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

**DATE:** June 26, 2024

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), Resource Management-Coastal Zone Permit, Resource Management Permit, Planned Agricultural District Permit, Use Permit, Use Permit Renewal, Variance, Design Review, Grading Permit, and adoption of a Mitigated Negative Declaration, to continue operation of an existing Sprint PCS wireless facility, legalize an existing unpermitted AT&T Wireless facility, repair eroded sections of an existing 3.5-mile dirt access road, including 2,065 cubic yards of cut, the installation of four new firetruck turnouts, and authorize an existing substandard right side yard setback; no tree removal is proposed. The project is located atop of Montara Mountain in the unincorporated Montara area of San Mateo County. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2006-00075 (Sprint PCS) and PLN2017-00135 (AT&T Wireless) (Murray/Belair)

## PROPOSAL

The project is located at the top of Montara Mountain, which supports several cellular facilities, and has dual zoning. The Sprint PCS cellular facility is located in the Resource Management (RM) Zoning District while the AT&T Wireless cellular facility is located in the Coastal Development, Resource Management-Coastal Zone (RM-CZ) and Design Review Zoning Districts. The access road is zoned Planned Agricultural District/ Coastal Development (PAD/CD) and Resource Management-Coastal Zone (RM-CZ/DR/CD). The cellular project site area is located outside of the mapped Highway 1 state scenic corridor.

The applicant is requesting a Use Permit Renewal for an existing legal Sprint PCS cellular facility and an after-the-fact Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Variance, and Design Review to legalize an AT&T Wireless cellular facility built without permits.

Sprint PCS facility: The existing Sprint PCS facility includes four wooden 56-foot monopoles, a ground level equipment shelter, a ground-mounted satellite dish and several whip antennas, and a 70 sq. ft. shelter and propane tank. The facility is located approximately 1,000 feet west of the AT&T facility.

AT&T Wireless facility: The existing (unpermitted) AT&T facility is mounted on a 40-ft. wooden tower that is supported by four posts. The highest mounted antennae are located at 60 feet above ground. The facility has two equipment shelter sheds. Shed A (identified as shed A for purposes of this project) is 285 sq. ft., located within the footprint of the tower, and is enclosed by a chain link fence. The second equipment shelter (shed B) is 556 sq. ft., located 40 feet west of the tower, and is a secured building. The facility also includes a generator and seven propane tanks. The facility requires a Variance for a reduced right side yard setback of 7 feet, 3 inches where 20 feet is required.

Access Road: The current application from ATC seeks only to renew an existing Sprint PCS facility and to legalize an existing AT&T wireless facility. ATC had previously proposed undergrounding electrical utilities and access road improvements. ATC revised its application in July 2023 to remove the undergrounding of utilities and the access road improvements in response to comments on its application. In particular, California State Parks (State Parks), the primary landowner of the access road, indicated that the proposed access road improvements could not be completed without amending the easement agreement between ATC and State Parks.

County Fire has proposed a condition of approval to require four fire turnouts and road repair, which will provide necessary emergency access for health and safety purposes (condition 57). Thus, the staff report analyzes the impacts of access road improvements to the existing 3.5-mile dirt access road/hiking trail, named North Peak Access Road. The existing access road is rutted and severely eroded and extends from Highway 1, through several parcels (ownership by other parties) including McNee State Park, to the subject parcel containing the cellular facilities. Improvements for the existing dirt access road include restoring the road to a usable condition and installing four new emergency vehicle turnout areas to improve emergency access on the narrow roadway. Three turnouts will be 150 sq. ft. and the fourth turnout will be a 1,000 sq. ft. hammerhead turnout. Grading necessary for the improvements includes 2,065 cubic yards (c.y.) of cut and no fill. No tree removal is proposed. The access road repairs and improvements require a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, and this staff report analyzes the impacts of the improvements and consistency of the improvements with applicable regulations.

## RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Resource Management-Coastal Zone Permit, Resource Management Permit, Planned Agricultural District Permit, Use Permit, Use Permit Renewal, Variance, Design Review, and Grading Permit, County File Numbers PLN2006-00075 and PLN2017-00135, by making the required findings and adopting the conditions of approval identified in Attachment A of the staff report.

## SUMMARY

The project is consistent with the Vegetative, Water, Fish, and Wildlife Resources; Soil Resources, Visual Quality, Parks and Recreation Resources, and Rural Land Use Policies of the General Plan and the Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Hazards Components of the Local Coastal Program. The project is also consistent with the Resource Management-Coastal Zone (RM-CZ) and Planned Agricultural District (PAD) Zoning Regulations.

The Agricultural Advisory Committee (AAC) has recommended approval of the project. Staff prepared and circulated an Initial Study and Mitigated Negative Declaration (IS/MND) for the project with a publication period of June 2, 2021 through June 20, 2021. Public comment was received in response to the IS/MND from the Midcoast Community Council and one interested party, noting that the IS/MND and referenced biological reports did not thoroughly identify all sensitive habitats existing and potentially impacted by the project, particularly the access road repair and proposed fire turnout areas. The interested party commented that the cell carriers should access Montara Mountain using an San Francisco Public Utilities Commission road. In response to the IS/MND public comments, the applicant submitted a revised biological report and staff revised the IS/MND for republishing on April 12, 2023 through May 11, 2023.

Staff received comment in response to the revised IS/MND from the California Department of State Parks. State Parks requested that the applicant revise the location of one of the turnouts and relocate the turnout to a different location, approximately 130 feet away, in order to reduce biological impacts, and that the applicant amend their existing agreement with State Parks to allow the proposed access road repair and grading.

Staff has proposed conditions of approval to require the applicant to obtain the necessary approvals/authorizations from State Parks to complete the access road repair required by County Fire.

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

**DATE:** June 26, 2024

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit (CDP), Resource Management-Coastal Zone Permit, Planning Agricultural District Permit, Use Permit, Use Permit Renewal, Variance, and Design Review pursuant to Sections 6328.4, 6313, 6353, 6500, 6512.6, 6531, 6565.3, 6900, 6903, and 9283 respectively, of the San Mateo County Zoning Regulations; a Grading Permit, pursuant to Section 9283 of the County Ordinance Code; and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to continue operation of an existing Sprint PCS wireless facility, legalize an existing unpermitted AT&T Wireless facility, repair eroded sections of an existing 3.5-mile dirt access road, including 2,065 cubic yards of cut and the installation of four new firetruck turnouts, and authorize an existing substandard right side yard setback; no tree removal is proposed. The project is located atop Montara Mountain in the unincorporated Montara area of San Mateo County. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2006-00075 (Sprint PCS) and PLN2017-00135 (AT&T Wireless) (Murray/Belair)

## PROPOSAL

The project is located at the top of Montara Mountain, which supports several cellular facilities, and has dual zoning. The Sprint PCS cellular facility is located in the Resource Management (RM) Zoning District while the AT&T Wireless cellular facility is located in the Coastal Development, Resource Management-Coastal Zone, and Design Review Zoning Districts (RM-CZ/DR/CD). The access road is zoned Planned Agricultural District/Coastal Development (PAD/CD), Resource Management and Resource Management-Coastal Zone (RM-CZ/DR/CD). The cellular project site area is located outside of the mapped Highway 1 state scenic corridor.

The applicant is requesting a Use Permit Renewal for an existing, permitted Sprint PCS cellular facility and an after-the-fact Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Variance, and Design Review to legalize an existing AT&T Wireless cellular facility built without permits.

Sprint PCS facility: The existing Sprint PCS facility includes four wooden 56-foot monopoles, a ground level equipment shelter, a ground-mounted satellite dish and several whip antennas, and a 70 sq. ft. shelter and propane tank. The facility is located approximately 1,000 feet west of the AT&T facility.

AT&T Wireless facility: The existing (unpermitted) AT&T facility is mounted on a 40-ft. wooden tower that is supported by four posts. The highest mounted antennae are located 60 feet above ground. The facility has two equipment shelter sheds. Shed A (identified as shed A for purposes of this project) is 285 sq. ft., located within the footprint of the tower, and is enclosed by a chain link fence. The second equipment shelter (shed B) is 556 sq. ft., located 40 feet west of the tower, and is a secured building. The facility also includes a generator and seven propane tanks. The AT&T Wireless facility requires a Variance for a reduced right side yard setback of 7 feet, 3 inches, where 20 feet is required

Access Road: The current application from ATC seeks only to renew an existing Sprint PCS facility and to legalize an existing AT&T wireless facility. ATC had previously proposed undergrounding electrical utilities and access road improvements. ATC revised its application in July 2023 to remove the undergrounding of utilities and the access road improvements in response to comments on its application. In particular, California State Parks (State Parks), the primary landowner of the access road, indicated that the proposed access road improvements could not be completed without amending the easement agreement between ATC and State Parks (which currently allows for ingress and egress only).

County Fire has proposed a condition of approval to require four fire turnouts and road repair, which will provide necessary emergency access for health and safety purposes (condition 56 and 57). Thus, the staff report analyzes the impacts of access road improvements to the existing 3.5-mile dirt access road/hiking trail, named North Peak Access Road. The existing access road is rutted and severely eroded and extends from Highway 1, through several parcels (owned by other parties) including McNee State Park, to the subject parcel containing the cellular facilities. Improvements for the existing dirt access road include restoring the road to a usable condition, installing four new emergency vehicle turnout areas and fire breaks to improve emergency access on the narrow roadway. Three turnouts will be 150 sq. ft. and the fourth turnout will be a 1,000 sq. ft. hammerhead turnout. Grading necessary for the improvements includes 2,065 cubic yards (c.y.) of cut and no fill. No tree removal is required. The access road repairs and improvements require a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, and this staff report analyzes the impacts of the improvements and consistency of the improvements with applicable regulations.

## RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Resource Management-Coastal Zone Permit, Planned Agricultural District Permit, Use Permit, Use Permit Renewal, Variance, Grading Permit and Design Review, County File Numbers PLN2006-00075 and PLN2017-00135, by making the required findings and adopting the conditions of approval identified in Attachment A of the staff report.

## BACKGROUND

Report Prepared By: Olivia Boo, oboo@smcgov.org

Applicant: Emily Murray and Bonnie Belair, American Tower Corporation

Owner: American Tower

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Planning Commission hearing was posted in a newspaper (San Mateo County Times) of general public circulation on June 15, 2024.

Location: 3501 Whiting Ridge Road, Montara

APN: 036-370-020 (cellular equipment), 036-330-030, 036-340-020, 036-340-050, 036-340-060, 036-340-070, 036-332-020, 036-382-020, 036-382-030 and 036-382-999 (hiking trail/access road). .

Size: 20 acres (036-370-020)

Existing Zoning: Multi-zoned

Sprint PCS facility: Resource Management (RM)

AT&T Wireless facility: Resource Management-Coastal Zone/Design Review/Coastal Development (RM-CZ/DR/CD)

Access road improvements: Resource Management (RM), Resource Management-Coastal Zone/Design Review/Coastal Development (RM-CZ/DR/CD), Planned Agricultural District/Coastal Development (PAD/CD)

General Plan Designation: Open Space and Public Recreation

Williamson Act: Not contracted

Existing Land Use: Open Space, Public Recreation, Cellular Facilities

Water Supply: N/A

Sewage Disposal: N/A

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

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and sent to the State Clearinghouse on June 2, 2021 (State Clearinghouse No: SCH# 2021060266). The document was circulated from June 2, 2021 to June 20, 2021, and received public comments. In response to the public comments, a revised Initial Study and Mitigated Negative Declaration were prepared for this project and circulated on April 12, 2023 to May 11, 2023. Public comment was received in response to the revised Initial Study and Mitigated Negative Declaration from State Parks. The public comment and staff's response is discussed in section E_ of this report.

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

Chronology:

| Date | | Action |
|---|---|---|
| February 24,1966 | - | Use Permit, UP 1869, approved to permit construction of a radio tower. |
| October 16, 2008 | - | UP 1869 file number converted to PLN 2006-00075 (Sprint PCS, formerly Metro PCS) to allow the installation of six cellular panel antennas, one microwave antenna, and one GPS antenna approved. |
| January 27, 2010 | - | PLN 2009-00119 to permit road improvements approved. |
| September 21, 2012 | - | Administrative Review completed for PLN 2006-00075 (Sprint PCS). |
| December 7, 2016 | - | Minor Modification of PLN 2006-00075 (Sprint PCS) to add 4 panel antennas to the approved structure. |

| | | |
|---|---|---|
| March 29, 2017 | - | After-the-Fact Use Permit application received to legalize a cellular facility (AT&T Wireless, PLN 2017-00135). |
| November 30, 2018 | - | Sprint PCS (PLN 2006-00075) Use Permit Renewal received. |
| September 13, 2019 | - | Staff determination to process the Sprint PCS and AT&T sites together due to colocation of the facilities. |
| December 14, 2020 | - | Agricultural Advisory Committee hearing and recommendation for approval. |
| June 2, 2021 | - | Initial Study and Mitigated Negative Declaration (MND) circulated from June 2, 2021 to June 20, 2021. |
| November 6, 2022 | - | Received revised biological report in response to public comments received on the Initial Study and MND. |
| May 11, 2023 | - | Revised Initial Study and Mitigated Negative Declaration circulated. |
| May 24, 2023 | - | Planning Commission public hearing postponed due to a request from the owner of the access road, California State Parks (State Parks), for American Tower Corporation to amend the existing easement agreement to allow for the proposed modifications and repair of the trail/road. |
| May 8, 2023 | - | Coastal Development Exemption, PLN2023-00149, for road repair work by State Parks. |
| July 7, 2023 | - | Applicant revised project scope to remove previously proposed undergrounding of utility lines, road repair and fire turnouts. |
| June 26, 2024 | - | Planning Commission public hearing. |

## DISCUSSION

### A. KEY ISSUES

#### 1. Compliance with Conditions of Last Use Permit Approval

This section only applies to the Sprint PCS facility (PLN2006-00075) which is an existing facility seeking a Use Permit renewal.

Use Permit Term, Renewal, Conditions of Approval

Section 6512.6 allows an applicant to file for a renewal of an existing use permit and pay the applicable renewal application fees 6 months prior to expiration with the County Planning and Building Department, if continuation of the use is desired.

The applicant is renewing the Sprint PCS Use Permit, Planning Case Number PLN2006-00075 with no physical changes proposed. The applicant has provided the standard information and application fees required for a use permit renewal.

The following conditions of approval are no longer needed because the previous conditions either no longer apply and will be removed from the Use Permit, those conditions that are retained are as follows:

a. Administrative review is no longer required.

b. Road access is not required from the San Francisco Public Utilities Commission (SFPUC) thus permission from SFPUC is no longer required.

The following conditions of approval, which have been revised to reflect current practices and existing conditions, will continue to apply to the Spring PCS Use Permit:

a. This permit shall be valid for ten years until June 26, 2034.

b. 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).

2. Conformance with the General Plan

The Sprint facility continues to comply with the General Plan as no physical changes are proposed to the existing permitted facility. Staff has reviewed and determined the unpermitted AT&T Wireless facility and road repair work will comply with the applicable General Plan Policies as discussed below.

a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish, and wildlife resources; protects rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protects and maintains the biological productivity of important plant and animal habitats.

In response to public comments received on the original Initial Study/Mitigated Negative Declaration (IS/MND), which was circulated from June 2, 2021 to June 20, 2021, the applicant submitted a revised biological report prepared by Coast Ridge Ecology, dated June 2022, to address the potential impacts to existing sensitive habitat that may result from the proposed access road/hiking trail repair, four (4) new fire turnouts and fire breaks. No changes are proposed to the Sprint PCS facility. Coast Ridge Ecology surveyed the site on January 26, February 3, and February 8, 2022 and conducted a rare plant survey of the project area including two of the four proposed turnouts in April 2022. The project will improve and repair portions of North Peak Access Road, add four new turnouts along the road, widen the road to allow emergency vehicle passage where necessary, and add fire breaks. Impacts to vegetation will be limited to the new turnout locations and potentially trimming or removing vegetation to maintain a roadway width of approximately 12 feet. Proposed turnout areas will be mowed in accordance with defensible space recommendations provided by Fire Safe San Mateo County.

Eight (8) special-status species were identified as occurring or highly likely to occur, based on present habitat types within and/or adjacent to the project area. The special-status species include island tube lichen, Montara manzanita, golden chinquapin chaparral, Kings Mountain manzanita, San Mateo tree lupine, Franciscan wallflower, San Bruno elfin butterfly, California red-legged frog, and San Francisco dusky-footed woodrat. One sensitive plant community, Montara manzanita chaparral, was identified within the project area.

Host plants (which may include silver lupine, summer lupine and lupinus varicolor) for the Mission blue butterfly were identified within the project area however Mission Blue butterfly are not expected to be present. The areas on Montara Mountain do not support the Mission blue butterfly due to the lack of other host plant species. Therefore, it is highly unlikely the Mission blue butterfly is present within the project area, including the proposed turnout areas and fire breaks.

Island tube lichen

This species is located in a section of road that is not part of the proposed improvement activities, therefore, it should not be impacted by the project. A condition of approval is proposed to ensure that the host manzanita is not accidentally removed. The lichen was not observed within the potential footprint of the project.

Montara Manzanita

A 1/2-mile portion of the North Peak Access Road passes through in Montara manzanita chaparral. Several Montara manzanita shrubs are present along the road in this section, making up 100 percent of the shrub canopy. A small number of isolated shrubs are also present along the road shortly before the habitat transitions and are within the proposed fire break areas. Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks should be avoided. One proposed turnout is located adjacent to this sensitive habitat; however, turnout construction should not impact any manzanita. No mitigation measures or conditions are required.

Golden Chinquapin Chaparral

Golden chinquapin is also considered a sensitive plant community by the California Department of Fish and Wildlife (CDFW), being abundant in the shrub layer and occasionally forming a canopy over the manzanita. The herbaceous layer is sparse, with little to no herbaceous growth beneath the dense manzanita foliage. North Peak Access Road passes directly through a sizeable patch of this habitat, where additional care should be taken to limit impacts from road improvement work. A mitigation measure to minimize roadwork impacts to this habitat is included as a condition of approval.

Kings Mountain manzanita

Kings Mountain manzanita was located during site surveys. This single plant is located along the North Peak Access Road shortly before the transition into Montara manzanita chaparral. This plant is fairly large and will be avoided during construction as it does not significantly encroach into the roadway. Condition of approval number 36 has been proposed to require a Qualified Biological Monitor to monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road.

San Mateo tree lupine

San Mateo tree lupine is a flowering shrub on the California state special status plant list. The San Mateo tree lupine was observed along the road within proposed turnout No. 2 and within one of the proposed fire break areas. Fire break outs are areas immediately surrounding the facilities, that are clear of vegetation for fire protection purposes. Measures to minimize impacts include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species. These mitigation measures are included as condition of approval 38.

Franciscan wallflower

This species has some potential to occur within the project area between March and June and has been observed along North Peak Access Road. This species would not have been visible at the time of the initial site surveys, and thus a site inspection was conducted in June 2022 during the blooming period. This species' blooms were present during the June 2022 inspection. While this species is unlikely to occur within the roadway, there was a moderate to high potential that the Franciscan wallflower could be present in the surrounding habitat, including some of the proposed turnout locations and proposed fire break areas. Measures to minimize impacts to Francisco wallflower include flagging of the plants and avoidance of occupied areas or limiting activities in occupied areas to cutting/clearing of woody shrubs without ground disturbance. Additional Franciscan wallflower was observed in the area of proposed Turnout 3, however, these plants in this area are unlikely to be impacted by construction activity. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species. These measures are included as a condition of approval.

San Bruno elfin butterfly

Although at the time of the subject biological survey, the presence of the San Bruno elfin butterfly could not be confirmed at the site. This species is assumed to be present due to broadleaf stonecrop observed along two stretches of the North Peak Access Road. Due to the close proximity of these host plants to the roadway, there is high potential for San Bruno elfin butterflies to be present in the area. On Montara Mountain, the flight period for this species generally occurs between mid-March and early April, while larvae are active in mid-May to mid-June. There is a high chance of negative impacts to this species unless proper conservation and avoidance measures are implemented. Condition of approval 34 requires that all road and firebreak work be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species.

California red-legged frog

The California red-legged frog is a federally threatened species and California State Species of Special Concern. Suitable foraging habitat may be present within the riverine drainages of Montara Mountain. It is possible that California red-legged frogs utilize or cross the road during their movements to and from breeding locations and/or between these drainages during the non-breeding season. Outside of these occasional crossing events, California red-legged frogs are unlikely to spend any extended period of time within the project area. Nonetheless, individual movements are somewhat unpredictable and proper precautions should be taken in the event that a frog is encountered, particularly in the lower elevation portions of the trail. Due to these factors, the California red-legged frog was assessed as having a moderate potential for occurrence within the project area, but only a low chance of project-related impacts.

A Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs. The Qualified Biological Monitor shall have the authority to stop work and, to allow any frogs and/or snakes to move out of harm's way on their own accord. These mitigation measures are included as a condition of approval.

San Francisco dusky-footed woodrat

Middens (nests of the San Francisco dusky-footed woodrat (SFDFW)), a California Species of Special Concern, were recorded at several locations along the road. These middens were generally located far enough from the roadway that they should not be impacted by project activities. However, two SFDFW middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the fire break areas. These middens should be marked for avoidance.

If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, CDFW shall be consulted to determine further suitable mitigation measure(s). These mitigation measures are included as a condition of approval.

Nesting birds

Significant nesting habitat is present along the entire length of North Peak Access Road. It is likely that a variety of bird species nest within the trees and shrubs surrounding the roadway, which will necessitate nesting bird surveys to avoid disturbance if work is performed during the bird nesting season (approximately February 1 to August 31). Nesting bird surveys are included as a condition of approval.

Grading activities to remove ruts and re-blade the existing eroded dirt access road to render the road passable to emergency vehicular traffic will occur within the footprint of the existing road. Beyond the installation of four 12 feet by 20 feet vehicle turnout areas required by County Fire, expansion/widening of the road is not required. Grading activities will be short in duration and occur outside of the wet season to limit erosion. If the project is conducted within the nesting bird season (February 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

b. Soil Resources Policies

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) regulate development to minimize and protect against accelerated soil erosion and sedimentation, and to stabilize disturbed areas.

A total of 2,065 cubic yards (c.y.) of grading is necessary to complete the proposed road improvements. In order to reduce and minimize further future erosion of the dirt access road, the plans also incorporate the use of water bars in the more steeply sloped areas of the road. These features will divert sheet flow and runoff at selected intervals to reduce erosion and the formation of ruts. The project includes conditions of approval to incorporate appropriate erosion and sediment control measures to be implemented throughout project construction including silt fencing and straw waddles. Minimal vegetation removal is proposed, limited to only what is necessary to repair the access road/trail and install the fire turnouts. Due to the potential for general erosion to occur, the applicant will be required to submit an erosion and sediment control plan for review and approval as part of the building permit submittal to ensure potential erosion and sedimentation is minimized. The project has been reviewed by the Building Inspection Section and the Department of Public Works and has received conditional approval. Mitigation measures are included as conditions of approval to protect natural plant communities, and fish and wildlife. Also, see staff's discussion in Section A.2.a. above for sensitive habitats.

c. Visual Quality

Policies 4.15 (*Appearance of New Development*), 4.21 (Utility Structures), 4.22 (*Scenic Corridors*), 4.25 (*Location of Structures*) and 4.26 (*Earthwork Operations*) seek to protect and enhance the natural visual character of scenic areas by promoting good design, site relationships, encourage locating, siting and designing all structures and paved areas to carefully conform with the natural vegetation, landforms and topography of the site so that their presence is compatible with the pre-existing character of the site and other aesthetic considerations along with minimizing grading and vegetation removal and locating structures to blend with the natural environment and existing scenic qualities of the area.

The unpermitted AT&T Wireless facility is visible from the publicly accessible road/trail. The AT&T facility is being legalized which includes permitting antennas mounted on an existing wood tower, two ground level equipment sheds, a satellite dish and seven propane tanks. The support structure itself appears to be made of wood with four vertical leg posts supported by horizontal wood. There is low-growing vegetation in the area. One shed is approximately 285 sq. ft. and located at ground level within the footprint of the wood support structure and the second shed, approximately 556 sq. ft., is located 50 feet west of the support structure.

The increase in visible intensity for the AT&T facility is not significant as the facility is minor in height, clustered and blends with similar miscellaneous equipment. The cellular project site area is located outside of the mapped Highway 1 scenic corridor. In order to minimize the potential for visual impacts of AT&T's proposed monopole and antennas to the area, the monopole and antennas are conditioned to maintain a light gray color to blend with the sky due to the monopole's visibility. Light gray is a traditional color of cellular equipment and the existing AT&T facility is already painted this color to blend with other equipment mounted on the same wooden structure.

The Sprint PCS facility remains gray in color and is located in an open area surrounded by low-growing vegetation with no mature trees in the vicinity.

The proposed road work will not detract from or impact any scenic qualities of the area given the limited scope of the work and the road work is at grade level. Grading to repair the severely eroded dirt access road will comply with fire access standards and consist of 3.5 miles of road blading to repair the roadway, construction of four (4) fire turnouts and firebreaks. Approximately 2,065 cubic yards of grading is anticipated. Since the road improvements are at grade level and the unpermitted AT&T cellular facility is existing with changes expected only to comply with building code, views are not expected to be significantly impacted than what currently exists.

Policy 4.28 (*Ridgelines and Skyline*) discourages structures on open ridgelines and skylines, when seen as part of a public view in order to preserve visual integrity, and allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists, and define public view as range of vision from a public road or other public facility.

Both cellular facilities are existing and visible from North Peak Access Road trails since the cellular equipment is at the top of Montara Mountain and is accessible by the public hiking path/access road proposed for improvement within the park. The dirt access road, Whiting Ridge Road, is vegetated on both sides. Adjacent land generally consists of undeveloped open space within the State Park. The unpermitted AT&T facility is already constructed and includes other non-AT&T equipment, such that the other equipment is collocated on AT&T's structure and considered a minor addition. The Sprint PCS facility was the first cellular facility constructed on the property in 1993. The facilities are located at the peak of Montara Mountain in order to provide adequate cellular coverage from Pacifica to Half Moon Bay, which includes the Montara area. There are no better alternative options to this location that would fulfill the purpose of providing cellular coverage with less disturbance. The existing tower's height is 60 ft., which is under the maximum 150-foot height limit permitted for cell facilities.

Policy 4.44 (*Road Design and Construction*) requires the design of new roads and road improvements to be sensitive to the visual qualities and character of the scenic corridor, this includes width, alignment, grade, slope, grading, and drainage facilities; and encourage the construction and maintenance of scenic turnouts and selective clearing of vegetation to open new vistas.

The dirt access road (also known as Whiting Ridge Road) is vegetated on both sides. Grading repair of the existing hiking path/access road, including installing four fire turnouts, is required to repair the severely eroded trail and to provide adequate emergency vehicle access. The repair will be at ground level and is not expected to affect views. The Coastside Ecology Biological Report specifies mitigation measures to protect sensitive species. The project's adherence to the mitigation measures will protect the sensitive species from significant adverse impacts and have been included as conditions of approval in Attachment A. Also, see discussion under Section A.2.a. (Vegetative, Water, Fish, and Wildlife Resources) above.

Policy 4.69 (*Rural Scenic Corridor District*) regulates the architectural and site design of structures within scenic corridors by using a consolidated set of design standards.

The project parcel where the cellular facilities are located is situated approximately 250 feet east and outside of the Highway 1 County Scenic Corridor, and therefore are not subject to this policy. As the construction of the road repairs and improvements are of limited duration, at grade, and no tree removal is proposed, only possible tree trimming, visual impacts from the road repair will be minimal in nature and duration and are not expected to impact views from the Highway 1 Scenic Corridor. The road repair and vehicle turnouts are expected to be minor changes to the trail/access road and will maintain the scenic and rural nature of the property as the road is not being paved, widened, or lengthened beyond existing conditions and will continue to be utilized by hikers/bikers for recreational use.

d. Park and Recreation Resources

Policy 6.5 (*Access to Park and Recreation Facilities)* seeks to ensure adequate access is provided within a park or recreational facility, especially for emergency services.

As previously stated, the existing 3.5-mile dirt access road extends from Highway 1, traverses through McNee State Park, and continues to the cellular site project parcel. Large sections of the road are severely eroded and emergency vehicle access to the top of Montara Mountain and the project site is difficult. The access road passes through property owned by State Parks, County Parks, the National Park Service and the North Coast County Water District. These agencies were sent referrals of the project by staff and received copies of the environmental document. As discussed previously, County Fire has determined that the road improvements are necessary for emergency purposes, and condition of approval 56 and 57 are included to incorporate such improvements. State Parks has indicated that the applicant will need to coordinate with State Parks to acquire the necessary property rights to complete the road improvements; this is also required by condition of approval 10.

e. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage the compatibility of land uses in order to promote health and safety, maintain the scenic and harmonious nature of the rural lands, and cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, and other resources.

No agricultural uses exist on the project parcel or on any of the parcels that the dirt access road traverses. One proposed turnout of approximately 480 sq. ft. is located on land Designated for agricultural use, resulting in minimal conversion of lands located in the Planned Agricultural District (PAD) is proposed. The other turnout areas are located on lands zoned Resource Management (RM) or Resource Management-Coastal Zone (RM-CZ). The road repair and vehicle turnouts will maintain the scenic and rural nature of the property as much as possible - neither the road or emergency vehicle turnouts will be paved, and they will continue to be available for use by hikers/bikers for recreational use.

Although not located in the PAD, the unpermitted AT&T Wireless cellular facility minimally impacts the rural nature of the 20-acre project parcel. The facility is constructed of wood and darker non-reflective materials, is limited in scale, clustered adjacent to existing weather/cellular infrastructure of similar heights and scale to reduce sight impacts, does not impact public views toward or from the ocean, and does not prevent access into and through the project parcel. Even with the addition of the unpermitted facility, the vast majority of the 20-acre project parcel remains open and undeveloped.

Policy 9.35 (*Encourage Existing and Potential Public Recreation Land Uses*) seeks to encourage the continuation of existing public recreation on non-agricultural lands.

The project parcel has a General Plan land use designation of Open Space while the portion of the dirt access road from Highway 1 to the project parcel (approximately 3 miles of the 3.5-mile road) runs through lands that have a General Plan designation of Public Recreation. Though the dirt access road was originally built to provide emergency and maintenance vehicle access to the parcels that constitute Montara Mountain, the road is now also actively utilized by hikers to access McNee State Park and the top of Montara Mountain. The repair of the dirt access road will restore the road to a standard that will allow for safe emergency vehicle and non-motorized access through the park and to the peak of Montara Mountain. Hiking access to the peak of the mountain will not experience long-term interruption due to the limited scope and duration of work, approximately two weeks, during which time the access road will be closed off to the public with the exception of emergency vehicles.

3. Compliance with the Local Coastal Program

The Sprint PCS facility is not located within the Coastal Zone and is not regulated by the Local Coastal Program (LCP). The AT&T facility and sections of the repair and improvements to the existing access road are located within the Coastal Zone and thus regulated by the LCP. Staff has reviewed the project components located within the Coastal Zone and found them to be compliant with the policies of the LCP as discussed below:

a. Locating and Planning New Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development (as defined in Section 30106 of the California Coastal Act of 1976) in rural areas only if it is demonstrated that it will not (1) have significant adverse impacts, either individually or cumulatively, on coastal resources and (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture (as defined in the Agriculture Component) in agricultural production.

As proposed and conditioned, the project will not pose any significant adverse impacts to coastal resources as discussed throughout this section and as concluded from the Initial Study/Mitigated Negative Declaration, and Policy 9.23 (*Land Use Compatibility in Rural Lands*) in Section A.2.e.

b. Sensitive Habitats Component

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

See staff's response under Section A.2.a.

c. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other Local Coastal Program (LCP) requirements, best preserves the visual and open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

See staff's response to Policy 4.15 (*Appearance of New Development*) in Section A.2.c. above.

Policy 8.7 (*Development on Skylines and Ridgelines*) prohibits the location of development, in whole or in part, on a skyline or ridgeline, or where it will project above a skyline or ridgeline, unless there is no other developable building site on the parcel. Consistent with LCP Policy 9.18, a site of greater than 30 percent slope may be deemed developable if it is the only other building site on the parcel and can be developed consistent with all other applicable LCP policies. Where no other developable building site exists on a parcel, limit development on a skyline or ridgeline to 18 feet in height from the natural or finished grade, whichever is lower.

See staff's response to Policy 4.28 (*Ridgelines and Skyline*) in Section A.2.c. above.

Policy 8.17 (*Alteration of Landforms; Roads and Grading*) requires that development be located and designed to conform with, rather than change, landforms. Policy 8.19 (*Colors and Materials*) discusses using colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site.

See staff's response to Policies 4.21 (*Utility Structures*), 4.25 (*Location of Structures*) and 4.26 (*Earthwork Operations*) in Section A.2.c. above.

d. Hazards Component

Policy 9.18(a) (*Regulation of Development on 30 percent or Steeper Slopes*) prohibits development on slopes of 30 percent or more unless no alternative exists.

The area on which the cellular facilities are located is relatively flat. However, portions of the access road/hiking trail meet or exceed a 30 percent slope. Repairs to the access road are in response to specific locational conditions where road failure and improvements are necessary for adequate and safe emergency access. The grading plans were prepared by a licensed civil engineer and reviewed by the County Geotechnical Engineering Section who found that, as proposed and conditioned, the project would comply with County standards. Due to topography of the area and the geographical service needs of the cellular carriers, there is no alternative locations to locating the project other than in the proposed location; therefore, the proposed project complies with this policy.

4. Conformance with the Zoning Regulations

The Sprint facility continues to comply with the RM Zoning Regulations as no physical changes are proposed to the existing permitted facility. Staff has reviewed and determined the unpermitted AT&T Wireless facility and road repair work will comply with the applicable Zoning Regulations as discussed below. Due to the duplication of requirements in the Resource Management and Resource Management-Coastal Zone regulations, for purposes of the below analysis, staff has consolidated the compliance analysis under the RM-CZ regulations.

a. Resource Management-Coastal Zone (RM-CZ) Regulations

The AT&T Wireless facility location is zoned RM-CZ/DR/CD. Wireless facilities are permitted in the RM-CZ District, subject to a RM-CZ Permit and Use Permit. Compliance with the RM-CZ Development Standards is discussed below.

| | **Development Standards** | **Proposed** |
|---|---|---|
| Minimum Front Setback | 50 feet | 170 feet |
| Minimum Rear Setback | 20 feet | 300 feet |
| Minimum Side Setbacks | 20 feet | 7 feet 3 inches*(right side)<br>860 feet (left side) |
| Maximum Height<br>(Per Wireless Ordinance Allowance) | 150 feet | 60 feet |

*Requires a Variance.

b. RM-CZ Development Criteria

(1) Section 6912.1 (*Environmental Quality Criteria*) requires development to be designed and located in a manner to conserve energy resources, and thereby reduce the impacts of energy consumption on air, land, water and living resources including clustering and locating development to reduce grading, meeting air pollutant standards, and avoiding significant adverse environmental impacts on wildlife resources.

A total of 2,065 cubic yards (c.y.) of grading is necessary to complete the proposed road improvements. In order to reduce and minimize further future erosion of the dirt access road, the plans also incorporate the use of water bars in the more steeply sloped areas of the road. These features will divert sheet flow and runoff at selected intervals to reduce erosion and the formation of ruts. The project includes conditions of approval to incorporate appropriate erosion and sediment control measures to be implemented throughout project construction including silt fencing and straw waddles. Minimal vegetation removal is proposed, limited to only what is necessary to repair the access road/trail and install the fire turnouts. Due to the potential for general erosion to occur, the applicant will be required to submit an erosion and sediment control plan for review and approval as part of the building permit submittal to ensure potential erosion and sedimentation is minimized. The project has been reviewed by the Building Inspection Section and the Department of Public Works and has received conditional approval. Mitigation measures are included as conditions of approval to protect natural plant communities, and fish and wildlife. Also, see staff's discussion in Section A.2.a. above for sensitive habitats.

(2) Section 6912.2 (*Site Design Criteria*) requires all structural improvements or land coverage to be located, sited and designed to fit the natural topography and minimize grading and modification of existing landforms and natural characteristics; all development shall be designed to minimize impacts of noise, light, glare and odors to adjacent properties and the community; and wherever possible, vegetation removed during construction shall be replaced.

There are minor impacts expected from legalizing the AT&T Wireless facility limited to only those changes required to meet building code. The facility is existing with no amendments proposed, thus no significant additional visual impacts are expected. See staff's response to Section 6912.1, *Environmental Quality Criteria* regarding grading. There may be temporary odor and noise during the road repair. Construction is limited to standard construction hours, 7:00 a.m. to 6:00 p.m. Monday –Friday and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360). The access road/hiking trail will be temporarily closed during the construction, for approximately two weeks.

(3) Section 6912.3 (*Utilities*) requires public utility structures, including overhead wires and utility poles, be of minimum bulk and height and designed to have an uncluttered appearance and be subordinate to the setting.

Only minimal changes, if any, are expected to the existing overhead wires, as required to comply with building code to ensure that legalizing the AT&T facility complies with health and safety requirements.

(4) Section 6912.4 (*Water Resources Criteria*) promotes minimizing impacts to hydrologic processes by minimizing grading and other landscape alterations, reducing erosion, and maintaining surface water runoff at or near existing levels.

See staff's response to Section 6912.1, *Environmental Quality Criteria* regarding grading and erosion. The project does not involve a well and there will be no impacts to ground water.

(5) Section 6912.5 (*Cultural Resources Criteria*) states that when there is substantial indication that an archaeological or paleontological site may exist in the project area a survey shall be conducted.

The project area consists of rural, undeveloped open space land with the exception of the existing cellular facilities. The Sprint PCS cellular facility has existed since 1993 when it was initially approved as indicated in the San Mateo County permit tracking system. Thus, the dirt access road has existed for at least the same amount of time. The only proposed disturbance is for

necessary repair to the existing access road to install four fire truck turnouts and fire breaks.

Per recommendation from Sonoma State's Northwest Information Center and the Native American Heritage Commission (NAHC), staff sent a letter to Amah Mutsun Tribal Band of Mission San Juan Bautista and the Ohlone Indian Tribe for the subject project, and no comments have been received to date. The land has been used as a hiking trail and for cell facilities for over 18 years. There is low expectation that the road repair and new fire turnouts would impact any unknown historical resources as a majority of the grading activities will occur in previously graded and disturbed areas with minimal new ground disturbance.

The project is not listed on the National Park Service Register of Historic Places. Ground disturbance for road/trail repair is proposed in order to provide safe vehicle access for the cellular carriers and emergency vehicles. Should any articles of historical evidence be found during the grading activities, construction will be required to halt until an archaeological consultant can visit the site. Conditions of approval are included to ensure that project impacts, should cultural resources be found, are reduced to less than significant impacts.

(6) Section 6912.6 (*Hazards to Public Safety Criteria*) requires reasonable and appropriate setbacks be provided within hazardous areas.

The access road/hiking trail and the Sprint PCS facility are located in a high fire hazard area. The proposed grading will repair the access road/hiking trail to provide safe emergency vehicle access to the mountain top. Portions of the access road/hiking trail meet or exceed the 30 percent slope. Repairs to the access road are in response to conditions in specific locations where road failure and improvements are necessary for adequate and safe access. The grading plans were prepared by a licensed civil engineer and reviewed by the County Geotechnical Engineering Section and found, as proposed and conditioned, to comply with County standards.

(7) Section 6913.3 (*Primary Agricultural Resources Area Criteria*) applies to land within agricultural preserves and designated agricultural districts.

The project parcels and adjacent parcels are used as a public park for hikers, not for agricultural use. The access road has existed since 1966. Relocating the access road would likely cause more impact to sensitive wildlife and require significant vegetation removal and grading rather than what is necessary to repair the existing access road for emergency vehicles. Any proposed roadway work will not significantly impair agricultural viability or productivity in the area.

c. Conformance with Planned Agricultural District (PAD) Regulations

Approximately half of the existing dirt access road runs through several PAD zoned parcels and thus the repair and grading work for the access road is subject to the PAD regulations and requires a PAD Permit. The parcel for the two subject cellular facilities are not located within the PAD District and thus are not subject to these regulations. Compliance with the PAD criteria for the road repair is as follows:

(1) Development Standards

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

(2) PAD Requirements

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

General Criteria

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

The proposed grading of 2,065 c.y. of cut will be located in the footprint of the existing road or immediately adjacent to the road in disturbed areas to accommodate four 12 ft. by 20 ft. vehicle turnout areas; one proposed turnout areas is located on PAD zoned land. The project parcels and adjacent parcels are not used for agricultural use, rather as a public park for hikers. Relocating the access road

would cause more impact to sensitive wildlife and require significant vegetation removal and grading rather than what is necessary to repair the existing access road for emergency vehicles. Any proposed roadway work will not significantly impair agricultural viability or productivity in the area.

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

No structural development is proposed on the PAD zoned lands, thus clustering does not apply.

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

See staff's discussion under Section A.4.b. (RM-CZ Development Criteria).

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

If archaeological remains are found during grading activity, all work will be suspended pending investigation by a qualified professional.

<u>Criteria for the Conversion of Prime Agricultural Lands and Other Lands</u>

The first few thousand feet of the access road, starting from Highway 1, contain prime soils; the remainder of the parcels are identified as having other non-prime agriculturally designated lands ("Other Land"). Section 6355.F (*Criteria for the Conversion of Lands Suitable for Agriculture and Other Land*) of the San Mateo County Zoning Regulations states that the

conversion of Other Lands is not allowed unless all of the following criteria are met.

(a) No alternative site exists on the parcel for the use.

(b) Clearly defined buffer areas are provided between agricultural and non-agricultural uses.

