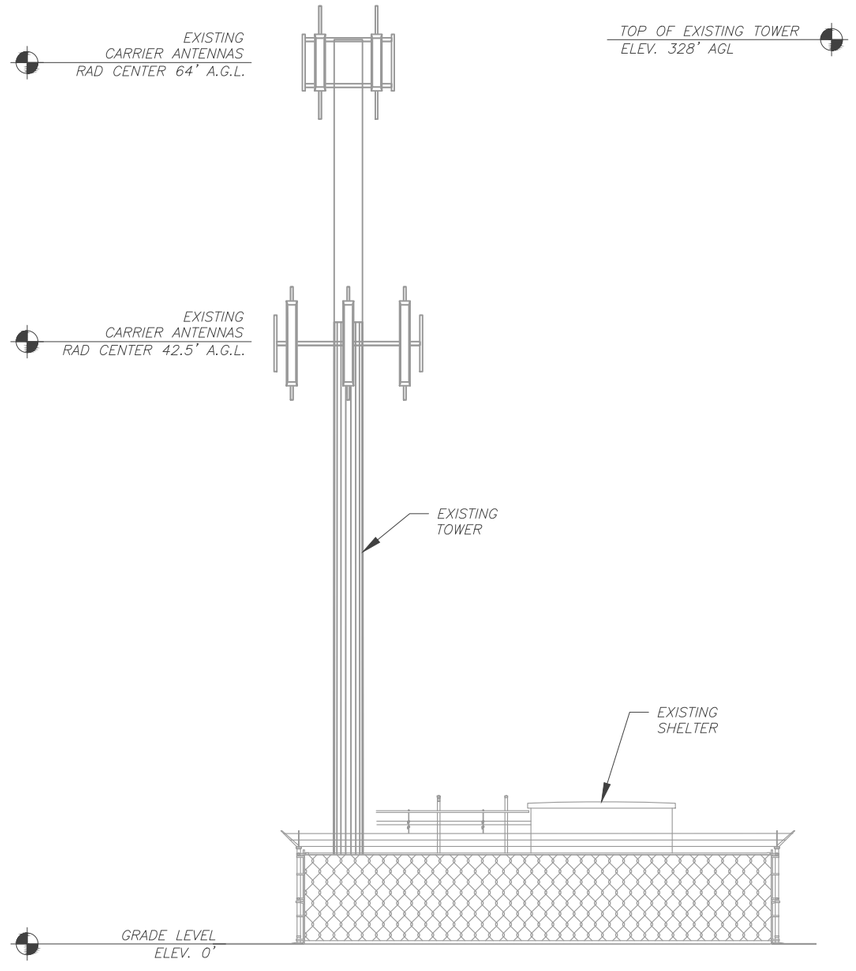
LEGEND

⊗	GROUNDING TEST WELL
E	ELECTRICAL
F	FIBER
G	GENERATOR RECEPTACLE
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
D	DISCONNECT
M	METER
T	TELCO
TRN	TRANSFORMER
PP	POWER POLE
----------	BUFFER (PROPERTY LINE)
————	GROUND SPACE (LEASE AREA)
----------	EASEMENT

1 DETAILED SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)



2 TOWER ELEVATION

SCALE: NOT TO SCALE

AMERICAN TOWER®
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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	06/23/23

ATC SITE NUMBER:
411577

ATC SITE NAME:
PESCADERO CA

SITE ADDRESS:
1000 BEAN HOLLOW ROAD
PESCADERO, CA 94060

SEAL:

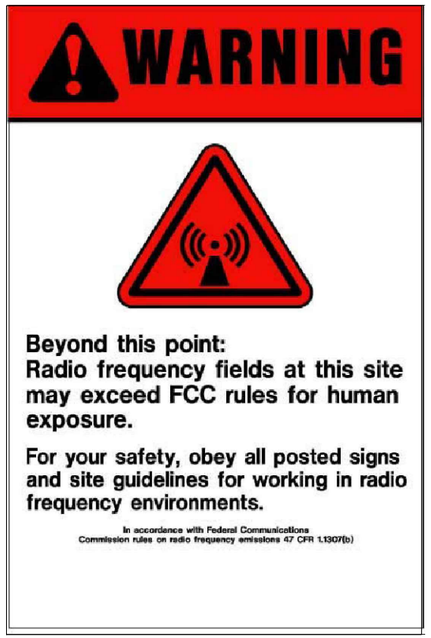
LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

DATE DRAWN:	06/23/23
ATC JOB NO:	14515747_E1

DETAILED SITE PLAN & TOWER ELEVATION

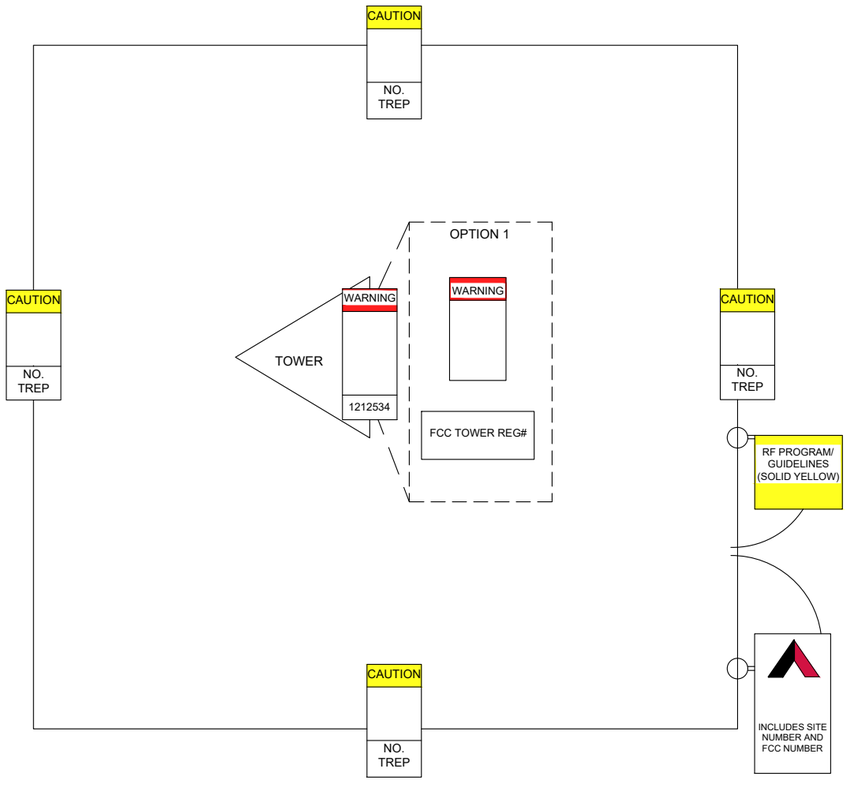
SHEET NUMBER:	REVISION:
C-102	0

ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN

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



FCC TOWER REGISTRATION #

NOT APPLICABLE

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

EXISTING SIGNAGE PHOTO

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.

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

SITE NAME :	PESCADERO, CA
SITE NUMBER :	411577
FCC REGISTRATION # :	NOT APPLICABLE

FOR LEASING INFORMATION:	FOR EMERGENCIES CALL:
877-282-7483	877-518-6937
877-ATC-SITE	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.

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	06/23/23

ATC SITE NUMBER:
411577

ATC SITE NAME:
PESCADERO CA

SITE ADDRESS:
1000 BEAN HOLLOW ROAD
PESCADERO, CA 94060

SEAL:

DATE DRAWN:	06/23/23
ATC JOB NO:	14515747_E1

SIGNAGE

SHEET NUMBER:	REVISION:
C-501	0

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

verizon

VZW SITE NAME:
PESCADERO

VZW SITE ID#:
463574

PROJECT NAME:
5G L-SUB6 - CARRIER ADD

PROJECT #:
16285798

LOCATION CODE:
123537

SITE ADDRESS:
1000 BEAN HOLLOW RD
PESCADERO, CA 94060

65' MONOPOLE MODIFICATION

SITE INFORMATION

TOWER OWNER:	ATC
SITE ADDRESS:	1000 BEAN HOLLOW RD PESCADERO, CA 94060
COUNTY:	SAN MATEO
LATITUDE: LONGITUDE:	37.239108° −122.401144°
GROUND ELEVATION:	±264' AMSL
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION: ZONING CODE:	SAN MATEO COUNTY, CA PAD,CD
PARCEL NUMBER:	086−260−010
POWER PROVIDER: PHONE: TELCO PROVIDER: PHONE:	PG&E 800.743.5000 AT&T 855.910.0548

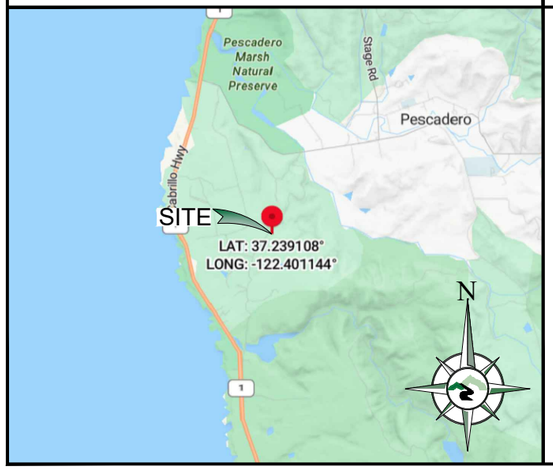
CONTACT INFORMATION

A&E SERVICES:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: TODD ROTGE
PHONE: 541.647.2777
EMAIL: todd.rotge@powderriverdev.com

SITE ACQUISITION:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: TOM WILLIAMS
PHONE: 714.726.9424
EMAIL: tom.williams@powderriverdev.com

APPLICANT:
AMERICAN TOWER CORPORATION
5215 N. O'CONNOR BOULEVARD, SUITE 480
IRVING, TX 75039
CONTACT: KRISTINE BEATTY
PHONE: 214.897.2858
EMAIL: kristine.beatty@americantower.com

VICINITY MAP



SITE PHOTO

DRIVING DIRECTIONS

DIRECTIONS FROM SAN FRANCISCO INTERNATIONAL AIRPORT:

DEPART AIRPORT HEADING NORTHWEST ON US−101 N. TAKE THE RAMP ON THE RIGHT FOR I−280 / I−380 WEST AND HEAD TOWARD SAN BRUNO. AT EXIT 5B, HEAD LEFT ON THE RAMP FOR I−280 SOUTH TOWARD SAN JOSE. AT EXIT 36, HEAD RIGHT ON THE RAMP FOR I−280 S / CA−35 S TOWARD BLACK MTN ROAD / HAYNE ROAD. TAKE THE RAMP ON THE LEFT FOR I−280 S / CA−35 S. AT EXIT 35, HEAD. RIGHT ON THE RAMP FOR CA−35 TOWARD BUNKER HILL DR / HALF MOON BAY. KEEP STRAIGHT TO GET ONTO CA−35 / SKYLINE BLVD. TURN RIGHT ONTO CA−92 / CA−35 / HALF MOON BAY RD. TURN LEFT ONTO CA−1 / CABRILLO HWY S. TURN LEFT ONTO PESCADERO CREEK RD. TURN RIGHT ONTO BEAN HOLLOW RD. ARRIVE AT BEAN HOLLOW RD ON THE LEFT. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS RESERVOIR RD.