(c) The productivity of an adjacent agricultural land will not be diminished.

(d) Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs

(e) That all agriculturally unsuitable lands on the parcel have been developed or determined to be undeveloped.

(f) Continued or renewed agricultural use of the soil is not capable of being accomplished in a successful manner within a reasonable period of time, considering economic, environmental, social, and technological factors.

As discussed previously in this report, the project satisfies the required criteria.

d. Conformance with the Design Review Standards (Standards for Design in Other Areas

The project is compliant with Section 6565.17 (*Standards for Design in Other Areas*) of the Design Review Regulations, as discussed below.

(1) Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties.

The AT&T cellular facility equipment is attached to a square shaped wooden tower structure that consists of four posts which are spaced 24 feet apart. Other unknown equipment /carriers are also located on this tower. There are minimal mature trees in the area, none that can be utilized to screen the equipment. No new shelter enclosure is proposed. The equipment area will be open but secured with a fence, thus providing adequate space for light and air.

(2) Where grading is necessary for the construction of structures and paved areas, it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.

See staff's response to Section A.2.c. (Visual Quality).

(3) Streams and other natural drainage systems are not altered so as to affect their character and thereby cause problems of drainage, erosion or flooding.

There are no streams or other natural drainage systems on the parcel. The nearest water body is over 1,700 feet west of the project area.

(4) Structures are located outside flood zones, drainage channels and other areas subject to inundation.

The proposed project is located in flood zone x (are of minimal flood) and is not near a drainage channel or subject to inundation, according to the San Mateo County Geographic Information System.

(5) Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels and maintain surface runoff at acceptable levels.

The project does not propose tree removal. Minimal vegetation removal is required to improve the access road. An erosion control plan is required to be installed and maintained throughout the construction phase.

The applicant is required to replace any vegetation removed during construction, including ground cover. Replacement vegetation shall be selected and located to be compatible with surrounding vegetation, recognizing climate, soil, and ecological characteristics of the region. This shall occur and be confirmed prior to the building permit's final inspection approval.

(6) A smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.

The parcel is undeveloped with the exception of the existing cellular equipment and equipment by others. See staff's response to standard 5 above regarding revegetation requirements.

(7) Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors.

The subject parcel where the cell facilities are located is not at the end of a view corridor or within the Highway 1 state scenic corridor. The access road/hiking trail is partially located within the Highway 1 state scenic corridor. The AT&T facility equipment may be minimally visible from various points on Highway 1. The facility is visible from the access road/hiking trail; however, being located at the top of the mountain, does not obstruct scenic views for hikers towards the coast. There are not many existing mature trees at the mountain peak that can be used to screen any of the existing cellular facilities. The facility is painted a muted gray color which helps it blend with the surrounding natural rural area. Planting new trees is not recommended as there is no water source at the site of the facilities and no trees in the area that they could blend in with. The proposed grading work will be at grade level and is not expected to impact views.

(8) Construction on ridgelines blend with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the height of the forest or tree canopy.

See staff's discussion under standard 7 above.

(9) Structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below.

The proposed project is not located on a bluff or cliff.

(10) Public views to and along the shoreline from public roads and other public lands are protected.

See staff's discussion under standard 7 above.

(11) Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhoods.

See staff's discussion under standard 7 above.

(12) The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community.

The AT&T facility is similar in shape, size and scale to the other cellular carriers located nearby.

(13) Overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas.

See staff's discussion under Section A.4.b. (*Utilities).*

(14) The number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.

This requirement is not applicable as the only signs proposed are safety signs. The required safety signs have custom requirements.

(15) Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

The road improvements will remain at grade level and have minimal, if any, visual impact. No new structures are proposed. There are areas where the existing road and proposed road improvements are bordered on both side by existing mature vegetation, which camouflage the paved areas and reduce visibility from any nearby residences and nearby roadways.

e. Conformance with the Variance Findings

Legalization of the AT&T Wireless facility requires approval of a setback variance as the right-side setback is 7 feet, 3 inches where a 20 foot right side yard setback is required in the RM-CZ zoning district. The following findings must be made in order to approve a variance:

(1) **The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.**

The AT&T facility is located atop Montara Mountain which has varied topography and steepness. The tower is located on a small area of flat land that is available. The topography prohibits the tower from moving to the west which would be required to comply with the 20-foot setback. Also, the tower holds equipment for other users, and all equipment would be required to move, if relocating the tower were feasible.

(2) **Without a variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.**

The tower meets all the other applicable zoning regulations regarding maximum height and other setbacks for the RM-CZ zoning district. Given the topography at the top of the mountain, the location of the tower is one of the few flat areas and is the only viable location. Without the variance, the entire AT&T facility and other existing equipment on the tower would be required to move potentially 100 feet from its current location, which would disturb more land, sensitive species and disrupt service for all equipment located on the tower.

(3) **The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.**

The AT&T facility is an allowed use in the RM-CZ district upon approval of a use permit. The variance does not allow a use that is not permitted and it will allow a reduced side yard setback which is necessary given the steep topography of the mountain top. Other parcels would be treated similarly given similar constraints and context.

(4) **The variance authorizes only uses or activities which are permitted by the zoning district.**

The AT&T facility is an allowed use in the RM-CZ district upon approval of a use permit.

(5) **The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations.**

The report discusses the projects compliance with the General Plan's Vegetative, Water, Fish, and Wildlife Resources; Soil Resources; Visual Quality; Park and Recreation; and Rural Land Use policies, as well as the projects' compliance with Local Coastal Program Policies for Locating and Planning New Development, Sensitive Habitats Component, Visual Resources, and Hazards Component.

f. Conformance with the Use Permit Findings

In order to approve a Use Permit (AT&T Wireless) or a Use Permit Renewal (Sprint PCS), the following findings must be made:

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

The project has been reviewed by County Fire and the County's Building Inspection Section and was granted conditional approval. Staff has determined that the project, as proposed and conditioned, will conform with the applicable Local Coastal Program policies for minimizing impacts to coastal resources, as discussed in Section A.3. of the staff report. The cellular facilities support communication accessibility in the remote area and the access road improvements support emergency accessibility to the cellular facilities and recreation users of the area.

Emissions from the wireless telecommunications facilities are compliant with the Federal Communications Commission (FCC) requirements as mitigated in the radio emissions report prepared by Lawrence Behr Associates Inc. (LBA) for the Sprint PCS facility and the emissions report prepared by Site Safe for the AT&T facility. The LBA report notes the General Population Maximum Permissible Exposure (MPE) at 20-foot is 0.17 percent, thus is in compliance with FCC limits and no additional mitigation measures are required. The Site Safe Electro-magnetic Fields (EMF) report states the maximum Radio

Frequency Exposure at ground level is less than 1 percent of the General Public Limit. Further, the site will be in compliance with FCC regulations by posting two yellow caution signs at the site access location and one information sign posted at gate locations No. 1 and No. 2. These signs post guidelines for working near radio frequency environments. Mitigation Measure 16 from the Initial Study/Mitigated Negative Declaration (included as a condition of approval) requires the posted warning signs for AT&T.

(2) **That these telecommunication facilities are necessary for the public health, safety, convenience or welfare of the community.**

The project will continue supporting cellular coverage for Sprint PCS cellular carriers and enhance coverage for AT&T cellular carriers. The FCC has established the desirability and need for wireless telecommunications facilities to enable communication between mobile units and the existing wire-dependent telephone system. Both cellular facilities will enhance the existing wireless network for each respective carrier, and increase clarity, range, and system capacity for the Montara area, and therefore, is a benefit to both public and private users. The wireless networks are considered necessary for public health, safety, convenience, and welfare.

g. Conformance with the Wireless Telecommunication Facilities Ordinance

The following compliance analysis is applicable to the Spring PCS facility renewal and the AT&T Wireless facility proposed for legalization. The project does not involve any land zoned for residential use, therefore, applicable wireless standards for residential zoned land is not included.

5. Development and Design Standards

**Section 6512.2.A. prohibits location in a Sensitive Habitat as defined by Policy 7.1 of the Local Coastal Program for facilities proposed in the Coastal Zone.**

See staff's discussion under Section A.2.a. above for compliance with the County General Plan's Vegetative, Water, Fish, and Wildlife Resources policies.

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

Both the Sprint PCS facility and the AT&T facility are considered to be co-located as they are on the same parcel with existing other carriers either on the same structure (AT&T) or are located nearby on the same parcel. The Sprint PCS site is approximately 1,000 feet west of the AT&T facility and all the wireless carriers are considered to be collocated as best as reasonably possible. Moving either facility to be closer together would disturb new land and potentially cause additional environmental impacts assuming a relocation would be within the Montara Mountain area. Maintaining and legalizing the current location minimizes potential environmental impacts while continuing to provide consistent coverage.

**Section 6512.2.D requires wireless telecommunication facilities to be constructed so as to accommodate and be made available for co-location unless technologically infeasible.**

No new carriers not already existing at the project site are requesting to co-locate at this time. Although AT&T Wireless is requesting to be legalized, it has existed at this location since approximately 2005 and there is no evidence of technological challenges to prevent AT&T from remaining on site subject to legalization. Should another carrier propose to co-locate, a Use Permit application and associated Planning fees would be required, and the proposal would be subject to discretionary review and approval.

**Sections 6512.2.E. and F. seek to minimize and mitigate visual impacts from public views by siting new facilities outside of public view, using natural vegetation for screening, painting equipment to blend with existing landscaping, and designing the facility to blend in with the surrounding environment.**

To legalize the AT&T facility, the two equipment cabinets shall be painted a beige earthtone color. The final proposed paint color shall be reviewed and approved by the Planning Department. Staff does not recommend new vegetation to be used to screen the AT&T Wireless facility as there is no available water on site and access to the facility is a long distance, 3.5 miles. No aesthetic changes are required for the Sprint PCS facility.

**Section 6512.2.G. requires that the exterior of wireless telecommunication facilities be constructed of non-reflective materials.**

Upon staff's observation, both facilities appear to use non–reflective materials. Any new materials required for building code compliance for the AT&T Wireless facility shall be non-reflective materials.

**Section 6512.2.H. requires that wireless telecommunication facilities comply with all the requirements of the underlying zoning district, including, but not limited to setbacks.**

As noted in the zoning regulations table under Section 4 of this report, the project is compliant with the regulations for the RM-CZ Zoning District with exception of the right-side yard setback for the AT&T Wireless facility, which the applicant is requesting an exception.

**Section 6512.2.I. requires that ground mounted towers, spires or similar structures may be built and used to a greater height than the limit established for the zoning district that this structure is located; no tower, spire or similar structure in any district shall exceed a maximum height of 150 feet.**

The Sprint PCS and AT&T Wireless facilities exceed the maximum 36 feet height limit of the RM-CZ Zoning District; however, do not exceed 150 feet in height.

**Section 6512.2.I.1 requires in the PAD, RM AND RM-CZ districts, in forested areas, no structure shall exceed the height of the forest canopy by more than 10 percent or five feet, whichever is less.**

The AT&T facility is not in a forested area and will not exceed 150 feet.

**Section 6512.2.L. prohibits diesel generators as emergency power sources unless electricity, natural gas, solar, wind or other renewable energy sources are not feasible.**

The Sprint PCS facility has an existing generator that was previously approved. The AT&T Wireless facility has a hydrogen generator. Given the rural location and in effort to minimize the impact of development on the parcel and within the coastal zone, alternative emergency power sources such as natural gas, solar, wind or other sources are either not readily available or not feasible without substantial adverse impacts to coastal resources.

6. Performance Standards

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

7. Additional Standards in the Coastal Zone

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

The project conforms with all applicable policies, standards and regulations of the LCP and Zoning Regulations, including the requirement for a CDP as being sought under the subject application. See staff's discussion in Section A.3 and A.4 of this report.

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

The applicant is seeking a CDP as part of the subject application. Additionally, the term limit for the Use Permit and CDP, pursuant to Condition of Approval No. 3 in Attachment A, is 10 years, at which time the applicant may seek renewal pursuant to Section 6512.6 of the Wireless Telecommunications regulations.

8. Conformance with the Grading Ordinance

The project is compliant with the findings of the Grading Ordinance as discussed below:

a. That the project will not have a significant adverse effect on the environment.

A revised Initial Study and Mitigated Negative Declaration (IS/MND) was published on April 12, 2023 to May 11, 2023 and concluded that subject to mitigation, the project would pose no significant environmental impacts. An erosion and sediment control plan shall be submitted at the building permit stage to ensure significant erosion and sedimentation does not occur as a result of the project. All

mitigation measures from the MND have been included as conditions of approval in Attachment A to this staff report.

b. That the project conforms to the criteria of Division VII (Building Regulations) of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.

Erosion control measures shall be in place and will be required to be maintained throughout the road grading repair. The applicant shall submit a geotechnical study to demonstrate details of the grading repair to be reviewed at the building permit stage. If the grading repair is anticipated during the wet season, the geotechnical consultant will be required to address whether grading repair activity should be allowed to continue during the wet season (October 1 – April 30) and apply for a winter grading request if necessary. Additionally, the project will comply with the standards for dust control and fire safety.

c. That the project is consistent with the General Plan.

The project is consistent with the applicable policies of the General Plan as discussed in Section A.2. of the staff report.

B. REVIEW BY THE AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee (AAC) reviewed the project at their December 14, 2020 public meeting and heard public comment. The AAC did not feel the applicant should be responsible for the road repair, that instead that the County should require all underlying landowners to join together to repair the road, and that the repair is a civil matter between the underlying landowners. A public member commented that the applicant should access the top of the mountain using the San Francisco Public Utilities Commission Road in lieu of using the access road from Highway 1. The AAC reviewed the access road/trail improvements for potential agricultural impacts and concluded no impacts. The AAC recommended approval of the project.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission on June 13, 2018 and did not receive a response.

D. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The project was referred to the Midcoast Community Council (MCC) on December 14, 2020. The MCC submitted written response on June 9, 2021, commenting that the Helix biological report did not follow the protocol required by the California Department of Fish and Wildlife (CDFW) for surveying and evaluating impacts to special-status native plant populations and sensitive natural communities and the biological survey was conducted outside of the flowering season for many plants, including host plants for the endangered butterflies and the rare manzanita of Montara Mountain. The report only identified 21 plant species whereas MCC received a separate biological report from Chris Rogers, Wood Biological, an independent biological consultant, which identified 84 species of plants that may be affected by the project. The MND did not address impacts to the summer lupine, varied lupine, silver brush lupine and Pacific stonecrop, thus MCC requested a mitigation measure be added that requires a pre-construction survey for special-status plants and for host plants for special-status butterfly species. The Chris Rogers report also found black mustard, teasel, hardy grass, velvet grass and red stemmed filaree. The MCC requested a mitigation measure for invasive plant minimization and for post-construction invasive plant removal for a period of 5 years. The MCC requested a mitigation measure to protect the mountain against wildfire due to the use of heavy machinery during construction which can cause sparks and start fires. The mitigation measures requested by the MCC have been included as conditions of approval.

E. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was originally prepared for this project and sent to the State Clearinghouse on June 2, 2021 (State Clearinghouse No. 2021060266). The document was circulated from June 2, 2021 to June 20, 2021, and received public comment. In response to the public comment, a revised IS/MND was prepared for this project and sent to the State Clearinghouse on April 12, 2023. The revised document was circulated April 12, 2023 to May 11, 2023.

Staff received a comment letter (dated May 11, 2023, Attachment I) from State Parks in response to the revised IS/MND. State Parks requested the following: a) that ATC revise the location of the turnout on plan sheet C-405 and relocate the turnout to a different location, approximately 130 feet away, in order to reduce biological impacts - the recommended relocation area is a large flat open space, and b) that ATC amend their agreement with State Parks to allow the proposed repair and grading.

Staff has included a condition of approval requiring the applicant to coordinate with State Parks to obtain the approvals necessary to complete the access road repair and improvements required by County Fire.

F. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Geotechnical Section
Department of Public Works
San Mateo County Fire Department
County Parks
Midcoast Community Council
California Coastal Commission
Golden Gate National Recreation Area
California Department of State Parks
National Park Service

## ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Maps
C. Project Plans for Sprint PCS, PLN 2006-00075 and AT&T Wireless, PLN 2017-00135
D. Radio Frequency Report for Sprint PCS
E. Site Safe Electro-magnetic Fields Radio Frequency Report for AT&T Wireless
F. Site Photos
G. Coast Ridge Ecology Report, dated June 2022
H. U.S. Fish and Wildlife Services Memo, dated January 2020
I. Revised Initial Study/Mitigated Negative Declaration
J. Sprint PCS Use Permit with Conditions of Approval, dated September 16, 2008
K. State Parks Comment Letter to Revised Initial Study/Mitigated Negative Declaration, dated May 11, 2023
L. Midcoast Community Council Comment Letter, dated June 9, 2021

Attachment A

County of San Mateo
Planning and Building Department

# RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2006-00075
PLN2017-00135

Hearing Date: June 26, 2024

Prepared By: Olivia Boo, Planner

For Adoption By: Planning Commission

## RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Revised Initial Study and Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Revised Initial Study and Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. The Revised Initial Study and Mitigated Negative Declaration was prepared and issued with a public review period from April 12, 2023 to May 11, 2023.

3. That on the basis of the Revised Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment. The Revised Initial Study and Mitigated Negative Declaration identify potentially significant impacts to air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, transportation, and tribal cultural resources. The mitigation measures contained in the Revised Mitigated Negative Declaration have been imposed as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.

4. That the mitigation measures identified in the Revised Mitigated Negative Declaration have been agreed to by the owner and placed as conditions of project approval and shall serve as the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in the Planning Commission staff report dated June 26, 2024.

6. That the project is not located between the nearest public road and the sea and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

7. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to the Locating and Planning New Development Component, Sensitive Habitat Component, Visual Resources Component and Hazards Component. The project incorporates conditions to protect sensitive habitats by implementing mitigation measures and does not result in a significant change to natural landforms or cause significant visual impacts. Additionally, the project has been reviewed and conditionally approved by the County's Geotechnical Section.

Regarding the Planned Agricultural District Permit, Find:

8. That the project conforms with the Development Standards, General Criteria, Criteria for the Conversion of Prime Agricultural Lands and Conversion of Lands Suitable for Agricultural and Other Lands of the PAD zoning regulations as the project will not result in adverse impacts on the agricultural viability or productivity of the project parcels or surrounding adjacent lands.

Regarding the Resource Management Permit (RM) and Resource Management-Coastal Zone (RM-CZ) Permit, Find:

9. That this project has been reviewed against and found, as proposed and conditioned, to be in compliance with the Development Review Criteria as stipulated in Chapters 20 and 20A.2 (RM) and Chapters 36 and 36A.2 (RM-CZ) of the San Mateo County Zoning Regulations. Specifically, the project complies with environmental quality, site design, utilities**,** hazards to public safety, primary agricultural resources, water resources, and cultural resources criteria.

Regarding the Grading Permit, Find:

10. That this project, as proposed and conditioned, will not have a significant adverse effect on the environment. An Initial Study and Mitigated Negative Declaration have been prepared for the project and conclude that with mitigation, the project will not present any significant environmental impacts. The mitigation measures have been included as conditions of approval. Additionally, the project has been reviewed by Planning staff, and detailed geotechnical review will occur at the building permit stage.

11. The project conforms to the criteria of Chapter 5, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9296. Planning staff, the Geotechnical Section, and the Building Department's Drainage Section have reviewed and conditionally approved the project. Conditions of approval include timing of grading activity, implementation of erosion and sediment control measures, and dust control measures.

12. That the project, as proposed and conditioned, is consistent with the General Plan Policies for Vegetative, Water, Fish, and Wildlife Resources; Soil Resources; Visual Quality; Park and Recreation Resources; and Rural Land Use as discussed in the staff report dated June 24, 2024. The project, as designed and conditioned, preserves the majority of mature trees and dominant vegetation. While the project is located outside of the Highway 1 state scenic corridor, its design, existing topography, and vegetation ensure that there is minimal impact from scenic public viewpoints.

Regarding the Use Permit and Use Permit Renewal, Find:

13. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. Radio frequency emissions resulting from the project are compliant with FCC regulations and are not expected to adversely impact the public or improvements in the area. Additionally, the project has been conditioned to require maintenance of a valid FCC license and has been reviewed and granted conditional approval by County Fire and the County's Building Inspection Section. The project site signage as conditioned will be in compliance FCC regulations including a yellow caution 2 sign posted at the site access location and an Information sign posted at gate locations No. 1 and No. 2 as directed by the Site Safe Electro-magnetic Fields.

14. That the use is necessary for the public health, safety, convenience, or welfare. Installation of the facility will enhance the existing wireless network in the area for the public and emergency services. The Sprint PCS renewal and the AT&T facility legalization will continue to maintain enhanced Sprint PCS and AT&T

Wireless networking for increased clarity, range, and system capacity for its users. The wireless network will be utilized by hikers and emergency personnel and is considered necessary for the public health, safety, convenience, and welfare for the area.

Regarding the Variance, Find:

15. The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.

    The AT&T facility is located atop Montara mountain which has varied topography and steepness. The tower is located on a small area of flat land that is available. The topography prohibits the tower from moving to the west, which would be required to comply with the 20-foot setback.

16. Without a variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.

    The tower meets all the other applicable zoning regulations regarding maximum height and other setbacks for the RM-CZ zoning district. Given the topography at the top of the mountain, the location of the tower and the ground immediately below the tower is one of the few flat areas available to locate the cell tower. The topography on the east side of the tower slopes steeply upwards and topography on the west side slopes steeply downwards.

17. The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity. The variance does not allow a use that is not permitted, it will allow a reduced side yard setback which is necessary given the steep topography of the mountain top. Other parcels would be treated similarly given similar constraints and context.

18. The variance authorizes only uses or activities which are permitted by the zoning district. The AT&T facility is an allowed use in the RM-CZ district upon approval of a use permit.

19. The variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations. The project complies with the General Plan's policies for Vegetative, Water, Fish, and Wildlife Resources; Soil Resources, Visual Quality, Park and Recreation, and Rural Land Use, and the Local Coastal Program policies including Locating and Planning New Development, Sensitive Habitats Component, Visual Resources, and Hazards Component.

Regarding the Design Review Permit, Find:

20. That the project conforms with the Standards for Design Review in Other Areas, Section 6565.17 of the Design Review Regulations, as the project is a tower secured by a fence which provides adequate space for light and air, there are no waterways nearby, no tree removal is proposed, the project site is not in a view corridor or within a scenic corridor, the equipment will remain painted a light gray color to blend with the sky, and no odor, glare, light or noise is expected.

## RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Planning Commission on June 26, 2024. Minor revisions or modifications 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. These Use Permits shall be for the project described in the proposal, documents, and plans described in this report and submitted to and approved by the Planning Commission on June 26, 2024. Any modification or change in intensity of use shall require an amendment to the applicable use permit(s). Amendments to these use permits requires an application for amendment, payment of applicable fees, and consideration at a public hearing prior to any change to any facility.

3. The permits shall be valid for ten (10) years from the date of approval, or June 24, 2034, whichever is sooner. The applicant shall file for renewal of the permits six months prior to expiration with the County Planning Department by submitting the applicable application forms and paying the applicable fees six (6) months prior to expiration, if continuation of the use(s) is desired.

4. Within one (1) year from the date of final approval a grading permit “hard card” shall be issued concurrently with a valid building permit and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of the grading permit shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

5. This permit does not allow for the removal of any trees. Any tree removal will require a separate permitting process, or amendment to subject permit approval.

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

7. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) for the operation of these facilities. The applicant shall supply the Planning and Building Department with evidence of each of these licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning and Building Department of the revocation within 30 days of receiving notice of such revocation.

8. These wireless telecommunications facilities and all equipment associated with them shall be removed in their entirety by the applicant within 90 days if the FCC and/or CPUC license and registration are revoked or the facility/facilities is/are abandoned or no longer needed, and the site(s) shall be restored to blend with the surrounding area. The owner and/or operator of the wireless telecommunication facility/facilities shall notify the Planning Department upon abandonment of the facility/facilities. Restoration shall be completed within two (2) months of the removal of the facility/facilities.

9. If technically practical and without creating any interruption in commercial service caused by electronic magnetic interference (EMI), floor space, tower space, and/or rack space for equipment in a wireless telecommunication facility shall be made available to the County for public safety communication use.

10. Within six (6) months of the Use Permit(s) final approval, the applicant shall obtain permission/authorization from State Parks to complete the road improvements required by condition of approval 56 and 57. If, at the conclusion of the six-month period, the applicant is unable to acquire the necessary rights from State Parks to complete the road improvements, and the applicant can demonstrate to the satisfaction of the Planning and Building Director that the applicant made diligent and good faith efforts to obtain such permission from State Parks, the County will consider this condition of approval to be satisfied, and the need to comply with conditions 56 and 57 will be deferred to a time at which access rights can be secured. The applicant shall provide such documentation as reasonably requested by Planning and Building staff to demonstrate the applicant made diligent and good faith efforts to negotiate with State Parks, including but not limited to written correspondence to State Parks. Notwithstanding the requirements of this condition, all ministerial projects, including but not limited to eligible facilities requests pursuant to Section 6409(a) of the Spectrum Act, may proceed with respect to the facility immediately after approval the subject Use Permit(s).

11. The applicant shall maintain the access road in good condition to the satisfaction of the applicable Fire Authority such that it is passable to emergency vehicles for the life of project. Future maintenance activities may require the issuance of planning permits prior to commencing work.

12. The equipment area for the cellular facilities shall be fenced and secured at all times.

13. Both the Sprint PCS and AT&T Wireless facilities shall remain painted a light beige color. Prior to final building inspection, the applicant shall submit photos of the finished project to verify the approved colors have been implemented.

14. No cellular facility equipment shall be reflective or painted a reflective color.

15. The applicants shall maintain the facility, including the tower, antennas, and privacy fence slats, in good condition and in compliance with the approved colors.

16. 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).

17. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Director of Planning and Building and any parties that have expressed an interest.

18. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee totaling $2,916.75, as required under Fish and Game Code Section 711.4; this includes a $50.00 recording fee. Payment shall be by a check payable to “San Mateo County Clerk” submitted to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2025). The fee amount due is based on the date of payment of the fees

19. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, backhoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Highway 1. All construction

vehicles shall be parked outside of the Highway 1 right-of-way or in locations which do not impede safe access. There shall be no storage of construction vehicles in the public right-of-way.

20. The chain-link fencing surrounding the equipment cabinets shall be a minimum of 6 feet in height. The fence shall be maintained in good condition, and any damage to the fence shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.

*Grading*

21. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Director of Planning and Building to conduct grading during the wet weather season.

22. No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion unless the applicant applies for an Exception to the Winter Grading Moratorium and the Director of Planning and Building grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

23. The provisions of the San Mateo County Grading Ordinance shall govern all grading to the project site. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

24. The applicant is required to replace any vegetation removed during construction, including ground cover. Per Section 6324.2, vegetation for stabilization of all graded and disturbed areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, recognizing climate, soil, and ecological characteristics of the region. This shall occur and be confirmed prior to the building permit's final inspection approval.

25. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9296.2 of the Grading Ordinance. The engineer’s responsibilities shall include those relating to noncompliance detailed in Section 9297.4 of the Grading Ordinance.

26. Prior to the beginning of all construction and issuance of a building permit, the applicant shall submit for review an erosion and sediment control and tree protection plan to the Planning and Building Department for review. The applicant shall implement the approved erosion and sediment control plan prior to the

issuance of any building permit to perform road repairs. These measures shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site, protect all exposed earth surfaces from erosive forces, and protect significant trees, as defined by San Mateo County's Significant Tree Ordinance, Section 12,000, from injury or damage related to construction activities. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and the use passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilize designated access points.

k. Avoiding tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

27. All grading and erosion and sediment control measures shall be in accordance with the plans prepared and approved by the Drainage Section, Geotechnical Section, and the Current Planning Section. Revisions to the approved grading plan shall be prepared and signed by the engineer and shall be submitted to the Department of Public Works and the Planning Department concurrently for review and approval prior to commencing any work pursuant to the proposed revision.

28. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

29. For the final approval of the Grading Permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:

    a. The engineer shall submit written certification to the Geotechnical Section that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Ordinance.

    b. All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Engineer and Current Planning Section.

30. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for construction and demolition purposes. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the project planner to schedule an Inspection. A $165 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be

assessed for each required re-inspection until the job site passes the Pre-Site Inspection.

*Mitigation Measures from the Revised Initial Study/Mitigated Negative Declaration*

31. Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

    f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

    h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

32. Mitigation Measure 2**:** Noise sources associated with demolition, construction, repair, remodeling or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

33. Mitigation Measure 3: Prior to working on site, all construction crew members and other on-site workers associated with the project shall receive an Environmental Awareness Training to be conducted by a Qualified Biologist. The training shall instruct workers on how to recognize all special-status plant/wildlife species and their preferred habitat potentially present in the project area, applicable laws and regulations regarding each species, actions to take if a special-status species is observed during construction activities, and the name/contact information of the Qualified Biologist and Qualified Biological Monitor.

34. Mitigation Measure 4: It is recommended that all road and firebreak work that is located in areas where Pacific stonecrop plants occur, should be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species. All Pacific Stonecrop plants shall be clearly marked with flagging for avoidance prior to vegetation removal and ground disturbance activities. In addition, a Qualified Biological Monitor shall be present on site to monitor any work that is conducted within 50 feet of any Pacific stonecrop plants.

35. Mitigation Measure 5: The lower (western) 0.5-mile section of the North Peak Access Road, which runs adjacent to Martini Creek before it rises steeply up Montara Mountain, has potential for presence of California red-legged frog and San Francisco garter snake. Prior to conducting project-related work in this section of roadway, a Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs and San Francisco garter snakes. The Qualified Biological Monitor shall have the authority to stop work, to allow any frogs and/or snakes to move out of harm's way on their own accord.

36. Mitigation Measure 6: Approximately 0.58 miles of the North Peak Access Road travels traverses through Montara manzanita chaparral and a small number of isolated individuals are also present along the road shortly before this habitat transition. A single individual Kings Mountain manzanita is also located along North Peak Access Road shortly before the transition into Montara manzanita chaparral. Both of these species are considered special status species. Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita and Kings Mountain Manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is

unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks shall be avoided. A Qualified Biological Monitor shall monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of manzanita species.

37. Mitigation Measure 7: Two San Francisco dusky-footed woodrat middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the fire break areas. All SFDFW middens shall be marked for avoidance. If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s).

38. Mitigation Measure 8: The Island tube lichen shall be avoided. Measures to minimize impacts to San Francisco wallflower and San Mateo tree lupine include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species.

39. Mitigation Measure 9: If the project is conducted within the nesting bird season (Feb. 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

40. Mitigation Measure 10: Vehicles and equipment shall be parked on pavement, existing roads and previously disturbed areas to the maximum extent possible. If construction vehicles need to park on vegetation along the access road/hiking trail, the applicant shall work with the biologist and designate areas for off-road parking needs to confirm no plant or species are impacted.

41. Mitigation Measure 11: No work shall be conducted, and all work shall cease, when precipitation is forecast to be greater than 0.1 inches.

42. Mitigation Measure 12: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist or applicable profession for the purpose of recording, protecting, or

curating the discovery as appropriate. The cost of the qualified archaeologist, or applicable professional, and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist, or applicable professional, shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological (or applicable professional), report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

43. Mitigation Measure 13: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

44. Mitigation Measure 14: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

45. Mitigation Measure 15: Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

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

c. Clear only areas essential for construction.

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

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

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

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

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

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

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

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

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

46. Mitigation Measure 16: For the AT&T facility, the applicant shall post two yellow caution signs at the site access location and one Information sign posted at gate locations #1 and #2.

47. Mitigation Measure 17: Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the dirt road shall be mitigated so that it does not create rills and gullies in the roadway. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Planning and Building for review and approval. Options for approach to showing that ongoing erosion prevention has been addressed:

a. Provide plan and profile with drainage calculations at various slopes on the plans. Provide matrix for repair.

b. Provide inventory of specific locations to be repaired on the plans with matrix for repair. Provide calculations as appropriate, and example details for waterbars, etc.

c. Set up an agreement for annual drainage review with the County for the life of the project. Set aside funds to cover costs or hire an engineer to submit reports to the County. Drone fly over is ok.

d. For slopes greater than 15 percent, the surface needs to be asphalt with no slopes over 20 percent, unless permission is obtained from the fire district to waive this requirement.

e. Details and typical construction erosion control (EC) measures/stormwater BMPs shall be specified on the plans to be implemented as needed along the roadway. The portion of the roadway within the Areas of Special Biological Significance (ASBS) shall be highlighted and particular care for EC installation will be required in this area.

48. Mitigation Measure 18: A minimum of ten days in advance, the applicant shall post a sign at the Cabrillo Highway trail entrance location to notify the public of temporary closure due to construction.

Building Inspection Section

50. The applicant shall obtain a building permit to legalize the AT&T Wireless facility and for the road repair work. No work approved by the subject permits shall be commenced until a valid building permit is issued.

Geotechnical Section

51. The project shall comply with County Geotechnical requirements at the building permit stage.

Department of Public Works

52. The project shall comply with applicable public right-of -way regulations as required by the Department of Public Works.

County Fire

53. Address numbers shall be a minimum of 6 inches in height on contrasting background and be visible from the road in the direction of travel. Finished height of the bottom of an address shall not be greater than 6 feet. Remote addressing may be required at the driveway or road entrance at intersections and road forks and shall be visible from both directions. Numbers shall be reflective and contrasting background. Equivalent to “Hy-Ko 911” signage with minimum 3-inch numbers, California Fire Code (CFC) 505.1.

54. Additional numbers and directional signs may be required at the entrance of the access roads. CFC 505.1.

55. The existing private access road must be maintained. All potholes and any damaged roadway shall be filled and compacted to 95 percent and able to support fire apparatus weighing 75,000 pounds. Gravel road access shall be certified by an engineer as to the compaction and weight it will support.

56. The applicant shall provide a plan and profile of fire department access from the highway to the project. Emergency access roads up to 15 percent grade shall be a minimum of 6-inch class 2 aggregate compacted to 95 percent or equivalent. All sections of the emergency access road greater than 15 percent shall be paved with a minimum 2-inch asphalt, concrete or equivalent, with a non-skid surface and a sub-base of 6-inch minimum class 2 aggregate compacted to 95 percent. The access is over 150 feet in length and will need a fire engine turnaround approved

by the San Mateo County Fire Department. County Fire has reviewed and approved the access road improvements, including fire engine turnouts/turnarounds identified on the plans dated March 29, 2021 and included as Attachment C, and found them to be adequate.

57. An approved fire access road with turnaround will be required for the project. This also requires access to all portions of the subject facilities. The applicant shall provide details of access and turnaround on plans. These plans are included as Attachment C.

58. A fuel break of defensible space is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.

59 Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

60. The project shall provide a 2A10BC Extinguisher at the site. Show extinguisher location on plans.

61. Any electrical panel subject to back feed shall have an additional permanent sign, red in color, stating location of alternate power source. Lettering shall be contrasting to the red background and be a minimum 1/2-inch tall and shall be permanently affixed on each electrical panel subject to back feed from the alternate power source.

62. All alternate power sources shall have permanent signage, red in color, posted in a conspicuous place at the power source, or its main shut off. Such signage shall state instructions on how to disconnect power feeding other electrical panels including any orderly shutdown requirements. Any other shutoffs shall be identified. Lettering shall be contrasting to the red background and be a minimum ½-inch tall and shall be permanently affixed.

63. A knox padlock or key switch will be required if there is limited access to property per CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov. For further assistance please contact the San Mateo County Fire Marshal's Office at 650-573-3846.

64. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a knox box or knox padlock. Electric gates shall have a knox key switch. Electric gates shall automatically open

during power failures per CFC 503.6, 506. For application and instructions please email smcfdfiremarshal@fire.ca.gov. For further assistance please contact the San Mateo County Fire Marshal's Office at 650-573-3846.

65. All fire conditions and requirements must be incorporated into the building plans, prior to building permit issuance. It is the applicant's responsibility to notify the project contractor, architect and engineer of these requirements.

66. Final acceptance is subject to field inspection and necessary tests.

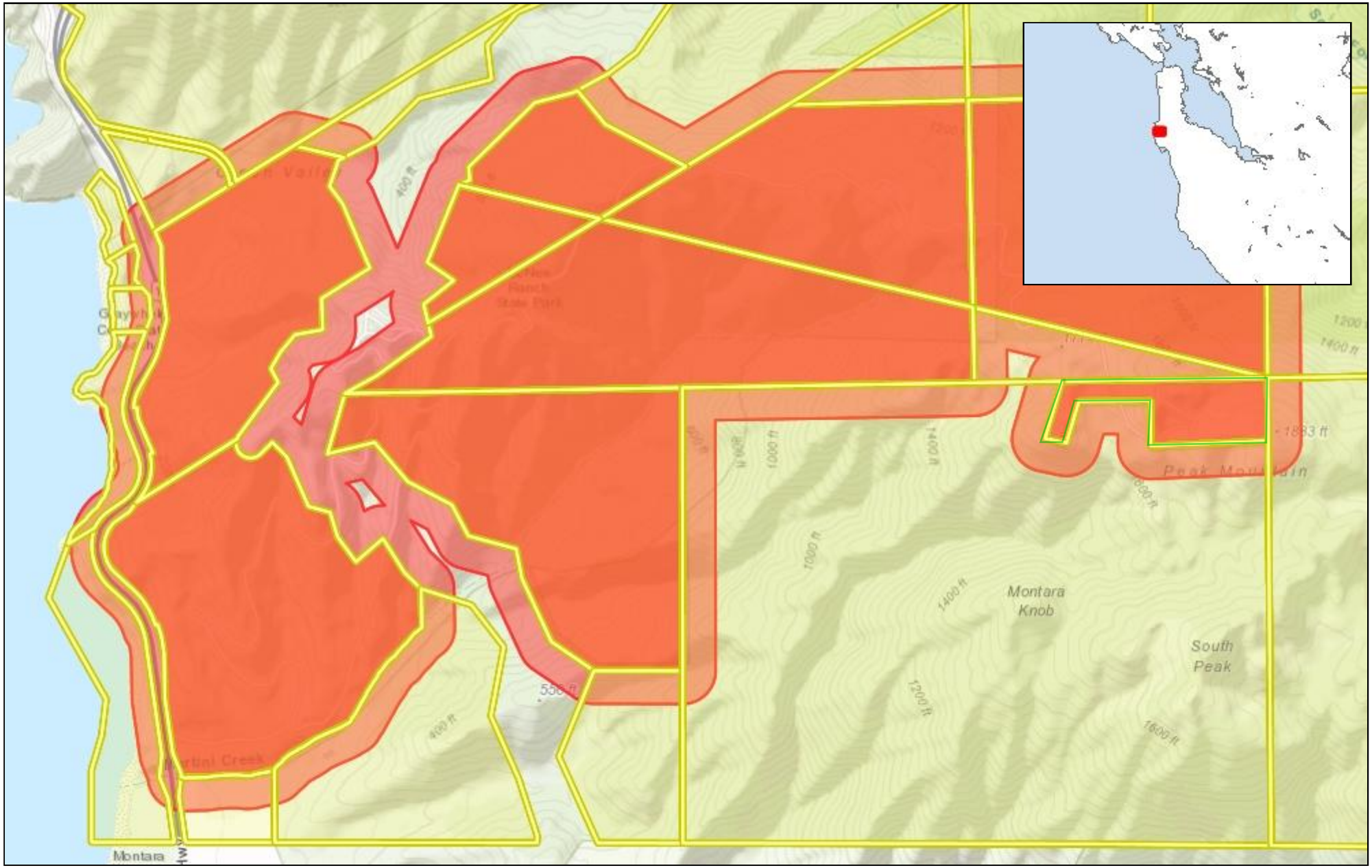
    NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready. For additional information or to schedule an inspection you may contact the San Mateo County Fire Marshal's Office at 650-573-3846.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT B

# San Mateo County

County San Mateo, CA




0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere



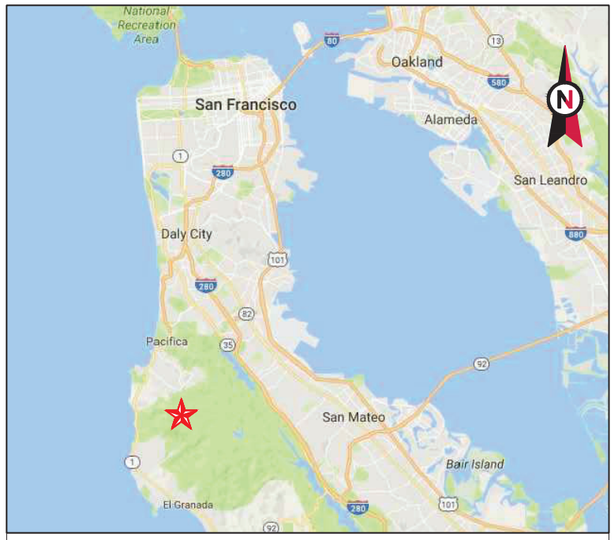
1: 18,056

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: MONTARA PEAK 2 T1 T5
SITE NUMBER: 8630, 8063, 8187, 8188, 41214
SITE ADDRESS: 3501 WHITING RIDGE ROAD
MONTARA, CA 94038


LOCATION MAP

# SPECIAL USE PERMIT RENEWAL

NOTE:
ALL ROADWORK AND MAINTENANCE MUST BE DONE TO SAN MATEO COUNTY STANDARDS AND CERTIFIED BY LICENSED ENGINEER TO INCLUDE ANY AND ALL COMPACTION OF ROADWAY.