APPLICABLE CODES

BUILDING CODE 2022 IBC
ELECTRICAL CODE 2022 NEC
MECHANICAL CODE 2022 IMC

DRAWING INDEX

SHEET NO.	DESCRIPTION
T−1	TITLE SHEET
GN−1	GENERAL NOTES
A−1	OVERALL SITE PLAN
A−2	SITE PLAN
A−3	ELEVATIONS
A−3.1	ANTENNA PLANS & SCHEDULE
A−4	RF INFORMATION
A−4.1	RF INFORMATION
A−5	EQUIPMENT DETAILS
A−5.1	EQUIPMENT DETAILS
A−5.2	EQUIPMENT DETAILS

SCOPE OF WORK

REMOVE:
− (3) RRUS12 B4 RADIOS FROM TOWER
− (6) RUL01 B13 RADIOS FROM TOWER

INSTALL:
− (3) AIR6449 ANTENNA w/INTEGRATED RADIO ON TOWER
− (3) 4449 RADIO BY ERICSSON ON TOWER
− (3) 8843 RADIO BY ERICSSON ON TOWER
− (1) 12x24 HYBRID CABLE ON TOWER
− (1) OVP12 ON TOWER
− (1) OVP12 IN EQUIPMENT RACK

AMERICAN TOWER®

verizon

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

REV	DATE	DESCRIPTION	INT
0	05/30/23	100% CONSTRUCTION	BMW
A	05/01/23	ISSUED FOR REVIEW 90%	BMW

SITE INFORMATION
VERIZON
SITE NAME: PESCADERO
SITE#: 463574

ATC
SITE#: 411577

1000 BEAN HOLLOW RD
PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES

1. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB EXCEPT WHERE THEY MAY CONFLICT WITH DETAILS AND NOTES ON OTHER SHEETS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ENGINEER.
2. WORK SHALL CONFORM TO THE REQUIREMENTS, AS AMENDED TO DATE, OF THE LATEST EDITION OF THE BUILDING CODE AND ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS.
3. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.
4. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISION MAY BE MADE. MODIFICATIONS OF CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING, TEMPORARY SUPPORTS AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONSTRUCTION AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, ARE FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
6. SAFETY: CONFORM TO ALL APPLICABLE OSHA CONSTRUCTION SAFETY REGULATIONS FOR ALL WORK PERFORMED DURING CONSTRUCTION. JOB SITE SAFETY IS STRICTLY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER OR OWNER.
7. ANY PROPRIETARY COMPONENTS, MOUNTS, MATERIALS, CHEMICAL, EPOXY AND WEDGE ANCHORS, AND SHOT PINS SHALL BE EXACTLY AS CALLED FOR IN THESE DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED OR DISAPPROVED BY THE ENGINEER AT THE EXPENSE OF THE ENTITY REQUESTING THE SUBSTITUTION PRIOR TO THE INSTALLATION.
8. THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: THE CONTRACT, SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
9. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR COORDINATION AND ASSEMBLY OF ALL PARTS OF THE CONSTRUCTION DEPICTED HEREIN. THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTABILITY REVIEW OR COORDINATION DRAWINGS NECESSARY TO IDENTIFY CONSTRUCTABILITY PROBLEMS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING JOB SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL SERVICE AND OVERALL COORDINATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE CARRIER CONSTRUCTION SUPERVISOR BEFORE PROCEEDING WITH THE WORK.
11. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING STRUCTURES, LANDSCAPING OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE TENANT, BUILDING OWNER OR OWNER'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
14. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE GOVERNING AGENCY.
15. THE CONTRACTOR AND ALL SUBORDINATE CONTRACTORS SHALL COMPLY WITH ALL LOCAL AND STATE AND FEDERAL REGULATIONS.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO CARRIER.
17. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE, NOR PERFORM ANY CONSTRUCTION ACTIVITIES UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC PLANS OR DETAILS, THE ENGINEER SHALL BE NOTIFIED, AND HE/SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO THE INSTALLATION OF THAT PORTION OF WORK.
18. THE CONTRACTOR SHALL NOTIFY THE CARRIER CONSTRUCTION SUPERVISOR OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION.
19. THE CONTRACTOR SHALL NOTIFY THE CARRIER CONSTRUCTION SUPERVISOR IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
20. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CARRIER CONSTRUCTION SUPERVISOR SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
21. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE CONTACTED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
22. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT NOT OTHERWISE SHOWN HEREIN. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.
23. GOVERNING AGENCY–APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. AT ALL TIMES THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
24. DESIGN DRAWINGS ARE DIAGRAMMATIC ONLY AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION CONDITIONS WILL PERMIT. ANY ERROR, OMISSION, OR DESIGN DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE CARRIER CONSTRUCTION SUPERVISOR FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
25. AS–BUILT REQUIREMENTS: DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS IN A SECURE, FIRE–RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE CARRIER CONSTRUCTION SUPERVISOR'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK WHICH DRAWINGS ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS–REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CARRIER CONSTRUCTION SUPERVISOR FOR THE OWNER'S RECORDS.
26. A CLOSEOUT BOOK CONTAINING THE FOLLOWING, SHALL BE PROVIDED BY THE CONTRACTOR, AS APPLICABLE:
    - A. AS BUILT DESIGN DRAWINGS
    - B. SWEEP TEST RESULTS
    - C. RESISTIVELY TEST
    - D. PHOTO DOCUMENTATION OF:
        - I. UNDERGROUND CONDUITS AND GROUND RING
        - II. ANTENNA, COAX, JUMPER ATTACHMENTS AND GROUND KIT ATTACHMENTS
        - III. ANTENNA DOWN TILT MEASUREMENT USING AN INCLINOMETER ON THE BACK PLANE OF THE ANTENNA
        - IV. GROUND BAR ATTACHMENTS
    - E. SIGNED OFF PERMIT CARDS
    - F. CERTIFICATE OF OCCUPANCY
    - G. RETURN OF KEYS AND/OR ACCESS AUTHORIZATION
    - H. ORIGINAL BUILDING PERMIT

SITE WORK NOTES

1. SCOPE: CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUB GRADE PREPARATION, FINISH GRADING AND SECURITY FENCE, AS REQUIRED BY CONSTRUCTION DRAWINGS AND DETAIL DRAWINGS.
2. REFERENCES:
    - A. DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR THE STATE IN WHICH THE PROJECT IS LOCATED.
    - B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
    - C. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
    - D. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS)
3. INSPECTION AND TESTING:
    - A. FIELD TESTING OF EARTHWORK, AGGREGATE BASE COURSE, COMPACTION AND CONCRETE TESTING SHALL BE PERFORMED BY THE CONTRACTOR'S INDEPENDENT TESTING LAB.
    - B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE CARRIER CONSTRUCTION SUPERVISOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF THE WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
4. SITE MAINTENANCE AND PROTECTION:
    - A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF THE WORK UNTIL COMPLETION OF THE CONTRACT.
    - B. CONTACT THE ONE–CALL UTILITY LOCATION SERVICE PRIOR TO ANY EXCAVATING ACTIVITIES TO HAVE LOCATIONS OF UNDERGROUND UTILITIES VERIFIED.
    - C. AVOID DAMAGE TO THE SITE INCLUDING EXISTING FACILITIES, STRUCTURES, TREES AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING ITEMS THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
    - D. KEEP SITE FREE OF ALL PONDING WATER.
    - E. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS AND CHECK DAMS.
    - F. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT LIFE AND PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
5. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE WELL DRAINED AT ALL TIMES.
6. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
7. PERFORM ALL SURVEY, LAYOUT, STAKING AND MARKING TO ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
8. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE AND ONLY THE IMMEDIATE SURROUNDINGS NECESSARY TO COMPLETE THE WORK. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED AND GRUBBED.
9. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING IS NOT PERMITTED.
10. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS, AND ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, CULVERT, STREAM CROSSING OR OTHER ITEM NOT SHOWN THAT MIGHT AFFECT OR INTERFERE WITH THE NEW CONSTRUCTION. NOTIFY THE CARRIER CONSTRUCTION SUPERVISOR OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
11. SEPARATE AND STOCKPILE ALL EXCAVATED MATERIALS SUITABLE FOR BACK FILL. ALL EXCESS EXCAVATED, AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF IN AN AREA DESIGNATED BY THE CARRIER CONSTRUCTION SUPERVISOR. (UNSUITABLE MATERIAL MAY BE REQUIRED TO BE REMOVED FROM THE SITE.)

STRUCTURAL NOTES:

1. POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURAL ANALYSIS FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS, UNLESS OTHERWISE EXPLICITLY NOTED WITHIN THESE DRAWINGS. PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS (BY OTHERS) SHALL BE PERFORMED FOR ALL TOWERS, ROOFTOPS, FLAG POLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.
2. ALL EQUIPMENT AND COMPONENTS SHALL BE ANCHORED IN ACCORDANCE WITH ALL CURRENT BUILDING CODE REQUIREMENTS, AS APPLICABLE. ANCHOR DESIGN AND SPECIFICATION IS NOT INCLUDED AS PART OF THIS SCOPE UNLESS OTHERWISE EXPLICITLY NOTED WITHIN THESE DRAWINGS, BUT SHALL BE PROVIDED (BY OTHERS) PRIOR TO CONSTRUCTION, FOR ALL EQUIPMENT, MECHANICAL AND ELECTRICAL COMPONENTS.
3. REFER TO 'SN–#' SHEET(S), AS APPLICABLE, FOR ALL OTHER STRUCTURAL NOTES AND SPECIFICATIONS.

ELECTRICAL NOTES:

1. ELECTRICAL DESIGN SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL ENSURE THAT ALL WORK COMPLIES WITH APPLICABLE LOCAL AND STATE CODES AND THE NATIONAL ELECTRICAL CODE.
2. ALL SUGGESTED ELECTRICAL ELEMENTS (SUCH AS BREAKER SIZES, WIRE SIZES, CONDUIT SIZES, ETC.) ARE INCLUDED FOR ZONING AND PLANNING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED ELECTRICAL DESIGNS.
3. CONTRACTOR SHALL FIELD–LOCATE ALL BELOW–GRADE GROUND LINES AND UTILITY LINES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ALL UTILITY AND GROUND LINES THAT MAY BECOME DISTURBED OR CONFLICTING IN THE COURSE OF CONSTRUCTION.

DEFERRED SUBMITTALS:

1. AS A CONDITION OF APPROVAL, AND UNLESS NOTED OTHERWISE WITHIN THESE CONSTRUCTION DRAWINGS, THE DEFERRED SUBMITTAL ITEMS BELOW SHALL BE DESIGNED AND SUBMITTED TO POWDER RIVER DEVELOPMENT SERVICES, LLC FOR REVIEW PRIOR TO CONSTRUCTION.

- MOUNT STRUCTURAL ANALYSIS
- TOWER AND FOUNDATION STRUCTURAL ANALYSIS
- EQUIPMENT ANCHORAGE

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POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

REV	DATE	DESCRIPTION	INT
0	05/30/23	100% CONSTRUCTION	BMW
A	05/01/23	ISSUED FOR REVIEW 90%	BMW

SITE INFORMATION
VERIZON
SITE NAME: PESCADERO
SITE#: 463574

ATC
SITE#: 411577

1000 BEAN HOLLOW RD
PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

DISCLAIMER:

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.

OVERALL SITE PLAN

SCALE: N.T.S.

1

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REVISIONS

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37.239108°, -122.401144°

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1

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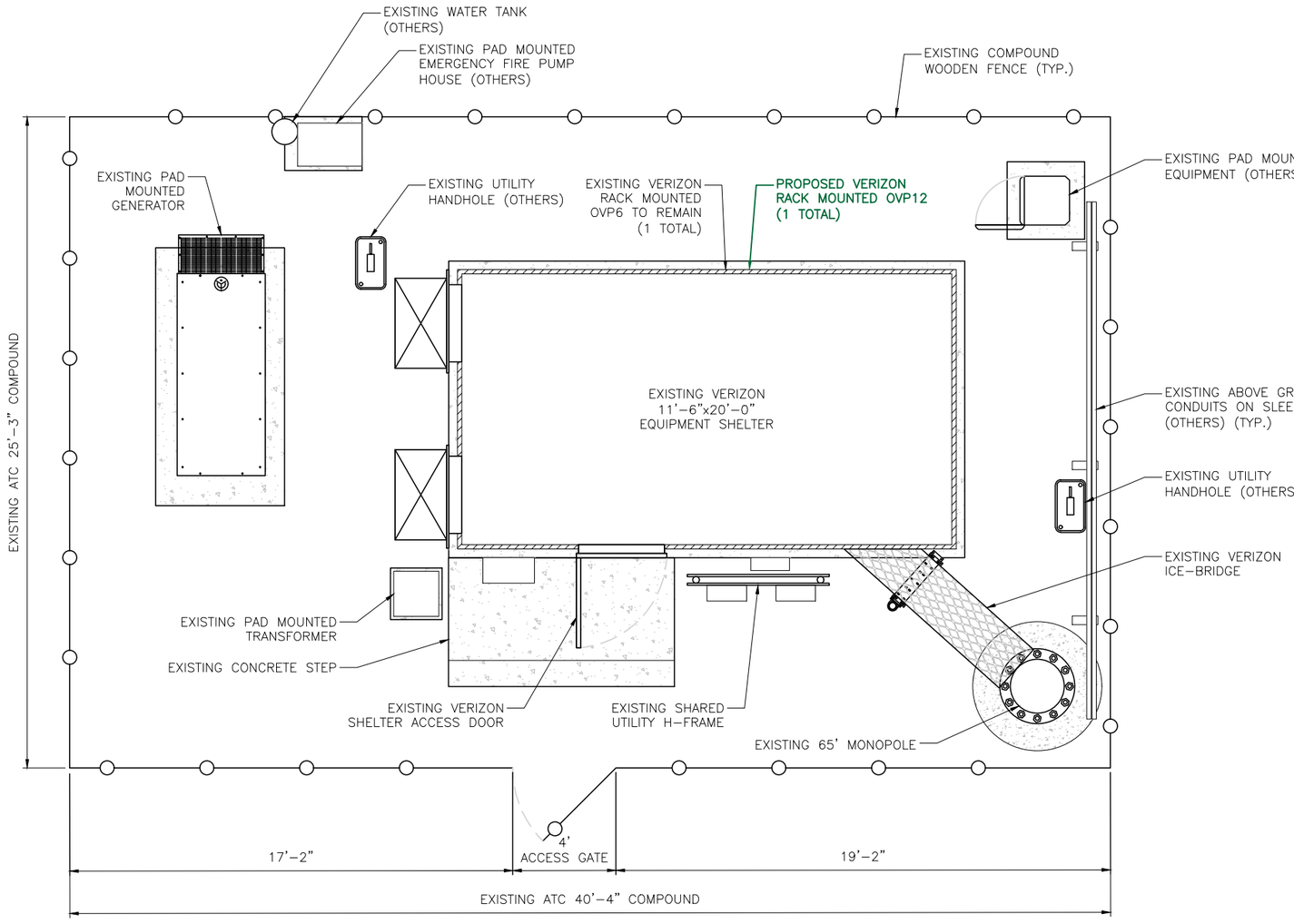

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POWDER RIVER
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BUSINESS LICENSE #: N/A

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ATC
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-2

SITE PLAN | SCALE: 3/16" = 1'-0" (11x17) | 1

PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS SHALL BE PERFORMED FOR ALL NEW AND EXISTING SUPPORTING TOWERS, ROOFTOPS, FLAG POLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS. CONTRACTOR SHALL REVIEW THE SIGNED/SEALED STRUCTURAL ANALYSIS REPORTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES LISTED WITHIN THE REPORT(S). ALL CONSTRUCTION, MODIFICATIONS AND/OR REPLACEMENT SPECIFICATIONS SHALL BE FULLY IMPLEMENTED EXACTLY AS NOTED WITHIN THE STRUCTURAL ANALYSES REPORTS/LETTERS.