## 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. 2019 CALIFORNIA ADMINISTRATIVE CODE
2. 2019 CALIFORNIA BUILDING CODE
3. 2019 CALIFORNIA RESIDENTAL CODE
4. 2019 CALIFORNIA ELECTRICAL CODE
5. 2019 CALIFORNIA PLUMBING CODE
6. 2019 CALIFORNIA ENERGY CODE
7. 2019 CALIFORNIA FIRE CODE
8. 2019 CALIFORNIA EXISTING BUILDING CODE
9. 2018 INTERNATIONAL BUILDING CODE (IBC)
10. NATIONAL ELECTRIC CODE (NEC)
11. LOCAL BUILDING CODE
12. CITY/COUNTY ORDINANCES

## UTILITY COMPANIES

POWER COMPANY: PG&E
PHONE: (800) 332-1321

TELEPHONE COMPANY: AT&T
PHONE: (800) 331-0500

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

## PROJECT SUMMARY

SITE ADDRESS:

3501 WHITING RIDGE ROAD
MONTARA, CA 94038
COUNTY: SAN MATEO

GEOGRAPHIC COORDINATES:

LATITUDE: 37.56145556

LONGITUDE: -122.47798333

GROUND ELEVATION: 1866' AMSL

ZONING INFORMATION:

JURISDICTION: SAN MATEO COUNTY

PARCEL NUMBER: 036-370-020

ZONING: RM (RESOURCE MANAGEMENT DISTRICTS)

## PROJECT TEAM

TOWER OWNER:

AMERICAN TOWERS LLC
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

AMERICAN TOWERS LLC
10 PRESIDENTIAL WAY
WOBURN, MA 01801

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 THE COUNTY OF SAN MATEO. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.

## 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

HEADING WEST, TAKE THE BAY BRIDGE (HWY 80 W) TO HWY 101 S. TURN ONTO HWY 280 SOUTH TOWARDS DALY CITY. TAKE HWY 1 SOUTH TOWARDS PACIFICA. GO THROUGH PACIFICA AND THE DEVIL'S SLIDE AREA, 3.6 MI SOUTH ON HWY 1 FROM LINDA MAR BLVD. INTERSECTION. ON YOUR LEFT WILL BE THE MCNEE STATE PARK. AS HWY 1 SOUTH STRAIGHTENS, THE SITE ENTRANCE WILL BE ON YOUR LEFT (A STATE PARK HIKING TRAIL WITH A LOCKED YELLOW GATE). PASS THE RANGER STATION TO THE RIGHT, FOLLOW THE ROAD UP THE HILL FOR FOUR MILES; "B" SITE IS ON THE LEFT, ANOTHER .3 MILES IS SITE "A".

## SHEET INDEX

| SHEET NO: | DESCRIPTION: | REV: | DATE: | BY: |
|---|---|---|---|---|
| G-001 | TITLE SHEET | 0 | 03/29/21 | AV |
| C-101 | SITE PLAN | 0 | 03/29/21 | AV |
| C-102 | ATC SHELTER PLAN | 0 | 03/29/21 | AV |
| C-201 | OVERALL TOWER ELEVATIONS | 0 | 03/29/21 | AV |
| C-202 | TOWER ELEVATION | 0 | 03/29/21 | AV |
| C-203 | TOWER ELEVATION | 0 | 03/29/21 | AV |
| C-204 | TOWER ELEVATION | 0 | 03/29/21 | AV |
| C-205 | TOWER ELEVATION | 0 | 03/29/21 | AV |
| C-401 | OVERALL SITE PLAN | 0 | 03/29/21 | AV |
| C-402 | SITE PLAN | 0 | 03/29/21 | AV |
| C-403 | SITE PLAN | 0 | 03/29/21 | AV |
| C-404 | SITE PLAN | 0 | 03/29/21 | AV |
| C-405 | SITE PLAN | 0 | 03/29/21 | AV |
| C-406 | SITE PLAN | 0 | 03/29/21 | AV |
| C-407 | PICTURES | 0 | 03/29/21 | AV |
| C-501 | CONSTRICTION DETAILS | 0 | 03/29/21 | AV |
| C-502 | SIGNAGE | 0 | 03/29/21 | AV |
| C-503 | SIGNAGE | 0 | 03/29/21 | AV |
| C-504 | SIGNAGE | 0 | 03/29/21 | AV |
| C-505 | SIGNAGE | 0 | 03/29/21 | AV |
| C-506 | SIGNAGE | 0 | 03/29/21 | AV |
| C-602 | SPECIAL INSPECTIONS WORKSHEET | 0 | 03/29/21 | AV |

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



| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
| | | | |
| | | | |
| | | | |
| | | | |

ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:33
cosign

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

TITLE SHEET

| SHEET NUMBER: | REVISION: |
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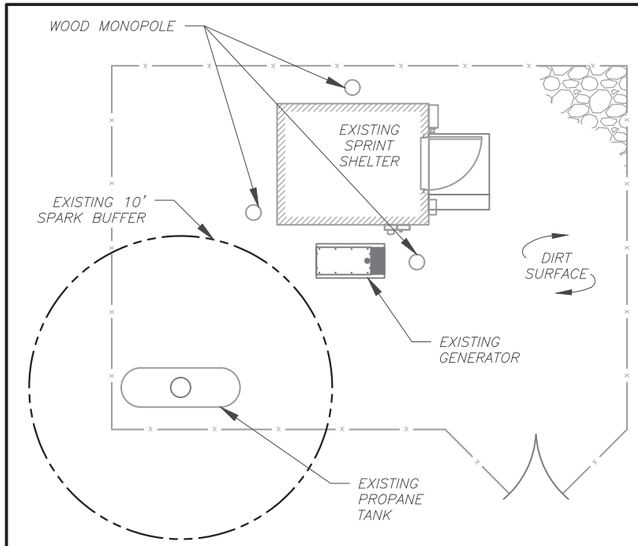
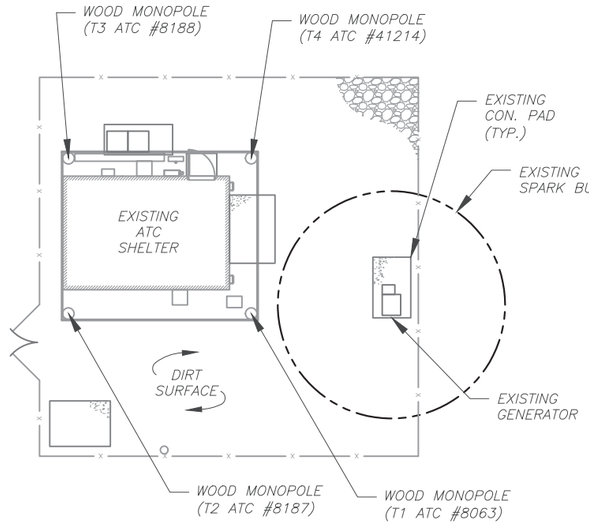



1 SPRINT DETAILED SITE PLAN

0 10' 20'

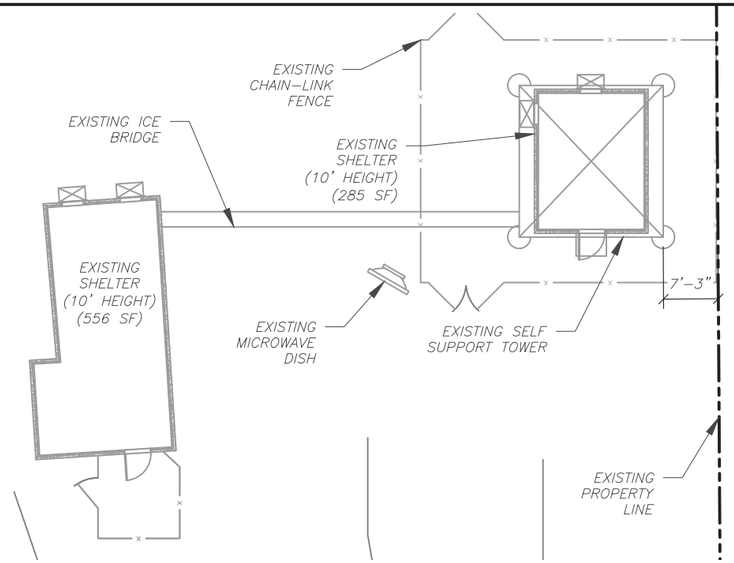
SCALE: 1"=10' (11X17)
1"=5' (22X34)




1 ATC DETAILED SITE PLAN

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

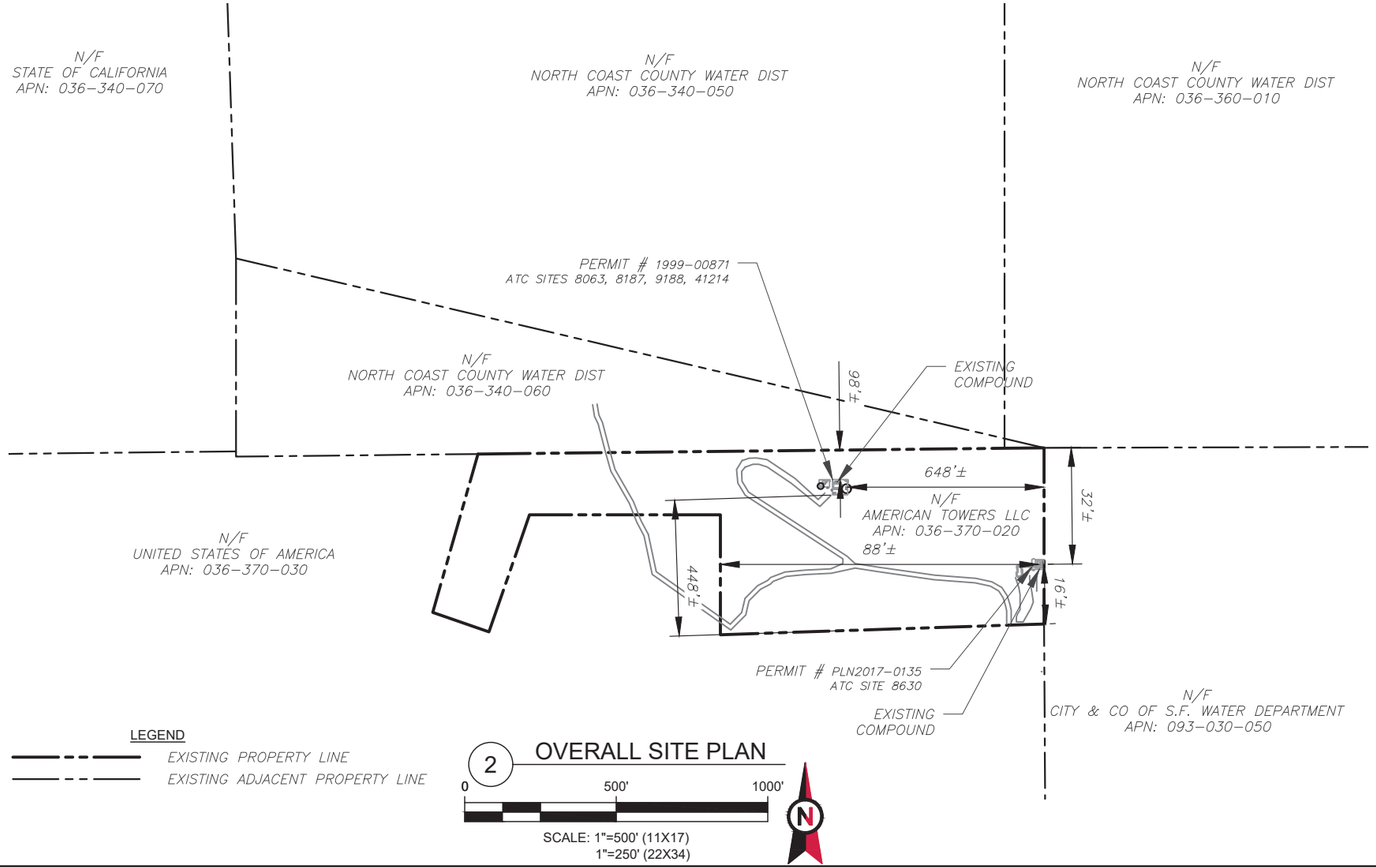



2 ATC DETAILED SITE PLAN

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

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




LEGEND
EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE

2 OVERALL SITE PLAN

0 500' 1000'

SCALE: 1"=500' (11X17)
1"=250' (22X34)

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



| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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| | | | |

ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Authorized by "Scott Fletcher"
29 Mar 2021 09:16:33

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| | |
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
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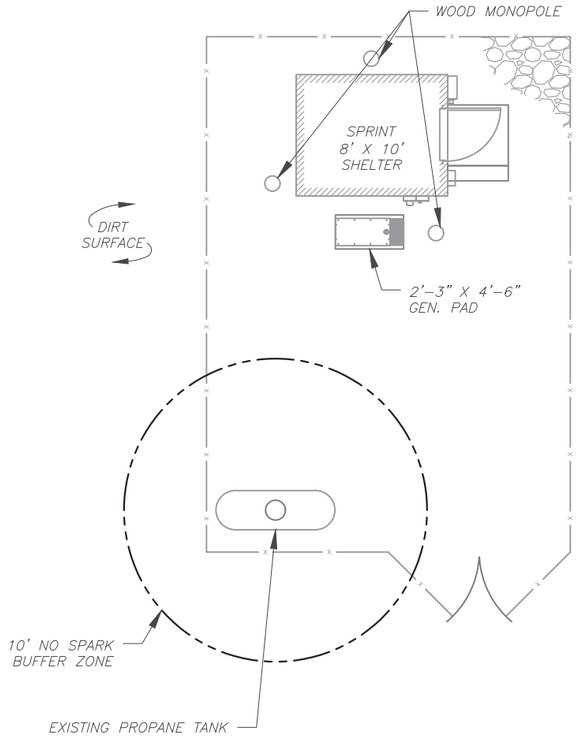
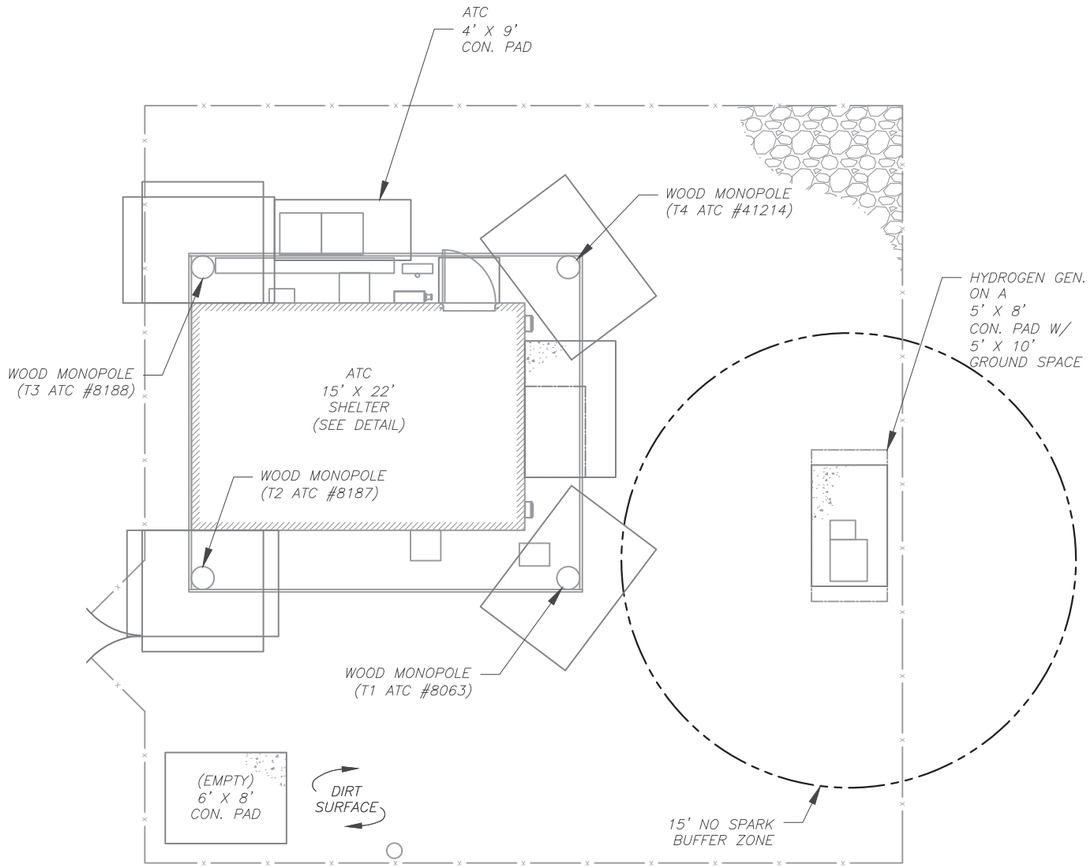
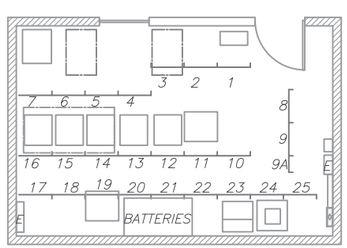
| C-101 | 0 |




| ATC SHELTER | | | |
|---|---|---|---|
| CARRIER | EQUIP. # | EQUIP. SIZE | GROUND SPACE |
| (ABANDONED) | 1 | N/A | N/A |
| | 11 | N/A | N/A |
| | 7 | N/A | N/A |
| | 13 & 14 | N/A | N/A |
| | 11,12, 15,16 | N/A | 3' X 6' |
| | 19 | N/A | 2' X 2' |
| | 24 | 2' X 2' | N/A |
| | 23 | 2' X 2' | N/A |




DETAIL – BUILDING INTERIOR

1 ATC SHELTER DETAIL

0 10' 20'

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

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



| REV. | DESCRIPTION | BY | DATE |
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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Authorized by "Scott Fletcher"
29 Mar 2021 09:16:33

cosign

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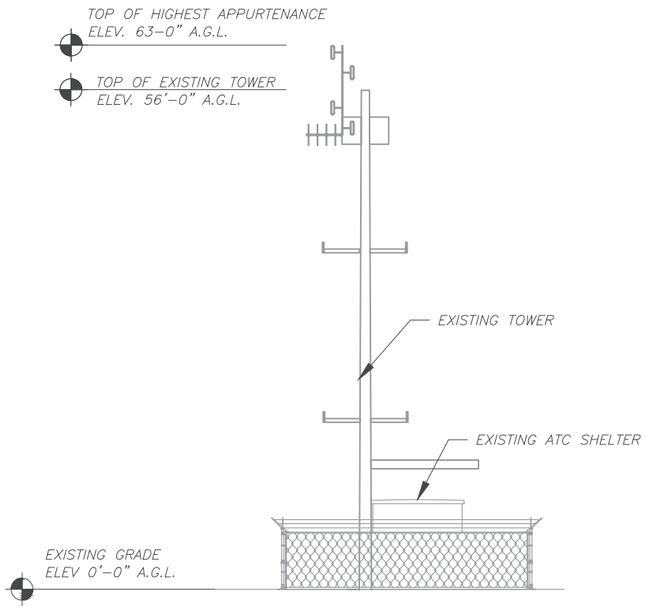
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

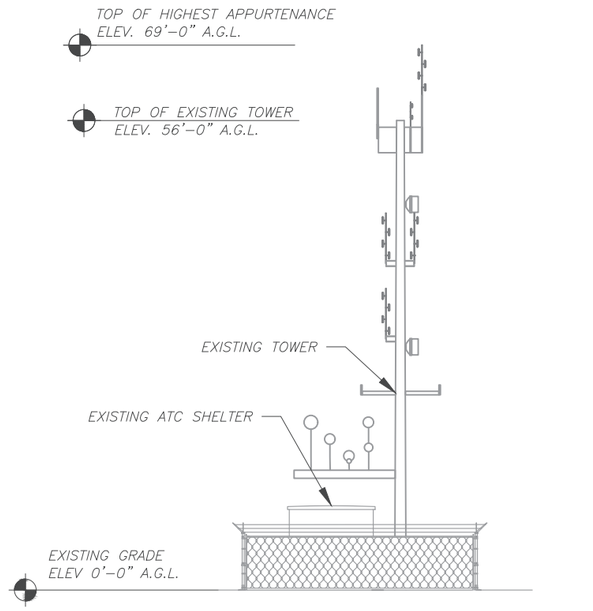
ATC SHELTER PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| C-102 | 0 |

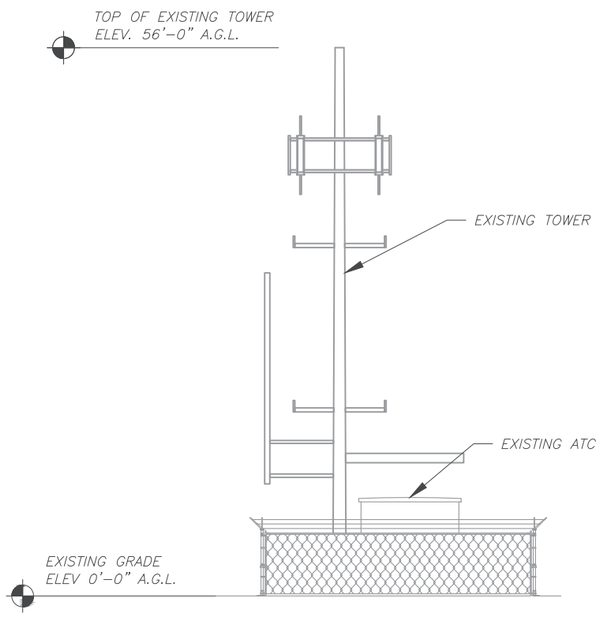
NOTES:
1. ALL UNKNOWN TOWER EQUIPMENT WILL BE REMOVED BY AMERICAN TOWER.



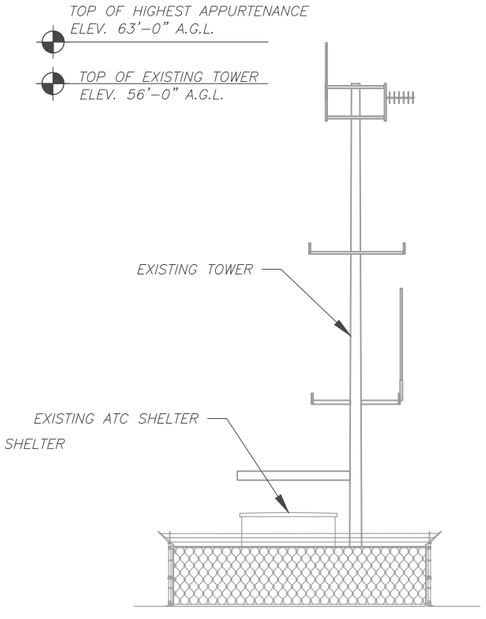

1 TOWER #8063 ELEVATION
SCALE: NOT TO SCALE



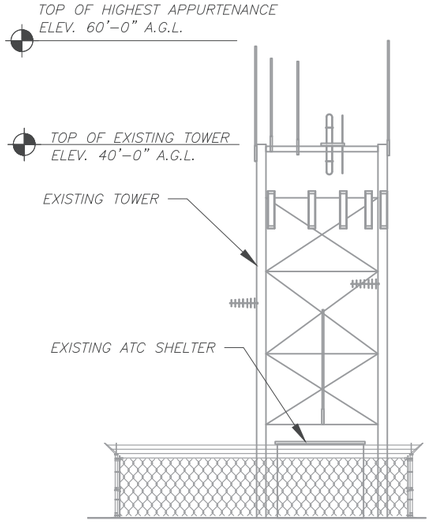

2 TOWER #8187 ELEVATION
SCALE: NOT TO SCALE




3 TOWER #8188 ELEVATION
SCALE: NOT TO SCALE




4 TOWER #41214 ELEVATION
SCALE: NOT TO SCALE




5 TOWER #8630 ELEVATION
SCALE: NOT TO SCALE

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



| REV. | DESCRIPTION | BY | DATE |
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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Authorized by "Scott Fletcher"
29 Mar 2021 09:16:33
cosign

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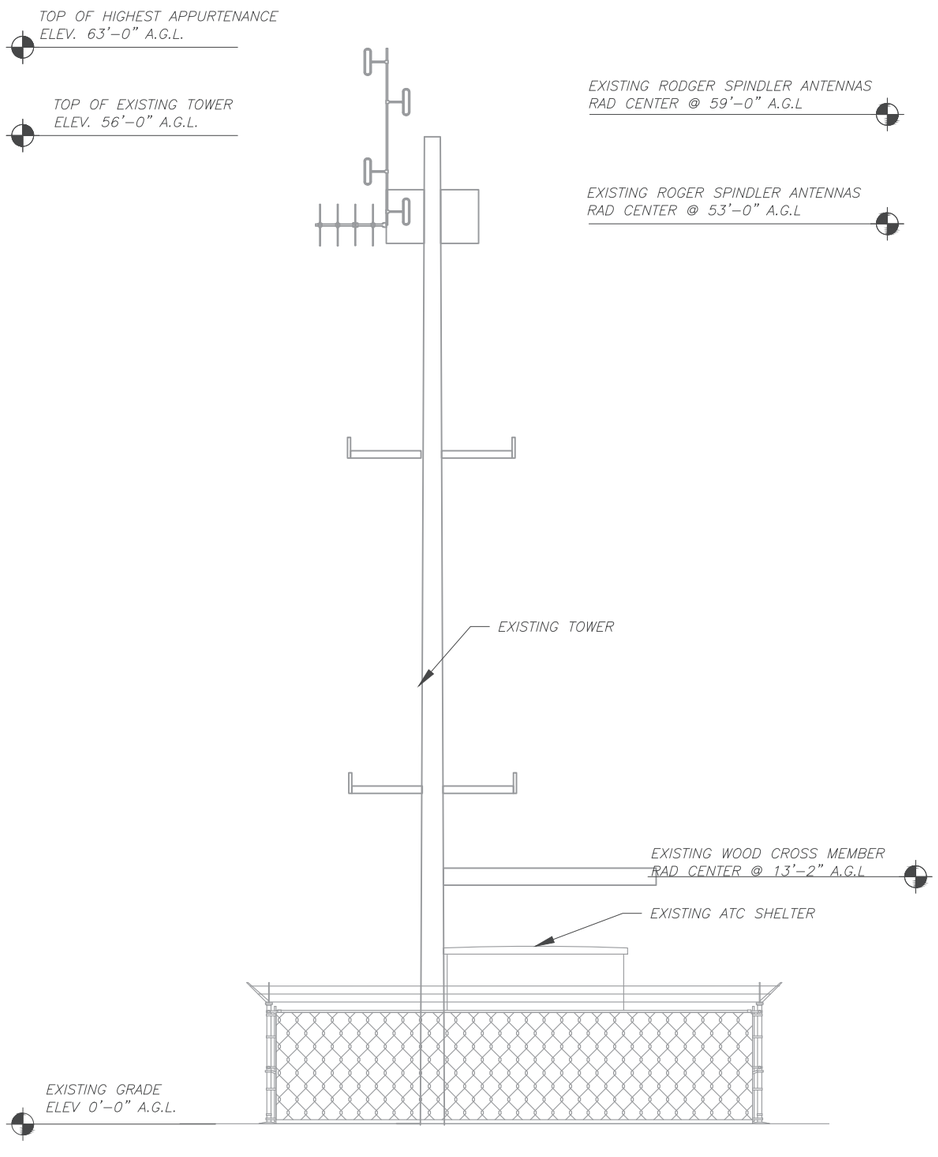
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

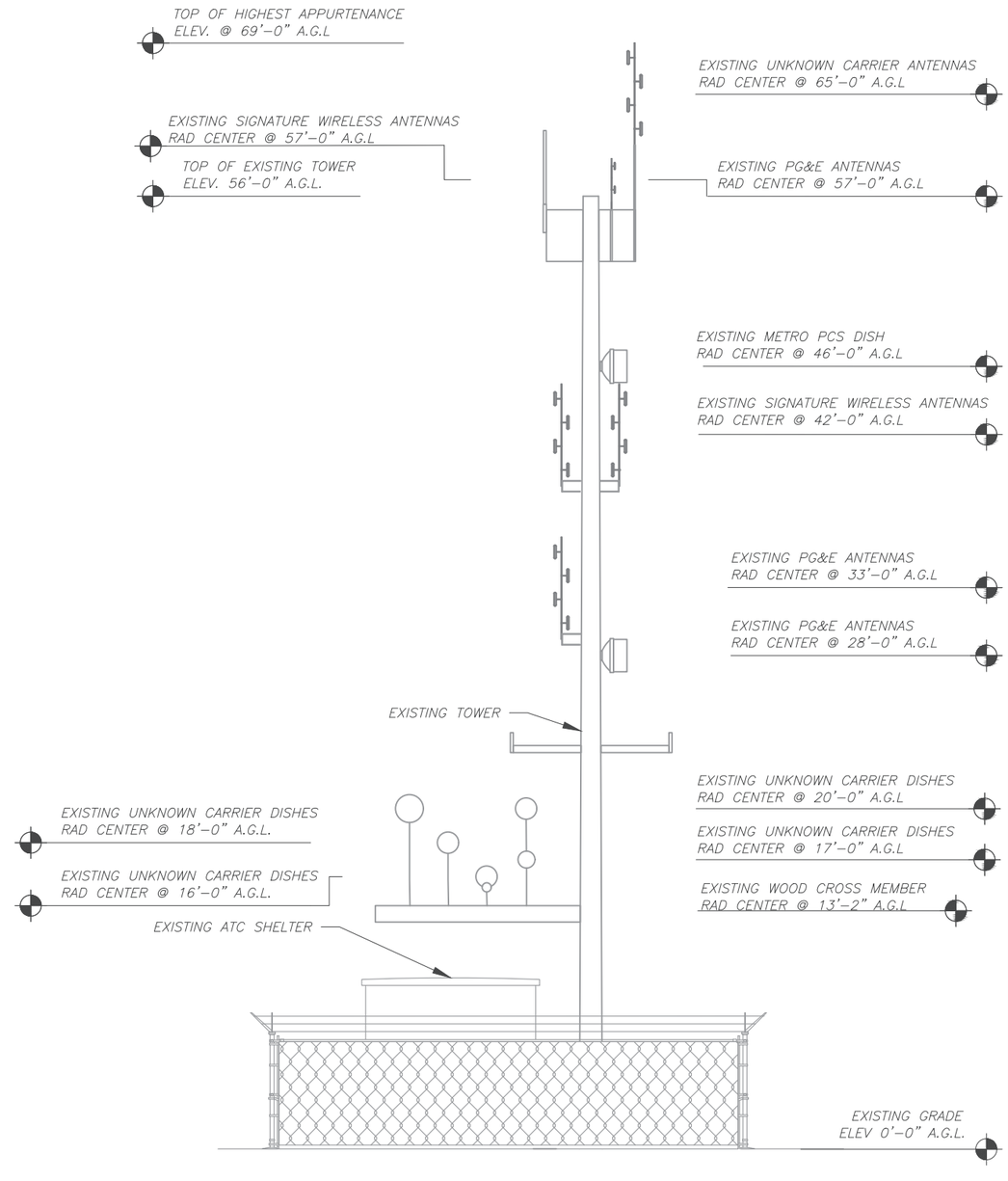
OVERALL TOWER ELEVATIONS

| SHEET NUMBER: | REVISION: |
|---|---|
| C-201 | 0 |

NOTES:
1. ALL UNKNOWN TOWER EQUIPMENT WILL BE REMOVED BY AMERICAN TOWER.




1 TOWER #8063 ELEVATION
SCALE: NOT TO SCALE




2 TOWER #8187 ELEVATION
SCALE: NOT TO SCALE

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



| REV. | DESCRIPTION | BY | DATE |
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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


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29 Mar 2021 09:16:33
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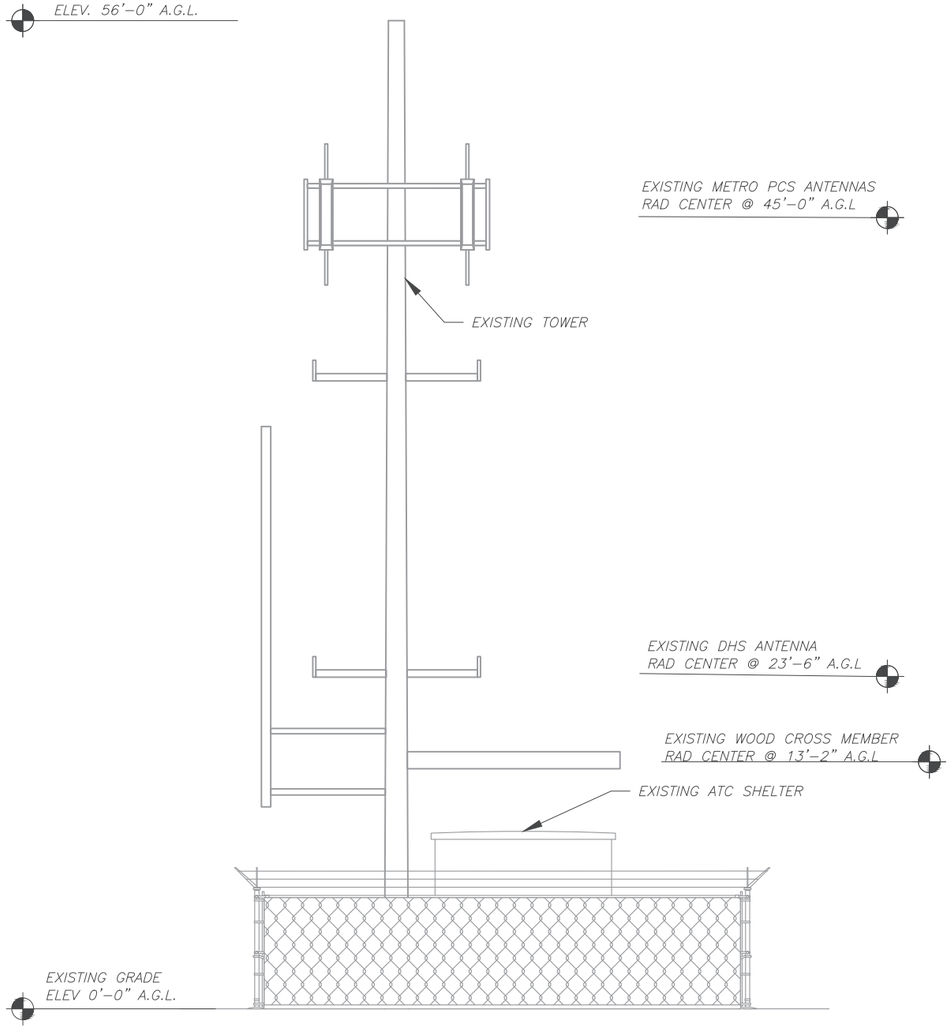
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

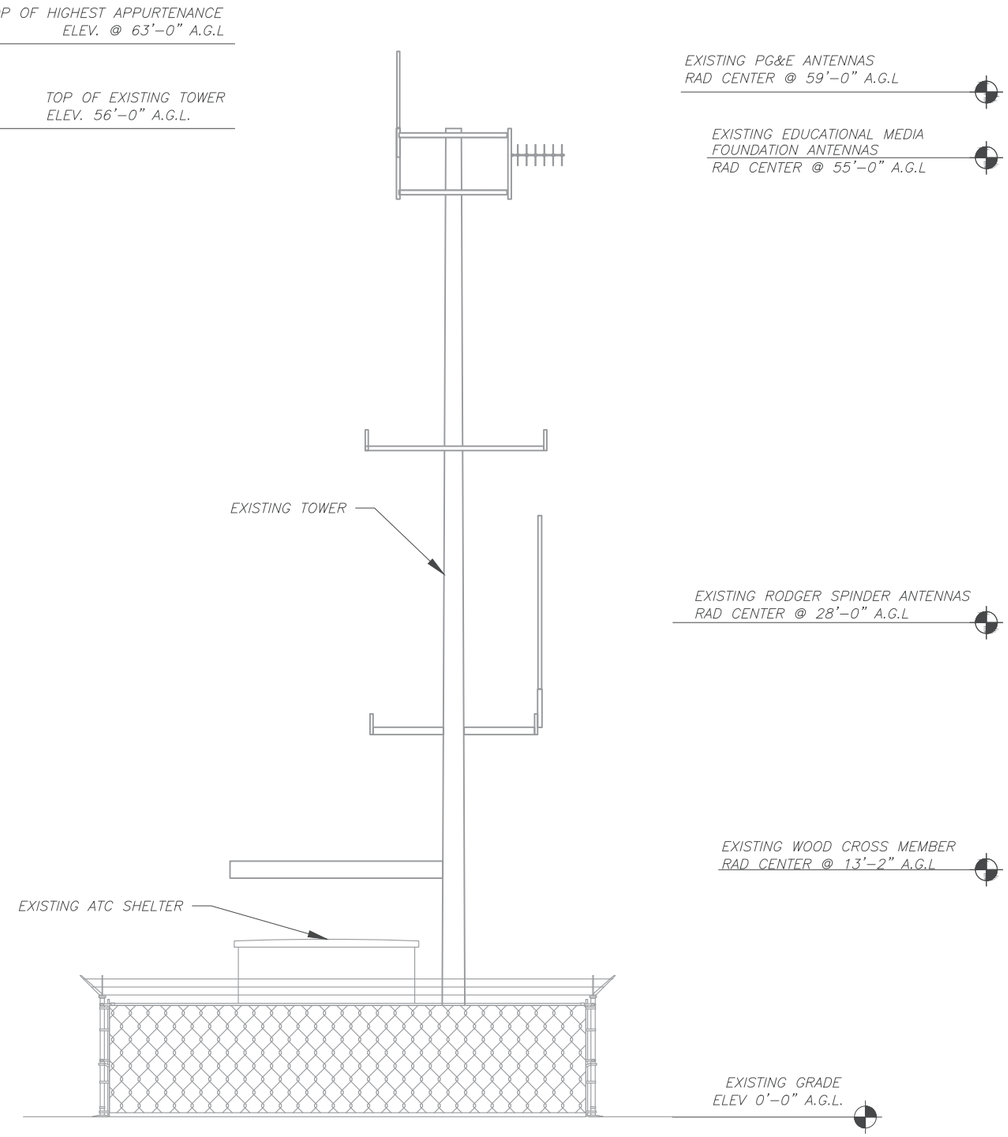
TOWER ELEVATION

| SHEET NUMBER: | REVISION: |
|---|---|
| C-202 | 0 |

NOTES:
1. ALL UNKNOWN TOWER EQUIPMENT WILL BE REMOVED BY AMERICAN TOWER.