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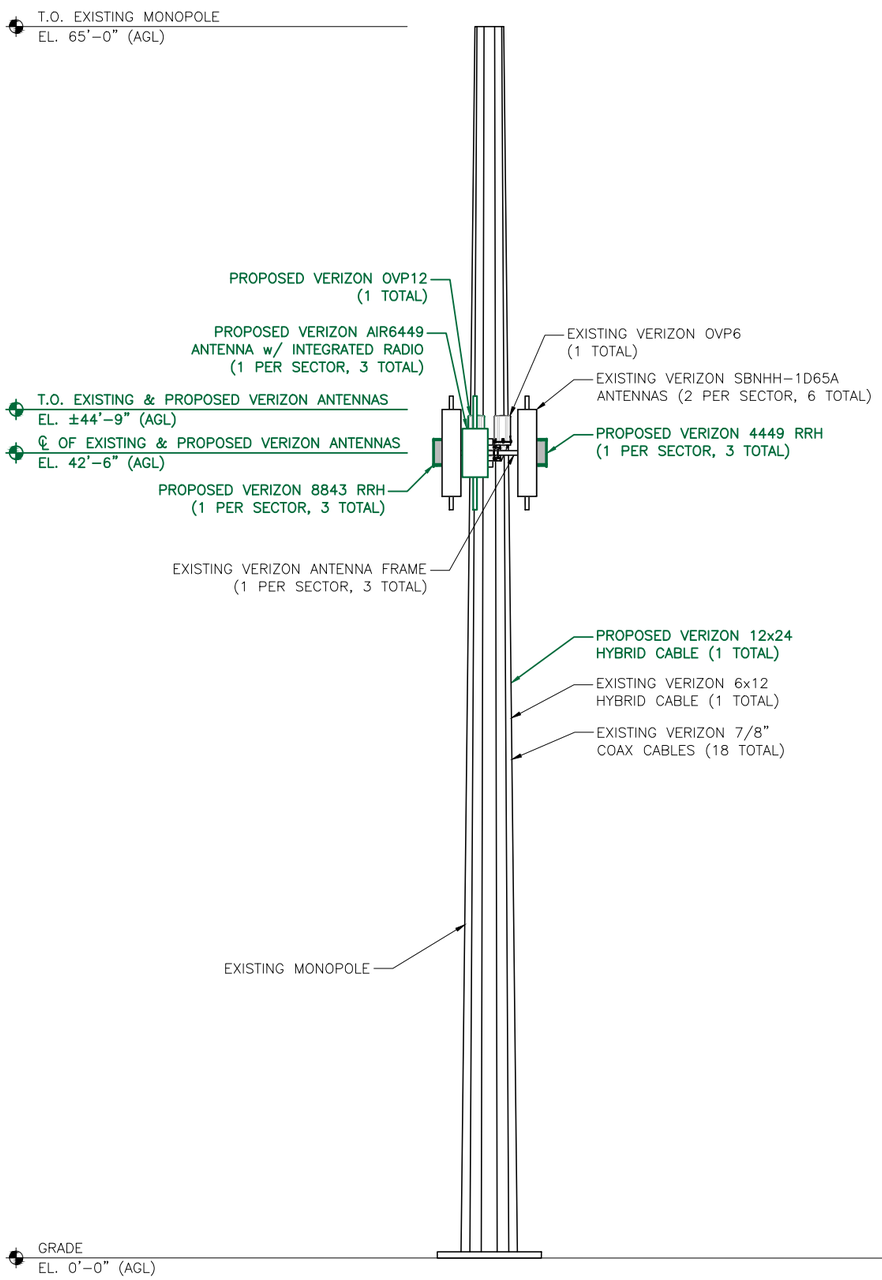
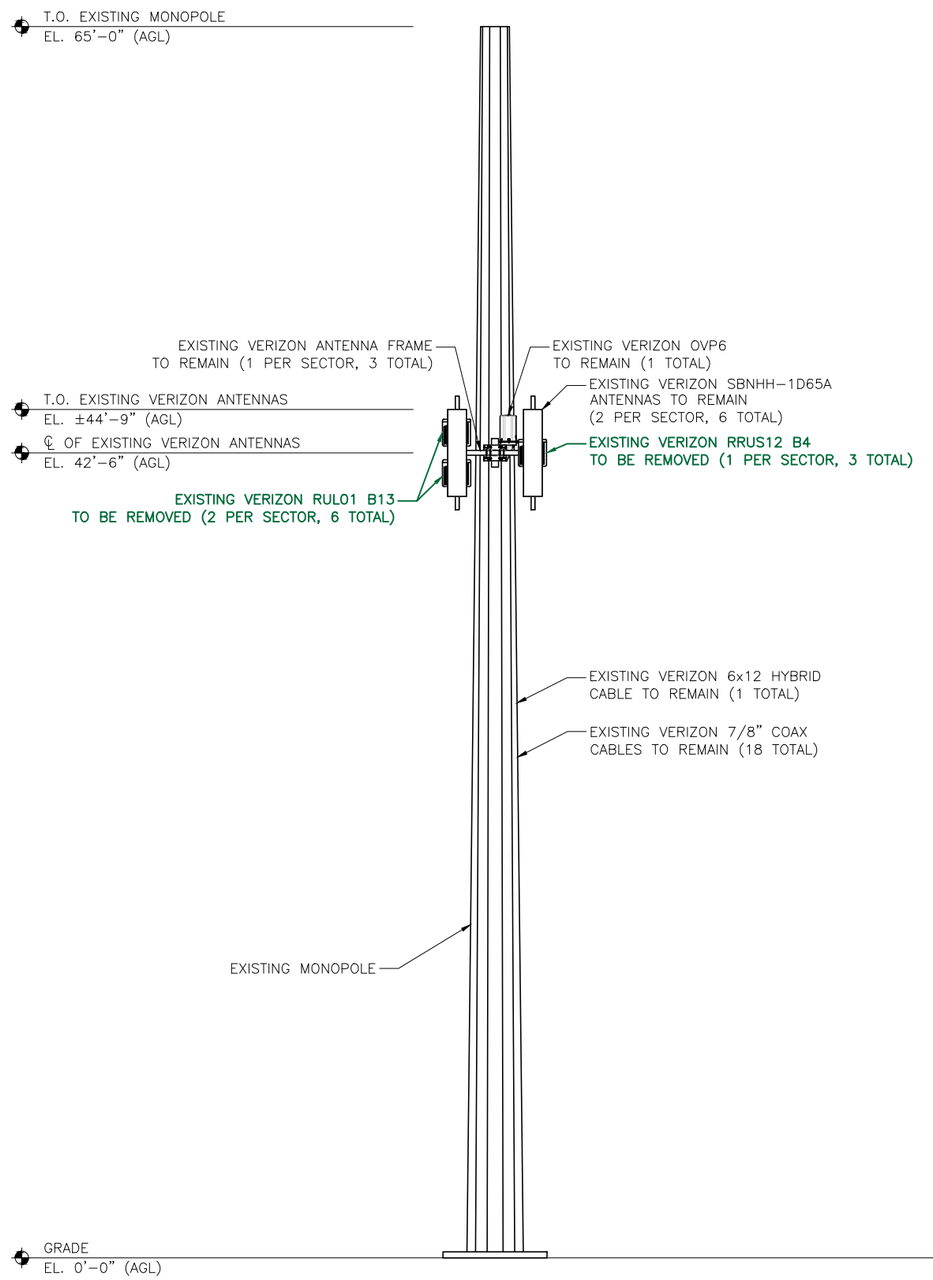


PROPOSED ELEVATION | SCALE: 1/8" = 1'-0" (11x17) | 2



EXISTING ELEVATION | SCALE: 1/8" = 1'-0" (11x17) | 1

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POWDER RIVER
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BUSINESS LICENSE #: N/A

REVISIONS

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SITE INFORMATION

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SITE#: 463574

ATC
SITE#: 411577

1000 BEAN HOLLOW RD
PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3

PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS SHALL BE PERFORMED FOR ALL NEW AND EXISTING SUPPORTING TOWERS, ROOFTOPS, FLAG POLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS. CONTRACTOR SHALL REVIEW THE SIGNED/SEALED STRUCTURAL ANALYSIS REPORTS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES LISTED WITHIN THE REPORT(S). ALL CONSTRUCTION, MODIFICATIONS AND/OR REPLACEMENT SPECIFICATIONS SHALL BE FULLY IMPLEMENTED EXACTLY AS NOTED WITHIN THE STRUCTURAL ANALYSES REPORTS/LETTERS.

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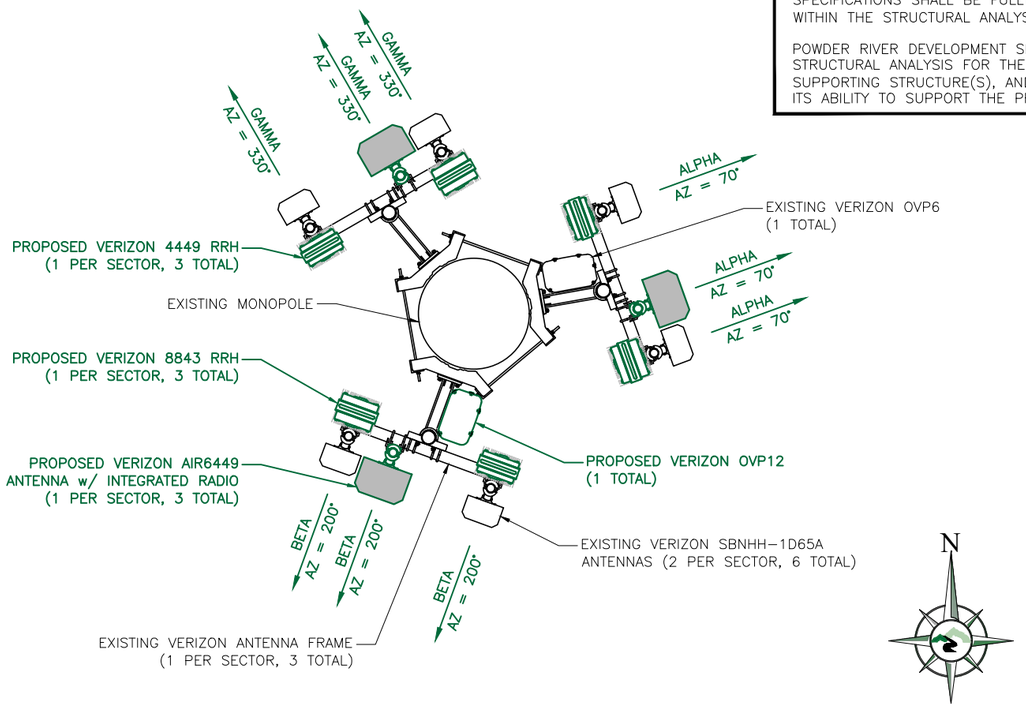
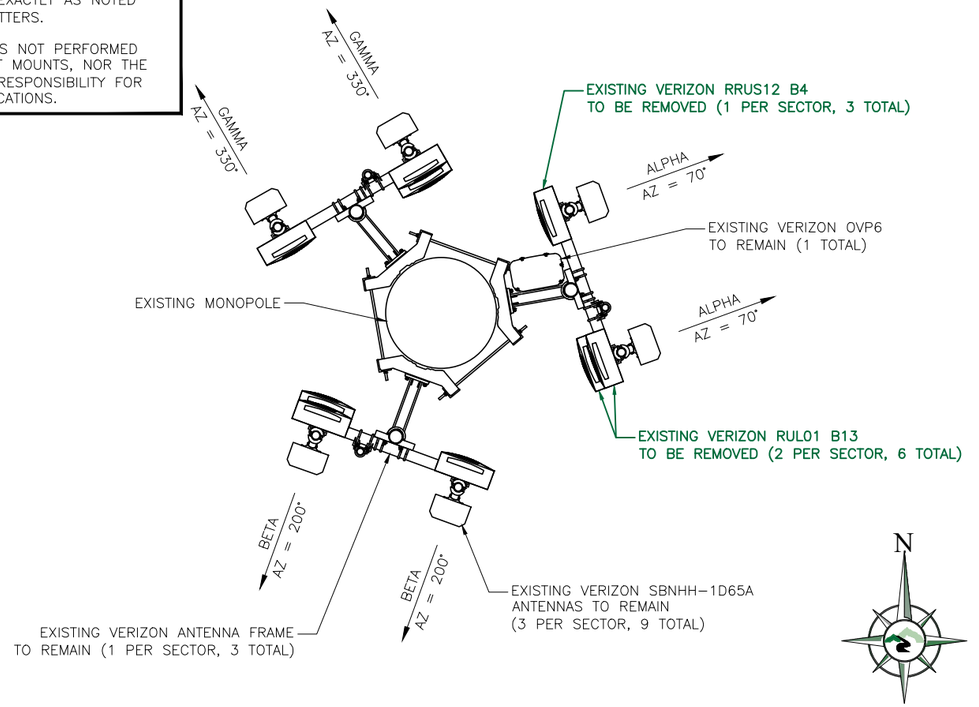