1 TOWER #8188 ELEVATION
SCALE: NOT TO SCALE




2 TOWER #41214 ELEVATION
SCALE: NOT TO SCALE

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



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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |

ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

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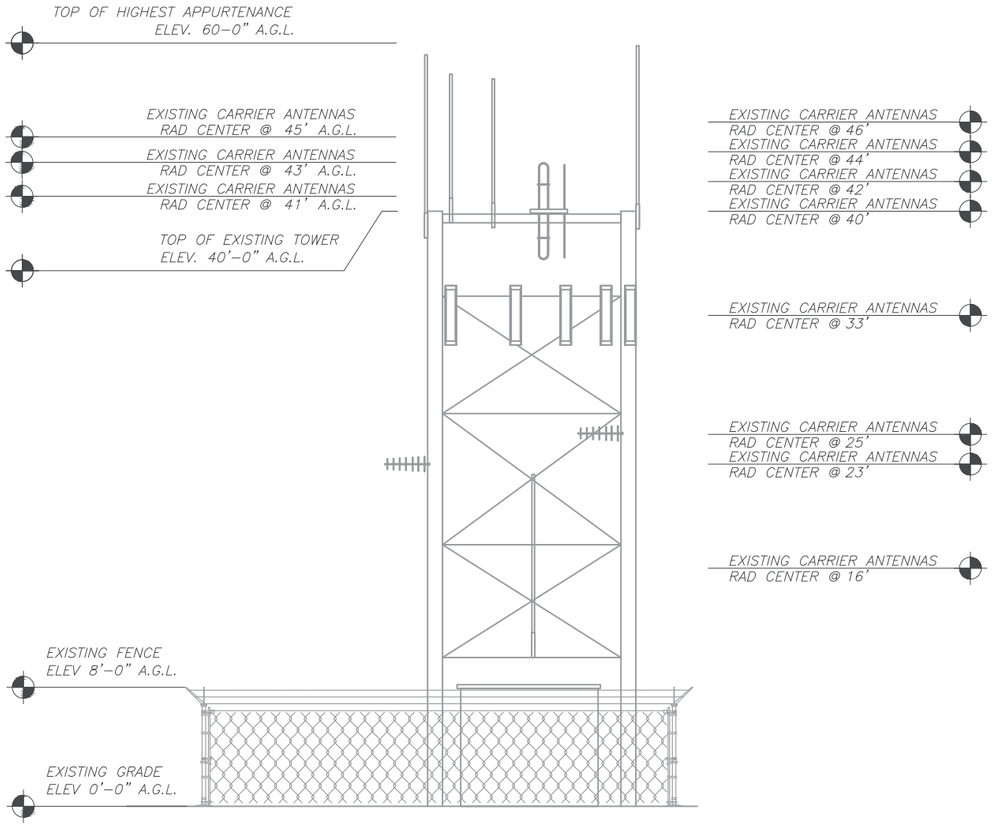
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

TOWER ELEVATION

| SHEET NUMBER: | REVISION: |
|---|---|
| C-203 | 0 |




1 TOWER #8630 ELEVATION
SCALE: NOT TO SCALE

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



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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


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29 Mar 2021 09:16:34
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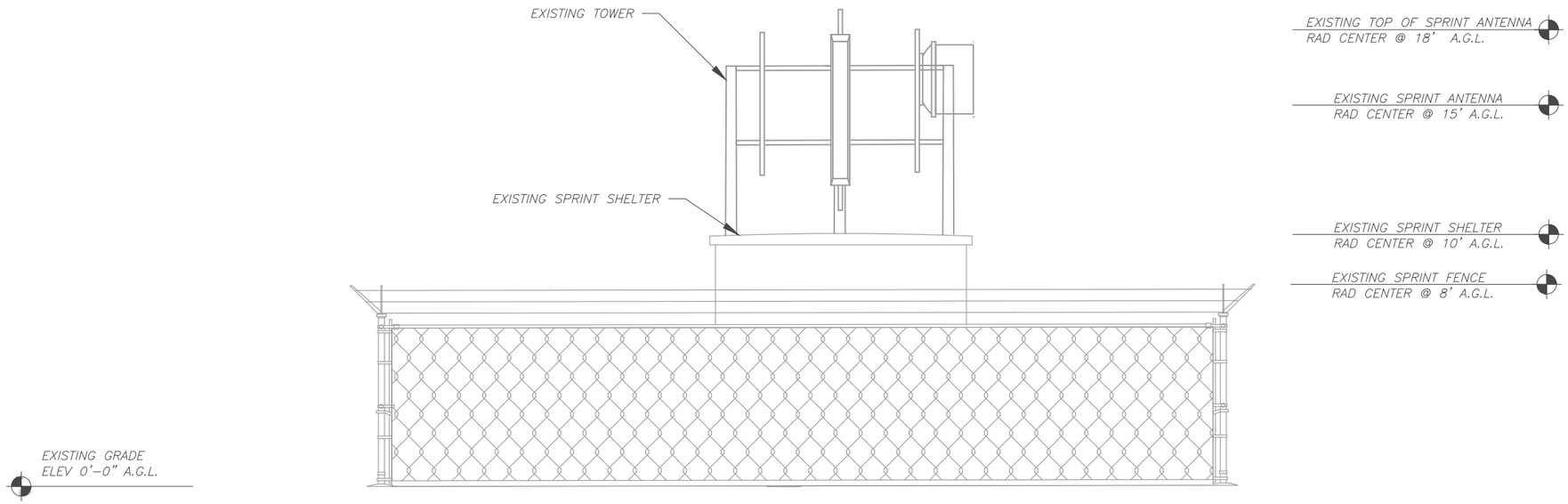
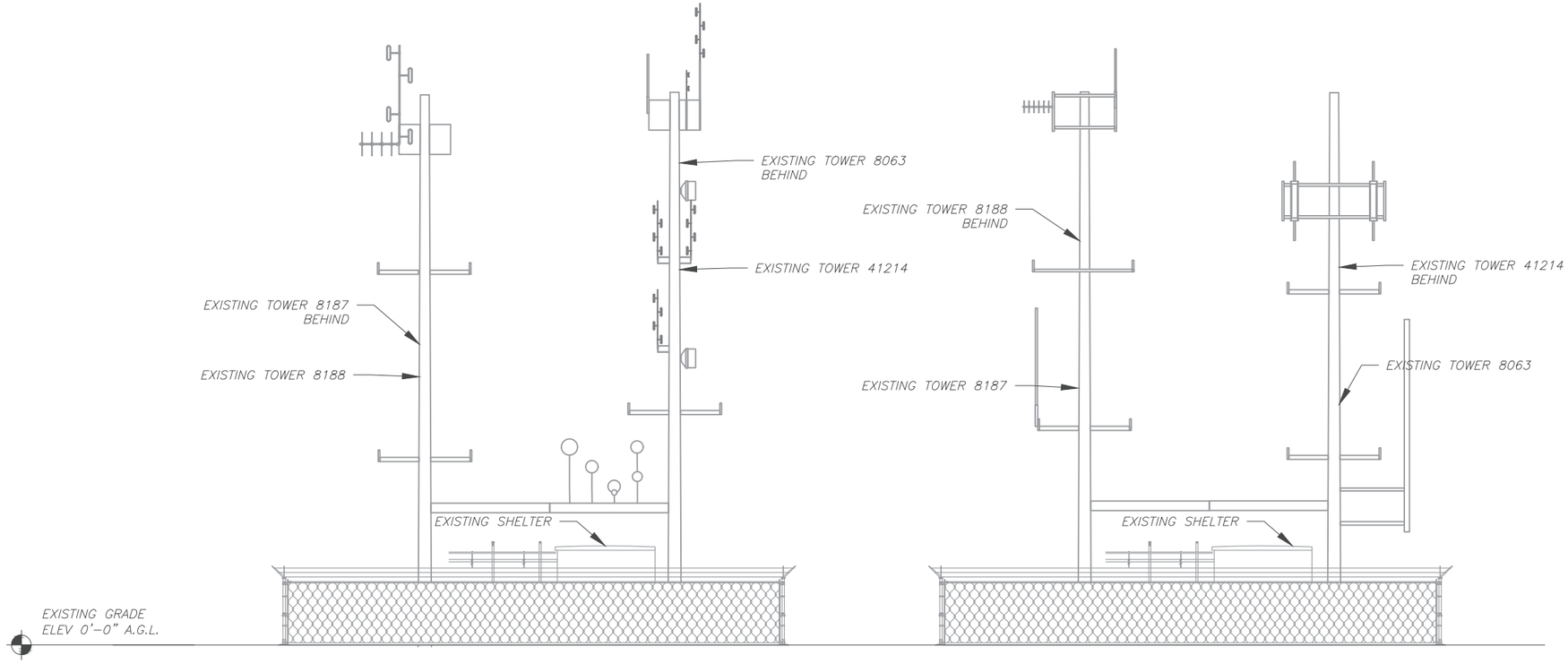
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

TOWER ELEVATION

| SHEET NUMBER: | REVISION: |
|---|---|
| C-204 | 0 |




1 SPRINT TOWER ELEVATION
SCALE: NOT TO SCALE




2 SOUTH TOWER ELEVATION
SCALE: NOT TO SCALE

3 NORTH TOWER ELEVATION
SCALE: NOT TO SCALE

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



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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


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29 Mar 2021 09:16:34
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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

TOWER ELEVATION

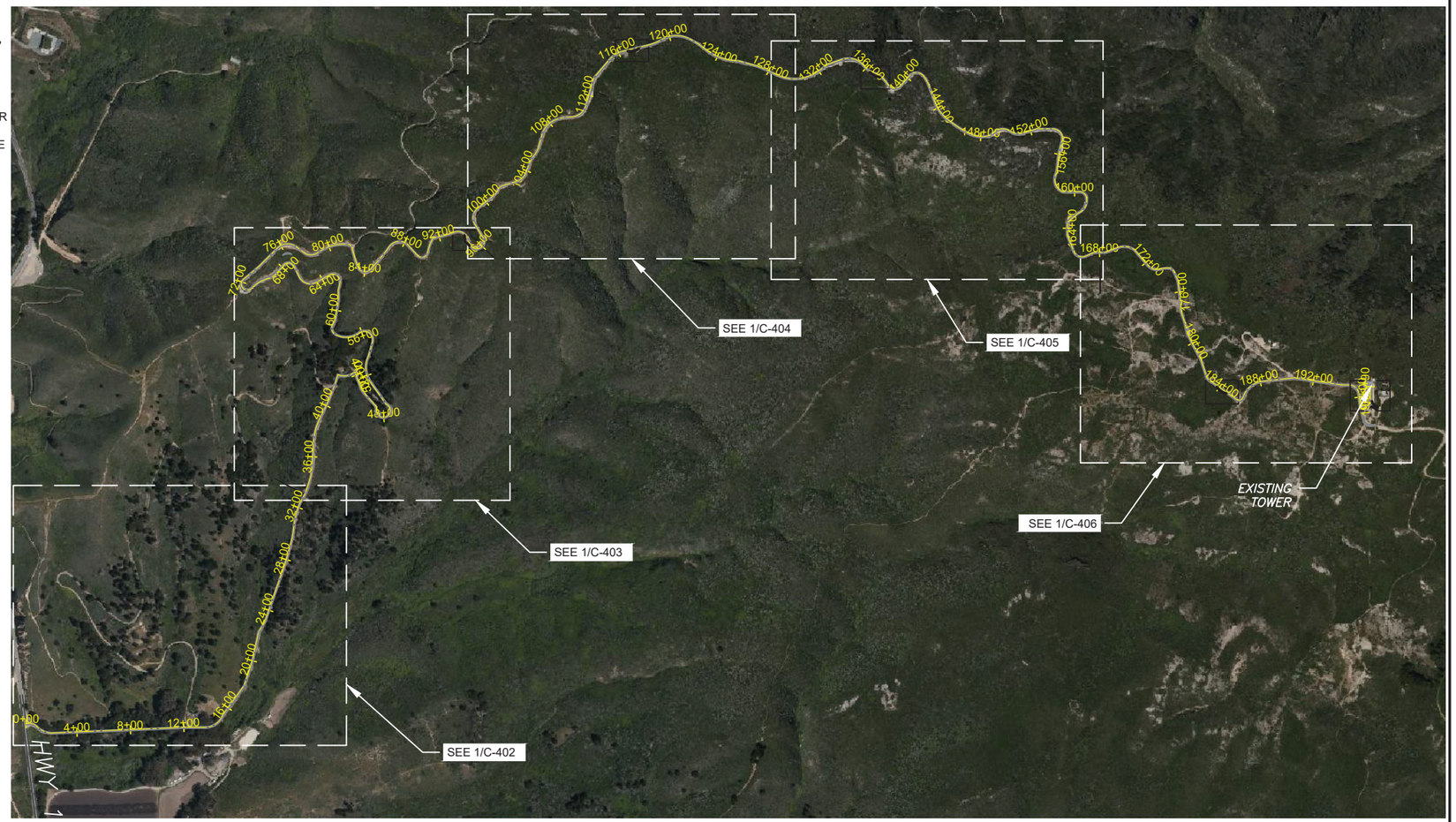
| SHEET NUMBER: | REVISION: |
|---|---|
| C-205 | 0 |

CONSTRUCTION NOTES:

1. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
2. NOTIFY ATC CONSTRUCTION MANAGER AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE ONE CALL SYSTEM, INC. SHALL BE NOTIFIED.
4. ALL ROADWORK AND MAINTENANCE MUST BE DONE TO SAN MATEO COUNTY STANDARDS AND CERTIFIED BY LICENSED ENGINEER TO INCLUDE ANY AND ALL COMPACTION OF ROADWAY.

CONSTRUCTION SEQUENCE:

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




1 OVERALL SITE PLAN

0 1000' 2000'

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

N

**AMERICAN TOWER®**


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




| REV. | DESCRIPTION | BY | DATE |
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| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

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29 Mar 2021 09:16:34

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

OVERALL SITE PLAN

| SHEET NUMBER: | REVISION: |
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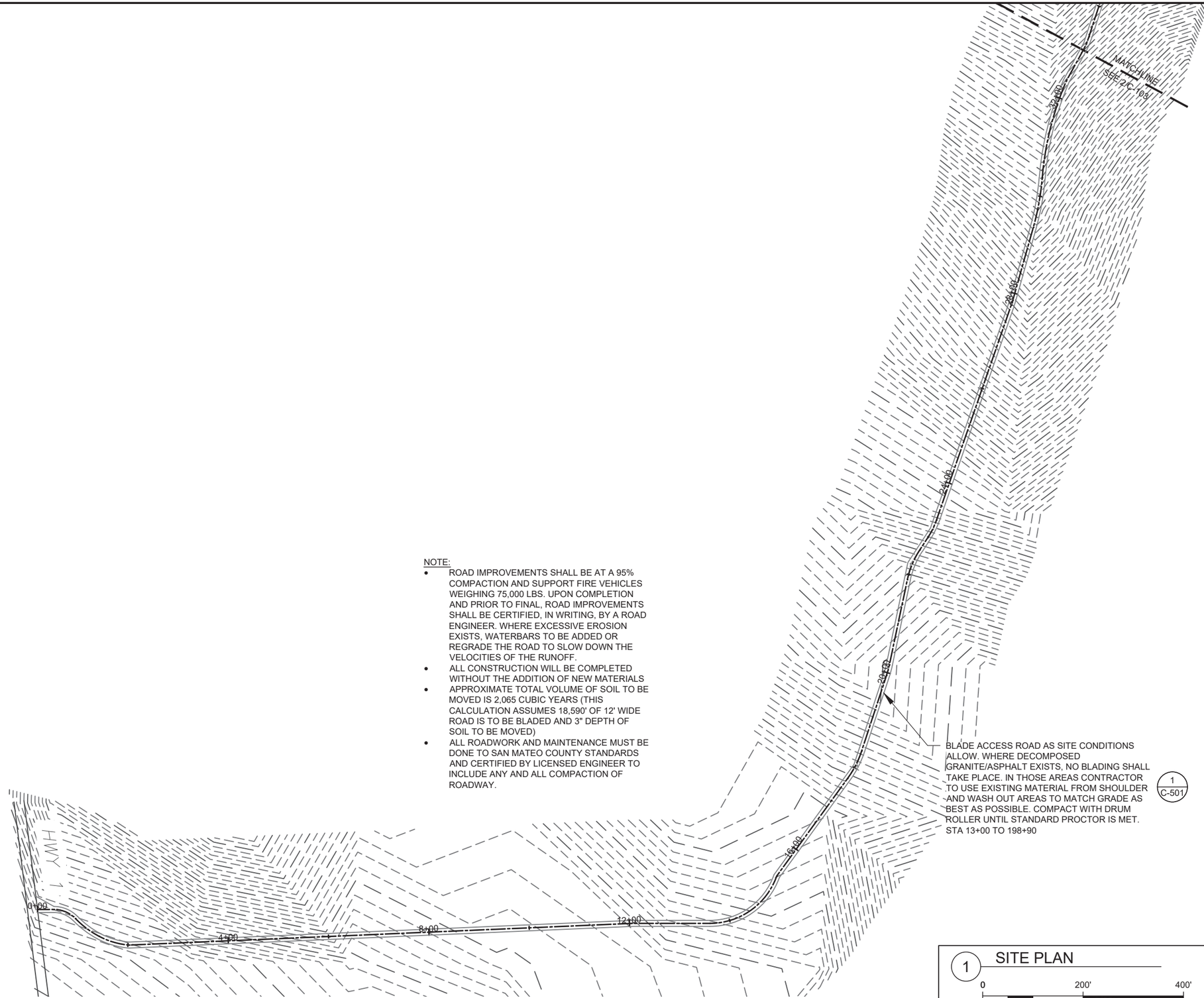
| C-401 | 0 |




NOTE:

- ROAD IMPROVEMENTS SHALL BE AT A 95% COMPACTION AND SUPPORT FIRE VEHICLES WEIGHING 75,000 LBS. UPON COMPLETION AND PRIOR TO FINAL, ROAD IMPROVEMENTS SHALL BE CERTIFIED, IN WRITING, BY A ROAD ENGINEER. WHERE EXCESSIVE EROSION EXISTS, WATERBARS TO BE ADDED OR REGRADE THE ROAD TO SLOW DOWN THE VELOCITIES OF THE RUNOFF.
- ALL CONSTRUCTION WILL BE COMPLETED WITHOUT THE ADDITION OF NEW MATERIALS
- APPROXIMATE TOTAL VOLUME OF SOIL TO BE MOVED IS 2,065 CUBIC YEARS (THIS CALCULATION ASSUMES 18,590' OF 12' WIDE ROAD IS TO BE BLADED AND 3" DEPTH OF SOIL TO BE MOVED)
- ALL ROADWORK AND MAINTENANCE MUST BE DONE TO SAN MATEO COUNTY STANDARDS AND CERTIFIED BY LICENSED ENGINEER TO INCLUDE ANY AND ALL COMPACTION OF ROADWAY.

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

1 / C-501

1 SITE PLAN

0 200' 400'

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

N

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



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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

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29 Mar 2021 09:16:35

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| C-402 | 0 |

NOTE:

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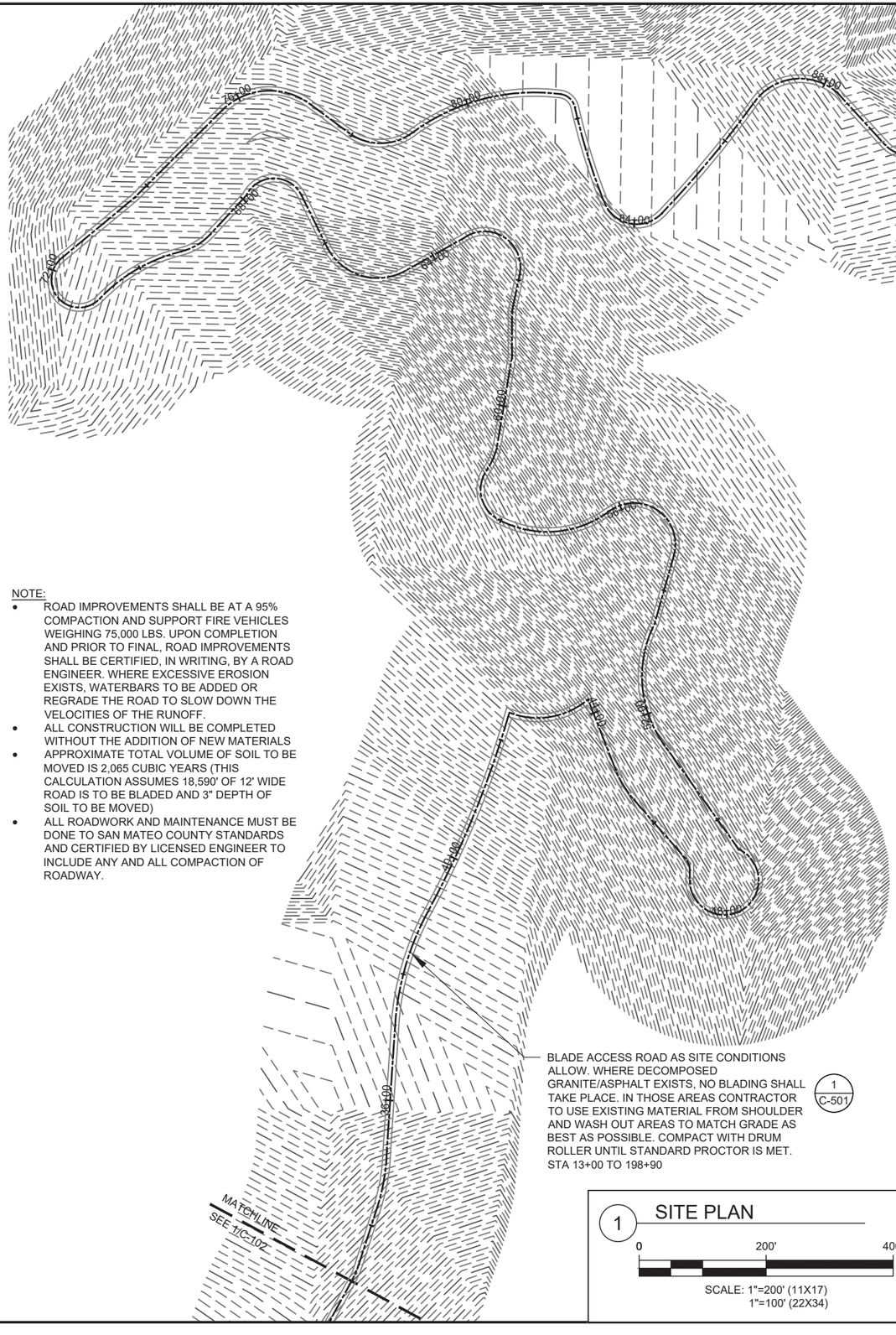


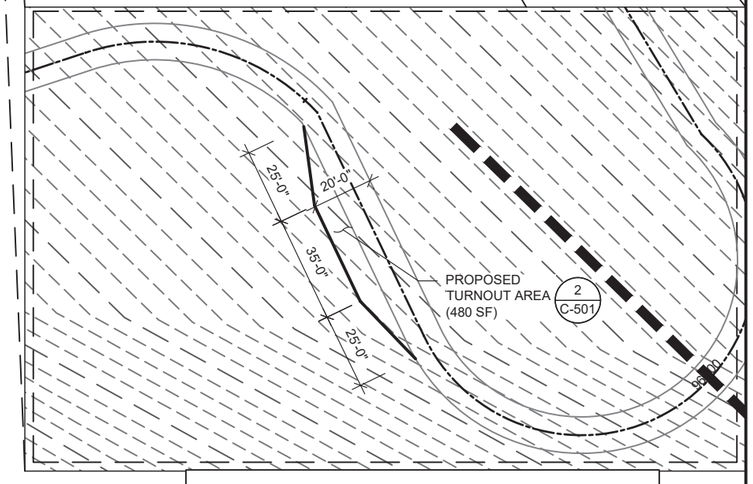

BLADE ACCESS ROAD AS SITE CONDITIONS ALLOW. WHERE DECOMPOSED GRANITE/ASPHALT EXISTS, NO BLADING SHALL TAKE PLACE. IN THOSE AREAS CONTRACTOR TO USE EXISTING MATERIAL FROM SHOULDER AND WASH OUT AREAS TO MATCH GRADE AS BEST AS POSSIBLE. COMPACT WITH DRUM ROLLER UNTIL STANDARD PROCTOR IS MET. STA 13+00 TO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

(1 / C-501)

1 SITE PLAN

0 200' 400'

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




2 SITE PLAN

0 50' 100'

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


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

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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

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29 Mar 2021 09:16:35

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
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| C-403 | 0 |

NOTE:

- ROAD IMPROVEMENTS SHALL BE AT A 95% COMPACTION AND SUPPORT FIRE VEHICLES WEIGHING 75,000 LBS. UPON COMPLETION AND PRIOR TO FINAL, ROAD IMPROVEMENTS SHALL BE CERTIFIED, IN WRITING, BY A ROAD ENGINEER. WHERE EXCESSIVE EROSION EXISTS, WATERBARS TO BE ADDED OR REGRADE THE ROAD TO SLOW DOWN THE VELOCITIES OF THE RUNOFF.
- ALL CONSTRUCTION WILL BE COMPLETED WITHOUT THE ADDITION OF NEW MATERIALS
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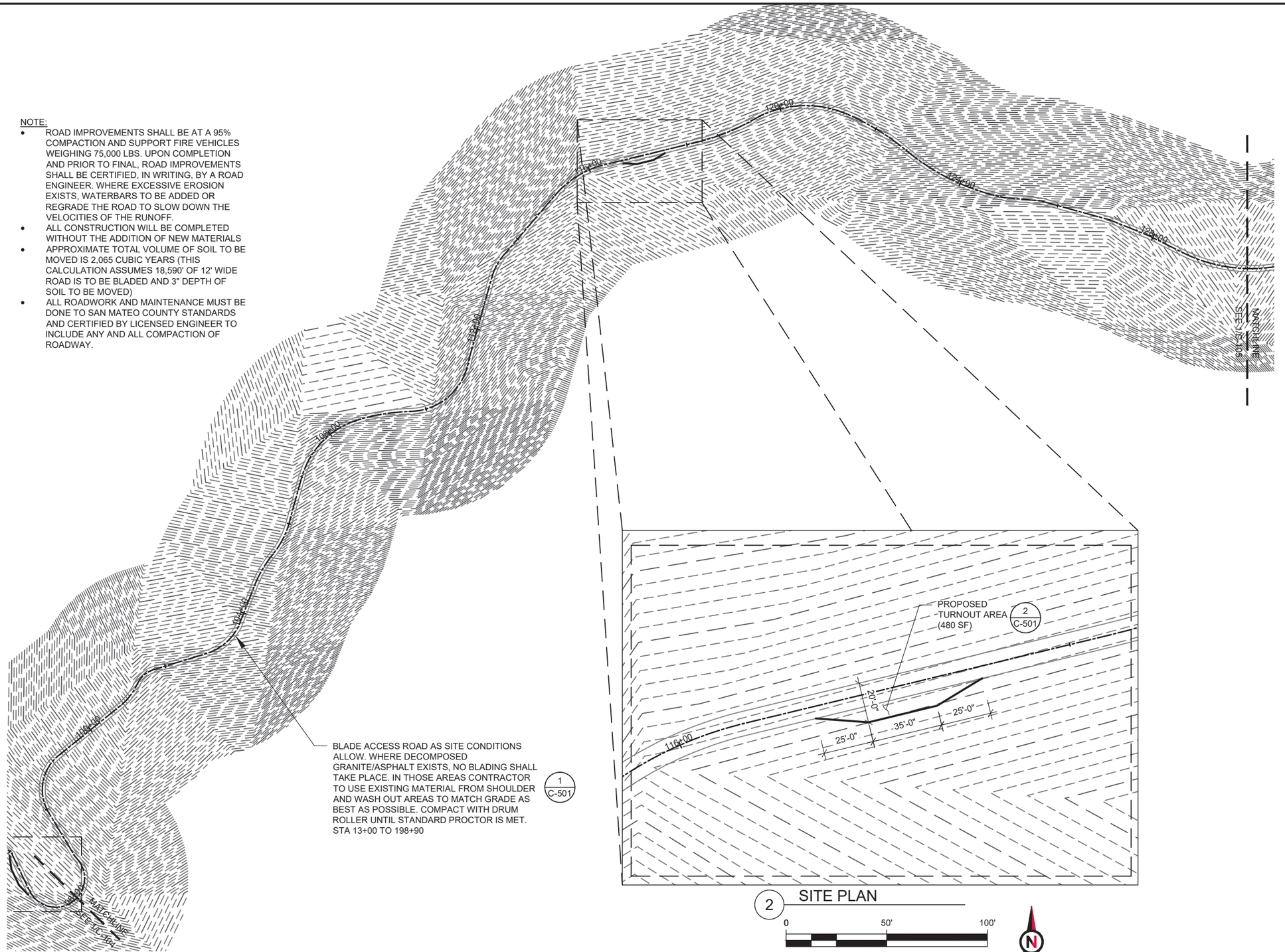


1 SITE PLAN

0 200' 400'

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




2 SITE PLAN

0 50' 100'

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


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




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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

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29 Mar 2021 09:16:36

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| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
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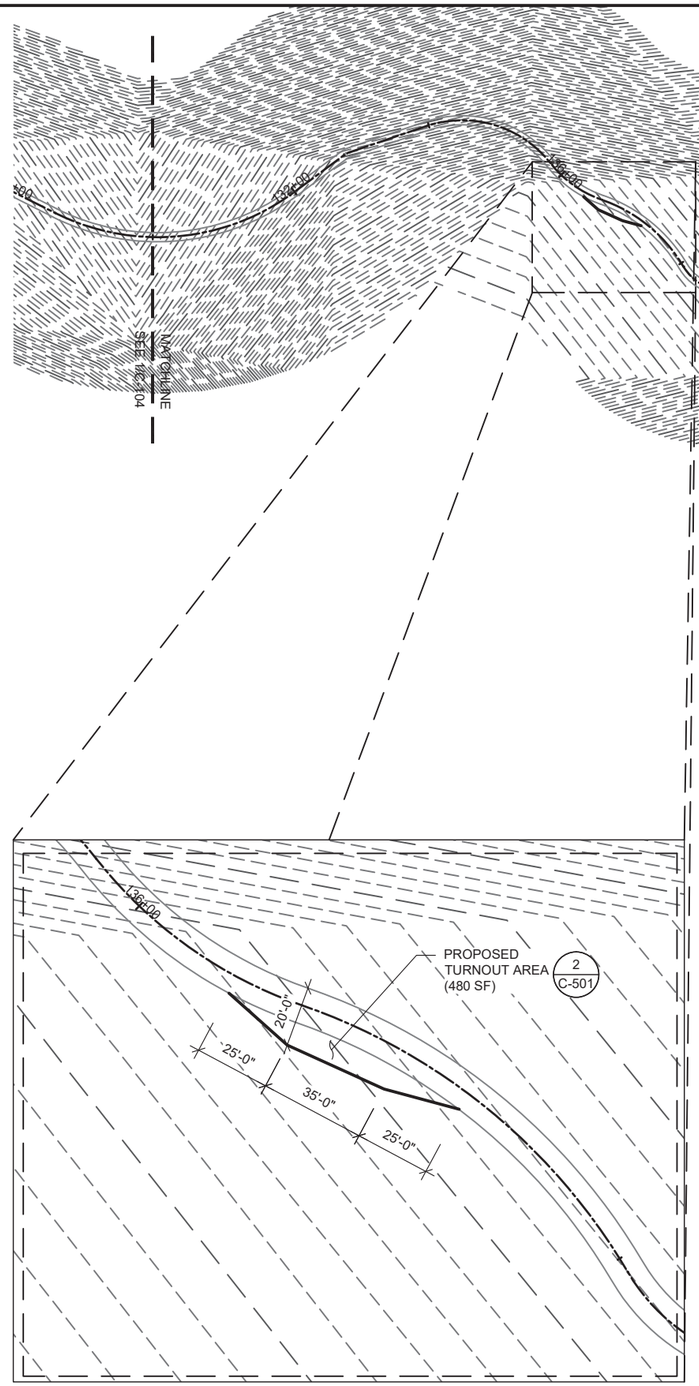
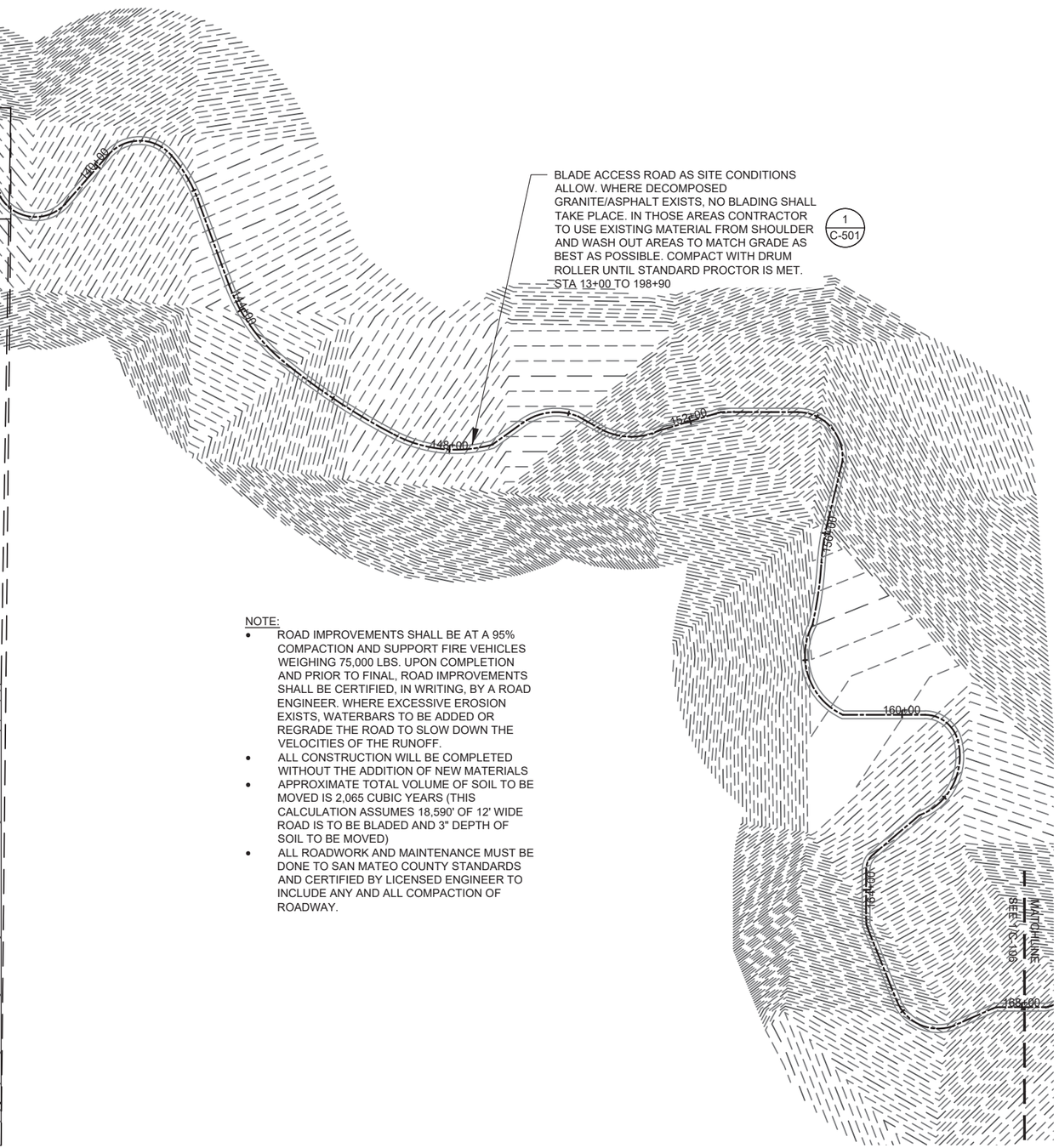
| C-404 | 0 |




1 SITE PLAN

0 50' 100'

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




NOTE:

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2 SITE PLAN

0 200' 400'

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


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




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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Authorized by "Scott Fletcher"
29 Mar 2021 09:16:36

cosign

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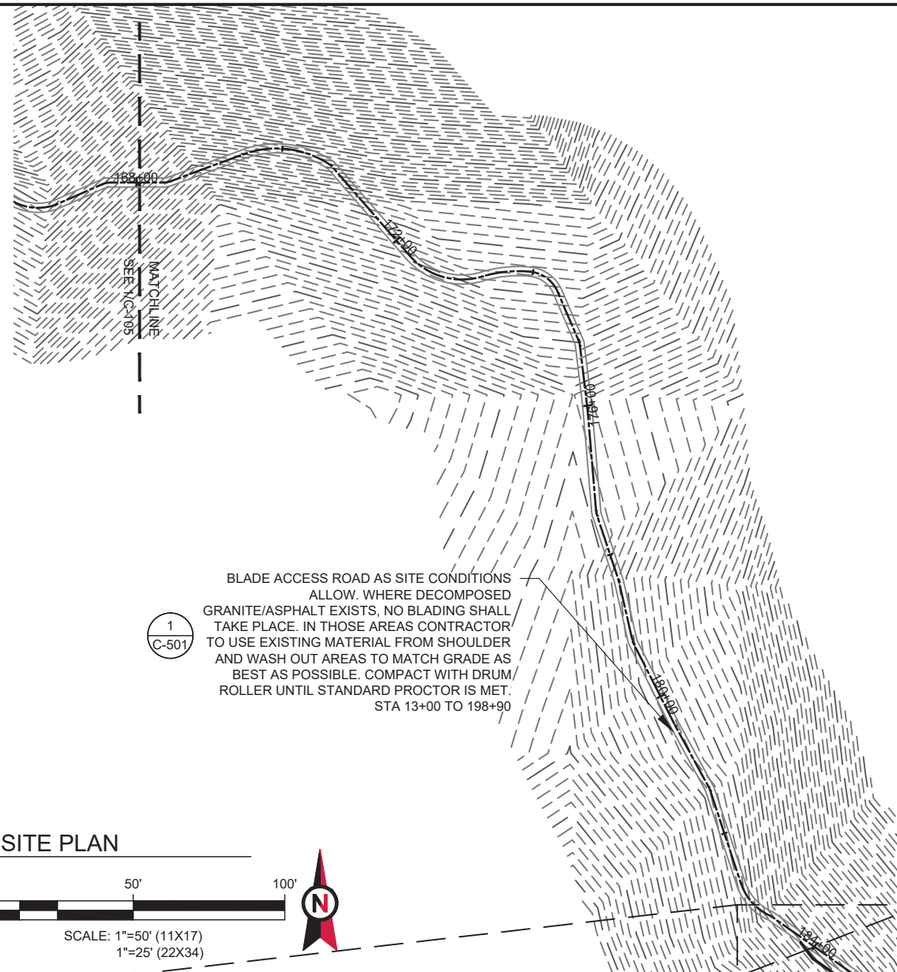
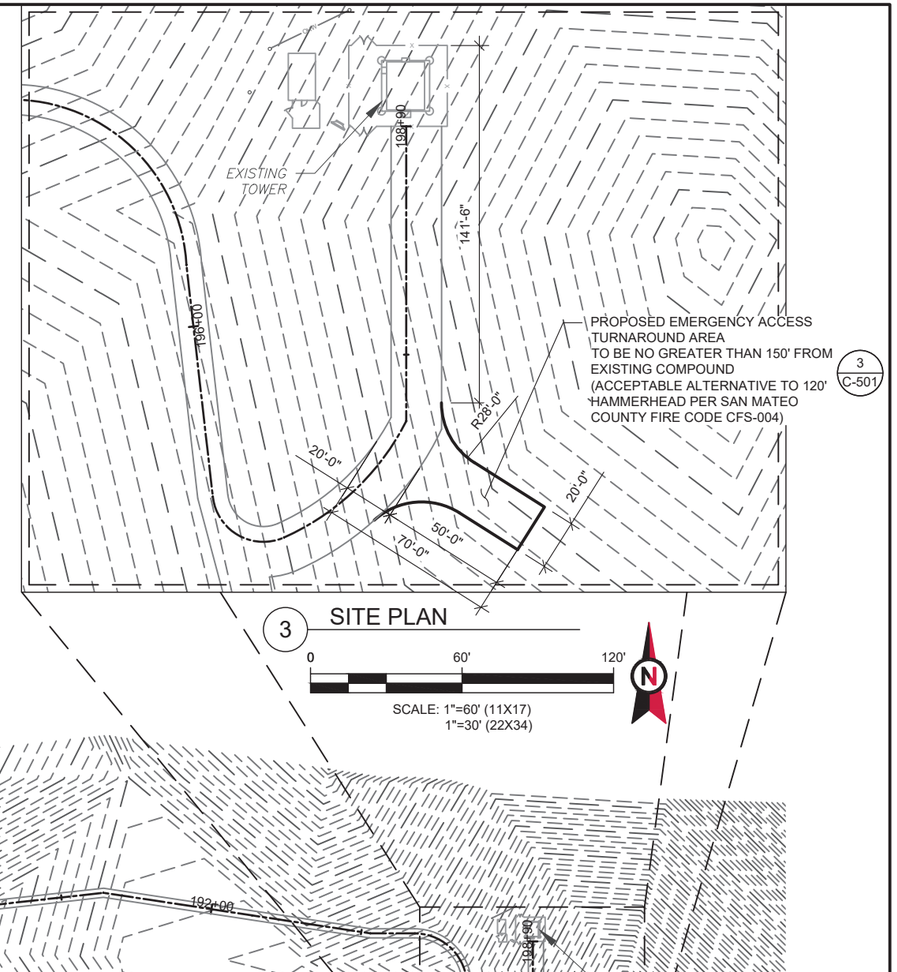
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| C-405 | 0 |




3 SITE PLAN

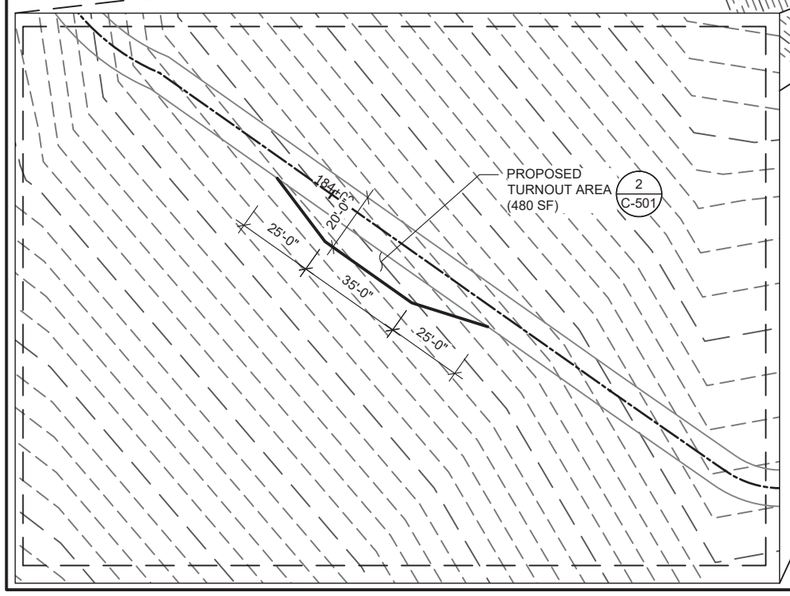
0 60' 120'

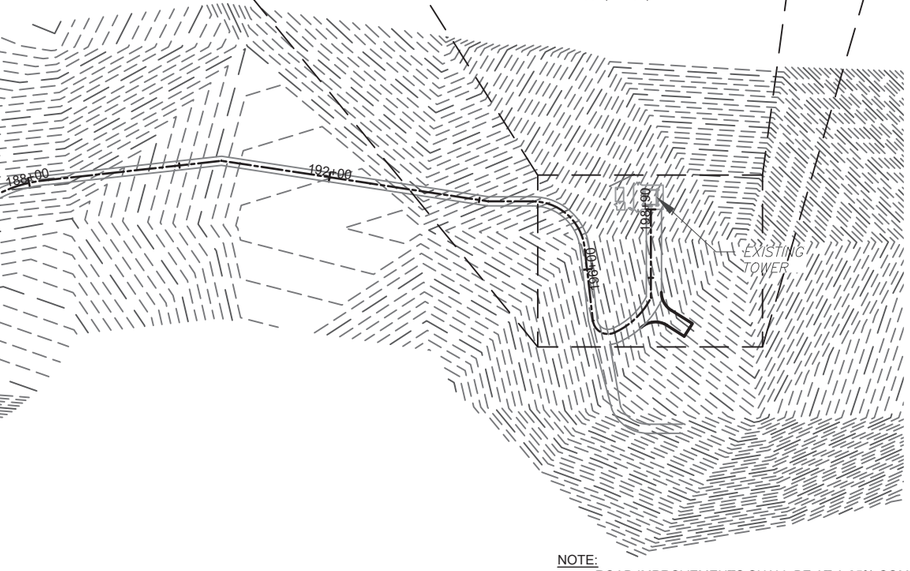
SCALE: 1"=60' (11X17)
1"=30' (22X34)

2 SITE PLAN

0 50' 100'

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




1 SITE PLAN

0 200' 400'

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

NOTE:

- ROAD IMPROVEMENTS SHALL BE AT A 95% COMPACTION AND SUPPORT FIRE VEHICLES WEIGHING 75,000 LBS. UPON COMPLETION AND PRIOR TO FINAL, ROAD IMPROVEMENTS SHALL BE CERTIFIED, IN WRITING, BY A ROAD ENGINEER. WHERE EXCESSIVE EROSION EXISTS, WATERBARS TO BE ADDED OR REGRADE THE ROAD TO SLOW DOWN THE VELOCITIES OF THE RUNOFF.
- ALL CONSTRUCTION WILL BE COMPLETED WITHOUT THE ADDITION OF NEW MATERIALS
- APPROXIMATE TOTAL VOLUME OF SOIL TO BE MOVED IS 2,065 CUBIC YEARS (THIS CALCULATION ASSUMES 18,590' OF 12' WIDE ROAD IS TO BE BLADED AND 3" DEPTH OF SOIL TO BE MOVED)
- ALL ROADWORK AND MAINTENANCE MUST BE DONE TO SAN MATEO COUNTY STANDARDS AND CERTIFIED BY LICENSED ENGINEER TO INCLUDE ANY AND ALL COMPACTION OF ROADWAY.