PROPOSED ANTENNA PLAN | SCALE: 1/4" = 1'-0" (11x17) | 3



EXISTING ANTENNA PLAN | SCALE: 1/4" = 1'-0" (11x17) | 2

FINAL ANTENNA, EQUIPMENT & COAX CONFIGURATION

SECTOR	POSITION	QTY	ANTENNA MANUFACTURER	ANTENNA MODEL	COR	AZI	COAX	HYBRID	RRH (QTY) MODEL	JUNCTION BOX (OVP) (QTY) MODEL	DIPLEXER (TOWER) (QTY) MODEL	TMA (TOWER) (QTY) MODEL	STATUS NOTES
ALPHA	1	1	COMMSCOPE	SBNHH-1D65A	42'-6"	70°	(18) 7/8" (±100')	(1) 6x12 HYBRID (±100')	(1) 4449	(1) OVP6			LTE: 700/850/1900/AWS/AWS3 – 5G: 850
	2	1	ERICSSON	AIR6449		70°			(1) INTEGRATED AIR6449				5G: L-SUB6
	3	1	COMMSCOPE	SBNHH-1D65A		70°			(1) 8843				LTE: 700/850/1900/AWS/AWS3 – 5G: 850
BETA	1	1	COMMSCOPE	SBNHH-1D65A	42'-6"	220°			(1) 4449	(1) OVP12			LTE: 700/850/1900/AWS/AWS3 – 5G: 850
	2	1	ERICSSON	AIR6449		220°			(1) INTEGRATED AIR6449				5G: L-SUB6
	3	1	COMMSCOPE	SBNHH-1D65A		220°			(1) 8843				LTE: 700/850/1900/AWS/AWS3 – 5G: 850
GAMMA	1	1	COMMSCOPE	SBNHH-1D65A	42'-6"	330°		(1) 12x24 HYBRID (±100')	(1) 4449				LTE: 700/850/1900/AWS/AWS3 – 5G: 850
	2	1	ERICSSON	AIR6449		330°			(1) INTEGRATED AIR6449				5G: L-SUB6
	3	1	COMMSCOPE	SBNHH-1D65A		330°			(1) 8843				LTE: 700/850/1900/AWS/AWS3 – 5G: 850

INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL EQUIPMENT MODELS, LOCATIONS AND CONFIGURATIONS WITH CURRENT VERIZON SMR.
2. CONTRACTOR TO FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING MATERIALS.
3. CONTRACTOR TO INSTALL ANTENNAS MAINTAINING MINIMUM REQUIRED SEPARATION DISTANCES FROM EXISTING APPURTENANCES AND TO AVOID INTERFERENCE WITH INTENDED PATH.
4. CONTRACTOR TO FIELD VERIFY AZIMUTH, CENTERLINE HEIGHT AND MECHANICAL DOWNTILT. IF INCONSISTENCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARISE, ENGINEER SHALL BE NOTIFIED.

ANTENNA SCHEDULE | 1

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POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

REV	DATE	DESCRIPTION	INT
0	05/30/23	100% CONSTRUCTION	BMW
A	05/01/23	ISSUED FOR REVIEW 90%	BMW

SITE INFORMATION
VERIZON
SITE NAME: PESCADERO
SITE#: 463574

ATC
SITE#: 411577

1000 BEAN HOLLOW RD
PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:
ANTENNA PLANS & SCHEDULE

SHEET NUMBER:
A-3.1

Antenna Summary

Added

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
					5G	Ericsson	AIR6449	42.5	43.8	70(0001) 200(0002) 330(0003)	false	false	PHYSICAL	3	

Removed

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID

No data available.

Retained

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
LTE	LTE 5G	LTE	LTE	LTE		COMMSCOPE	SBNHH-1D65A	42.5	44.8	70(0001) 70(01) 200(0002) 200(02) 330(0003) 330(03)	false	false	PHYSICAL	6	SBNHH-1D65A

Added: 3 **Removed:** 0 **Retained:** 6

Equipment Summary

Added

Equipment Type	Location	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
Hybrid Cable	Tower							Check with Cx	12x24			PHYSICAL	1	
OVP Box	Tower							Check with Cx	OVP12			PHYSICAL	1	
RRU	Tower	LTE	LTE 5G					Ericsson	4449			PHYSICAL	3	KRC161749/1
RRU	Tower			LTE	LTE	LTE		Ericsson	8843			PHYSICAL	3	KRC161707/2
RRU	Tower						5G	Ericsson	AIR6449			PHYSICAL	0	
OVP Box	Shelter							Check with Cx	OVP12			PHYSICAL	1	

Removed

Equipment Type	Location	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower				LTE			Ericsson	RRUS12 B4			PHYSICAL	3	
RRU	Tower	LTE						Ericsson	RUL01 B13			PHYSICAL	6	

Retained

Equipment Type	Location	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
Hybrid Cable	Tower							Check with Cx	6x12			PHYSICAL	1	
Coaxial Cables	Tower							Check with Cx	AVA5		7/8"	PHYSICAL	18	
OVP Box	Tower							Check with Cx	OVP6			PHYSICAL	1	
OVP Box	Shelter							Check with Cx	OVP6			PHYSICAL	1	

ANTENNA SUMMARY (PROVIDED BY VERIZON)

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POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

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FOR REFERENCE ONLY

SITE INFORMATION

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SITE#: 463574

ATC
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PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:

RF INFORMATION

SHEET NUMBER:

A-4

PENDING

PLUMBING

DIAGRAM

PLUMBING DIAGRAM (PROVIDED BY VERIZON)

SCALE: N.T.S.

1

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FOR REFERENCE ONLY

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37.239108°, -122.401144°

SHEET TITLE:

RF INFORMATION

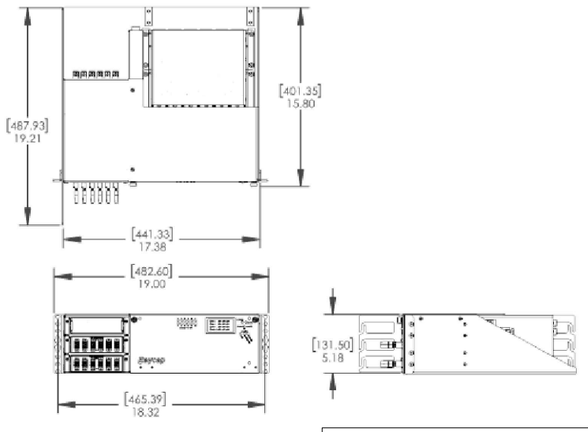
SHEET NUMBER:

A-4.1

NOT USED

6

RVZDC-4520-RM-48

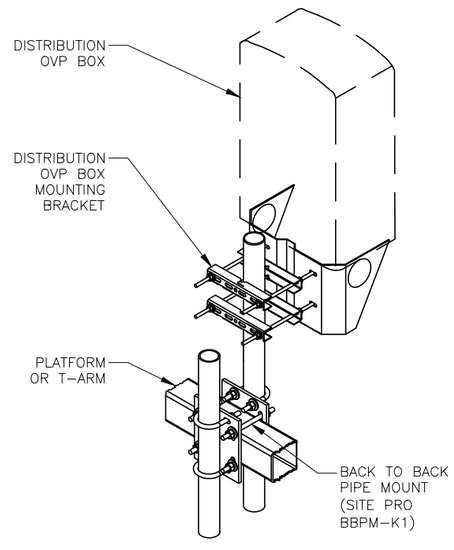


MANUFACTURER: RAYCAP
MODEL: RVZDC-4520-RM-48 (RACK MOUNTED)
WEIGHT: 22.10 LBS
DIMENSIONS: HxWxD: 5.18" x 18.32" x 19.32"
QTY: 1

OVP INFORMATION | SCALE: N.T.S. | 5

MANUFACTURER: RAYCAP
MODEL: RCMDC-6627-PF-48
WEIGHT: 43.0 LBS
DIMENSIONS: HxWxD: 35.0" x 21.0" x 18.0"
QTY: 1

OVP INFORMATION | SCALE: N.T.S. | 4



OVP ATTACHMENT DETAIL | SCALE: N.T.S. | 3

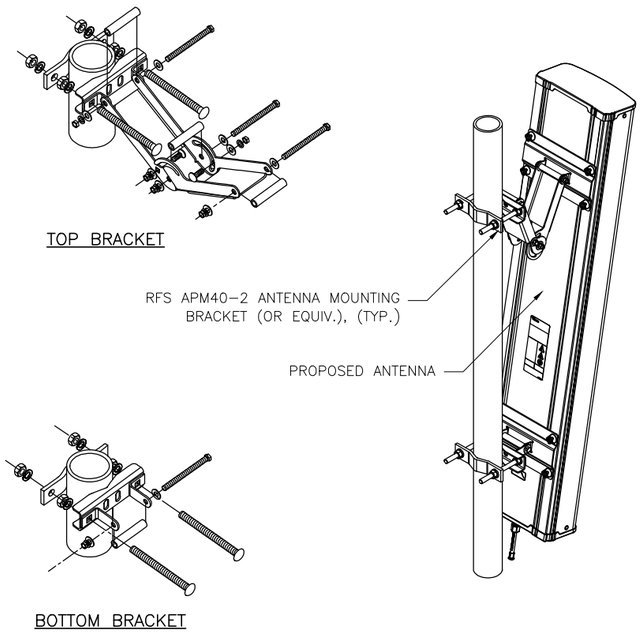
AIR 6449 – n77D / C-Band

Spectrum	n77D C-Band (3.7 – 3.98 GHz)
OpBW	280 MHz
IBW/CBW	200 MHz
MU-MIMO Layers	16 DL / 8 UL
Output Power / EiRP	Up to 320 W / 79 dBm
Antenna	Active Antenna System (AAS)
Branches / Elements	64Tx/64Rx with 192 antenna elements
Size and Weight:	

AIR 6449 – B77D / C-Band	Height	Width	Depth	Weight
wo protruding items	30.4 In (772 mm)	15.9 In (403 mm)	8.1 In (205 mm)	88 lbs (39.9 Kg)
w protruding items	30.8 In (783 mm)	16.1 In (408 mm)	10.8 In (273 mm)	

# CPRI ports:	4 x 25 Gbps eCPRI (compatible to 10G – eCPRI SFP28)
Power Input	-48 VDC
Operational Conditions:	-40° to +55° C, (Incl Solar Load)
Power:	< 1360 W Max

ANTENNA INFORMATION | SCALE: N.T.S. | 2



ANTENNA ATTACHMENT | SCALE: N.T.S. | 1

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SHEET TITLE:

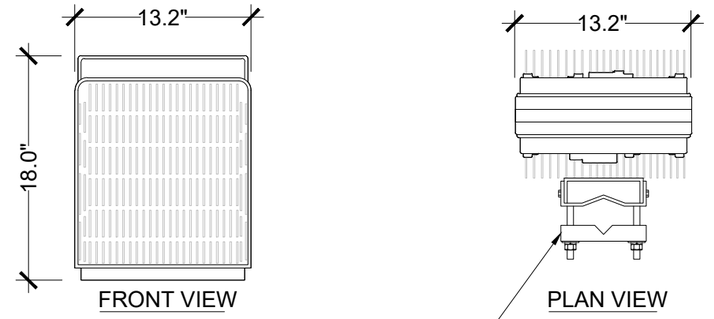
EQUIPMENT DETAILS

SHEET NUMBER:

A-5

NOT USED | 6

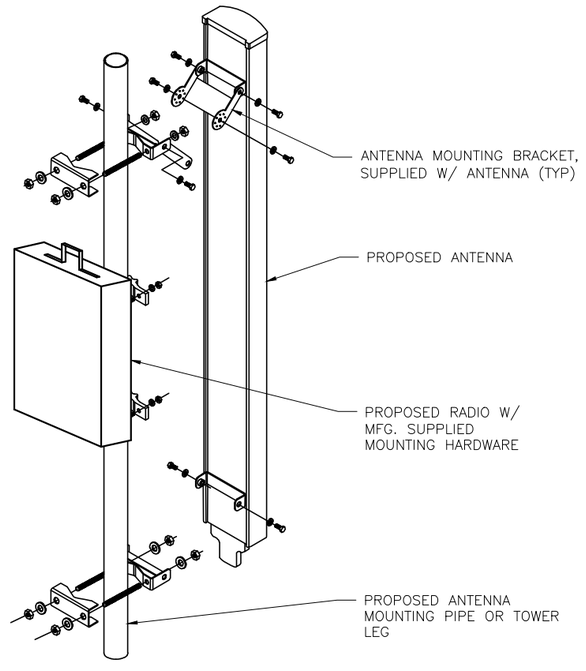
NOT USED | 4



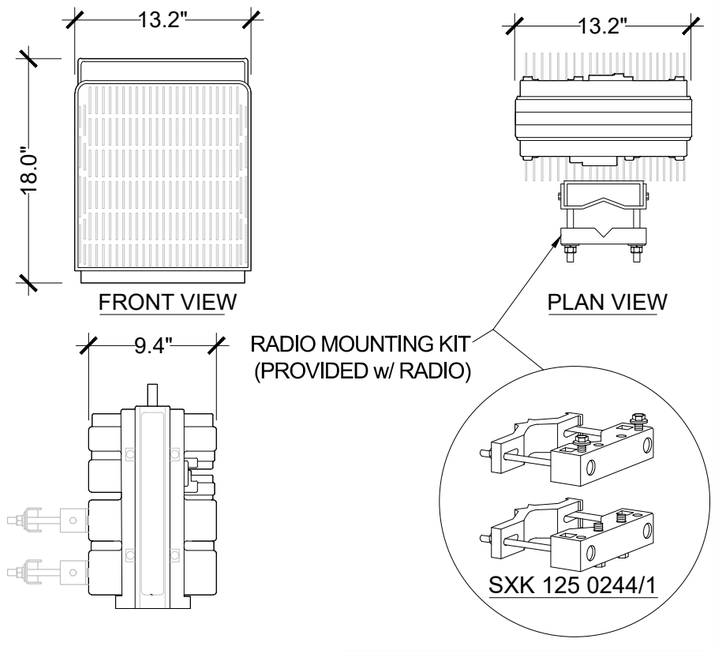
MANUFACTURER: ERICSSON
MODEL: 8843
WEIGHT: 75 LBS
DIMENSIONS: HxWxD: 18" x 13.2" x 11.3"

RRH INFORMATION | SCALE: N.T.S. | 2

NOT USED | 5



RADIO MOUNTING DETAIL | SCALE: N.T.S. | 3



MANUFACTURER: ERICSSON
MODEL: 4449
WEIGHT: 70 LBS
DIMENSIONS: HxWxD: 18" x 13.2" x 9.4"

RRH INFORMATION | SCALE: N.T.S. | 1

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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

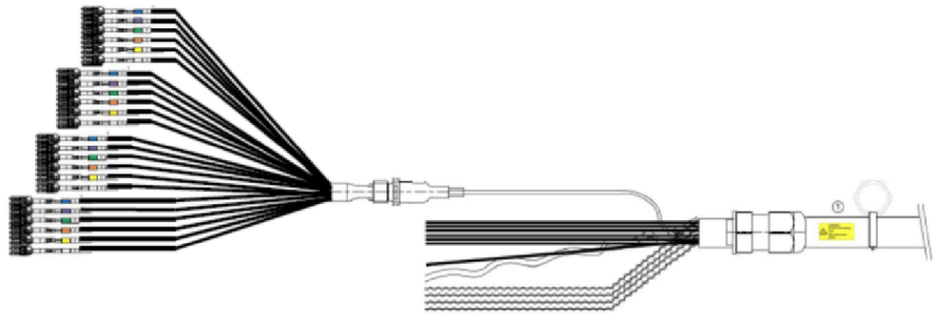
A-5.1

MASTERLINE Classic Hybrid (MLCH) 12/24 Low Inductance Hybrid Cable

MLCH product properties

RRH side (Side A)

24x LC
uniboot



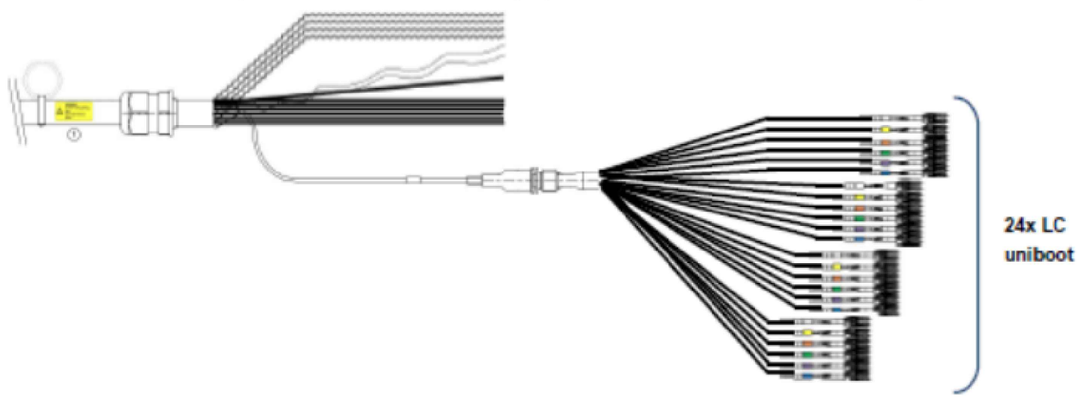
0.37 to 0.52 meter (14.5 to 20.47 inch)
Fiber optic breakout

0.664 meter (26.14 inch)
Alarm pairs, power pairs,
common drain wire

BBU side (Side B)

0.415 meter (16.3 inch)
Alarm pairs, power pairs,
common drain wire

0.55 to 0.7 meter (21.65 to 27.56 inch)
Fiber optic breakout



24x LC
uniboot

Fiber optic		
Number of fiber optic cables		1
Cable type		Glass-armoured multi-fiber loose tube jelly-filled
Cable diameter		0.378" (9.6 mm)
Number of fibers per fiber optic cable		48
Fiber type		SM E9/125 acc. G.652.D
Strain relief		Glass-armoured
Jacket material		LSFH
Jacket color		Black
Minimum bend radius installation	during	140 mm
	In service	100 mm
Tensile strength installation IEC 60794-1-2 E1	during	9'000 N
	In service	4'000 N
Crush resistance IEC 60794-1-2 E3	short term	6'000 N
	long term	3'000 N

Conductors	
Number of conductors	24
Conductor construction	Coaxial pairs
Conductor cross section	AWG 6
Conductor class	C
Insulation material	PVC white
Insulation diameter	0.246" (6.3 mm)
Conductor jacket material	PVC black
Conductor jacket diameter	0.372" (9.5 mm)
Conductor marking / color coding	Black number 1 to 12 on white insulation and white numbers 1 to 12 on black jacket with 3 white strips
Resistance of core (+20°C)	1.31 Ω/km
Inductance	< 0.2 µH/m
Max. continuous current @ 25°C	to be calculated
Maximum operating voltage	600 V
Test voltage	8.4 kVdc

Composite	
Screen material	Wrapped copper foil 0.003" (0.07 mm)
Screen coverage	100%
Screen diameter	1.720 ± 0.064" (43.7 ± 1.5 mm)
Drain wire / Earth conductor	Copper AWG 6, class B
Alarm wires	4 twisted pairs AWG 18
Alarm wires color code	black+black/white, black+orange, black+violet, black+yellow
Outer sheath material	PVC heat, moisture and sunlight resistant
Outer sheath color	Black (inner layer white)
Outer sheath diameter	1.909" – 2.016" (48.5 – 51.2 mm)
Outer sheath wall thickness	0.118" – 0.177" (3.0 – 4.5 mm)
Rip cord	2 x RT1680x1x3, minimum 3x1500 dTex, Ø 0.5mm
Operating temperature range	-40°C to +65°C
Weight	3.04 lbs/ft (4529 kg/km)
Bending radius during installation	12x cable-Ø
Bending radius fixed installation	10x cable-Ø
Flame retardant	FT4, DIRECT BURIAL
Standards	UL 1277, UL 2882, UL 83, UL 1685
Ratings	UL TC-OF-ER 600V, 90°C DRY / WET, 75°C JKT
Printing on jacket after each meter	HUBER+SUHNER * item no* *conductor type* *fiber type* *rating* *manufacturing date* *length indication*

HUBER+SUHNER
Excellence in Connectivity Solutions

HYBRID CABLE INFORMATION

SCALE: N.T.S.