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



| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT ROBERT FLETCHER
C 90765
EXP. 12/31/21
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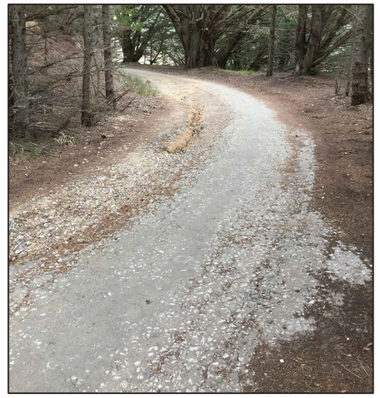
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SITE PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| C-406 | 0 |



1 ACCESS ROAD


2 ACCESS ROAD


3 ACCESS ROAD


4 ACCESS ROAD


5 ACCESS ROAD

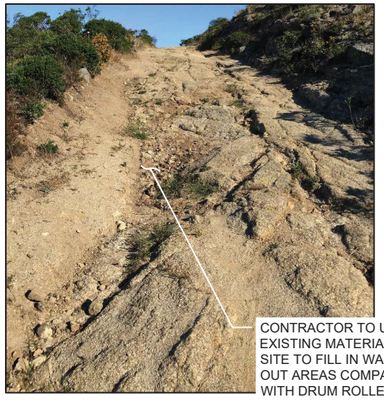

6 ACCESS ROAD


7 ACCESS ROAD


8 ACCESS ROAD


9 ACCESS ROAD


10 ACCESS ROAD




11 ACCESS ROAD


12 ACCESS ROAD

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



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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

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SEAL:

LICENSED PROFESSIONAL ENGINEER
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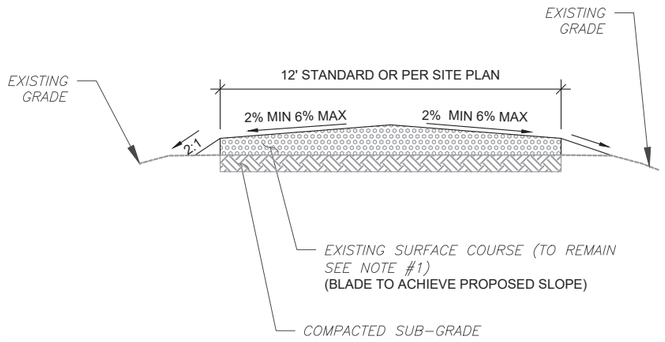
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

PICTURES

| SHEET NUMBER: | REVISION: |
|---|---|
| C-407 | 0 |

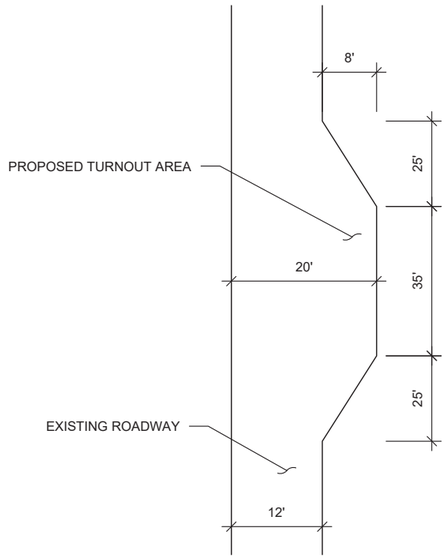



NOTES:
1. TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
2. THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT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

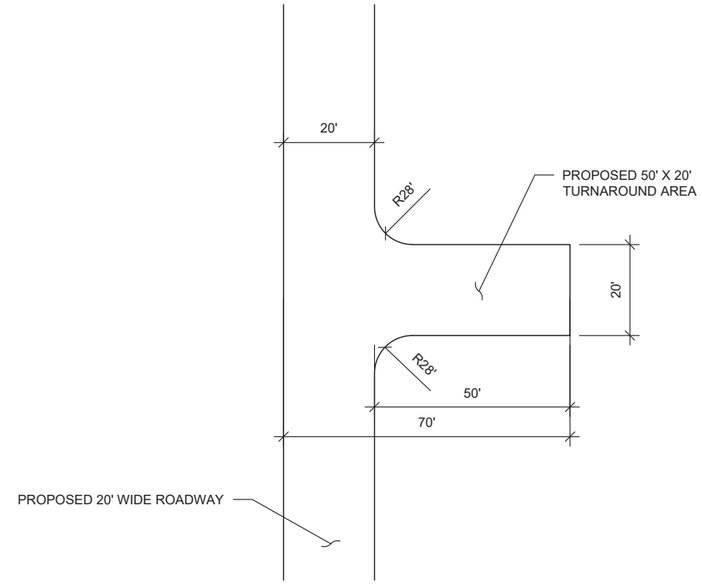
AMERICAN TOWER MASTER SPECIFICATION:
1. DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
2. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

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

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




2 TURNOUT AREA
SCALE: NOT TO SCALE




3 ALTERNATIVE TO 120' HAMMERHEAD TURNAROUND
SCALE: NOT TO SCALE

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3500 REGENCY PARKWAY
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


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29 Mar 2021 09:16:38
cosign

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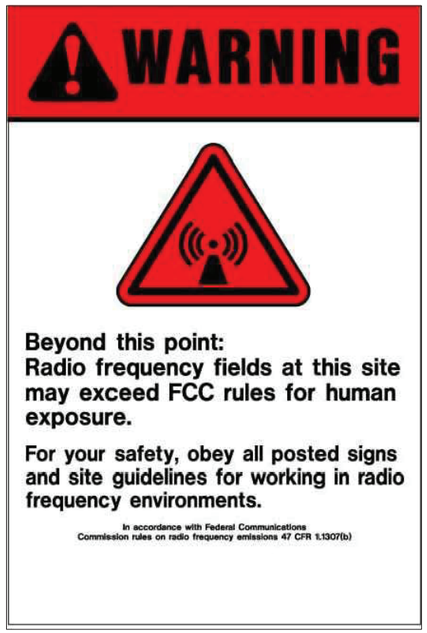
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

CONSTRICTION DETAILS

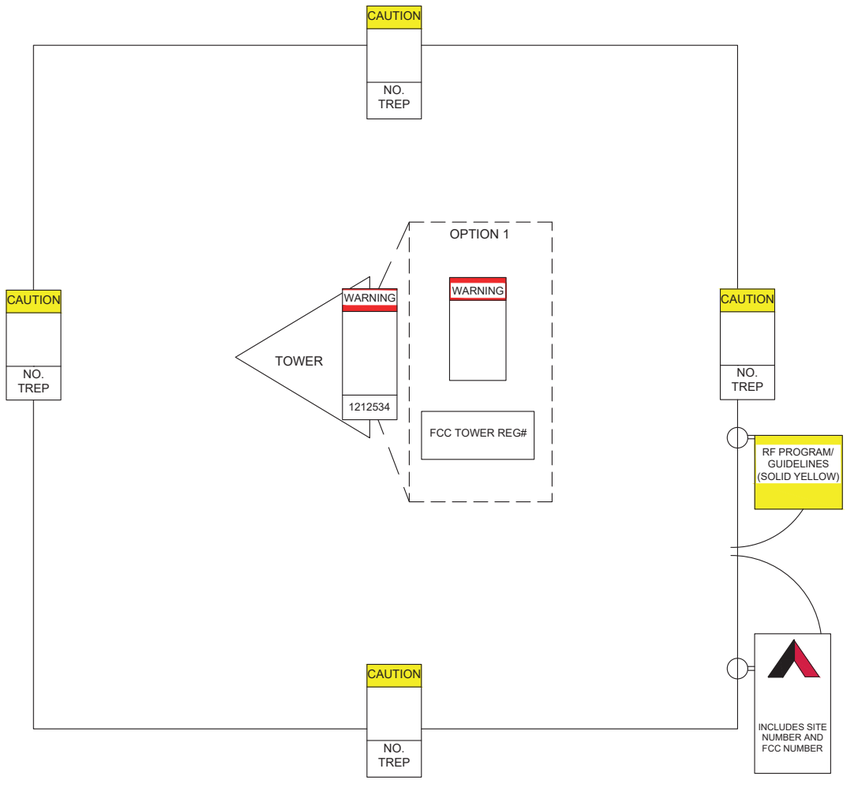
| SHEET NUMBER: | REVISION: |
|---|---|
| C-501 | 0 |


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 #

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

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



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|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:

8630, 8063, 8187, 8188, 41241

ATC SITE NAME:

MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:38

cosign

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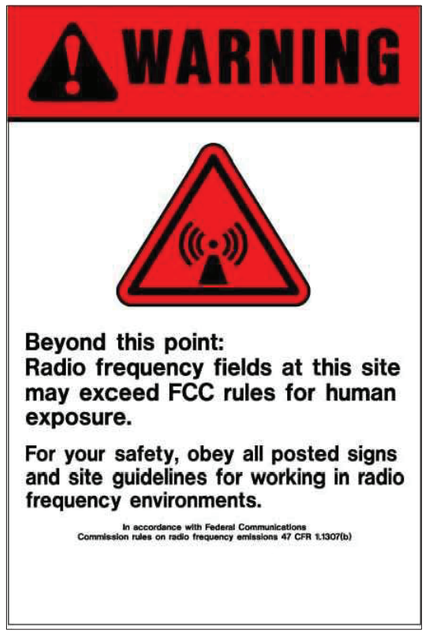
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SIGNAGE

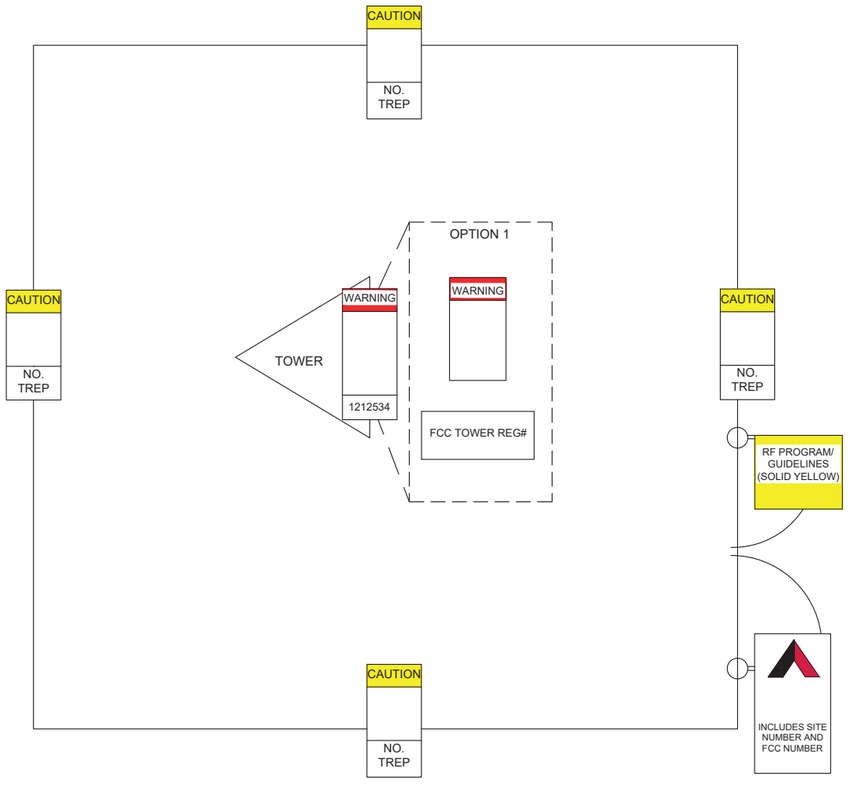
| SHEET NUMBER: | REVISION: |
|---|---|
| C-502 | 0 |


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'.





ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

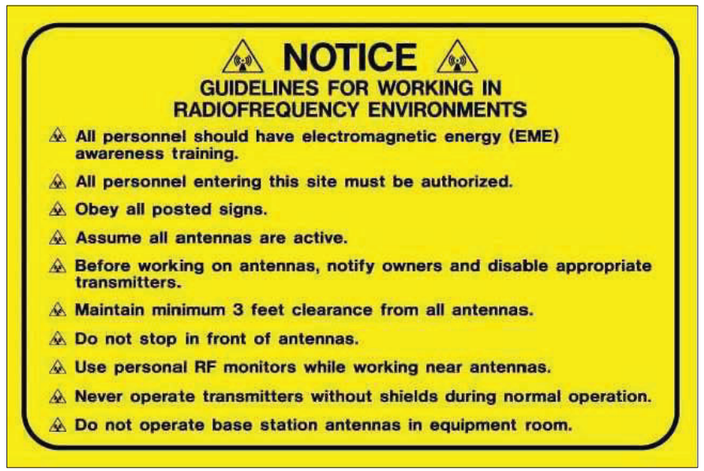

EXISTING SIGNAGE PHOTO

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.




ATC RF PROGRAM NOTICE SIGN


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



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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:40

cosign

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

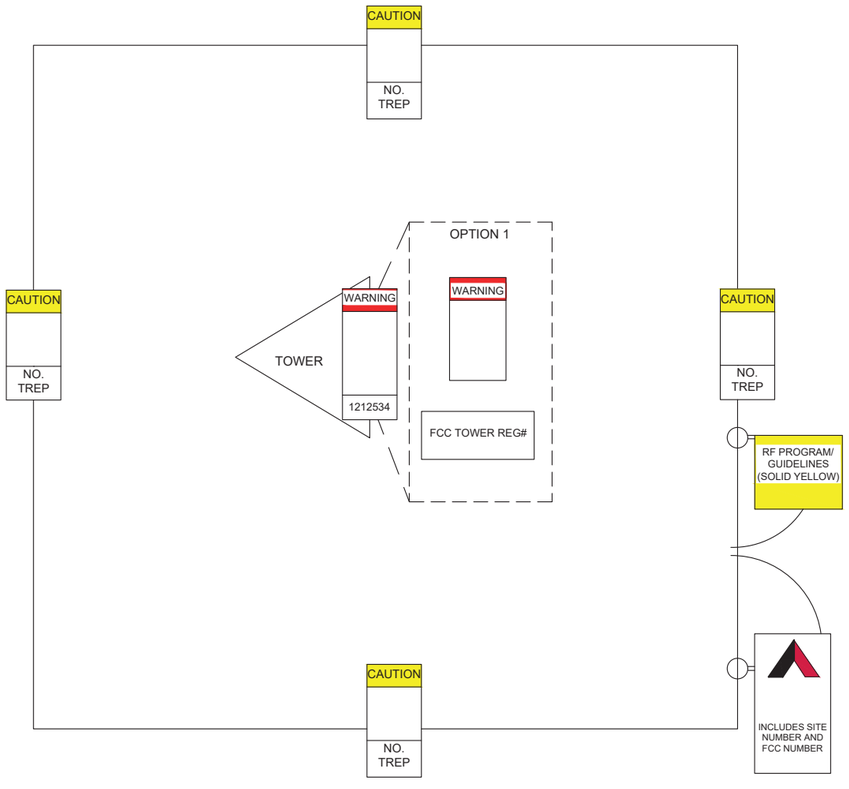
SIGNAGE

| SHEET NUMBER: | REVISION: |
|---|---|
| C-503 | 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 #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN


EXISTING SIGNAGE PHOTO

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- All personnel entering this site must be authorized.
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- 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 : | MONTARA PEAK #2, T3 |
| SITE NUMBER : | 8188 |
| FCC REGISTRATION # : | 1221204 |

| 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:

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



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ATC SITE NUMBER:

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SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:41

cosign

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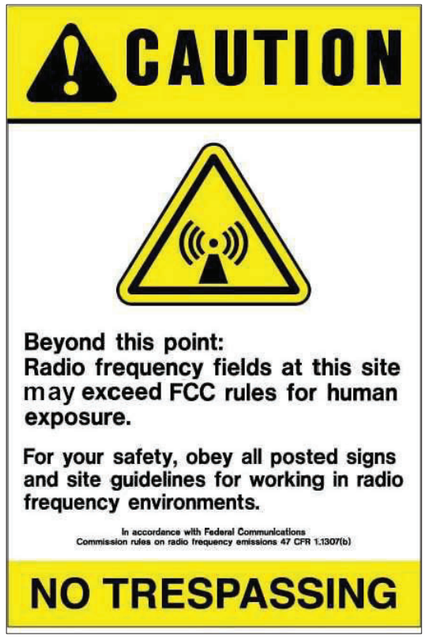
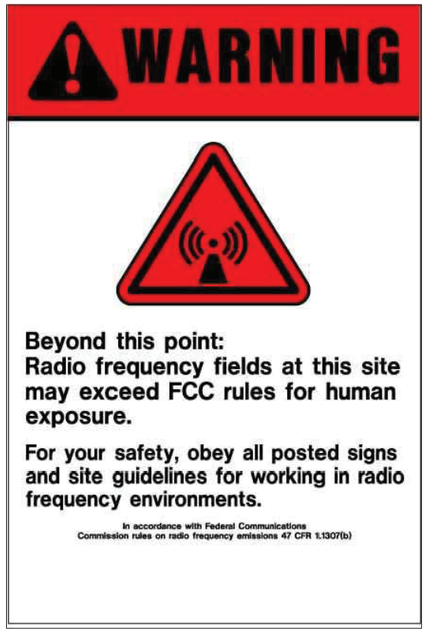
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SIGNAGE

| SHEET NUMBER: | REVISION: |
|---|---|
| C-504 | 0 |

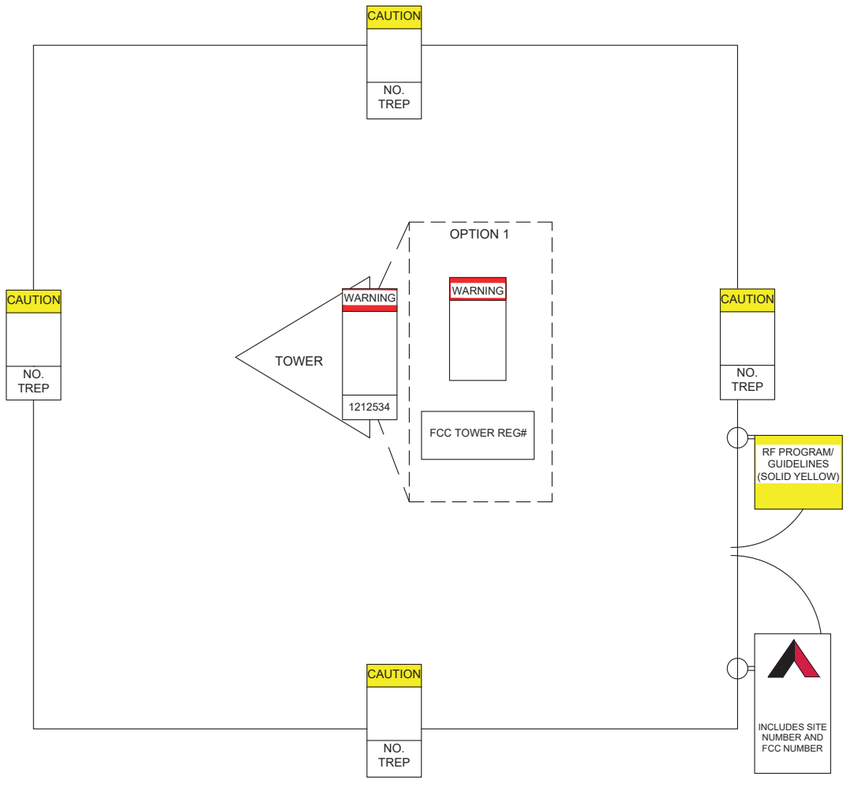



ATC CAUTION AND NO TRESPASSING SIGN




ATC RF WARNING AND FCC NUMBER SIGN

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





ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



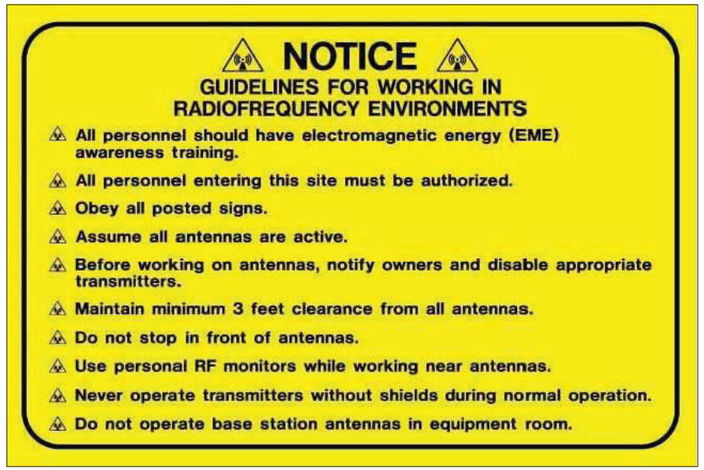

EXISTING SIGNAGE PHOTO

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.




ATC RF PROGRAM NOTICE SIGN


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



| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:41
cosign

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

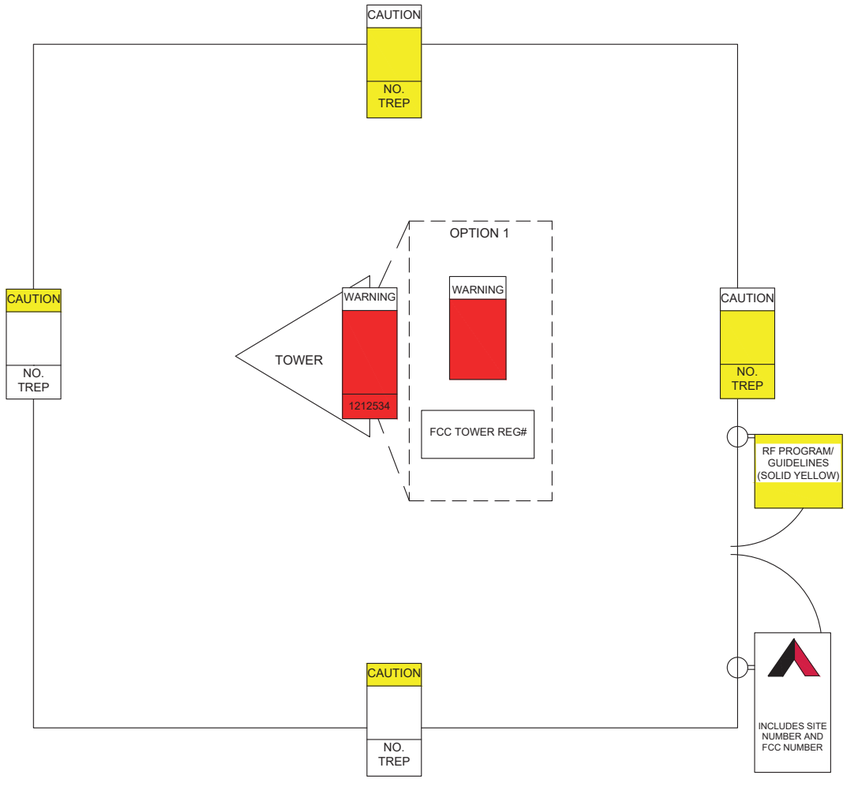
SIGNAGE

| SHEET NUMBER: | REVISION: |
|---|---|
| C-505 | 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 #

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.

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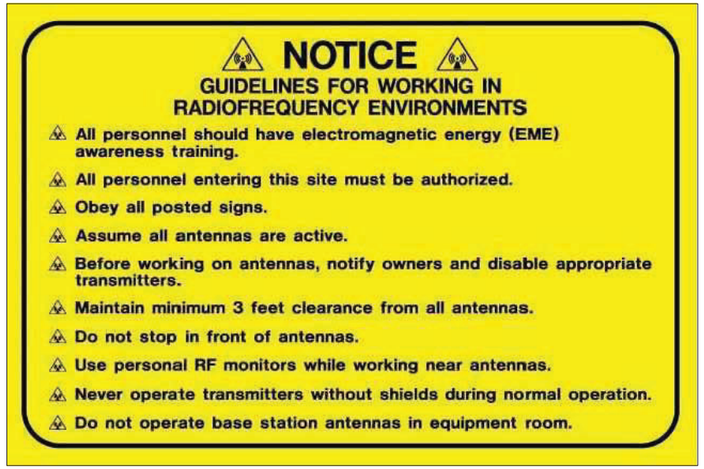


ATC RF PROGRAM NOTICE SIGN


ATC SITE SIGN

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Authorized by "Scott Fletcher"
29 Mar 2021 09:16:42

cosign

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|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SIGNAGE

| SHEET NUMBER: | REVISION: |
|---|---|
| C-506 | 0 |

## CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

## SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

## GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

## CAP EX SPECIAL INSPECTION CHECKLIST

| INSPECTION ITEM | DESCRIPTION | INSPECTION TESTING REQUIRED | RESPONSIBILITY | SI REVIEW REQUIRED | | | INSPECTION FREQUENCY | |
|---|---|---|---|---|---|---|---|---|
| | | | | PRE CX | DURING CX | POST CX | PERIODIC | CONTINUOUS |
| SPECIAL INSPECTION FIELD WORK & REPORT | DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES. | N | SI | | | | | |
| ENGINEERING ASSEMBLY DRAWINGS | GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT | N | GC | | | | | |
| FABRICATED MATERIAL VERIFICATION & INSPECTION | MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC | N | SI | | | | | |
| ROAD INSPECTION | STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS UNLESS OTHERWISE SPECIFIED. | Y | GC / SI | | | ✔ | ✔ | |
| DITCH INSPECTION | A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED. | N | SI | | | | | |
| CHECK DAM INSPECTION | INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED.CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW. | N | SI | | | | | |
| WATER BAR INSPECTION | IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA. | N | SI | | | | | |
| TURN-OUT INSPECTION | IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN. | Y | SI | | ✔ | ✔ | ✔ | |
| CULVERT INSPECTION | INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW. | N | SI | | | | | |
| OUTLET PROTECTION INSPECTION | SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL.DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3"-6" CLEAN STONE). | N | SI | | | | | |
| BASIN INSPECTION | UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT. | N | SI | | | | | |
| SILT FENCE INSPECTION | ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED. | N | SI | | | | | |
| SEEDING INSPECTION | SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED. | N | SI | | | | | |
| COMPACTION VERIFICATION | CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS. | Y | GC / TA | | | ✔ | | |
| COMPOUND INSPECTION | THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES. | N | GC / TA | | | | | |
| SLOPE STABILITY INSPECTION | EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED. | N | SI | | | | | |
| POWER AND GROUNDING | POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS | N | SI | | | | | |
| GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES | GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT | N | GC | | | | | |
| SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED) | SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT | N | SI | | | | | |
| PHOTOGRAPHS | PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT. | N | GC / SI | | | | | |

NOTE: SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.

TABLE KEY:
SI - ATC APPROVED SPECIAL INSPECTOR
GC - GENERAL CONTRACTOR
TA - 3RD PARTY TESTING AGENCY
CX - CONSTRUCTION
CM - CONSTRUCTION MANAGER
ATC - AMERICAN TOWER CORPORATION

COMMENTS: ALL ROADWORK AND MAINTENANCE MUST BE DONE TO SAN MATEO COUNTY STANDARDS AND CERTIFIED BY LICENSED ENGINEER TO INCLUDE ANY AND ALL COMPACTION OF ROADWAY.


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




| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | FOR CONSTRUCTION | AV | 03/29/21 |
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| | | | |
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| | | | |

ATC SITE NUMBER:
8630, 8063, 8187, 8188, 41241

ATC SITE NAME:
MONTARA PEAK 2 T1 T5

SITE ADDRESS:
3501 WHITING RIDGE ROAD
MONTARA, CA 94038

SEAL:


Authorized by "Scott Fletcher"
29 Mar 2021 09:16:42
cosign

| | |
|---|---|
| DATE DRAWN: | 03/29/21 |
| ATC JOB NO: | 13626219_E1 |

SPECIAL INSPECTIONS WORKSHEET

| SHEET NUMBER: | REVISION: |
|---|---|
| C-602 | 0 |

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT D

Lawrence Behr Associates INC
www.lbagroup.com

# NIER Study Report

**SITE NAME:**

# Montara Peak #2

**LOCATION:**

Montara, California

**COMPANY:**

American Tower, Inc

*April 24th, 2019*

3400 Tupper Drive | Greenville, NC 27834
252-317-2123 | 800-522-4464 | lbagrp@lbagroup.com

**NIER Study:**

# Montara Peak #2

*American Tower*
*Montara, California*

## INTRODUCTION

Lawrence Behr Associates, Inc. (LBA) has been retained American Tower Inc. (ATC) of Woburn, MA to evaluate the RF emissions of four existing poles at this location. The calculations in this report represent a "worst case" scenario.

## SITE AND FACILITY CONSIDERATIONS

Site Montara Peak #1 is located at 3501 Whiting Ridge Rd. in Montara, CA. There are four poles at this location as shown in the chart below.

| Montara Peak #2 | | | | | |
|---|---|---|---|---|---|
| Tower Locations & Descriptions | | | | | |
| Site # | Tower # | Coordinates | | Type | Height |
| 8063 | T1 | 37.562164 | -122.480497 | Wooden Pole | 56' |
| 8187 | T2 | 37.562169 | -122.480550 | Wooden Pole | 55' |
| 8188 | T3 | 37.562222 | -122.480544 | Wooden Pole | 56' |
| 41214 | T4 | 37.562217 | -122.480492 | Wooden Pole | 55' |
| | | | | | |
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Since all four poles are closely located, all four were modeled as one structure. All data used in this study was provided by one or more of the following sources:

1. ATC furnished data
2. Compiled from carrier and manufacturer standard configurations
3. Empirical data collected by LBA

A topographic map of the study area is located in Appendix 1. A satellite view of the study area is located in Appendix 2.

**POWER DENSITY CALCULATIONS**

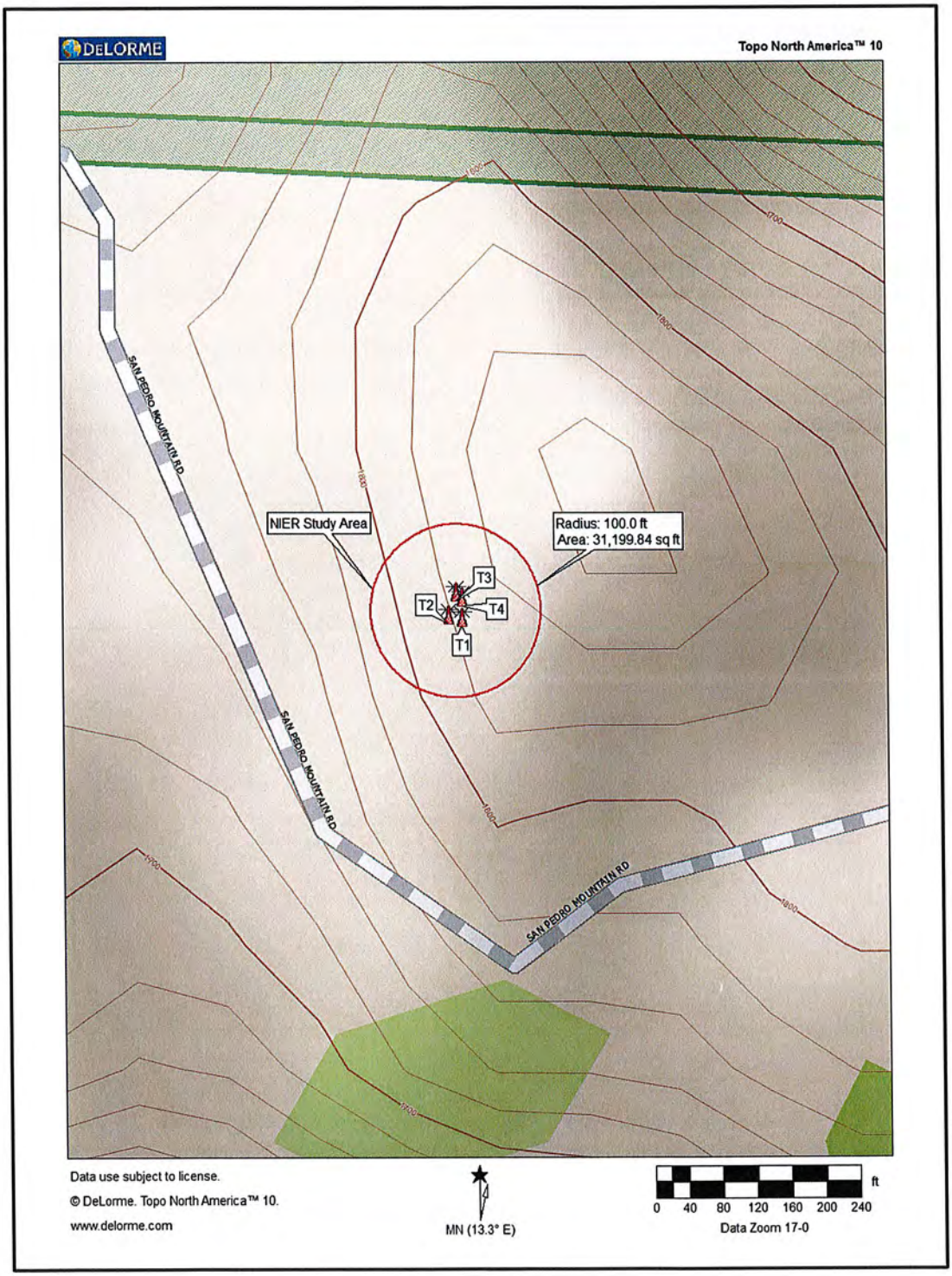
Graphs of the power density at different distances from the transmitter, compared to FCC MPE general population and occupational limits, may be seen in Appendix 3. These are based upon the Information Relating to MPE Standards found in Appendix 4. Study methodology may be seen in Appendix 5, which describes the Non-Ionizing Radiation Prediction Models. This site ***IS*** in compliance with FCC OET-65 MPE limits.


April 24th, 2019

Michael W. Hayden NCE CPBE CBNT AMD
Vice President, Lawrence Behr Associates, Inc.

# Appendix 1

Survey Area Topographic Map



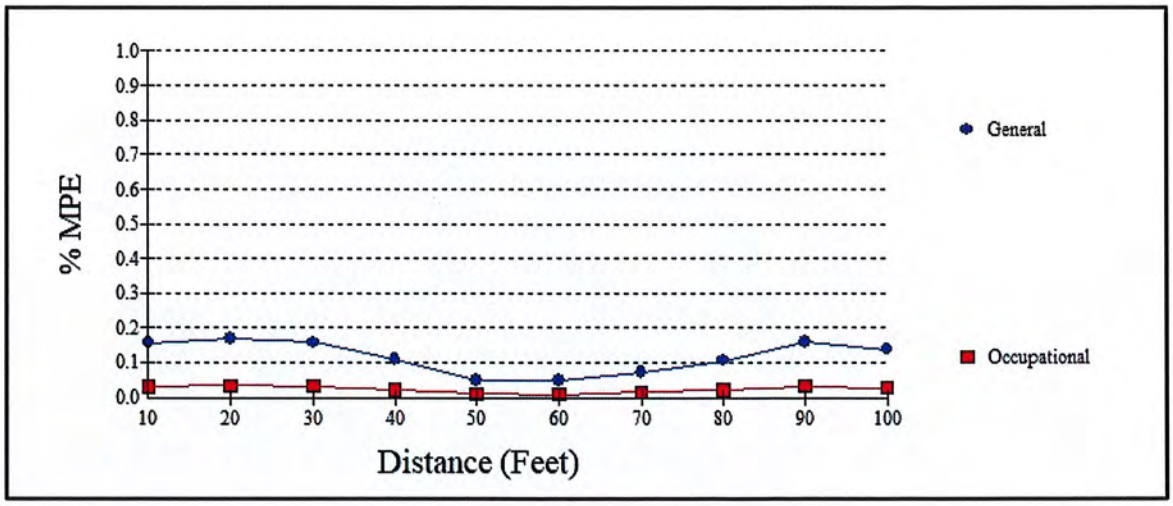
# Appendix 2

Study Area Satellite Photo


Lawrence Behr Associates INC
www.lbagroup.com | 3400 Tupper Dr. | Greenville, NC 27834
252-317-2123 | 800-522-4464 | lbagrp@lbagroup.com

# Appendix 3

FCC OET-65 MPE Limit Study




| | |
|---|---|
| Maximum Power Density (@20'): | 0.0016 mW/cm² |
| General Population MPE (@20'): | 0.17% |
| Occupational MPE (@20'): | 0.03% |

# Appendix 4

Information Pertaining to MPE Standards

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.

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.

# 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.

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

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.

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. As this study is concerned only with Near Field calculations, we will only describe the model used for this study. For additional details, refer to FCC OET Bulletin 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

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
$\theta_{BW}$ = 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.

**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 E

SITESAFE
RF COMPLIANCE EXPERTS
A BUSINESS OF FDH VELOCITEL

200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com



# The Derna Group on behalf of AT&T Mobility, LLC
# Site FA – 10095973
# Site ID – CNU0022
# USID – 12707
# Site Name – Montara Park CA
# Site Compliance Report

## Mcnee State Park Hiking Trail 4 Miles From Highway 92
## Moss Beach, CA 94038

Latitude: N37-33-41.42
Longitude: W122-28-40.75
Structure Type: Self-Support

Report generated date: July 12, 2016
Report by: Kevin Bernstetter
Customer Contact: Tanner Young

**AT&T Mobility, LLC will be compliant when the remediation recommended in section 5.2 or other appropriate remediation is implemented.**



LICENSED PROFESSIONAL ENGINEER
KLAUS BENDER
E 18131
ELECTRICAL
STATE OF CALIFORNIA

Klaus Bender
**Klaus Bender**
**Registered Professional Engineer (Electrical)**
**State of California, 18131, Expires 2017-June-30**
**Date Signed: 2016-July-12**

# Table of Contents

# 1 General Site Summary

## 1.1 Report Summary

| AT&T Mobility, LLC | Summary |
|---|---|
| Access to Antennas Locked? | Yes |
| RF Sign(s) @ access point(s) | None |
| RF Sign(s) @ antennas | None |
| Barrier(s) @ sectors | None |
| Max cumulative simulated RFE level on the Ground | <1% of General Public Limit at Ground Level |
| FCC & AT&T Compliant? | Will Be Compliant |

The following documents were provided by the client and were utilized to create this report:

SA: ATCColloPrj_669803_PELetter_2016-06-06 16_12_02.64

CD's: AT&T - CNU0022 - 8630 - 100CDs

RF Configuration Datasheet: ATT ERP Calculator - Montara Park CA

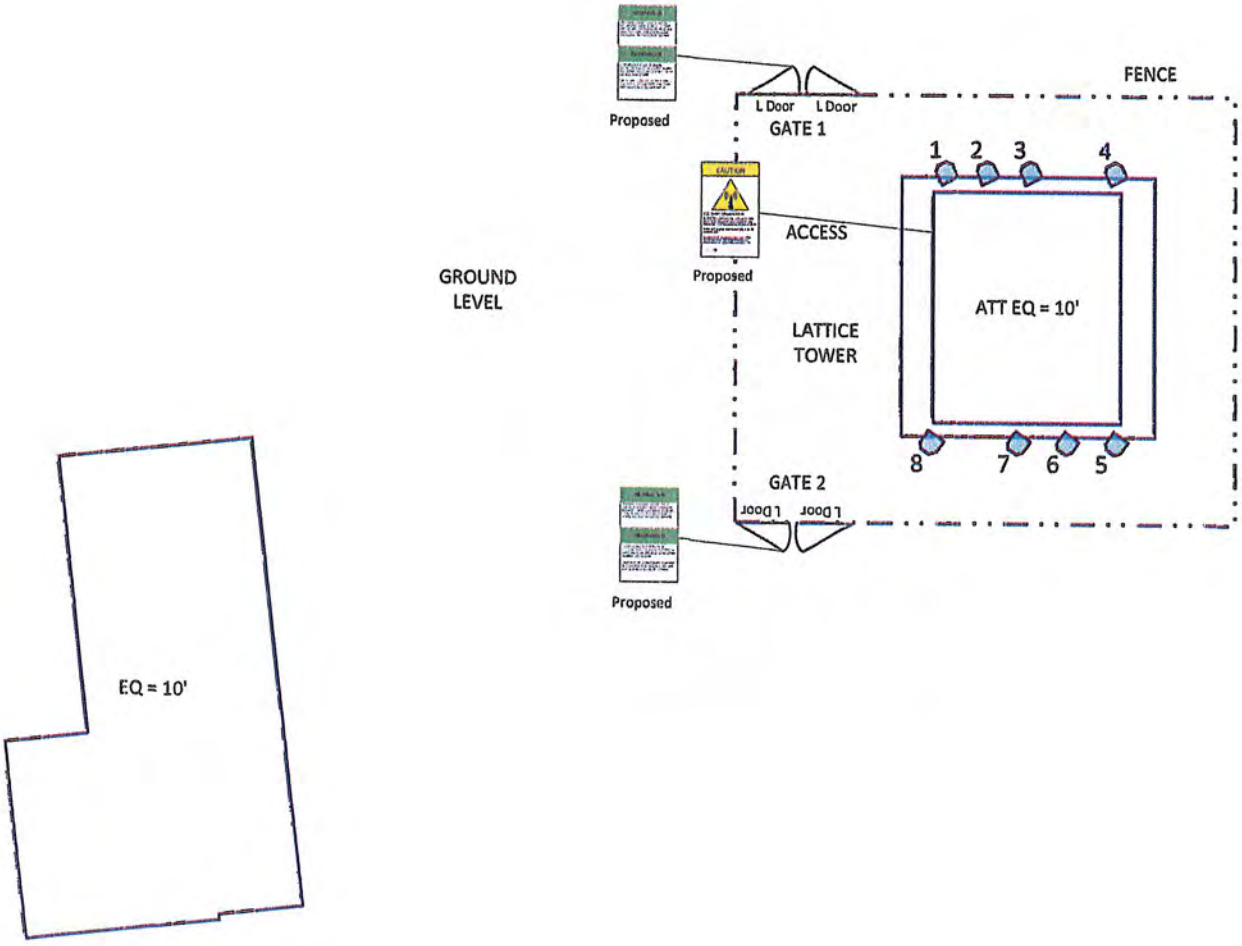
## 2 Scale Maps of Site

The following diagrams are included:

- Site Scale Map
- RF Exposure Diagram
- Elevation View

| Scale Map Key | | |
|---|---|---|
|  Existing Sign | Proposed Barrier | GPS Reading |
|  Proposed Sign PROPOSED | Existing Barrier |  Anchor Point |

# Site Scale Map For: Montara Park CA




(Feet)

0 6.8 13.6

www.sitesafe.com
Site Name:Montara Park CA
7/12/2016 7:54:52 AM

| AT&T MOBILITY LLC | VERIZON WIRELESS | T-MOBILE | METROPCS | CRICKET COMMUNICATIONS | CLEARWIRE | SPRINT |
|---|---|---|---|---|---|---|

## 3 Antenna Inventory

The following antenna inventory on this and the following page, were obtained by the customer and were utilized to create the site model diagrams:

| Ant ID | Operator | Antenna Make & Model | Type | TX Freq (MHz) | Az (Deg) | Hor BW (Deg) | Ant Len (ft) | Ant Gain (dBd) | 2G GSM Radio(s) | 3G UMTS Radio(s) | 4G Radio(s) | Total ERP (Watts) | X | Y | Z |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | AT&T MOBILITY LLC | Kathrein-Scala 800-10765 | Panel | 737 | 335 | 68 | 6.3 | 12.56 | 0 | 0 | 1 | 859 | 84.6' | 107.9' | 31.9' |
| 1 | AT&T MOBILITY LLC | Kathrein-Scala 800-10765 | Panel | 1900 | 335 | 62 | 6.3 | 16.26 | 0 | 0 | 1 | 2014 | 84.6' | 107.9' | 31.9' |
| 2 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 850 | 335 | 66 | 6.5 | 12.58 | 1 | 0 | 0 | 576 | 87.6' | 107.9' | 31.8' |
| 2 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 2100 | 335 | 63 | 6.5 | 16.34 | 0 | 0 | 1 | 2052 | 87.6' | 107.9' | 31.8' |
| 3 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 737 | 335 | 68 | 6.5 | 12.32 | 0 | 0 | 1 | 859 | 90.9' | 107.9' | 31.8' |
| 3 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 2300 | 335 | 58 | 6.5 | 15.92 | 0 | 0 | 1 | 1863 | 90.9' | 107.9' | 31.8' |
| 4 | AT&T MOBILITY LLC | Kathrein-Scala 742-265 | Panel | 850 | 335 | 68.6 | 6.3 | 13.68 | 0 | 1 | 0 | 741 | 97.2' | 107.9' | 31.9' |
| 4 | AT&T MOBILITY LLC | Kathrein-Scala 742-265 | Panel | 1900 | 335 | 59.5 | 6.3 | 16.52 | 0 | 1 | 0 | 1426 | 97.2' | 107.9' | 31.9' |
| 5 | AT&T MOBILITY LLC | Kathrein-Scala 800-10765 | Panel | 737 | 215 | 68 | 6.3 | 12.56 | 0 | 0 | 1 | 859 | 97.3' | 88.3' | 30.9' |
| 5 | AT&T MOBILITY LLC | Kathrein-Scala 800-10765 | Panel | 1900 | 215 | 62 | 6.3 | 16.26 | 0 | 0 | 1 | 2014 | 97.3' | 88.3' | 30.9' |
| 6 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 850 | 215 | 66 | 6.5 | 12.58 | 1 | 0 | 0 | 576 | 93.6' | 88.3' | 30.8' |
| 6 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 2100 | 215 | 63 | 6.5 | 16.34 | 0 | 0 | 1 | 2052 | 93.6' | 88.3' | 30.8' |
| 7 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 737 | 215 | 68 | 6.5 | 12.32 | 0 | 0 | 1 | 859 | 90' | 88.3' | 30.8' |
| 7 | AT&T MOBILITY LLC (Proposed) | Andrew SBNHH-1D65B | Panel | 2300 | 215 | 58 | 6.5 | 15.92 | 0 | 0 | 1 | 1863 | 90' | 88.3' | 30.8' |
| 8 | AT&T MOBILITY LLC | Kathrein-Scala 742-265 | Panel | 850 | 215 | 68.6 | 6.3 | 13.68 | 0 | 1 | 0 | 741 | 83.6' | 88.3' | 30.9' |
| 8 | AT&T MOBILITY LLC | Kathrein-Scala 742-265 | Panel | 1900 | 215 | 59.5 | 6.3 | 16.52 | 0 | 1 | 0 | 1426 | 83.6' | 88.3' | 30.9' |

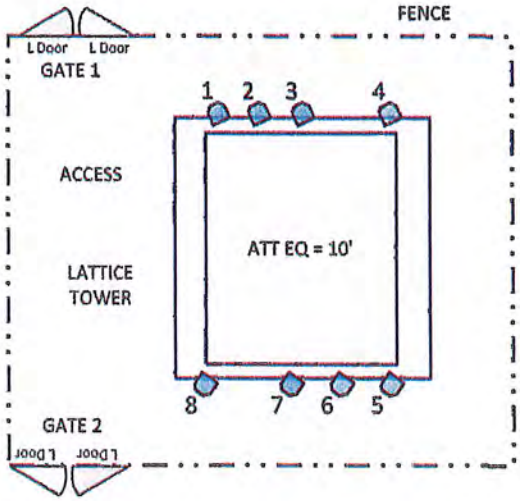
NOTE: X, Y and Z indicate relative position of the bottom of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the bottom of the antenna height above the main site level unless otherwise indicated. The distance to the bottom of the antenna is calculated by subtracting half of the length of the antenna from the antenna centerline. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.

# 4 Emission Predictions

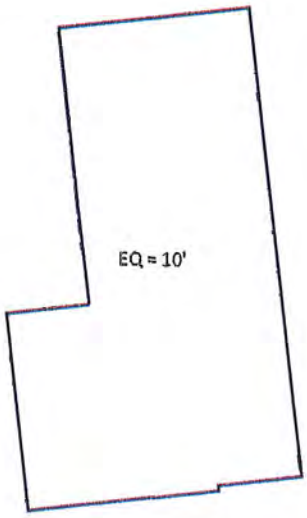
In the RF Exposure Simulations below all heights are reflected with respect to main site level. In most rooftop cases this is the height of the main rooftop and in other cases this can be ground level. Each different height area, rooftop, or platform level is labeled with its height relative to the main site level. Emissions are calculated appropriately based on the relative height and location of that area to all antennas.

The Antenna Inventory heights are referenced to the same level.

# RF Exposure Simulation For: Montara Park CA




GROUND
LEVEL




% of FCC Public Exposure Limit
Spatial average 0' - 6'

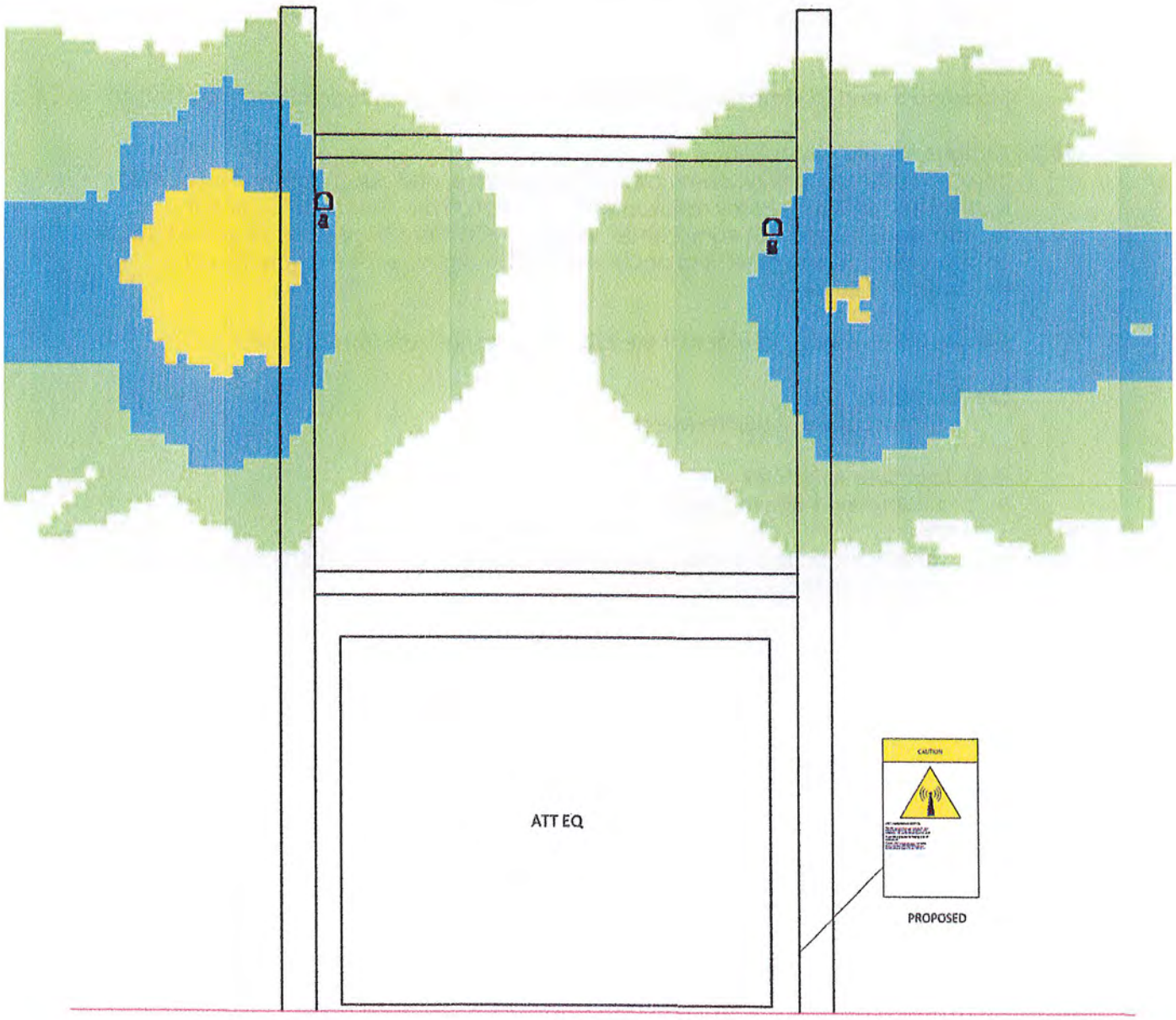
(Feet)
0 6.8 13.6
www.sitesafe.com
Site Name:Montara Park CA
7/12/2016 7:53:36 AM

>= 5000 >= 500 >= 100 >= 5 < 5

| AT&T MOBILITY LLC | VERIZON WIRELESS | T-MOBILE | METROPCS | CRICKET COMMUNICATIONS | CLEARWIRE | SPRINT |
|---|---|---|---|---|---|---|

SitesafeTC Version:1.0.0.0 - 0.0.0.248
Sitesafe OET-65 Model
Near Field Boundary: 1.5 * Aperture
Reflection Factor: 1
Spatially Averaged

# RF Exposure Simulation For: Montara Park CA
## Elevation View




% of FCC Public Exposure Limit
Spatial average 0' - 6'

(Feet)

0 3.4 6.9

www.sitesafe.com
Site Name:Montara Park CA
7/12/2016 7:58:07 AM

| >= 5000 | >= 500 | >= 100 | >= 5 | < 5 |
|---|---|---|---|---|

| AT&T MOBILITY LLC | VERIZON WIRELESS | T-MOBILE | METROPCS | CRICKET COMMUNICATIONS | CLEARWIRE | SPRINT |
|---|---|---|---|---|---|---|

SitesafeTC Version:1.0.0.0 - 0.0.0.248
Sitesafe OET-65 Model
Near Field Boundary: 1.5 * Aperture
Reflection Factor: 1
Spatially Averaged

# 5 Site Compliance

## 5.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, RF hazard signage and antenna locations, Sitesafe has determined that:

AT&T Mobility, LLC will be compliant when the remediation recommended in section 5.2 or other appropriate remediation is implemented.

The compliance determination is based on General Public RFE levels derived from theoretical modeling, RF signage placement, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the AT&T Mobility, LLC's proposed deployment plan could result in the site being rendered non-compliant.

Modeling is used for determining compliance and the percentage of MPE contribution.

## 5.2 Actions for Site Compliance

Based on FCC regulations, common industry practice, and our understanding of AT&T Mobility, LLC RF Safety Policy requirements, this section provides a statement of recommendations for site compliance. Recommendations have been proposed based on our understanding of existing access restrictions, signage, and an analysis of predicted RFE levels.

The site will be made compliant if the following changes are implemented:

### Site Access Location

Yellow caution 2 sign required.

### Gate Locations #1 and #2

Information 1 sign required.

**Note:** Signage may already exist on site. SiteSafe is recommending as a worst case scenario.

## 6 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Kevin Bernstetter.

July 12, 2016

## Appendix A – Statement of Limiting Conditions

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, that Sitesafe became aware of during the normal research involved in creating this report. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data collected by Sitesafe provided by a second party and data collected by Sitesafe, the data will be used.

# Appendix B – Regulatory Background Information

## FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

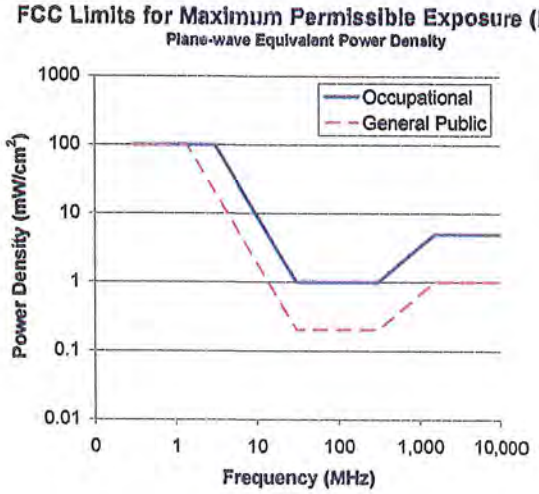
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:



**Limits for Occupational/Controlled Exposure (MPE)**

| 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 |

**Limits for General Population/Uncontrolled Exposure (MPE)**

| 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 in MHz *Plane-wave equivalent power density

## OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

(a) Each employer –

(1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;

(2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.

## Appendix C – Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

**General Maintenance Work:** Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

**Training and Qualification Verification:** All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

**Physical Access Control:** Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

**RF Signage:** Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

**Assume all antennas are active:** Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

**Maintain a 3 foot clearance from all antennas:** There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

**Site RF Emissions Diagram:** Section 4 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

## Appendix D – RF Emissions

The RF Emissions Simulation(s) in this report display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix E.

The key at the bottom of each RF Emissions Simulation indicates percentages displayed referenced to FCC General Public Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- Areas indicated as Gray are predicted to be below 5% of the MPE limits. **Gray represents areas more than 20 times below the most conservative exposure limit.**
- Green represents areas are predicted to be between 5% and 100% of the MPE limits. **Green areas are accessible to anyone.**
- Blue represents areas predicted to exceed the General Public MPE limits but are less than Occupational limits. **Blue areas should be accessible only to RF trained workers.**
- Yellow represents areas predicted to exceed Occupational MPE limits. **Yellow areas should be accessible only to RF trained workers able to assess current exposure levels.**
- Red represents areas predicted to have exposure more than 10 times the Occupational MPE limits. **Red indicates that the RF levels must be reduced prior to access.** An RF Safety Plan is required which outlines how to reduce the RF energy in these areas prior to access.

# Appendix E – Assumptions and Definitions

## General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The modeling is based on recommendations from the FCC's OET-65 bulletin with the following variances per AT&T guidance. Reflection has not been considered in the modeling, i.e. the reflection factor is 1.0. The near / far field boundary has been set to 1.5 times the aperture height of the antenna and modeling beyond that point is the lesser of the near field cylindrical model and the far field model taking into account the gain of the antenna.

The site has been modeled with these assumptions to show the maximum RF energy density. Areas modeled with exposure greater than 100% of the General Public MPE level may not actually occur, but are shown as a prediction that could be realized. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

## Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

## Definitions

***5% Rule*** – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

***Compliance*** – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

***Decibel (dB)*** – A unit for measuring power or strength of a signal.

***Duty Cycle*** – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

***Effective (or Equivalent) Isotropic Radiated Power (EIRP)*** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

***Effective Radiated Power (ERP)*** – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

***Gain (of an antenna)*** – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

***General Population/Uncontrolled Environment*** – Defined by the FCC, as an area where exposure to RF energy may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

***Generic Antenna*** – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

***Isotropic Antenna*** – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

***Maximum Measurement*** – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

***Maximum Permissible Exposure (MPE)*** – The maximum levels of RF exposure a person may be exposed to without harmful effect and with acceptable safety factor.

***Occupational/Controlled Environment*** – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are aware of the

potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

***OET Bulletin 65*** – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

***OSHA (Occupational Safety and Health Administration)*** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

***Radio Frequency (RF)*** – The frequencies of electromagnetic waves which are used for radio communications. Approximately 3 kHz to 300 GHz.

***Radio Frequency Exposure (RFE)*** – The amount of RF power density that a person is or might be exposed to.

***Spatial Average Measurement*** – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average power density an average sized human will be exposed to at a location.

***Transmitter Power Output (TPO)*** – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT F

SPRINT PCS



05/03/2023

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT G

# BIOLOGICAL RESOURCE ASSESSMENT

# NORTH PEAK ACCESS ROAD, MCNEE RANCH STATE PARK, MONTARA, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR:
American Tower Corporation

PREPARED BY:

Coast Ridge Ecology
1410 31st Avenue
San Francisco, CA 94122

June 2022

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# I. SUMMARY

This report provides a biological resource assessment for a roadway improvement project located primarily within McNee Ranch State Park, Montara, California. North Peak Access Road is a publicly accessible hiking trail which also provides vehicle access to the various telecommunication towers present on the North Peak of Montara Mountain. The unpaved road is approximately 3.7 miles in length, beginning at Highway 1 and ending at the summit of North Peak. Near the summit of Montara Mountain, North Peak Access Road briefly crosses through San Pedro County Park and Rancho Corral Del Tierra (Golden Gate National Recreation Area).

The proposed project will improve and repair portions of North Peak Access Road, install four (4) new turnouts along the road, and widen the road to allow vehicle passage where necessary. Impacts to vegetation will be limited to the new turnout locations and potentially trimming or removing vegetation to maintain a roadway width of approximately 12 feet.

Coast Ridge Ecology biologists surveyed the project site and the surrounding areas for biological resources on January 26, February 3, and February 8, 2022; and conducted a rare plant survey of the project area and a survey of two proposed fire break areas for rare plants and endangered species habitat in April 2022 (Appendix C). The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDB) was consulted for known occurrences of sensitive plant, animal, and natural plant communities of concern found within three miles of the project site (CNDDB, 2022).

Eight (8) special-status species were identified as occurring, or highly likely to occur based on habitat types present, within and/or adjacent to the project area. These are: island tube lichen (*Hypogymnia schizidiata*), Montara manzanita (*Arctostaphylos montaraensis*), Kings Mountain manzanita (*Arctostaphylos regismontana*), San Mateo tree lupine (*Lupinus arboreus var. eximius*), Franciscan wallflower (*Erysimum franciscanum*), San Bruno elfin butterfly (*Callophrys mossii bayensis*), California red-legged frog (*Rana draytonii*) and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). In addition, one sensitive plant community was identified within the project area: Montara manzanita chaparral. Host plants for the Mission blue butterfly (*Icaricia icarioides missionensis*) were identified within the project area however this species is not expected to be present. Each of these species and communities, and their potential to be impacted by project activities are discussed in section VII.

The road improvement project will primarily impact the existing graded roadway, with minimal impacts to surrounding natural habitats. However, due to the large number of sensitive species and habitats found directly adjacent to North Peak Access Road, it is recommended that sufficient measures be taken to minimize the risk of impacts to sensitive species.

This Biological Resources Assessment provides adequate information to make recommended CEQA findings regarding potentially significant impacts. The following mitigation measures would reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-1

Prior to working on site, all construction crew members and other on-site workers associated with the project shall receive an Environmental Awareness Training to be conducted by a Qualified Biologist. The training shall instruct workers on how to recognize all special-status plant/wildlife species and their preferred habitat potentially present in the project area, applicable laws and regulations regarding each species, actions to take if a special-status species is observed during construction activities, and the name/contact information of the Qualified Biologist and Qualified Biological Monitor.

Mitigation Measure BIO-2

It is recommended that all road and firebreak work that is located in areas where Pacific stonecrop plants occur, should be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species. All Pacific Stonecrop plants shall be clearly marked with flagging for avoidance prior to vegetation removal and ground disturbance activities. In addition, a Qualified Biological Monitor shall be present on site to monitor any work that is conducted within 50 feet of any Pacific stonecrop plants.

Mitigation Measure BIO-3:

The lower (western) 0.5 mile section of the North Peak Access Road, which runs adjacent to Martini Creek before it rises steeply up Montara Mountain, has potential for presence of California red-legged frog and San Francisco garter snake. Prior to conducting project-related work in this section of roadway, a Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs and San Francisco garter snakes. The Qualified Biological Monitor shall have the authority to stop work, to allow any frogs and/or snakes to move out of harm's way on their own accord.

Mitigation Measure BIO-4:

Approximately 0.58 miles of the North Peak Access Road travels through Montara manzanita (*Arctostaphylos montaraensis*) chaparral and a small number of isolated individuals are also present along the road shortly before this habitat transition. A single individual Kings Mountain manzanita (*Arctostaphylos regismontana*) is also located along North Peak Access Road shortly before the transition into Montara manzanita chaparral. Both of these species are considered special status species (CNPS 1B.2). Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita and/or King Mountain Manzanita or its associated

habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks shall be avoided. A Qualified Biological Monitor shall monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road.

Mitigation Measure BIO-5:

Two San Francisco dusky-footed woodrat (SFDFW) middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the Fire Break areas. All SFDFW middens shall be marked for avoidance. If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s).

Mitigation Measure BIO-6

Additional rare plants/lichens that occur within the project area include a single Island tube lichen (*Hypogymnia schizidiata*), a CNPS 1B.3 species, and numerous patches of Franciscan wallflower (*Erysimum franciscanum*), a CNPS 4.2 plant species, and San Mateo tree lupine (*Lupinus arboreus var. eximius*), a CNPS Rank 3.2 species. The Island tube lichen shall be avoided. Measures to minimize impacts to San Francisco wallflower and San Mateo tree lupine include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species.

Mitigation Measure BIO-7

If the project is conducted within the nesting bird season (Feb. 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

## II. PROJECT LOCATION

The project area consists of the North Peak Access Road, located primarily within McNee Ranch State Park, Montara, California (**Figure 1**). North Peak Access Road is a publicly accessible hiking trail which also provides vehicle access to the various telecommunication towers present on the North Peak of Montara Mountain. The unpaved road is approximately 3.7 miles in length, beginning at Highway 1 and ending at the summit of North Peak. Near the summit of Montara Mountain, North Peak Access Road briefly crosses through San Pedro County Park and Rancho Corral Del Tierra (Golden Gate National Recreation Area). Proposed fire break areas are located near the summit of North Peak, and are shown in Appendix C (Figure 1).

## III. PROJECT DESCRIPTION

The proposed project will improve and repair portions of North Peak Access Road, install four (4) new turnouts along the road, and widen the road to allow vehicle passage where necessary. Impacts to vegetation will be limited to the new turnout locations and potentially trimming or removing vegetation to maintain a roadway width of approximately 12 feet. Proposed fire break areas would be mowed in accordance with defensible space recommendations by Fire Safe San Mateo County (Zone 2)[1].

## IV. METHODS

Coast Ridge Ecology biologists surveyed the project site and the surrounding areas for biological resources on January 26, February 3, and February 8, 2022. In addition, a follow up rare plant survey of the project area and a survey of two proposed fire break areas for rare plants and endangered species habitat was conducted in April 2022 (Appendix C). All plant and animal species observed were documented and plant communities and habitats were assessed for their potential to support special status species.

The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDB) was consulted for known occurrences of sensitive plant, animal, and natural plant communities of concern found within three miles of the project site (CNDDB, 2022). Data from CNDDB, California Native Plant Society (CNPS) On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS, 2022), academic research publications, knowledge of regional biota, and observations made during the field surveys were used to evaluate on-site habitat suitability for special status plant and wildlife species within the project site.

[1] https://www.firesafesanmateo.org/preparedness/defensible-space


**Figure 1: Project Location Map**
North Peak Access Road
McNee Ranch State Park, Montara, CA

Service Layer Credits: USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data. Data Refreshed July, 2017.

# V. EXISTING SETTING

The project area consists of the unpaved North Peak Access Road, located within McNee Ranch State Park in Montara, California. The road travels approximately 3.7 miles between Highway 1 and the North Peak of Montara Mountain. Topography along the road is highly variable, ranging from nearly flat near the bottom to extremely steep, rocky sections near the summit of North Peak. The elevation of the project site is approximately 82 feet at the beginning of the road (Highway 1), increasing to approximately 1,850 feet at the summit of North Peak.

### *Soils*

Three soil units were mapped as occurring within the project site by the National Resources Conservation Service (NRCS). The three soil types mapped within the project site, in order of prevalence, are:

- Scarper-Miramar complex, 30 to 75 percent slopes
- Typic Argiustolls, loamy-Urban land association, 5 to 15 percent slopes
- Barnabe-Candlestick complex, 30 to 75 percent slopes

Scarper-Miramar complex soils are granitic soils generally consisting of gravelly coarse sandy loam derived from quartz-diorite parent material (NRCS, 2022). These soils are generally found on mountain slopes, where they form a relatively thin (approximately 25 inches thick) layer over weathered bedrock. This is the dominant soil type present within the project area, encompassing the mid and high elevation portions of North Peak Access Trail.

Typic Arguistolls, loamy-Urban land association soils consist of sandy clay loam derived from sedimentary rock (NRCS, 2022). Within the project area, these soils are only found near the base of North Peak Access Road in the vicinity of Martini Creek.

Candlestick-Barnabe complex soils consist of gravelly sandy loam to sandy clay loam soils with sandstone bedrock parent material (NRCS, 2022). Within the project site, this soil type is only found in small areas along the northernmost portion of the road.

The project area does not contain serpentine, calcareous, or ultramafic soils that could support any special status plant species that predominately utilize these soil types (NRCS, 2022).

### *Hydrology*

Numerous minor drainages are present in the vicinity of the project site, most of which flow into Martini Creek, south of the project area. In addition, the first approximately 0.34 miles of North Peak Access Road runs alongside Martini Creek before it enters the Pacific Ocean. However, none of these hydrologic features are present within the graded roadway that makes up the project site, and no drainage features were detected at proposed turnout locations.

***Jurisdictional Waters and Wetlands***

To meet the US Army Corps of Engineers (USACE) definition of wetland, an area must demonstrate three critical characteristics: wetland vegetation, wetland hydrology, and wetland soils (Federal Interagency Committee for Wetland Delineation, 1989). Additionally, to fall under jurisdiction of the USACE, a wetland must have some evident hydrological connection to other wetlands and/or waters of the United States. The US Fish and Wildlife Service definition of wetland is similar: at least periodically, the land must support predominantly hydrophytes; the substrate must be predominantly undrained hydric soil; or the substrate is non-soil that is saturated with water or covered by shallow water at some time during the growing season of the year (Cowardin, et al., 1979).

The State defines wetlands more broadly than the federal wetlands program by recognizing that wetlands may have evidence of only one of the three federal parameters: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year" (Cowardin, 1979).

US jurisdictional waters are essentially defined as “all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters.[2] The (State) Water Code defines “waters of the state” broadly to include “any surface water or groundwater, including saline waters, within the boundaries of the state.” “Waters of the state” includes all “waters of the U.S.” [3]

No potential wetlands or waters of the US features were identified within the roadway and turnout areas and no impacts to wetlands, waters of the State, or waters of the US are expected.

[2] https://www.epa.gov/nwpr/about-waters-united-states

[3] (Procedures for Discharges of Dredged or Fill Material to Waters of the State, 2019) https://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/procedures_conformed.pdf

# VI. PLANT COMMUNITIES AND HABITAT TYPES

## *Vegetation Communities*

Plant communities along North Peak Access Road and in the vicinity of proposed turnout locations and proposed fire breaks can be broadly divided into three (3) distinct alliances, based on the classification system used in the California Native Plant Society (CNPS) Manual of California Vegetation (CNPS 2022a). Primary impacts to plant communities would be limited to the creation of turnouts, trimming back vegetation encroaching into the roadway, and mowing of fire break areas. Descriptions of these general plant communities documented within the project site are provided below. A list of all plant species documented within the project site is provided in **Table 1.**

Monterey Cypress – Monterey Pine Stand

Monterey cypress (*Hesperocyperis macrocarpa*) and Monterey pine (*Pinus radiata*) trees are not native to the San Francisco Bay Area, but were widely planted and form semi-natural stands throughout California. This plant community is dominant in lower elevation areas of the project site, beginning at the start of the road and ending approximately ½ mile before the first proposed turnout location. The canopy is dominated by Monterey cypress and Monterey pine, with occasional stands of blue gum (*Eucalyptus globulus*). The shrub layer (where present) is dominated by the same species associated with coyote brush scrub (see below), which was likely the dominant plant community in this area prior to the establishment of non-native trees.

Coyote Brush Scrub

This plant community is primarily dominated by coyote brush (*Baccharis pilularis*), with other woody shrubs such as blue blossom (*Ceanothus thyrsiflorus),* California coffeeberry (*Frangula californica*), poison oak (*Toxicodendron diversilobum*) and California sagebrush (*Artemisia californica*) being co-dominant in places. Most of this plant community is composed of dense shrub cover with little understory vegetation, however some herbaceous plants such as California beeplant (*Scrophularia californica*) and wild strawberry (*Fragaria vesca*) are present in some abundance. The endemic San Mateo tree lupine (*Lupinus arboreus var. eximius*), a CNPS Rank 3.2 species, can also be found in patches throughout this plant community. Most of the mid-elevation portion of the North Peak Access Road is composed of this scrub habitat, which is also present near the peak of the mountain. Much of the vegetation encroaching into the roadway is made up of the shrub species listed above, which will likely be trimmed back as part of the roadway improvement efforts. In addition, minor impacts to this plant community will occur during construction of roadway turnouts, particularly Turnout 2 (**Figure 7**) and within the 2 proposed fire break areas.

Montara Manzanita – Golden Chinquapin Chaparral

This sensitive plant community, endemic to the upper slopes of Montara Mountain, is heavily dominated by Montara manzanita (*Arctostaphylos montaraensis*) and golden chinquapin (*Chrysolepis chrysophylla*). Due to the extremely limited distribution of this habitat, it is considered a sensitive plant community by the California Department of Fish and Wildlife. The Montara manzanita is a CNPS Rank 1B.2 plant species only known from Montara Mountain and San Bruno Mountain, where it occasionally grows at a sufficient density to form this characteristic plant community. Montara manzanita makes up a large portion of the vegetative cover within this plant community, approaching 100 percent of the vegetative cover in some areas. Golden chinquapin is also characteristic of this plant community, being abundant in the shrub layer and occasionally forming a canopy over the manzanita. Areas not completely dominated by Montara manzanita and golden chinquapin generally have a mix of other native shrubs such as blue blossom, coyote brush, and California coffeeberry. The herbaceous layer is very sparse, with little to no herbaceous growth beneath the dense manzanita foliage. Numerous outcrops of bare rock are also found within this plant community, which can host other rare plant species such as broadleaf stonecrop (*Sedum spathulifolium*), host plant for the endangered San Bruno elfin butterfly (*Callophrys mossii bayensis*). North Peak Access Road passes directly through a sizeable patch of this habitat (**Figures 4-5**), where additional care should be taken to limit impacts from road improvement work.

**Table 1: Plant Species Observed During Site Surveys**

| Common Name | Scientific Name | Status |
|---|---|---|
| Yarrow | *Achillea millefolium* | N |
| Deerweed | *Acmispon glaber* | N |
| Creeping bentgrass | *Agrostis stolonifera* | NNI |
| Henderson's angelica | *Angelica hendersonii* | N |
| Montara manzanita | *Arctostaphylos montaraensis* | R (CNPS 1B.2) |
| Kings Mountain manzanita | *Arctostaphylos regismontana* | R (CNPS 1B.2) |
| California sagebrush | *Artemisia californica* | N |
| California mugwort | *Artemisia douglasiana* | N |
| Wild oats | *Avena barbata* | NNI |
| Coyote brush | *Baccharis pilularis* | N |
| California barberry | *Berberis pinnata* | N |
| Black mustard | *Brassica nigra* | NNI |
| Rattlesnake grass | *Briza maxima* | NNI |
| Ripgut brome | *Bromus diandrus* | NNI |
| California brome | *Bromus sitchensis var. carinatus* | N |
| Redmaids | *Calandrinia menziesii* | N |
| Morning glory | *Calystegia sp.* | N |

| Common Name | Scientific Name | Status |
|---|---|---|
| Hairy bitter cress | *Cardamine hirsuta* | NN |
| Coast indian paintbrush | *Castilleja affinis ssp. affinis* | N |
| Dense flower owl's clover | *Castilleja densiflora* | N |
| Wight's paintbrush | *Castilleja wightii* | N |
| Blue blossom | *Ceanothus thyrsiflorus* | N |
| Chasmanthe | *Chasmanthe floribunda* | NNI |
| Soap plant | *Chlorogalum pomeridianum* | N |
| Golden chinquapin | *Chrysolepis chrysophylla* | N |
| Western thistle | *Cirsium occidentale* | N |
| Bull thistle | *Cirsium vulgare* | NNI |
| Yerba buena | *Clinopodium douglasii* | N |
| Poison hemlock | *Conium maculatum* | NNI |
| Pampas grass | *Cortaderia sp.* | NNI |
| Beaked hazelnut | *Corylus cornuta* | N |
| Wooly Cotoneaster | *Cotoneaster pannosus* | NNI |
| Dogtail grass | *Cynosurus echinatus* | NNI |
| Wild carrot | *Daucus pusillus* | N |
| Cape ivy | *Delairea odorata* | NNI |
| Coast larkspur | *Delphinium californicum* | N |
| Sticky monkeyflower | *Diplacus aurantiacus* | N |
| Teasel | *Dipsacus sp.* | NNI |
| Blue dicks | *Dipterostemon capitatus* | N |
| Sticky cinquefoil | *Drymocallis glandulosa* | N |
| Sea lettuce | *Dudleya farinosa* | N |
| Upright Veldt Grass | *Ehrharta erecta* | NNI |
| Willowherb | *Epilobium sp.* | N |
| Horseweed | *Erigeron sp.* | NN |
| Yerba santa | *Eriodictyon californicum* | N |
| Coast buckwheat | *Eriogonum latifolium* | N |
| Golden yarrow | *Eriophyllum confertiflorum* | N |
| Lizard tail | *Eriophyllum staechadifolium* | N |
| Redstem filaree | *Erodium cicutarium* | NNI |
| Franciscan wallflower | *Erysimum franciscanum* | R (CNPS 4.2) |
| California poppy | *Eschscholzia californica* | N |
| Blue gum | *Eucalyptus globulus* | NNI |
| Red fescue | *Festuca rubra* | N |
| Wild strawberry | *Fragaria vesca* | N |
| California coffeeberry | *Frangula californica* | N |
| Common bedstraw | *Galium aparine* | N |
| Coast silk tassel | *Garrya elliptica* | N |

| Common Name | Scientific Name | Status |
|---|---|---|
| Geranium | *Geranium sp.* | NN |
| English ivy | *Hedera helix* | NNI |
| Common cow parsnip | *Heracleum maximum* | N |
| Monterey cypress | *Hesperocyparis macrocarpa* | NN |
| Toyon | *Heteromeles arbutifolia* | N |
| Crevice alumroot | *Heuchera micrantha* | N |
| Short pod mustard | *Hirschfeldia incana* | NNI |
| Velvet grass | *Holcus lanatus* | NNI |
| Oceanspray | *Holodiscus discolor* | N |
| Foxtail barley | *Hordeum murinum* | NNI |
| California horkelia | *Horkelia californica var. californica* | N |
| Smooth cat's ear | *Hypochaeris glabra* | NNI |
| Hairy cat's ear | *Hypochaeris radicata* | NNI |
| Douglas iris | *Iris douglasiana* | N |
| Spreading rush | *Juncus patens* | N |
| California goldfields | *Lasthenia californica* | N |
| Common pacific pea | *Lathyrus vestitus* | N |
| Sweet alyssum | *Lobularia maritima* | NNI |
| Bird's foot trefoil | *Lotus corniculatus* | NN |
| San Mateo tree lupine | *Lupinus arboreus var. eximius* | R (CNPS 3.2) |
| Miniature lupine | *Lupinus bicolor* | N |
| Varied lupine | *Lupinus littoralis var. variicolor* | N* |
| Sky lupine | *Lupinus nanus* | N |
| Common wood rush | *Luzula comosa* | N |
| California man-root | *Marah fabacea* | N |
| Bur clover | *Medicago polymorpha* | NNI |
| Torrey's melica | *Melica torreyana* | N |
| Oso berry | *Oemleria cerasiformis* | N |
| Bermuda buttercup | *Oxalis pes-caprae* | NNI |
| Hairy wood sorrel | *Oxalis pilosa* | N |
| Gold back fern | *Pentagramma triangularis* | N |
| California phacelia | *Phacelia californica* | N |
| Stinging phacelia | *Phacelia malvifolia* | N |
| Harding grass | *Phalaris aquatica* | NNI |
| Monterey pine | *Pinus radiata* | NN |
| California plantain | *Plantago erecta* | N |
| English plantain | *Plantago lanceolata* | NNI |
| California polypody | *Polypodium californicum* | N |
| Western sword fern | *Polystichum munitum* | N |
| Shooting star | *Primula sp.* | N |

| Common Name | Scientific Name | Status |
|---|---|---|
| Ladies' tobacco | *Psuedognaphalium californicum* | N |
| Western brackenfern | *Pteridium aquilinum* | N |
| Flowering currant | *Ribes sanguineum* | N |
| Thimbleberry | *Rubus parviflorus* | N |
| California blackberry | *Rubus ursinus* | N |
| Sheep sorrel | *Rumex acetosella* | NNI |
| Curly dock | *Rumex crispus* | NNI |
| Arroyo willow | *Salix lasiolepis* | N |
| Red elderberry | *Sambucus racemosa* | N |
| Pacific sanicle | *Sanicula crassicaulis* | N |
| California beeplant | *Scrophularia californica* | N |
| Broadleaf stonecrop | *Sedum spathulifolium* | N* |
| Common groundsel | *Senecio vulgaris* | NN |
| Checker mallow | *Sidalcea sp.* | N |
| Greenspot nightshade | *Solanum douglasii* | N |
| Blue witch nightshade | *Solanum umbelliferum* | N |
| South American soliva | *Soliva sosillis* | NN |
| Sow thistle | *Sonchus oleraceus* | NN |
| Southern hedgenettle | *Stachys bullata* | N |
| Foothill needle grass | *Stipa lepida* | N |
| Creeping snowberry | *Symphoricarpos mollis* | N |
| Pacific aster | *Symphyotrichum chilense* | N |
| Common dandelion | *Taraxacum officinale* | NN |
| Poison oak | *Toxicodendron diversilobum* | N |
| Evergreen huckleberry | *Vaccinium ovatum* | N |

**Status Codes:** Native (N), Non-Native (NN), Non-Native Invasive (NNI), Rare/ Sensitive (R). *Host plant for endangered butterfly species. Additional common species observed (April 2022) include *Bromus hordeaceus (NNI), Elymus glaucus (N), Gamochaeta ustulata (N), Monardella villosa (N), Ranunculus californicus var. californicus (N) and Trifolium campestre (NN).*

### *Wildlife*

**Table 2: Wildlife Species Observed During Site Surveys**

| Common Name | Scientific Name |
|---|---|
| **Birds** | |
| American robin | *Turdus migratorius* |
| Anna's hummingbird | *Calypte anna* |
| Bewick's wren | *Thryomanes bewickii* |
| California scrub-jay | *Aphelocoma californica* |
| California thrasher | *Toxostoma redivivum* |
| California towhee | *Melozone crissalis* |

| | |
|---|---|
| Chestnut-backed chickadee | *Poecile rufescens* |
| Common raven | *Corvus corax* |
| European starling | *Sturnus vulgaris* |
| Hermit thrush | *Catharus guttatus* |
| Northern flicker | *Colaptes auratus* |
| Song sparrow | *Melospiza melodia* |
| Turkey vulture | *Cathartes aura* |
| White-crowned sparrow | *Zonotrichia leucophrys* |
| Wrentit | *Chamaea fasciata* |
| **Mammals** | |
| Mule deer (scat) | *Odocoileus hemionus* |
| San Francisco dusky-footed woodrat (middens) | *Neotoma fuscipes annectens* |
| **Reptiles** | |
| Western fence lizard | *Sceloporus occidentalis* |

While the open space surrounding the project area provides excellent habitat for a variety of wildlife species, the roadway itself does not provide habitat beyond its use as a movement corridor. However, several species of birds were observed during site surveys foraging within the scrub and it is likely that some species use the dense vegetation as nesting sites during the breeding season.