1

AMERICAN TOWER®

verizon

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

REV.	DATE	DESCRIPTION	INT
0	05/30/23	100% CONSTRUCTION	BMW
A	05/01/23	ISSUED FOR REVIEW 90%	BMW

SITE INFORMATION
VERIZON
SITE NAME: PESCADERO
SITE#: 463574

ATC
SITE#: 411577

1000 BEAN HOLLOW RD
PESCADERO, CA 94060
37.239108°, -122.401144°

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

A-5.2

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

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Non-Ionizing Electromagnetic Radiation (NIER) Study

American Tower Site Number:

411585

American Tower Site Name:

411577 Pescadero CA

Location:

Pescadero, California

Tenant:

Verizon Wireless & Google Inc.

Prepared For:

American Tower, Inc.
Woburn, Massachusetts

June 22nd, 2023

179593 P-411577

Prepared By:

Adam Carlson MS, CBRE, CPI
Program Manager RF Design & Service
Tower Engineering Professionals

Approved By:

Mark Quakenbush P.E.

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Contents

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This work is based upon our best interpretation of available information. However, these data and their interpretation are constantly changing. Therefore, we do not warrant that any undertaking based on this report will be successful, or that others will not require further research or actions in support of this proposal or future undertaking. In the event of errors, our liability is strictly limited to the replacement of this document with a corrected one. Liability for consequential damages is specifically denied. Any use of this document constitutes an agreement to hold Tower Engineering Professionals and its employees harmless and indemnify it for all liability, claims, demands, and litigation expenses and attorney's fees arising out of such use.

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Non-Ionizing Electromagnetic Radiation (NIER) Study

411577 Pescadero CA
Clayton, California

INTRODUCTION

Tower Engineering Professionals RF Design & Services Division (TEP-RF) of Raleigh, North Carolina, has been retained by American Tower, Inc. (ATC), of Woburn, Massachusetts to evaluate the RF emissions compared to the Maximum Permissible Exposure (MPE) limit for facilities at this location. This evaluation uses compliance standards as outlined in Federal Communications Commission (FCC) document OET-65.

SITE AND FACILITY CONSIDERATIONS

Site 411577 Pescadero CA is located at 8117 Marsh Creek Rd., in Pescadero, California at coordinates 37.926301, -121.916911. The support structure is a 66' stealth monopole. An aerial view of the tower can be found in Appendix 1, Site Photos. Tenants include Verizon Wireless (VZW) & Google inc. (Google). A table listing all antennae and effective radiated power (ERP) levels that were used in this study may be found in Appendix 2, Antenna Inventory.

POWER DENSITY CALCULATIONS

Power densities were calculated based on FCC MPE limits for both General Population/Uncontrolled and Occupational/Controlled environments.

For the purpose of this study, a radius of 100' from the base of the tower with a height of 6' above ground level was used, beyond 100' the MPE levels become *di minimus*. This study utilized FCC recognized and accepted software programs using the maximum ERP levels for the antenna models provided by ATC. Diagrams depicting the predicted spatial average power density level at any specific location may be found in Appendix 3, MPE Limit Study. A discussion regarding the FCC limits may be found in Appendix 4, Information Pertaining to MPE Studies. Study methodology describing Non-ionizing Radiation Prediction Models used in this study may be found in Appendix 5, MPE Standards Methodology.

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All data used in this study was collected from one or more of the following sources:

- ATC furnished data and does not include other unidentified communication facilities.
- Load List at 411577 Pescadero CA.RF NIER Study Dated 06/06/23.
- 411577-1-1-COMPOUND20210809_2021_08_09_20_16_07.
- FCC databases.
- Carrier standard configurations.
- Empirical data collected by TEP.

SITE MITIGATION & CONTROL

In order to comply with FCC, tenant, & ATC requirements, TEP recommends the placement of signage at the base of the tower and all compound access points to alert workers of potential exposure to RF fields while working on or near the antennae.

TEP recommends that all personnel working on this tower be trained in RF safety procedures and carry a personal RF monitor at all times.

COMPLIANCE DETERMINATION

This installation ***IS*** in compliance with current FCC MPE limits as described in FCC OET-65.

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APPENDIX 1 Site Photos

Aerial View of Site

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Appendix 2 Antenna Inventory

411577 Prescadoero CA							
Antenna Inventory							
Antenna #	Carrier	Antenna Manufacturer	Antenna Model	Frequency Band (MHz)	Azmiuth (°)	Effective Radiated Power (W)	Radiation Center (ft)
1	Google	MTI	MT – 384024	30000	270	0	63
2	Google	MTI	MT – 384024	30000	175	0	63
3	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	070	30953	65
4	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	200	30953	60
5	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	330	30953	60
6	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	070	30953	60
7	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	200	30953	60
8	Verizon	Andrew	SBNHH-1D65A	700/800/1900/2100	330	30953	60
9	Verizon	Ericsson	Air 6449	3800	070	45309	60
10	Verizon	Ericsson	Air 6449	3800	200	45309	60
11	Verizon	Ericsson	Air 6449	3800	330	45309	60

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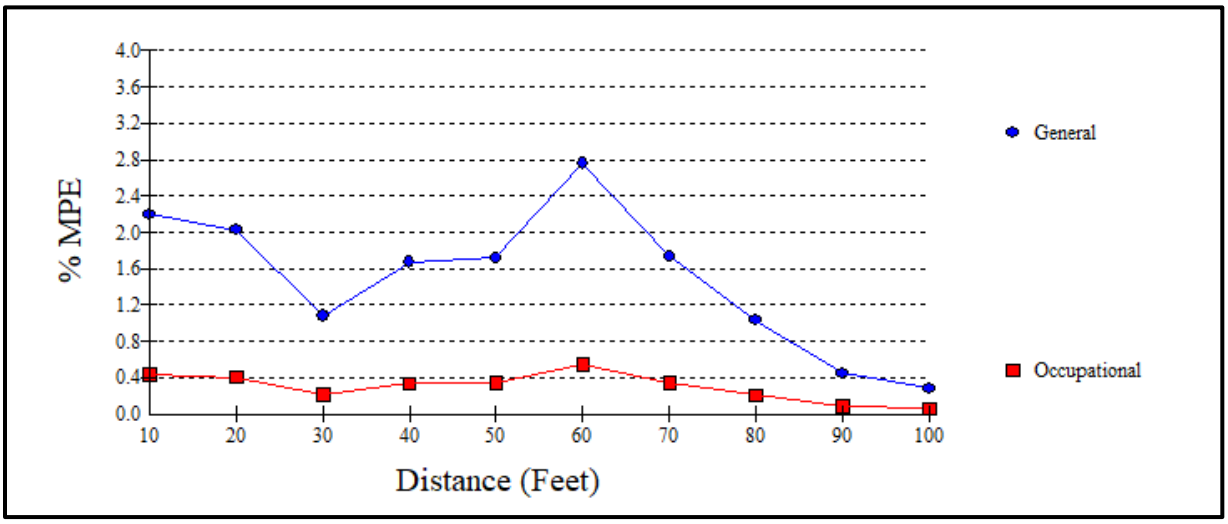
Appendix 3.1 MPE Limit Study



Maximum Power Density (@60'):	.0169 mW/cm²
General Population MPE (@60'):	2.7532%
Occupational MPE (@60'):	0.5506%

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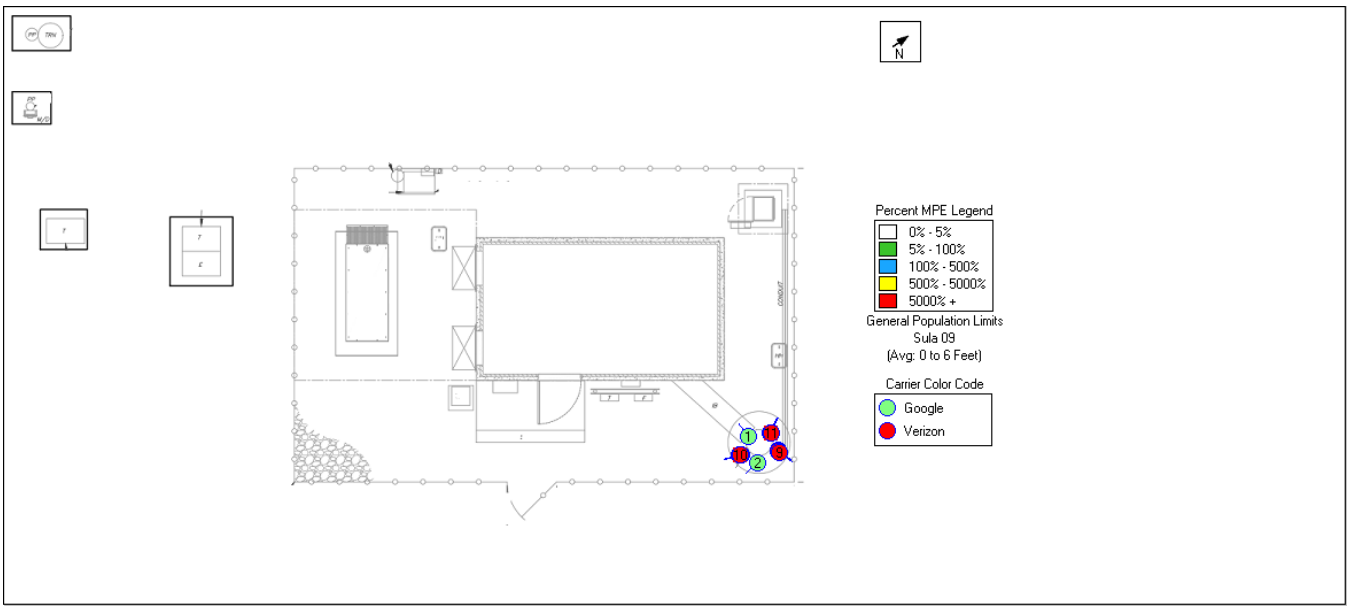
Appendix 3.2 MPE Limit Study



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Appendix 4 Information Pertaining to MPE Studies

In 1985, the FCC first adopted guidelines to be used for evaluating human exposure to RF emissions. The FCC revised and updated these guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 300 kHz and 100 GHz.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP), and, over a wide range of frequencies, the exposure limits were developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC's limits, and the NCRP and ANSI/IEEE limits on which they are based, are derived from exposure criteria quantified in terms of specific absorption rate (SAR). The basis for these limits is a whole-body averaged SAR threshold level of 4 watts per kilogram (4 W/kg), as averaged over the entire mass of the body, above which expert organizations have determined that potentially hazardous exposures may occur. The MPE limits are derived by incorporating safety factors that lead, in some cases, to limits that are more conservative than the limits originally adopted by the FCC in 1985. Where more conservative limits exist, they do not arise from a fundamental change in the RF safety criteria for whole-body averaged SAR, but from a precautionary desire to protect subgroups of the general population who, potentially, may be more at risk.

The FCC exposure limits are also based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300 MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies, whole-body absorption is less efficient, and consequently, the MPE limits are less restrictive.

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MPE limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). The far-field of a transmitting antenna is where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions).

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

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. Additional details can be found in FCC OET 65.

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Appendix 5 MPE Standards Methodology

This study predicts RF field strength and power density levels that emanate from communications system antennae. It considers all transmitter power levels (less filter and line losses) delivered to each active transmitting antenna at the communications site. Calculations are performed to determine power density and MPE levels for each antenna as well as composite levels from all antennas. The calculated levels are based on where a human (Observer) would be standing at various locations at the site. The point of interest where the MPE level is predicted is based on the height of the Observer.

Compliance with the FCC limits on RF emissions are determined by spatially averaging a person's exposure over the projected area of an adult human body, that is approximately six-feet or two-meters, as defined in the ANSI/IEEE C95.1 standard. The MPE limits are specified as time-averaged exposure limits. This means that exposure is averaged over an identifiable time interval. It is 30 minutes for the general population/uncontrolled RF environment and 6 minutes for the occupational/controlled RF environment. However, in the case of the general public, time averaging should not be applied because the general public is typically not aware of RF exposure, and they do not have control of their exposure time. Therefore, it should be assumed that any RF exposure to the general public will be continuous.

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The FCC's limits for exposure at different frequencies are shown in the following Tables.

Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)**
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	$900/F^2$	6
30 - 300	61.4	0.163	1.0	6
300 - 1500	--	--	f/300	6
1500 - 100,000	--	--	5	6

f = frequency

* = Plane-wave equivalent power density

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Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)**
0.3 - 1.34	614	1.63	100*	30
1.34 - 30	824/f	2.19/f	$180/F^2$	30
30 -300	27.5	0.073	0.2	30
300 -1500	--	--	f/1500	30
1500 -100,000	--	--	1.0	30

f = frequency

* = Plane-wave equivalent power density

General population/uncontrolled exposures apply in situations in which the general public may be exposed or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

It is important to understand that these limits apply cumulatively to all sources of RF emissions affecting a given area. For example, if several different communications system antennas occupy a shared facility such as a tower or rooftop, then the total exposure from all systems at the facility must be within compliance of the FCC guidelines.

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The field strength emanating from an antenna can be estimated based on the characteristics of an antenna radiating in free space. There are basically two field areas associated with a radiating antenna. When close to the antenna, the region is known as the Near Field. Within this region, the characteristics of the RF fields are very complex, and the wave front is extremely curved. As you move further from the antenna, the wave front has less curvature and becomes planar. The wave front still has a curvature, but it appears to occupy a flat plane in space (plane-wave radiation). This region is known as the Far Field.

Two models are utilized to predict Near and Far field power densities. They are based on the formulae in FCC OET 65.

Cylindrical Model (Near Field Predictions)

Spatially averaged plane-wave equivalent power densities parallel to the antenna may be estimated by dividing the antenna input power by the surface area of an imaginary cylinder surrounding the length of the radiating antenna. While the actual power density will vary along the height of the antenna, the average value along its length will closely follow the relation given by the following equation:

$$S = P \div 2\pi RL$$

Where:

S = Power Density

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length

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For directional-type antennas, power densities can be estimated by dividing the input power by that portion of a cylindrical surface area corresponding to the angular beam width of the antenna. For example, for the case of a 120-degree azimuthal beam width, the surface area should correspond to 1/3 that of a full cylinder. This would increase the power density near the antenna by a factor of three over that for a purely omni-directional antenna. Mathematically, this can be represented by the following formula:

$$S = (180 / \theta_{BW}) P \div \pi RL$$

Where:

S = Power Density

θ_{BW} = Beam width of antenna in degrees (3 dB half-power point)

P = Total Power into antenna

R = Distance from the antenna

L = Antenna aperture length

If the antenna is a 360-degree omni-directional antenna, this formula would be equivalent to the previous formula.

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Spherical Model (Far Field Predictions)

Spatially averaged plane-wave power densities in the Far Field of an antenna may be estimated by considering the additional factors of antenna gain and reflective waves that would contribute to exposure.

The radiation pattern of an antenna has developed in the Far Field region and the power gain needs to be considered in exposure predictions. Also, if the vertical radiation pattern of the antenna is considered, the exposure predictions would most likely be reduced significantly at ground level, resulting in a more realistic estimate of the actual exposure levels.

Additionally, to model a truly "worst case" prediction of exposure levels at or near a surface, such as at ground-level or on a rooftop, reflection off the surface of antenna radiation power can be assumed, resulting in a potential four-fold increase in power density.

These additional factors are considered, and the Far Field prediction model is determined by the following equation:

$$S = EIRP \times Rc \div 4\pi R^2$$

Where:

S = Power Density

EIRP = Effective Radiated Power from antenna

Rc = Reflection Coefficient (2.56)

R = Distance from the antenna

The EIRP includes the antenna gain. If the antenna pattern is considered, the antenna gain is relative based on the horizontal and vertical pattern gain values at that particular location in space, on a rooftop or on the ground. However, it is recommended that the antenna radiation pattern characteristics not be considered to provide a conservative "worst case" prediction. This is the equation is utilized for the Far Field exposure predictions herein.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849
Mail Drop PLN122
plngbldg@co.sanmateo.ca.us
www.co.sanmateo.ca.us/planning

Letter of Decision

August 2, 2012

PROJECT FILE

Epic Wireless
c/o Greg Brown
8700 Auburn Folsom Road, #400
Granite Bay, CA 95746

Dear Mr. Brown:

Location:	1000 Bean Hollow Road, Pescadero
APN:	086-260-010
File Number:	PLN2004-00498

On August 2, 2012, the Zoning Hearing Officer considered your request for a Use Permit Renewal, pursuant to Section 6512.6 of the San Mateo County Zoning Regulations, to allow the continued operation of a wireless telecommunications facility located on the Bay City Flower Company property at 1000 Bean Hollow Road in the unincorporated Pescadero area of San Mateo County.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **August 16, 2012, at 5:00 p.m.**

If you have any questions concerning this item please contact PROJECT PLANNER, Summer Burlison at 650-363-1815 or by e-mail at sburlison@smcgov.org.

Very truly yours,

Matthew Seubert
Zoning Hearing Officer
Zhd0802w_6_dr

cc: Assessor's Office
CalFire
Bay City Flower Company
Public Works Department
Building Inspection Section

Enclosure: San Mateo County Survey
An online version of our Customer Survey is also available at: http://www.co.sanmateo.ca.us/planning/survey

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2004-00498 Hearing Date: August 2, 2012

Prepared By: Summer Burlison
Project Planner

Adopted By: Zoning Hearing Officer

FINDINGS

For the Environmental Review, Found:

1. That the project is exempt from environmental review, per Section 15301, Class 1, of the California Environmental Quality Act, as a continued operation of the existing facility with no expansion of use from what has already been approved. A Categorical Exemption will be filed, upon final approval of the project.

For the Use Permit, Found:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, since the site meets emission criteria as required by the Federal Communications Commission. In addition, the non-staffed facility only requires maintenance visits on an "as needed" basis and otherwise does not generate significant traffic or intensify the use of the property.

3. That the continued operation is necessary for the public health, safety, convenience or welfare, since the facility will continue to allow for cellular communications coverage for private citizens and public agencies that have come to rely on coverage provided by this site to facilitate daily conversation and to provide assistance in emergency situations. Furthermore, there is no evidence to suggest that the operation of this facility has caused a detriment to the public health or safety since its establishment.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report as submitted and approved by the Zoning Hearing Officer on August 2, 2012. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The use permit renewal shall be valid for ten (10) years from the date of final approval, and shall expire on August 2, 2022. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six (6) months prior to expiration.

3. Any change in use or intensity not already approved shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

4. The applicant shall receive and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.

5. If a less visually obtrusive and/or reduced height antennas become available for use prior to the issuance of a building permit, the applicant shall present a redesign incorporating this technology into the project and shall present this to the Community Development Director for review.

6. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of structures on this site for telecommunications facilities.

7. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.

8. A total of six (6) antennas are allowed for this facility pursuant to the original Use Permit approval. A building permit shall be issued prior to the installation of any new antennas to meet the maximum approved buildout of this facility. Any new antennas shall be painted a non-reflective brown color to match the existing monopole and antennas.

9. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).

10. The applicant shall comply with all future requirements of the Department of Public Works and Building Inspection Section and the Fire Marshal.

11. Noise levels produced by any construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

12. All existing and any future required on-site vegetation which serves as the effective screening and softening mechanism shall be maintained for the life of the project. Should any of the vegetation on-site die or become diseased or hazardous, the applicant shall replace the vegetation with similar trees of substantial size consistent with vegetation in the area and to the satisfaction of the Community Development Director.

13. The Property Owner is responsible for maintaining the property in a manner consistent with all County regulations, including conditions of approval applied to permits (i.e., use permits) for on-site wireless telecommunication facilities. All use permits shall be maintained in an "active," non-expired status. Non-compliance with any applicable County regulations may result in the initiation of a violation case and referral of the case to the Planning and Building's Department's Code Compliance Section. Per Section 6105.1 (Zoning and Building Violation) of the County Zoning Regulations, except as provided in Sections 6105.2 and 6105.3, no permit for development shall be issued for any lot that has an existing zoning or building violation.

14. The applicant shall provide the name, title, phone number, mailing address, and email address of one or more contact persons at Verizon, to which future correspondences from the County should be addressed. These person(s) will serve as the long-term contact person(s) for this project for the purposes of permit renewal. Should the long-term contact person(s) change, the property owner is responsible for contacting the County to establish new long-term contact person(s).

San Mateo County Fire Department

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

16. Because of limited access into the property, the San Mateo County Fire Department is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.