Middens (nests) of the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a California Species of Special Concern, were recorded at several locations along the road (**Figures 4-5)**. These middens were generally located far enough from the roadway that they should not be impacted by project activities. However, two San Francisco dusky-footed woodrat middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3, **Figures 6, 8**) and two additional middens are located in the Fire Break areas. These middens should be marked for avoidance.

### *Wildlife Movement Corridors*

Wildlife corridors are important for conservation of wildlife in the region. Linkages between habitat types can extend for miles between primary habitat areas and occur on a large scale throughout California. Habitat linkages facilitate movement between populations located in discrete areas and populations located within larger habitat areas. Even where patches of pristine habitat are fragmented, as commonly occurs with riparian vegetation, wildlife movement between populations is facilitated through habitat linkages, migration corridors and movement corridors. Wildlife movement includes migration (i.e., usually one direction per season), inter-population movement (i.e., long-term genetic exchange) and small travel pathways (i.e., daily movement within an animal's home range).

Species utilize movement corridors in several ways. "Passage species" are those species that use corridors as thru-ways between outlying habitats. The habitat requirements for passage species are generally less than those for corridor dwellers.

Passage species use corridors for brief durations, such as for seasonal migrations or movement within a home range. As such, movement corridors do not necessarily have to meet any of the habitat requirements necessary for a passage species' everyday survival. Large herbivores, such as deer and elk, and medium-to-large carnivores, such as coyotes, bobcats and mountain lions, are typically passage species. "Corridor dwellers" are those species that have limited dispersal capabilities – a category that includes most plants, insects, reptiles, amphibians, small mammals, and birds – and use corridors for a greater length of time. As such, wildlife movement corridors must fulfill key habitat components specific to a species' life history requirements in order for them to survive. In general, however, the suitability and/or utility of the landscape – specifically, of the landscape as corridor habitat – is best evaluated on a species-specific level.

The North Peak Access Road provides the easiest path through the dense scrub and chaparral of Montara Mountain, and is likely used as a primary movement corridor by local wildlife. However, as the project is focused on maintaining this roadway and will not be creating any new barriers, it is unlikely to negatively impact the movement of wildlife through the area.

## VII. SPECIAL STATUS PLANTS, ANIMALS, AND NATURAL COMMUNITIES

The California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (CNDDB) maintains records of reported occurrences of sensitive plant, animal and natural plant communities of concern. CNDDB records provide useful information about what species have been found in a given project area, and what species may be expected in similar habitat types. An area that has not been surveyed or visited may support sensitive species that have not been discovered and reported and in addition, may require site-specific surveys to rule out special status species occurrences. The U. S. Fish and Wildlife Service (USFWS), Sacramento, also maintains lists of listed species and other species of concern that may occur in or be affected by projects in a given USGS topographic quadrangle. Information on special status plant species was obtained from the CNPS On-line Inventory of Rare, Threatened, and Endangered Plants of California.

The CNDDB records within a three mile radius of the project site were reviewed for sensitive element occurrences (CNDDB, 2022). The potential for the presence of these special status species based on proximity to the site, or similar habitat utilization is provided in **Appendix A**.

Reported occurrences of special-status species within three (3) miles of the project site are shown in **Figures 2 & 3**. Eight (8) special-status species were identified as occurring, or highly likely to occur based on habitat types present, within and/or adjacent to the project area. These are: island tube lichen (*Hypogymnia schizidiata*), Montara manzanita (*Arctostaphylos montaraensis*), Kings Mountain manzanita (*Arctostaphylos regismontana*), San Mateo tree lupine (*Lupinus arboreus var. eximius*), Franciscan wallflower (*Erysimum franciscanum*), San Bruno elfin butterfly (*Callophrys*

*mossii bayensis*), California red-legged frog (*Rana draytonii*) and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). In addition, one sensitive plant community was identified within the project area: Montara manzanita chaparral. Host plants for the Mission blue butterfly (*Icaricia icarioides missionensis*) were identified within the project area however this species is not expected to be present. Special-status species with potential to occur within the project area and their associated potential to be impacted by project activities are summarized in **Table 3** and discussed in greater detail below.

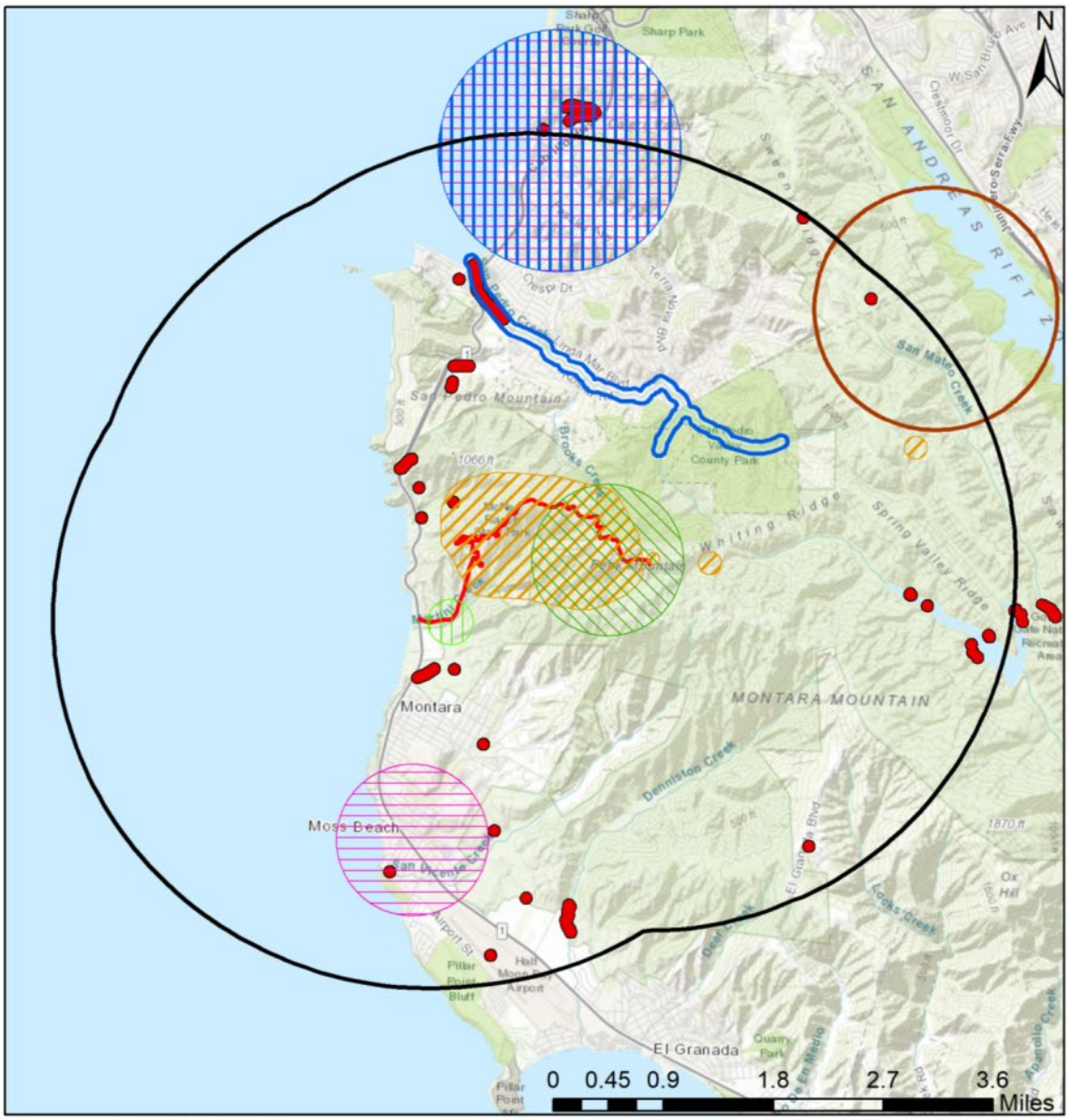


**Figure 2: CNDDB Occurrence Map (Animals)**

North Peak Access Road, McNee Ranch State Park, Montara, CA

Source: CNDDB 2/22

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

**Legend**

- Project Location
- 3 mile buffer

**Special-status species occurrences**

- American badger
- California red-legged frog
- Myrtle's silverspot butterfly
- San Bruno elfin butterfly
- San Francisco gartersnake*
- big free-tailed bat
- foothill yellow-legged frog
- monarch - California overwintering population
- obscure bumble bee
- steelhead - central California coast DPS
- western bumble bee

*Species with protected occurrence records not shown

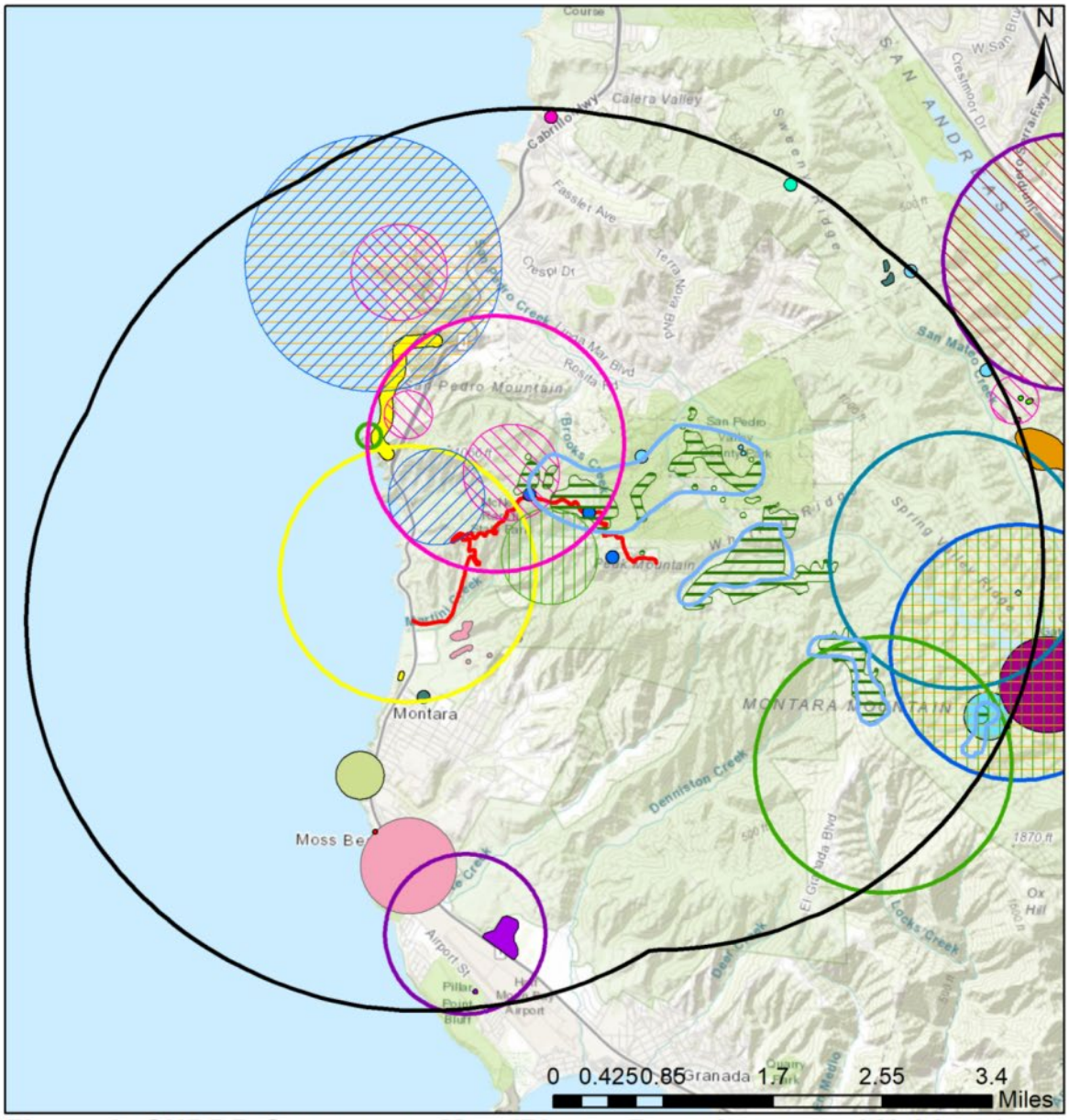


**Figure 3: CNDDB Occurrence Map (Plants, Bryophytes, and Habitats)**
North Peak Access Road, McNee Ranch State Park, Montara, CA
Source: CNDDB 2/22

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

**Legend**

- Project Location
- 3 mile buffer

**Species Occurrence Records**

- Blasdale's bent grass
- Choris' popcornflower
- Franciscan thistle
- Hickman's cinquefoil
- Kellogg's horkelia
- Kings Mountain manzanita
- Montara manzanita
- Northern Maritime Chaparral
- Oregon polemonium
- Ornduff's meadowfoam
- San Francisco campion
- San Francisco collinsia
- San Francisco gumplant
- San Francisco owl's-clover
- San Mateo woolly sunflower
- Scouler's catchfly
- Valley Needlegrass Grassland
- arcuate bush-mallow
- coast yellow leptosiphon
- coastal triquetrella
- fragrant fritillary
- island tube lichen
- pappose tarplant
- perennial goldfields
- rose leptosiphon
- western leatherwood
- white-rayed pentachaeta
- woodland woollythreads

**Table 3: Special-status Species with Occurrence and Impact Potential**

| Common Name | Scientific Name | Status | Potential for Occurrence | Potential for Impacts |
|---|---|---|---|---|
| **Mammals** | | | | |
| San Francisco dusky-footed woodrat | *Neotoma fuscipes annectens* | SSC | Present | High |
| **Amphibians and Reptiles** | | | | |
| California red-legged frog | *Rana draytonii* | FT, SSC | Moderate | Low |
| San Francisco gartersnake | *Thamnophis sirtalis tetrataenia* | FE, CE, CFP | Low | Low |
| **Invertebrates** | | | | |
| San Bruno elfin butterfly | *Callophrys mossii bayensis* | FE | High | High |
| Mission blue butterfly | *Icaricia icarioides missionensis* | FE | Low | Low |
| Obscure bumblebee | *Bombus caliginosus* | ICP | Moderate | Low |
| **Plants** | | | | |
| Montara manzanita | *Arctostaphylos montaraensis* | CNPS 1B.2 | Present | High |
| Kings Mountain manzanita | *Actostaphylos regismontana* | CNPS 1B.2 | Present | High |
| San Mateo tree lupine | *Lupinus arboreus var. eximius* | CNPS 3.2 | Present | High |
| Coast rockcress | *Arabis blepharophylla* | CNPS 4.3 | Low | Not observed |
| Franciscan wallflower | *Erysimum franciscanum* | CNPS 4.2 | Present | High |
| Kellogg's Horkelia | *Horkelia cuneata ssp. sericea* | CNPS 1B.1 | Low | Not observed |
| Choris' popcornflower | *Plagiobothrys chorisianus var. chorisianus* | CNPS 1B.2 | Low | Not observed |
| **Mosses and Lichens** | | | | |
| Island tube lichen | *Hypogymnia schizidiata* | CNPS 1B.3 | Present | Moderate |

*Impacts unable to be assessed due to species not being visible at time of site surveys. Additional surveys needed to determine location(s) if present.
**Status Key:** Federally Endangered (FE), Federally Threatened (FT), California Endangered (CE), California Fully Protected (CFP), California Species of Special Concern (SSC), California Invertebrate of Conservation Priority (ICP), California Native Plant Society Rank (CNPS)

### *A. San Bruno Elfin Butterfly (Callophrys mossii bayensis)*

Listed as an endangered species in 1976, the San Bruno elfin butterfly is restricted to small, isolated populations in San Mateo County. Populations are known from San Bruno Mountain, Milagra Ridge, the Crystal Springs Watershed, Montara Mountain, and Pacifica. The larvae of the San Bruno elfin butterfly feed exclusively on broadleaf stonecrop (*Sedum spathulifolium*), which is found on rocky outcrops in coastal scrub and coastal prairie habitats within San Mateo County. Populations of the San Bruno

elfin butterfly are generally small, even in good reproductive years, and thus this species is highly sensitive to disturbance. On Montara Mountain, the flight period for this species generally occurs between mid-March and early April, while larvae are active in mid-May to mid-June. Exact timing of emergence is tied to local weather conditions, and can fluctuate between years. Once feeding is complete, larvae of this species pupate beneath their host plants and enter an extended period of inactivity (diapause) until the next spring when they emerge as adults.

Broadleaf stonecrop was observed along two stretches of North Peak Access Road (**Figures 4-5**). Due to the timing of surveys, presence of San Bruno elfin butterflies could not be confirmed at these sites, however this species is assumed to be present. The stonecrop is growing on steep, rocky cuts along the road and is not present within the roadway or project impact area. However, due to the close proximity of these host plants to the roadway and high potential for San Bruno elfin butterflies to be present in the area, there is a high chance of negative impacts to this species unless proper conservation and avoidance measures are implemented.

### *B. Mission Blue Butterfly (Icaricia icarioides missionensis)*

The federally endangered Mission blue butterfly is a small blue butterfly limited to coastal habitats in Marin, San Francisco, and San Mateo counties. Larvae of this species feed exclusively on three species of perennial lupines: *Lupinus formosus, L. albifrons var. collinus,* and *L. littoralis* var*. variicolor*[4]*.* Mission blues have a complex lifecycle in which they will spend most of their lives in diapause as larvae during the summer, fall and winter. Mission blue larvae awake from diapause in the early spring and begin feeding on the foliage of their host plant. After feeding for a few weeks they pupate and then emerge as an adult. After eggs are laid during the adult phase, new larvae hatch from the eggs and begin feeding in the late spring prior to going into diapause. The flight period for this species typically occurs from late March to early July, while post-diapausal larvae emerge in early March and pre-diapausal larvae are active into July.

While several different species of lupines were observed during site surveys, most of these species (such as the annual lupines found in the vicinity of Turnout 4 and the San Mateo tree lupine) do not serve as host plants for the Mission blue butterfly. However, several varied lupine (*Lupinus littoralis var. variicolor*) plants are present along North Peak Access Road at the summit of Montara Mountain (**Figure 4**). Most of these plants are growing outside of the roadway and should not be impacted by project activities, however two small plants are growing in the center of the roadway where it has been cut from base rock (**Photo B-8**), and the species is present within one of the fire break areas (Appendix C). These plants are likely to be impacted by project activities, just as current use of the road impacts any plants that grow in the road. It is highly unlikely though that the Mission blue butterfly would utilize these plants, due to the Mission blue

[4] Previously recognized as *Lupinus variicolor.* Updated nomenclature reflects December 2020 revision to Jepson eFlora (Jepson Flora Project, 2022)

butterflies' preference for *L. albifrons* and *L. formosus*, and the lack of observations of Mission blues utilizing *L. littoralis* when the plants are small and isolated from populations of *L. albifrons* and *L.formosus*. *L. littoralis* is common within coastal prairie habitats and rocky outcrops in the region, and most of these areas do not support the Mission blue butterfly due to the lack of other host plant species. It is therefore highly unlikely that the Mission blue butterfly is present within the project area including the proposed fire breaks.

### *C. San Francisco gartersnake (Thamnophis sirtalis tetrataenia)*

The San Francisco gartersnake is a rare species of snake endemic to the northern San Francisco Peninsula. It is a federally and California state endangered species, and is also a Fully Protected species in California. These snakes are highly aquatic, inhabiting wetlands and adjacent grasslands where they spend much of their time in the water hunting prey, primarily frogs. There are records of this species occurring at several points along the coast of San Mateo County, however all observations are associated with freshwater emergent wetland habitats. No significant wetland habitats that could potentially support San Francisco gartersnakes were observed during the site survey, and much of the project area is far too dry and rocky to provide habitat for this species. However, there is limited potential for the snakes to occur near the base of North Peak Access Road, adjacent to Martini Creek. The coastal grasslands and moist swales present just to the south of the project area here could provide suitable habitat for gartersnakes. However, this section of the road is very short, and quickly gives way to habitat dominated by non-native conifers. Due to these factors, the San Francisco gartersnake has been assessed as having a low potential for occurrence within the project area, and a low potential for project-related impacts.

### *D. California Red-legged Frog (Rana draytonii)*

The California red-legged frog is a federally Threatened species and California State Species of Special Concern. Habitat for this species consists of ponds, slow moving streams, with emergent wetland and/or riparian vegetation for cover and adjacent upland habitats for dispersion. Most of North Peak Access Road is located within designated Critical Habitat for this species (USFWS 2022). While no suitable breeding habitat is located in the vicinity of the road, suitable foraging habitat may be present within the riverine drainages of Montara Mountain. It is possible that California red-legged frogs utilize or cross the road during their movements to and from breeding locations and/or between these drainages during the non-breeding season. Outside of these occasional crossing events, California red-legged frogs are unlikely to spend any extended period of time within the project area. Nonetheless, individual movements are somewhat unpredictable and proper precautions should be taken in the event that a frog is encountered, particularly in the lower elevation portions of the trail. Due to these factors, the California red-legged frog was assessed as having a moderate potential for occurrence within the project area, but only a low chance of project-related impacts.

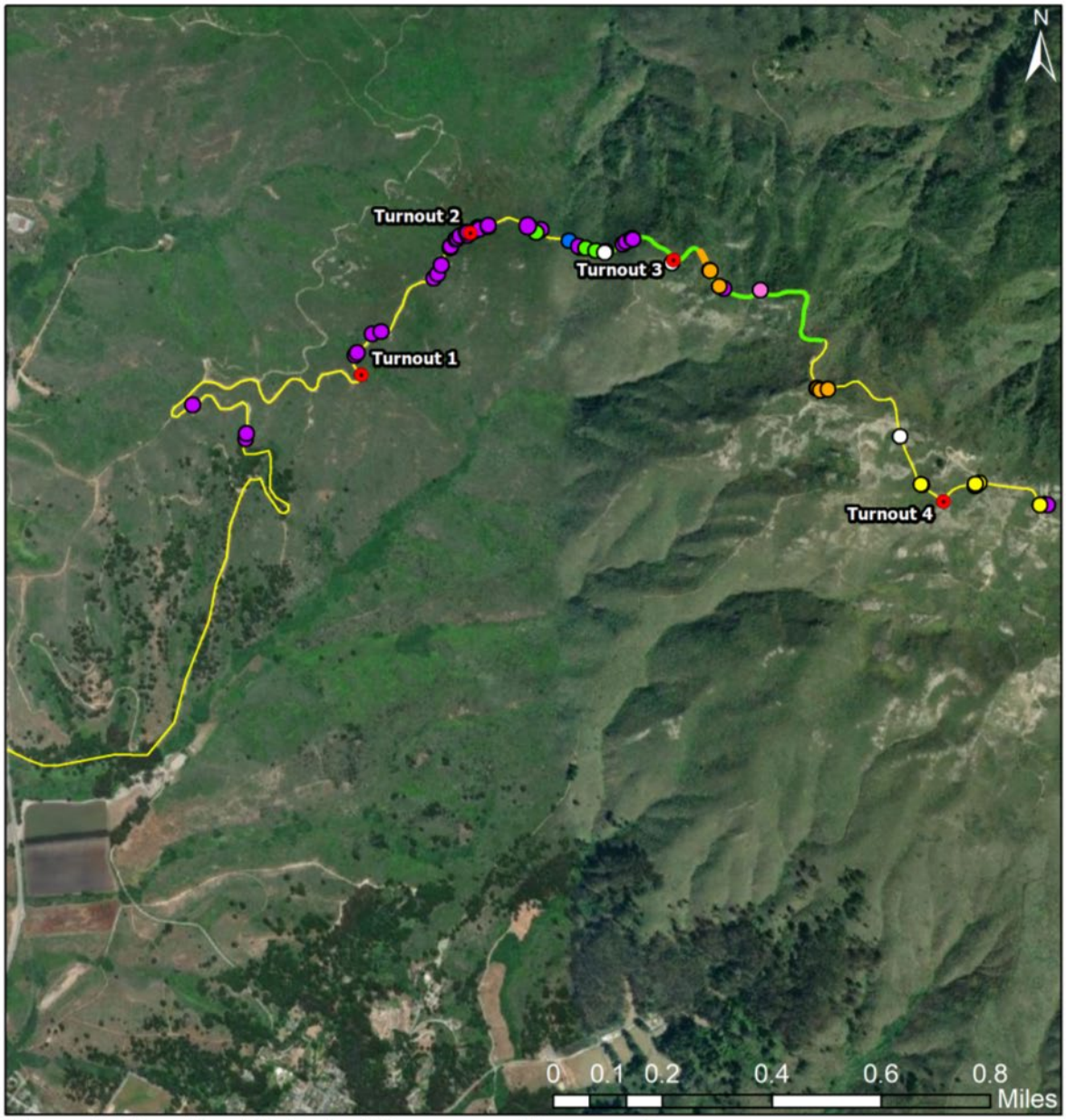


**Figure 4: Sensitive Biological Resources Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- North Peak Access Road
- Proposed Turnout

**Sensitive Resources**

- Manzanita Chaparral
- Stonecrop (patch)
- Island tube lichen
- Kings Mountain manzanita
- San Mateo tree lupine
- Varied lupine*
- Montara manzanita (individual)
- San Francisco dusky-footed woodrat midden
- Stonecrop*

*Host plant for endangered butterfly species

### *E. San Francisco Dusky-footed Woodrat (Neotoma fuscipes annectens)*

The San Francisco dusky-footed woodrat is a California Species of Special Concern. This large rodent is found in woodland and scrub habitats throughout the San Francisco Peninsula, where it builds large nest structures composed of sticks and woody debris (middens). Several of these middens were observed within dense scrub adjacent to the road during site surveys (**Figure 4**). Most of the observed middens are located several feet from the roadway and are unlikely to be disturbed by vegetation trimming and road grading activities. However, one midden located at the beginning of the Montara manzanita chaparral habitat (**Figures 4-5**) is extremely close to the proposed roadway edge, and may be impacted. Middens were also documented near the proposed locations of Turnouts 2 and 3 (**Figures 7-8)** but will not be impacted by turnout construction.

### *F. Obscure bumblebee (Bombus caliginosus*)

Bumble bees have experienced dramatic population declines in recent decades. The obscure bumblebee (*Bombus caliginosus*) is a species found only in coastal grassland habitats, and is considered an Invertebrate of Conservation Priority in California. Like other native bumblebees, the obscure bumblebee nests underground in rodent burrows. The obscure bumblebee nectars on a variety of native and non-native flowering plant species, and could potentially forage within the project area. However, due to the absence of appropriate nesting habitat within the roadway and turnout locations, the obscure bumblebee is unlikely to be impacted by project activities.

### *G. Special Status Plants, Communities & Bryophytes*

Three special-status plant species, one sensitive plant community, and one special-status lichen species were detected during site surveys, and an additional five (5) special-status plant species were assessed as having a moderate to high potential for occurrence within the project area.

Montara manzanita (*Arctostaphylos montaraensis*) and Montara manzanita chaparral

The Montara manzanita is a rare shrub species found only on the exposed granitic outcrops of Montara Mountain and San Bruno Mountain. Due to its extremely limited distribution, the Montara manzanita has a CNPS rank of 1B.2 (fairly endangered in California). Areas where the Montara manzanita forms a dominant component of the plant community are classified as Montara manzanita chaparral (listed in CNDDB as Northern Maritime Chaparral), which is also listed as a sensitive plant community by CDFW.

Approximately 0.58 miles of the North Peak Access Road travels through Montara manzanita chaparral (**Figures 4-5**). Several Montara manzanita shrubs are present along the road in this section, in some cases making up 100 percent of the shrub

canopy. A small number of isolated individuals are also present along the road shortly before the habitat transition and within the proposed fire break areas (Appendix C). Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks should be avoided. Turnout 3 is also located adjacent to this sensitive habitat, however turnout construction should not impact any manzanita (**Figure 8**).

Kings Mountain Manzanita (*Arctostaphylos regismontana*)

The Kings Mountain manzanita is another rare manzanita species endemic to the Santa Cruz Mountains of San Mateo and Santa Cruz Counties. It is ranked 1B.2 (fairly endangered in California) by the California Native Plant Society. Like the Montara manzanita, it is also found on granitic outcrops within chaparral and coastal scrub habitats.

A single individual Kings Mountain manzanita was located during site surveys using a detailed observation record in CalFlora and observations from previous biologists (CalFlora, 2022). This single plant is located along North Peak Access Road shortly before the transition into Montara manzanita chaparral (**Figures 4-5, Photo B-4**). This individual plant is fairly large, and should be easy to avoid as it does not significant encroach into the roadway.

San Mateo tree lupine (*Lupinus arboreus var. eximius*)

The San Mateo tree lupine is flowering shrub endemic to coastal San Mateo County. This species is ranked 3.2 by CNPS (more information needed), and is included on California state special plant lists. This designation means that while the species does not have the level of protection afforded to plant species with rank 1 or 2, it should still be addressed until a more clear understanding of the plant's distribution and population status is reached. In the case of the San Mateo tree lupine, the taxonomic position (whether it is a full species, subspecies, variety, or color morph of the more common *Lupinus arboreus*) appears to be currently unresolved (Scholars & Riggins, 2020). What is known is that *Lupinus arboreus var. eximius* exhibits blue and purple flower coloration, as opposed to the pure yellow flowers of *Lupinus arboreus* proper, and appears limited to coastal areas of San Mateo County. It is also not known to be a host plant for any endangered butterfly species. This species was observed along the road (Figure 4), within turnout #2 (Figure 7) and within one of the proposed fire break areas (Appendix C).

Island tube lichen (*Hypogymnia schizidiata*)

This rare lichen species was only known from the Channel Islands until 2017, when additional observations were verified in coastal San Mateo County, specifically on the slopes of Montara Mountain. Due to its extremely limited distribution and habitat

requirements, it is ranked as 1B.3 (rare or endangered in California, but not heavily threatened). As with other species of lichens, the island tube lichen is a composite organism made up of fungi and algae living in a symbiotic relationship. It is only known to be found in extremely coastal locations within California, where it is usually encountered growing on the wood of living and dead trees and shrubs.

A detailed, verified record from CNDDB was used to locate one specimen of the island tube lichen along North Peak Access Road (**Figure 5, Photo B-9**). The specimen is growing on a dead manzanita on the north side of the road, which in this location is not graded and composed of bare bedrock. As the host manzanita is off of the main roadway and located in a section of road that is not part of the proposed improvement activities, it should not be impacted by the project. Regardless, care should be taken to ensure that the host manzanita is not accidentally removed. Additional records of this species along North Peak Access Road are present in CNDDB, however these areas were surveyed and the lichen was not observed within the potential impact footprint of the project.

Other plant species

The four remaining plant species assessed as having some potential to occur within the project area would not have been visible at the time of the initial site surveys, and a follow up rare plant survey was conducted in April 2022 during their bloom period (Appendix C). Coast rockcress (*Arabis blepharophylla*) and Franciscan wallflower (*Erysimum franciscanum*), are CNPS Rank 4 plants associated with granitic outcrops and have been observed along North Peak Access Road. Choris' popcornflower (*Plagiobothrys chorisianus var. chorisianus*) is a rare (CNPS 1B.2) annual herb found in a variety of habitats, including coastal scrub, woodland, and wet meadows in the vicinity of the project area. Kellogg's Horkelia (*Horkelia cuneata ssp. sericea*) is a CNPS rank 1B.1 plant species found in sandy or gravelly soils among scrub, forest, and chaparral habitats. All of these species bloom between approximately March and June. While these species are unlikely to occur within the roadway, there was a moderate to high potential that they could be present in the surrounding habitat, including some of the proposed turnout locations and proposed fire break areas. A survey for these four species was conducted as part of a follow up rare plant survey of the project area and proposed fire break areas in April 2022. Only one species, Franciscan wallflower, was identified as being present (Appendix C).

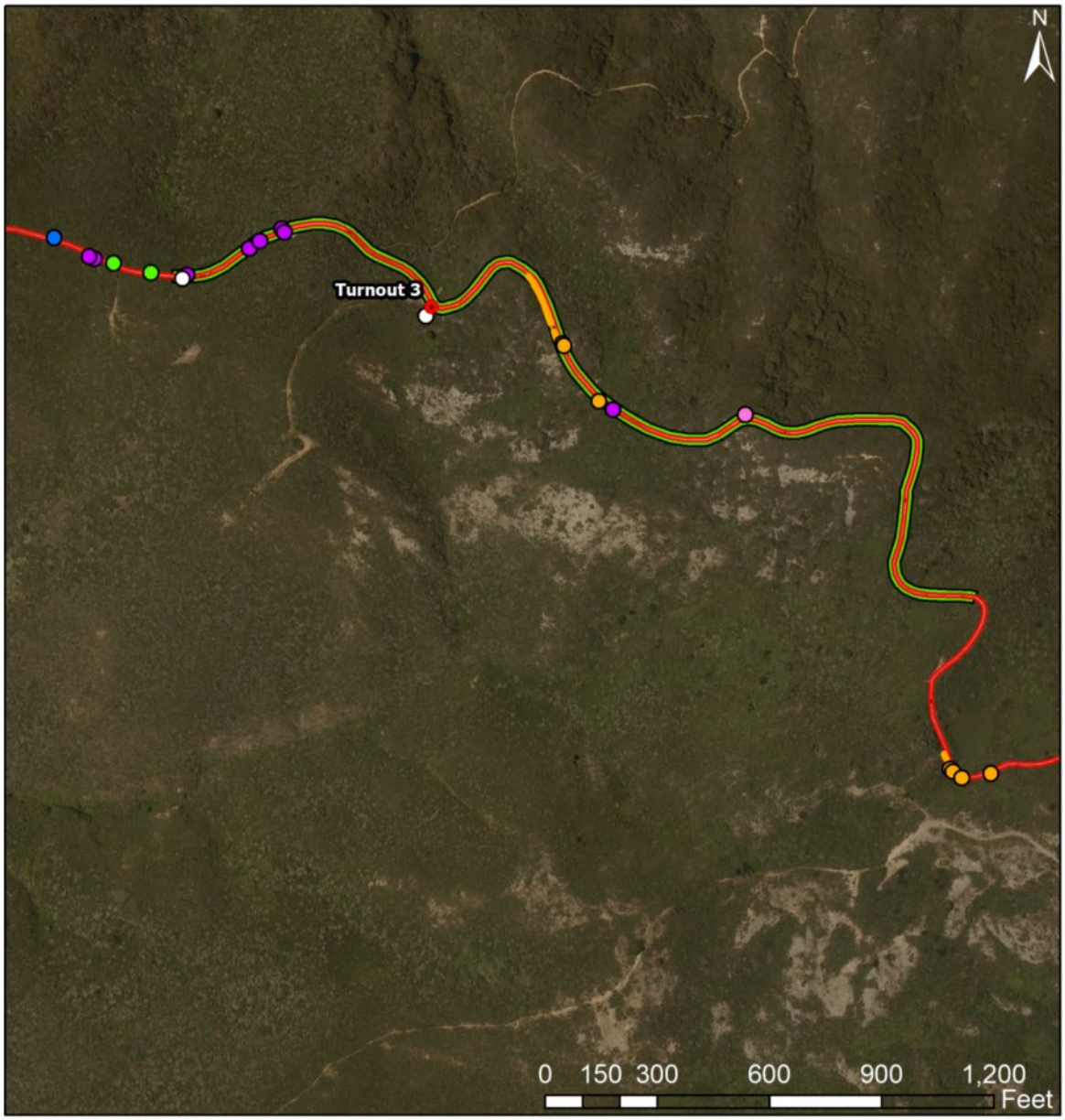


**Figure 5: Sensitive Biological Resources Map (Detail)**
North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County

**Legend**
- Project Impact Area
- Proposed Turnout

**Sensitive Species and Habitats**
- Island tube lichen
- Kings Mountain manzanita
- San Mateo tree lupine
- Montara manzanita (individual)
- San Francisco dusky-footed woodrat midden
- Stonecrop*
- Stonecrop (patch)
- Montara manzanita chaparral

*Host plant for endangered butterfly species

### *H. Special Status Bats*

Large conifer trees (Monterey cypress and Monterey pine) found along the lower elevation portions of North Peak Access Road could potentially provide habitat for tree roosting bats such as the hoary bat (*Lasiurus cinereus*), a Western Bat Working Group medium conservation priority species. However, no trees are currently proposed for removal by the project and the project is not expected to impact any bat species.

### *I. Nesting birds*

Significant nesting habitat is present along the entire length of North Peak Access Road. It is likely that a variety of bird species nest within the trees and shrubs surrounding the roadway, which will necessitate nesting bird surveys to avoid disturbance if work is performed during the bird nesting season (approximately February 1 to- August 31).


**Figure 6: Turnout 1 Impact Detail Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County 2018


**Figure 7: Turnout 2 Impact Detail Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County 2018

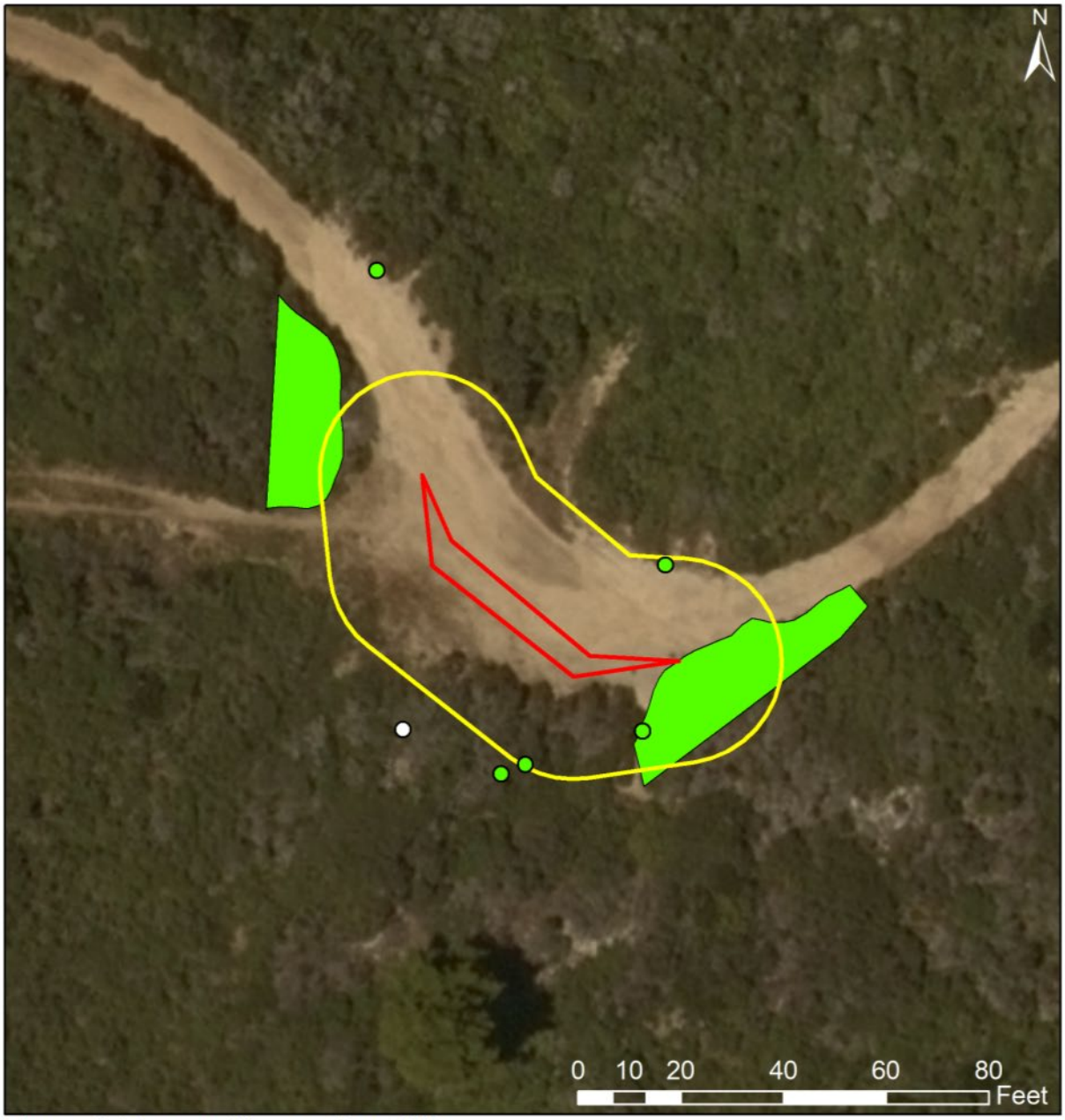


**Figure 8: Turnout 3 Impact Detail Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County 2018

**Legend**

- Turnout Location (approximate)
- Survey Area
- Montara manzanita (individual)
- San Francisco dusky-footed woodrat midden
- Montara Manzanita (stand)

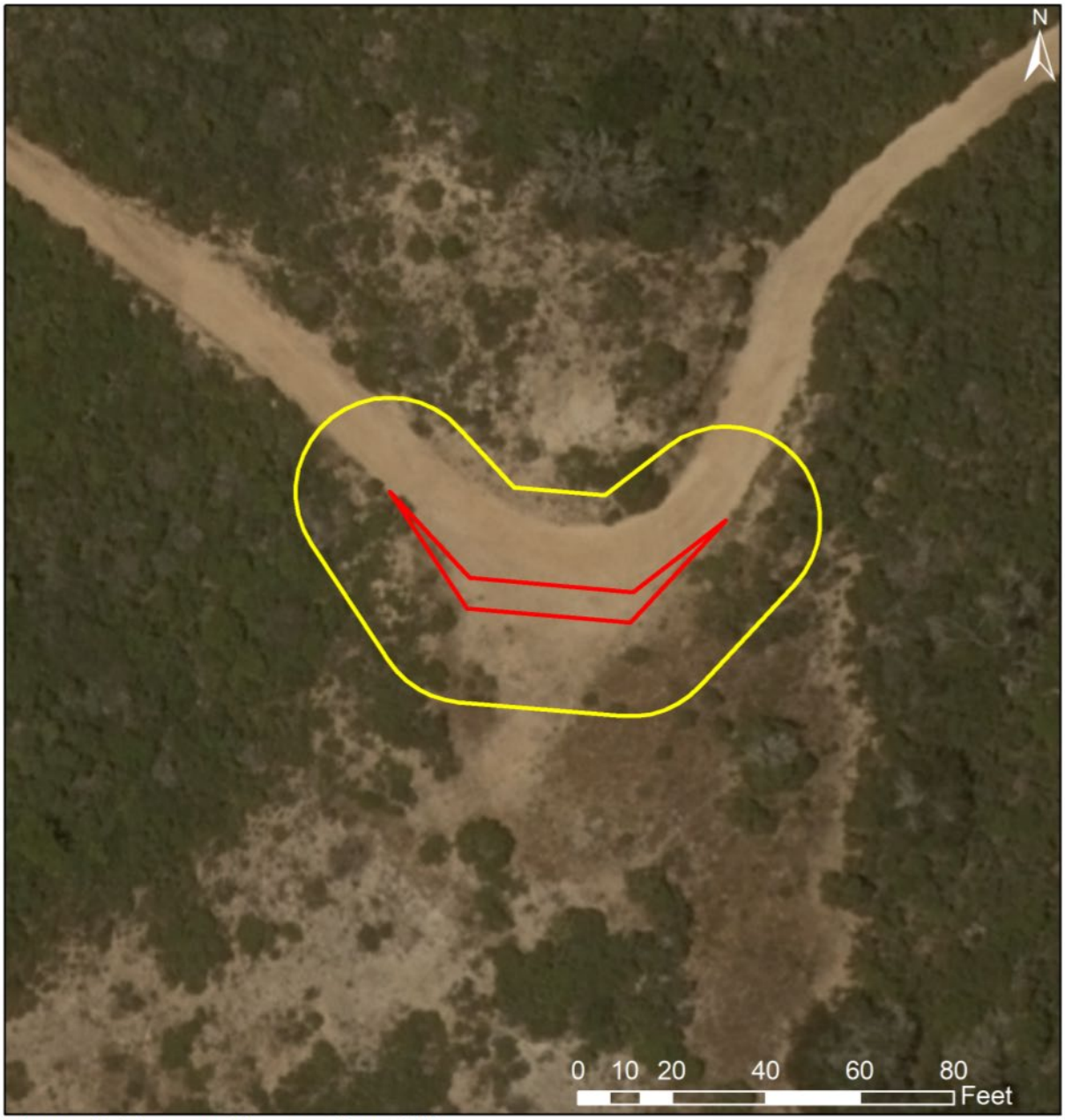


**Figure 9: Turnout 4 Impact Detail Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County 2018

# VIII. REGULATORY CONSIDERATIONS

Federal and state-listed species (endangered, threatened, and CA fully-protected) receive various levels of legal protection under the federal and state endangered species acts and the California Fish and Wildlife Code. The federal Migratory Bird Treaty Act of 1918 and Section 3500 of the California Fish and Wildlife Code protect active nests of migratory and other birds, and provide criminal penalties for take of hawks, owls, and take or disturbance of all bird nests or eggs. Potential impacts to other special status or otherwise sensitive species must be disclosed and evaluated pursuant to the California Environmental Quality Act (CEQA). Additional protections for species and habitats that are applicable to the project site are designated in the Coastal Commission under the Local Coastal Program and stormwater control requirements through the EPA.

## *A. Federal and State Endangered Species Acts*

The United States Endangered Species Act (ESA) is administered by the United States Fish and Wildlife Service (USFWS). The California Endangered Species Act (CESA), the Native Plant Protection Act (NPPA), and CEQA afford protection to species of concern included on State-maintained lists. The California Department of Fish and Wildlife (CDFW) has statutory responsibility for the protection of State listed species and is a trustee agency under CEQA.

Both the Federal and State endangered species acts provide protection for listed species. In particular, the Federal act prohibits “take.” “Take” is defined by the ESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a federally listed, endangered species of wildlife, or to attempt to engage in any such conduct." Take not specifically allowed by Federal permit under Section 10(a)(1)(B) of the ESA is subject to enforcement through civil or criminal proceedings under Section 9 of the ESA.

While "take" is easily understood in the sense of deliberately capturing or killing individual animals, Federal regulations also define take to include the incidental destruction of animals in the course of an otherwise lawful activity, such as habitat loss due to development. Under those rules the definition of take includes significant habitat modification or degradation that actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR Section 17.3).

Section 10(a) of the ESA permits the incidental take of an endangered or threatened species. Similarly, Section 2081 of the CDFW Code or use of the CESA allows the Department to enter into management agreements that make lawful activities which may otherwise result in habitat loss or take of individuals of a state listed species.

### *B. California Fully Protected Species*

Under California Fish and Game Code Sections 3511, 4700, 5050 and 5515, 37 wildlife species are designated as fully protected in California. This provides additional protections for species that are rare or at risk of extinction. Most of the species are also listed as threatened or endangered under CESA. Fully protected species may not be taken at any time and no permits any be issued for their take.

### *C. Species of Special Concern*

The California Department of Fish and Wildlife has designated certain animal species as "Species of Special Concern" due to concerns about declining population levels, limited ranges, and continuing threats that have made these species vulnerable to extinction. The goal of this designation is to bring attention to these species in the hope that their population decline will be halted through mitigation or project redesign to avoid impact. Species of special concern are protected only through environmental review of projects under CEQA. The California Department of Fish and Wildlife is a trustee agency and is solicited for its comments during the CEQA process.

### *D. Nesting Birds*

Nesting birds, including raptors, are protected by the California Department of Fish and Wildlife Code 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Passerines and non-passerine landbirds are further protected under the Federal Migratory Bird Treaty Act. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law. As such, the CDFW typically recommends pre-construction surveys for potentially suitable nesting habitat that will be directly (actual removal of trees/ vegetation) or indirectly (noise disturbance) impacted by construction-related activities.

### *E. California Native Plant Society and CEQA*

The California Native Plant Society (CNPS) has developed a rating system for the state's rare, threatened and endangered plants. Plants rated by CNPS are subject to protection under CEQA and may also be protected by state and federal endangered species laws if they are listed by the state or federal government.

# IX. CONCLUSIONS

The project will primarily impact the existing graded roadway, with minimal impacts to surrounding natural habitats. However, due to the presence of sensitive species and habitats found directly adjacent to North Peak Access Road, it is recommended that sufficient measures be taken to minimize the risk of impacts to sensitive species.

***Biological Study Checklist***

This Biological Resources Assessment provides adequate information to make recommended CEQA findings regarding potentially significant impacts.

| | **Project Impact Degree of Effect** | | | | **Cumulative Impact Degree of Effect** | | | |
|---|---|---|---|---|---|---|---|---|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| ***Biological Resources*** | | | | | | | | |
| *Species* | | | X | | X | | | |
| *Ecological Communities* | X | | | | X | | | |
| *Habitat Connectivity* | X | | | | X | | | |

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant

The following mitigation measures would reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-1:

Prior to working on site, all construction crew members and other on-site workers associated with the project shall receive an Environmental Awareness Training to be conducted by a Qualified Biologist. The training shall instruct workers on how to recognize all special-status plant/wildlife species and their preferred habitat potentially present in the project area, applicable laws and regulations regarding each species, actions to take if a special-status species is observed during construction activities, and the name/contact information of the Qualified Biologist and Qualified Biological Monitor.

Mitigation Measure BIO-2:

It is recommended that all road and firebreak work that is located in areas where Pacific stonecrop plants occur, should be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species. All Pacific Stonecrop plants shall be clearly marked with flagging for avoidance prior to vegetation removal and ground disturbance activities. In addition, a Qualified Biological Monitor shall be present on site to monitor any work that is conducted within 50 feet of any Pacific stonecrop plants.

Mitigation Measure BIO-3:

The lower (western) 0.5 mile section of the North Peak Access Road, which runs adjacent to Martini Creek before it rises steeply up Montara Mountain, has potential for presence of California red-legged frog and San Francisco garter snake. Prior to conducting project-related work in this section of roadway, a Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs and San Francisco garter snakes. The Qualified Biological Monitor shall have the authority to stop work, to allow any frogs and/or snakes to move out of harm's way on their own accord.

Mitigation Measure BIO-4:

Approximately 0.58 miles of the North Peak Access Road travels through Montara manzanita (*Arctostaphylos montaraensis*) chaparral and a small number of isolated individuals are also present along the road shortly before this habitat transition. A single individual Kings Mountain manzanita (*Arctostaphylos regismontana*) is also located along North Peak Access Road shortly before the transition into Montara manzanita chaparral. Both of these species are considered special status species (CNPS 1B.2). Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita and/or King Mountain Manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks shall be avoided. A Qualified Biological Monitor shall monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road.

Mitigation Measure BIO-5:

Two San Francisco dusky-footed woodrat (SFDFW) middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the Fire Break areas. All SFDFW middens shall be marked for avoidance. If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by

project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s).
Mitigation Measure BIO-6:

Additional rare plants/lichens that occur within the project area include a single Island tube lichen (*Hypogymnia schizidiata*), a CNPS 1B.3 species, and numerous patches of Franciscan wallflower (*Erysimum franciscanum*), a CNPS 4.2 plant species, and San Mateo tree lupine (*Lupinus arboreus var. eximius*), a CNPS Rank 3.2 species. The Island tube lichen shall be avoided. Measures to minimize impacts to San Francisco wallflower and San Mateo tree lupine include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species.

Mitigation Measure BIO-7:

If the project is conducted within the nesting bird season (Feb. 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

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# APPENDIX A: Special Status Species Comprehensive Table

**Table A-1:** Special status plant and animal species recorded within five miles of the project site and their potential for occurrence.

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **MAMMALS** | | | |
| **American badger**<br>*Taxidea taxus* | **SSC**<br>G5 S3 | Most abundant in drier open stages of shrub, forest, and herbaceous habitats, with friable soils. | **No potential**<br>Suitable habitat not present, no burrows observed |
| **Big free-tailed bat**<br>*Nyctinomops macrotis* | **SSC**<br>WBWG:MH<br>G5 S3 | Low-lying arid areas; roosts in high cliffs and rocky outcrops. | **No potential**<br>No suitable roosting habitat (i.e. rock crevices, caves) present |
| **San Francisco dusky-footed woodrat**<br>*Neotoma fuscipes annectens* | **SSC**<br>G5T2T3 S2S3 | Forests with moderate canopies and moderate to dense understory. | **Present**<br>Middens observed during site survey |
| **BIRDS** | | | |
| **American peregrine falcon**<br>*Falco peregrinus anatum* | **FD, CD, CFP**<br>G4T4 S3S4 | Hunts on beaches, mudflats and near water features including wetlands, lakes and rivers. Nests on ledges in cliffs or buildings. | **No potential**<br>Marginal foraging habitat present, but no nesting habitat present. |
| **AMPHIBIANS AND REPTILES** | | | |
| **California red-legged frog**<br>*Rana draytonii* | **FT, SSC**<br>G2G3 S2S3 | Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. | **Low potential**.<br>No suitable breeding habitat on site, but could use road during upland migratory movements or dispersal events. Several occurrences within 3 miles of project site. |

[5] Habitat requirements summarized from species accounts and descriptions of reported localities (Zeiner, et al., 1990; Jennings and Hayes, 1994; CNDDB, 2018; CNPS, 2018).

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **Foothill yellow-legged frog (West/Central Coast Clade)** *Rana boylii* | **CE, SSC** G3 S3 | Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. | **No potential** Suitable habitat not present. |
| **San Francisco garter snake** *Thamnophis sirtalis tetrataenia* | **FE, CE, CFP** G5T2Q S2 | Near freshwater marshes, ponds, and slow moving streams. Prefers dense cover and water depths of at least one foot. Also found in upland habitats adjacent to water sources. Prefers south or west facing slopes with open habitats with occasional shrubs for cover. | **Low potential** Suitable aquatic foraging habitat not present. Some potential for species to utilize site when traveling between upland/ foraging habitats. |
| **FISH** | | | |
| **Steelhead- central California coast DPS** *Oncorhynchus mykiss irideus* | **FT** G5T2T3 S2S3 | Well oxygenated, moderate to fast flowing streams with woody debris, deep pools, riffles, and gravels. | **No potential** Suitable aquatic habitat not present. |
| **INVERTEBRATES** | | | |
| **Mission blue butterfly** *Plebejus icarioides missionensis* | **FE** G5T1 S1 | Occurs in grasslands within the coastal fogbelt in southern Marin, San Francisco, and San Mateo counties; requires one or all three of its larvae foodplants (*Lupinus albifrons, L. formosus, and L. littoralis var. variicolor*). | **Low potential** Potential host plants (*Lupinus littoralis var. variicolor*) present in and along roadway near summit. However, butterflies appear to greatly prefer the other two host plant species in this area (particularly *L. formosus*) |
| **Monarch Butterfly (overwintering)** *Danaus plexippus* | **FC** G4T2T3 S2S3 | Roosts located in wind protected tree groves (eucalyptus, Monterey pine, Monterey cypress) with nectar sources and water nearby. | **Low potential** Potential winter roosting habitat (large pine/cypress trees near base of road) present. However, site has not been used since the 1980's by Monarchs, and the project would not remove any trees. |

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **Myrtle's silverspot**<br>*Speyeria zerene myrtleae* | **FE**<br>G5T1 S1 | Coastal habitats with *Viola adunca.* Restricted to foggy dunes and hills of the Point Reyes peninsula. | **No potential**<br>Suitable habitat and host plants not present. Local population(s) extirpated. |
| **Obscure bumble bee**<br>*Bombus caliginosus* | ICP<br>G4? S1S2 | Coastal areas from Santa Barbara county to north to Washington state. Grassy coastal prairies and meadows. Nectar and pollen plants include: *Ceanothus, Cirsium, Clarkia, Keckiella, Lathyrus, Lotus, Lupinus, Rhododendron, Rubus, Trifolium,* and *Vaccinium* | **Moderate potential**<br>Nectar plants and suitable nesting habitat located around the road. However, unlikely to be disturbed by project activities. |
| **San Bruno elfin butterfly**<br>*Callophrys mossii bayensis* | **FE**<br>G4T1 S3 | Coastal mountains with grassy ground cover, mainly near San Bruno mountain. Host plant is *Sedum spathulifolium*. | **High potential**<br>Host plants present at several locations along the road close to summit. |
| **Western bumble bee**<br>*Bombus occidentalis* | ICP<br>G2G3 S1 | Open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows. Nests underground. Once common and widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease. | **Low potential**<br>Potential foraging and nesting habitat present. Not recorded in vicinity since 1996. |
| **PLANTS** | | | |
| **Arcuate bush-mallow**<br>*Malacothamnus arcuatus* | CNPS 1B.2<br>G2Q S2 | Gravelly alluvium in chaparral, cismontane woodland. Elevation: 15 - 355 meters. Perennial shrub. | **No potential**<br>Not observed during site survey. |
| **Blasdale's bent grass**<br>*Agrostis blasdalei* | CNPS 1B.2<br>G2 S2 | Coastal bluff scrub, coastal dunes, and coastal prairie. Sandy or gravelly soil close to rocks; often in nutrient-poor soil with sparse vegetation. 0-150 meters. Bloom period: May-July. Perennial. | **Low potential**<br>Generally found immediately adjacent to the coast in sandy habitats. However, Due to timing of site surveys, species may not have been detected. |

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **Choris popcornflower** *Plagiobothrys chorisianus* var. *chorisianus* | CNPS 1B.2 G3T1Q S1 | Mesic sites in chaparral, coastal prairie, and coastal scrub. Elevation: 5 - 705 meters. Blooming period: Mar-June. Annual. | **Low Potential** Not observed in project area. |
| **Coast rockcress** *Arabis blepharophylla* | CNPS 4.3 G4 S4 | Rocky sites in broadleafed upland forest, coastal prairie, coastal scrub, and coastal bluff scrub. Elevation: 3-1100 meters. Bloom Period: Feb-May. Perennial | **Low Potential** Species is present in surrounding area, but not observed in project area. |
| **Coast yellow leptosiphon** *Leptosiphon croceus* | **CE** CNPS 1B.1 G1 S1 | Coastal bluff scrub, coastal prairie. Elevation: 10 - 150 meters. Blooming period: Apr.-May. Annual | **No potential** Suitable habitat not present. |
| **Fragrant fritillary** *Fritillaria liliacea* | CNPS 1B.2 G2 S2 | On clay or serpentine soils in coastal scrub, cismontane woodland, coastal prairie, or valley and foothill grassland. Elevation: 3 - 410 meters. Blooming period: Feb.-Apr. Perennial (bulb). | **No Potential** No suitable soils present. |
| **Franciscan thistle** *Cirsium andrewsii* | CNPS 1B.2 G3 S3 | Ultramafic soils and serpentine seeps in coastal scrub, broadleafed upland forest, coastal bluff scrub, coastal prairie. Elevation: 0-295 meters. Blooming period: Mar. - July. Perennial. | **No Potential** No suitable soils present. Not observed during site survey. |
| **Franciscan wallflower** *Erysimum franciscanum* | CNPS 4.2 G3 S3 | Serpentinic or granitic soils and outcrops, and grassy, rocky slopes in coastal dunes, coastal scrub, chaparral, and grassland. Elev: 0-550m. Bloom period: Mar-June. Perennial | **Present** Present along road an within fire break. |
| **Hickman's cinquefoil** *Potentilla hickmanii* | **FE, CE** CNPS 1B.1 G1 S1 | Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 5-125 m. Blooming period: Apr.-Aug. Perennial. | **No Potential** Suitable habitat not present. Not observed during site survey. |

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **Kellogg's horkelia** *Horkelia cuneata ssp. sericea* | CNPS 1B.1 G4T1? S1? | Old dunes, coastal sandhills. Openings with sandy or gravelly soils in closed-cone coniferous forest, coastal scrub, chaparral. 5-430m. Blooming period: Apr. – Sept. Perennial. | **Low Potential** Not observed in project area. |
| **Kings Mountain manzanita** *Arctostaphylos regismontana* | CNPS 1B.2 G2 S2 | Granitic or sandstone outcrops in broadleaved upland forest, chaparral, and north coast coniferous forest. Elevation: 240 - 705 meters. Bloom period Jan-Apr. Shrub. | **Present** One mature plant observed along road |
| **Montara manzanita** *Arctostaphylos montaraensis* | CNPS 1B.2 G1 S1 | Slopes and ridges. Chaparral and coastal scrub. 270-460m. Bloom period Jan-Mar. Shrub. | **Present** Many individuals observed along edges of road approaching summit. |
| **Oregon polemonium** *Polemonium carneum* | CNPS 2B.2 G3G4 S2 | Coastal prairie, coastal scrub, lower montane coniferous forest. Elevation: 15 - 1525 meters. Blooming period: Apr. – Sept. Perennial. | **Low Potential** Suitable habitat potentially present, but not observed during site survey. |
| **Ornduff's meadowfoam** *Limnanthes douglasii ssp. ornduffii* | CNPS 1B.1 G4T1 S1 | Meadows and seeps, agricultural fields. Elevation: 5 - 15 meters. Blooming period: Nov-May. Annual. | **No Potential** No suitable habitat present. |
| **Pappose tarplant** *Centromadia parryi ssp. parryi* | CNPS 1B.2 G3T2 S2 | Vernally mesic alkaline sites in chaparral, coastal prairie, and grassland. Alkaline marshes, swamps, meadows, and seeps. Elevation: 1 - 500 meters. Blooming period: May- Nov. Annual. | **No Potential** No suitable habitat present. |
| **Perennial goldfields** *Lasthenia californica ssp. macrantha* | CNPS 1B.2 G3T2 S2 | Coastal bluff scrub, coastal dunes, coastal scrub. Elevation: 5 - 520 meters. Blooming period: Jan.- Nov. Perennial. | **No Potential** Not observed during site survey. |
| **Rose leptosiphon** *Leptosiphon rosaceus* | CNPS 1B.1 G1 S1 | Coastal bluff scrub. Elevation: 10 - 140 meters. Blooming period: Apr.-July. Annual. | **No Potential** No suitable habitat present. |

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **San Mateo tree lupine** *Lupinus arboreus var. eximius* | CNPS 3.2 G2Q S2 | Sandy soils and rocky hills in coastal scrub and chaparral. Elev: 90-550m. Bloom period: Apr.-June. Perennial | **Present** Numerous individuals observed along roadway. |
| **San Francisco campion** *Silene verecunda ssp. verecunda* | CNPS 1B.2 G5T1 S1 | Mudstone, shale, or serpentine soils in chaparral, coastal bluff scrub, coastal prairie, coastal scrub, and grassland. Elevation: 30 - 645 meters. Blooming period: Mar. - Aug. Perennial. | **No Potential** No suitable soils present. Not observed during site survey. |
| **San Francisco collinsia** *Collinsia multicolor* | CNPS 1B.2 G2 S2 | On decomposed shale (mudstone) mixed with humus in closed cone coniferous forest and coastal scrub. Sometimes on serpentine. 10-275 m Blooming period: Mar.-May. Annual. | **No Potential** No suitable soils present. |
| **San Francisco gumplant** *Grindelia hirsutula* var. *maritima* | CNPS 3.2 G5T1Q S1 | Sandy or serpentine slopes and sea bluffs. Coastal bluff, coastal scrub, grasslands. Elevation: 15 - 400 meters. Blooming period: June- Sept. Perennial. | **Low Potential** Suitable habitat present but not observed during site survey. |
| **San Francisco's owls'-clover** *Triphysaria floribunda* | CNPS 1B.2 G2? S2? | Coastal prairie, coastal scrub, valley and foothill grassland. Often on serpentine. Elevation: 10 - 160 meters. Blooming period: Apr.-June. Annual. | **No Potential** No suitable soils present. |
| **San Mateo woolly sunflower** *Eriophyllum latilobum* | **FE, CE** CNPS 1B.1 G1 S1 | Cismontane woodland, coastal scrub, lower montane coniferous forest. Tolerates serpentine. Often on roadcuts. Elevation: 45 - 150 meters. Blooming period: May- June. Perennial. | **No Potential** No suitable soils present. Not observed during site survey. |
| **Scouler's catchfly** *Silene scouleri ssp. scouleri* | CNPS 2B.2 G5T4T5 S2S3 | Coastal bluff scrub, coastal prairie, and grassland. 5-315m. Perennial. | **Low Potential** Marginal habitat present. Not observed during site survey. |

| Species Name | Status | Habitat[5] | Potential to Occur Onsite |
|---|---|---|---|
| **Western leatherwood**<br>*Dirca occidentalis* | CNPS 1B.2<br>G2 S2 | Moist ravines, riparian thickets on slopes, Broad leafed upland forest, Closed-cone coniferous forest, Chaparral, Cismontane woodland, North Coast coniferous forest. Elevation: 25 - 425 meters. Bloom period Jan-Mar. Perennial shrub. | **No Potential**.<br>Likely present in surrounding area, but not observed in immediate vicinity of road during site surveys. Most of site too dry |
| **White-rayed pentachaeta**<br>*Pentachaeta bellidiflora* | **FE, CE**<br>CNPS 1B.1<br>G1 S1 | Ultramafic grassland. Open dry rocky slopes and grassy areas. Often on soils derived from serpentine bedrock. Elevation: 35 - 620 meters. Blooming period: Mar-May. Annual. | **No Potential**<br>No suitable soils present |
| **Woodland woollythreads**<br>*Monolopia gracilens* | CNPS 1B.2<br>G3 S3 | Grasslands or openings in chaparral, cismontane woodland, broadleafed upland forest, and north coast coniferous forest; sandy to rocky soils. Often seen on serpentine after burns. 120-975 m. Blooming period: Mar.-July. Annual. | **Low Potential**<br>Suitable habitat potentially present, but no serpentine soils present. Due to timing of site surveys, species may not have been detected. |
| **MOSSES AND LICHENS** | | | |
| **Coastal triquetrella**<br>*Triquetrella californica* | CNPS 1B.2<br>G2 S2 | Grows within 30m from the coast in coastal scrub, grasslands and in open gravels on roadsides, hillsides, rocky slopes, and fields. On gravel or thin soil over outcrops. 20-1175 m. | **Low Potential**<br>Potentially present on and around rocky outcrops. However, unlikely to be impacted by project activities. |
| **Island tube lichen**<br>*Hypogymnia schizidiata* | CNPS 1B.3<br>G2G3 S2 | Chaparral, closed-cone coniferous forest. On bark and wood of hardwoods and conifers. 255-545 m. | **Present**<br>Observed at one location along roadway. |

**State and Federal Listing Codes**
(FE) Endangered = Federally listed as Endangered.
(FT) Threatened = Federal list, likely to become endangered in the foreseeable future.
(FP) Proposed = Species or Critical Habitat proposed for official Federal listing.
(FC) Candidate = Federal candidate to become a Proposed species.
(FD) Delisted from Federal List. Status to be monitored for 5 years.
(FSC) Federal Species of Concern = May be endangered or threatened, but not enough biological information to list.
(CE, CT, CR, SCT) State Listed = Listed as endangered, threatened, rare or candidate by California.

(CSC) California Species of Concern = CDFW concern for population trends.
(CFP) California Fully Protected = Fish and Wildlife Code prohibits take of individuals.
(CFGC) = California Department of Fish and Wildlife Code: §3503 prohibits the taking, possession or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the taking, possession or destruction of any bird in the order Falconiformes or Strigiformes (birds-of-prey) or the taking, possession or destruction of the nest or eggs of any such bird; §3511 outlines protection for fully protected birds; and §3513 prohibits the taking or possession of any migratory non-game bird as designated in the Migratory Bird Treaty Act.

(AFS) = American Fisheries Society identifies marine, estuarine and diadromous fish species that are at risk of extinction in North America. The AFS has designated the following four classifications in order of conservation importance E – Endangered, T – Threatened, V – Vulnerable, and CD – Conservation Dependent.
(BCC) U.S. Fish and Wildlife Service Birds of Conservation Concern.

(CNPS 1B) = California Native Plant Society: rare or endangered in CA or elsewhere.
0.1: Seriously endangered in California
0.2: Fairly endangered in California
(CNPS 2) = California Native Plant Society: rare or endangered in CA but more common elsewhere.
(CNPS 3) = California Native Plant Society: more information is needed to determine degree of sensitivity.
(CNPS 4) = California Native Plant Society: plant of limited distribution.
CNPS Threat Ranks
0.1 = Seriously threatened in California
0.2 = Fairly threatened in California
0.3 = Not very threatened in California
(MBTA) = Migratory Bird Treaty Act. Species of migratory birds protected by the Migratory Bird Treaty Act (16 U.S.C. 703-711) and subject to the regulations on migratory birds contained in this subchapter B of title 50 CFR.
(Sensitive) = CA Dept. of Forestry classification; deserves special consideration during timber harvest operations.
(WBWG:M) = Western Bat Working Group: Medium Priority
(WBWG:H) = Western Bat Working Group: High Priority
(WL) Watch List California Department of Fish and Wildlife
(Xerces) = Xerces Society for Invertebrate Conservation. Red List identifies endangered, threatened or at-risk pollinator species. PE – Possibly Extinct indicates species only known from historical occurrences; CI – Critically Imperiled indicates species at very high risk of extinction; I – Imperiled indicates species at high risk of extinction; V – Vulnerable indicates species at moderate risk of extinction; DD – Data Deficient indicates lack of information to sufficiently assess status.

<u>NatureServe Conservation Status Rankings</u>
(G1) = Globally Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
(G2) = Globally Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
(G3) = Globally Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
(G4) = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.
(G5) = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.
(S1) = State Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
(S2) = State Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
(S3) = State Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

(CSC) California Species of Concern = CDFW concern for population trends.
(CFP) California Fully Protected = Fish and Wildlife Code prohibits take of individuals.
(CFGC) = California Department of Fish and Wildlife Code: §3503 prohibits the taking, possession or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the taking, possession or destruction of any bird in the order Falconiformes or Strigiformes (birds-of-prey) or the taking, possession or destruction of the nest or eggs of any such bird; §3511 outlines protection for fully protected birds; and §3513 prohibits the taking or possession of any migratory non-game bird as designated in the Migratory Bird Treaty Act.

(AFS) = American Fisheries Society identifies marine, estuarine and diadromous fish species that are at risk of extinction in North America. The AFS has designated the following four classifications in order of conservation importance E – Endangered, T – Threatened, V – Vulnerable, and CD – Conservation Dependent.
(BCC) U.S. Fish and Wildlife Service Birds of Conservation Concern.

(CNPS 1B) = California Native Plant Society: rare or endangered in CA or elsewhere.
0.1: Seriously endangered in California
0.2: Fairly endangered in California
(CNPS 2) = California Native Plant Society: rare or endangered in CA but more common elsewhere.
(CNPS 3) = California Native Plant Society: more information is needed to determine degree of sensitivity.
(CNPS 4) = California Native Plant Society: plant of limited distribution.
CNPS Threat Ranks

0.1 = Seriously threatened in California
0.2 = Fairly threatened in California
0.3 = Not very threatened in California
(MBTA) = Migratory Bird Treaty Act. Species of migratory birds protected by the Migratory Bird Treaty Act (16 U.S.C. 703-711) and subject to the regulations on migratory birds contained in this subchapter B of title 50 CFR.
(Sensitive) = CA Dept. of Forestry classification; deserves special consideration during timber harvest operations.
(WBWG:M) = Western Bat Working Group: Medium Priority
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(S3) = State Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

# APPENDIX B: Representative Photos of Project Site

**Photo B-1**. Example of coyote brush scrub, the dominant vegetation community along North Peak Access Road (2/8/2022)

**Photo B-2**. Coyote brush scrub encroaching into the roadway (2/8/2022)

**Photo B-3**. Representative photo of Montara manzanita chaparral. The sensitive Montara manzanita (*Arctostaphylos* montaraensis) comprises 100 percent of the vegetative cover in this particular section (1/26/2022)

**Photo B-4**. The single Kings mountain manzanita observed during site surveys. Extremely similar to the Montara manzanita. Both species of manzanita are considered special-status species (2/8/2022)

**Photo B-5.** San Mateo tree lupine (*Lupinus arboreus var. eximius*) growing on roadside (2/3/2022)

**Photo B-6.** Flowering San Mateo tree lupine showing characteristic coloration (2/3/2022)

**Photo B-7.** Broadleaf stonecrop (*Sedum spathulifolium*) growing on rocky outcrop adjacent to road. Host plant for the endangered San Bruno elfin butterfly (*Callophrys mossii bayensis*) (1/26/2022)

**Photo B-8.** Varied lupine (*Lupinus littoralis var. variicolor*) growing in middle of roadway where it is cut from bedrock. Potential host plant for the endangered Mission blue butterfly (*Icaricia icarioides missionensis*). (2/8/2022).

**Photo B-9.** Island tube lichen (*Hypogymnia schizidiata*) specimen located on a dead manzanita (2/8/2022)

**Photo B-10.** San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) midden near proposed location for Turnout 2 (2/8/2022)

**Photo B-11.** Proposed location for Turnout 1 (2/8/2022)

**Photo B-12.** Proposed location of Turnout 2 (2/8/2022)

**Photo B-13.** Proposed location of Turnout 3. Montara manzanita visible on left side of photo (2/8/2022)

**Photo B-14.** Closer view of Montara manzanita and associated habitat near boundary of Turnout 3 (2/8/2022)

**Photo B-15.** Proposed location of Turnout 4 (2/8/2022)

# Appendix C:
# Rare Plant Survey Report
# April 2022

1410 31ST AVENUE – SAN FRANCISCO CA 94122 – PH: 415-404-6757 – CELL: 650-269-3894
EMAIL: CRECOLOGY@GMAIL.COM – WWW.CRECOLOGY.COM

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

April 24, 2022

Ben Salter
Environmental Corporation of America (ECA)
1340 Patton Avenue, Suite K
Asheville, NC 28806
ben.salter@eca-usa.com

Subject: *Results of Follow-up Rare Plant Survey and Fire Break Biological Resources Survey for North Peak Access Road, Montara, CA*

Dear Mr. Salter:

The following letter report documents the results of follow-up rare plant surveys along North Peak Access Road, in addition to biological resources surveys of proposed fire breaks on the North Peak of Montara Mountain. This report serves as an addendum to a more detailed Biological Resources Assessment (BRA) compiled for the project in February 2022 (CRE, 2022).

## I. PROJECT LOCATION

North Peak Access Road is a publicly accessible hiking trail which also provides vehicle access to the various telecommunication towers present on the North Peak of Montara Mountain. The unpaved road is approximately 3.7 miles in length, beginning at Highway 1 and ending at the summit of North Peak. Near the summit of Montara Mountain, North Peak Access Road briefly crosses through San Pedro County Park and Rancho Corral Del Tierra (Golden Gate National Recreation Area).

Proposed fire breaks are located at the summit of North Peak, and are planned to extend 100 feet from all existing telecommunication structures. Portions of the proposed eastern firebreak extending into property owned by the San Francisco Public Utilities Commission were not surveyed for this report.

## II. METHODS

Coast Ridge Ecology biologists Greg Pfau and Alyssa Olenberg-Meltzer conducted surveys of North Peak Access Road, associated proposed turnouts, and all proposed firebreaks on April 12, 2022. Surveys focused on locating rare plants not visible during previous surveys, in addition to all sensitive species potentially present within proposed fire breaks. A submeter accuracy GPS unit (Trimble Geoexplorer 6000 series) was used to map any sensitive species or habitat features found within the survey areas. Detailed discussion of special-status species likely to occur within the project area can be found in the previous report (CRE, 2022).

Rare plant surveys were performed in accordance with the following recommendation provided in the previous BRA:

1) *An additional survey for rare plants should be performed along the upper section of North Peak Access Road in approximately April-May, timed based on the seasonal phenology of local reference populations. This survey should focus on potentially locating the three plant species… (coast rockcress, Franciscan wallflower, Choris' popcornflower) that may not have been detected during original site surveys*. (CRE, 2022)

Survey timing was appropriate for the detection of these three species within the survey area.

## III. RESULTS

### North Peak Access Road Rare Plant Survey

All plant species observed along North Peak Access Road during previous surveys, in addition to newly observed or verified plant species from the most recent survey are shown in **Table 1**. Newly observed plant species were generally not visible or could not be conclusively identified due to the timing of initial surveys in January and February 2022.

**Table 1: Plant Species Observed During Site Surveys**

| Common Name | Scientific Name | Status |
|---|---|---|
| Yarrow | *Achillea millefolium* | N |
| Deerweed | *Acmispon glaber* | N |
| Creeping bentgrass | *Agrostis stolonifera* | NNI |
| Henderson's angelica | *Angelica hendersonii* | N |
| Montara manzanita | *Arctostaphylos montaraensis* | R (CNPS 1B.2) |
| Kings Mountain manzanita | *Arctostaphylos regismontana* | R (CNPS 1B.2) |
| California sagebrush | *Artemisia californica* | N |
| California mugwort | *Artemisia douglasiana* | N |
| Wild oats | *Avena barbata* | NNI |
| Coyote brush | *Baccharis pilularis* | N |
| California barberry** | *Berberis pinnata* | N |
| Black mustard | *Brassica nigra* | NNI |
| Rattlesnake grass | *Briza maxima* | NNI |
| Ripgut brome | *Bromus diandrus* | NNI |
| Soft chess** | *Bromus hordeaceus* | NNI |
| California brome | *Bromus sitchensis var. carinatus* | N |
| Redmaids | *Calandrinia menziesii* | N |
| Morning glory** | *Calystegia sp.* | N |
| Hairy bitter cress | *Cardamine hirsuta* | NN |

| Common Name | Scientific Name | Status |
|---|---|---|
| Coast indian paintbrush | *Castilleja affinis ssp. affinis* | N |
| Dense flower owl's clover** | *Castilleja densiflora* | N |
| Wight's paintbrush** | *Castilleja wightii* | N |
| Blueblossom | *Ceanothus thyrsiflorus* | N |
| Chasmanthe | *Chasmanthe floribunda* | NNI |
| Soap plant | *Chlorogalum pomeridianum* | N |
| Golden chinquapin | *Chrysolepis chrysophylla* | N |
| Western thistle | *Cirsium occidentale* | N |
| Bull thistle | *Cirsium vulgare* | NNI |
| Yerba buena | *Clinopodium douglasii* | N |
| Poison hemlock | *Conium maculatum* | NNI |
| Pampas grass | *Cortaderia sp.* | NNI |
| Beaked hazelnut | *Corylus cornuta* | N |
| Wooly Cotoneaster | *Cotoneaster pannosus* | NNI |
| Dogtail grass | *Cynosurus echinatus* | NNI |
| Wild carrot | *Daucus pusillus* | N |
| Cape ivy | *Delairea odorata* | NNI |
| Coast larkspur | *Delphinium californicum* | N |
| Sticky monkeyflower | *Diplacus aurantiacus* | N |
| Teasel | *Dipsacus sp.* | NNI |
| Blue dicks** | *Dipterostemon capitatus* | N |
| Sticky cinquefoil | *Drymocallis glandulosa* | N |
| Sea lettuce | *Dudleya farinosa* | N |
| Upright veldt grass** | *Ehrharta erecta* | NNI |
| Blue wildrye** | *Elymus glaucus* | N |
| Willowherb | *Epilobium sp.* | N |
| Horseweed | *Erigeron sp.* | NN |
| Yerba santa | *Eriodictyon californicum* | N |
| Coast buckwheat | *Eriogonum latifolium* | N |
| Golden yarrow | *Eriophyllum confertiflorum* | N |
| Lizard tail | *Eriophyllum staechadifolium* | N |
| Redstem filaree | *Erodium cicutarium* | NNI |
| Franciscan wallflower** | *Erysimum franciscanum* | R (CNPS 4.2) |
| California poppy | *Eschscholzia californica* | N |
| Blue gum | *Eucalyptus globulus* | NNI |
| Red fescue | *Festuca rubra* | N |
| Wild strawberry | *Fragaria vesca* | N |
| California coffeeberry | *Frangula californica* | N |
| Common bedstraw** | *Galium aparine* | N |
| Featherweed** | *Gamochaeta ustulata* | N |

| Common Name | Scientific Name | Status |
|---|---|---|
| Coast silk tassel | *Garrya elliptica* | N |
| Geranium | *Geranium sp.* | NN |
| English ivy | *Hedera helix* | NNI |
| Common cowparsnip | *Heracleum maximum* | N |
| Monterey cypress | *Hesperocyparis macrocarpa* | NN |
| Toyon | *Heteromeles arbutifolia* | N |
| Crevice alumroot | *Heuchera micrantha* | N |
| Short pod mustard | *Hirschfeldia incana* | NNI |
| Velvet grass | *Holcus lanatus* | NNI |
| Oceanspray | *Holodiscus discolor* | N |
| Foxtail barley | *Hordeum murinum* | NNI |
| California horkelia | *Horkelia californica var. californica* | N |
| Smooth cat's ear | *Hypochaeris glabra* | NNI |
| Hairy cat's ear | *Hypochaeris radicata* | NNI |
| Douglas iris | *Iris douglasiana* | N |
| Spreading rush | *Juncus patens* | N |
| California goldfields** | *Lasthenia californica* | N |
| Common pacific pea | *Lathyrus vestitus* | N |
| Sweet alyssum | *Lobularia maritima* | NNI |
| Bird's foot trefoil | *Lotus corniculatus* | NN |
| San Mateo tree lupine | *Lupinus arboreus var. eximius* | R (CNPS 3.2) |
| Miniature lupine** | *Lupinus bicolor* | N |
| Varied lupine | *Lupinus littoralis var. variicolor* | N* |
| Sky lupine** | *Lupinus nanus* | N |
| Common wood rush** | *Luzula comosa* | N |
| Starry false lily of the valley** | *Maianthemum stellatum* | N |
| California man-root | *Marah fabacea* | N |
| Bur clover | *Medicago polymorpha* | NNI |
| Torrey's melica** | *Melica torreyana* | N |
| Coyote mint** | *Monardella villosa* | N |
| Oso berry | *Oemleria cerasiformis* | N |
| Bermuda buttercup | *Oxalis pes-caprae* | NNI |
| Hairy wood sorrel | *Oxalis pilosa* | N |
| Gold back fern | *Pentagramma triangularis* | N |
| California phacelia | *Phacelia californica* | N |
| Stinging phacelia | *Phacelia malvifolia* | N |
| Harding grass | *Phalaris aquatica* | NNI |
| Monterey pine | *Pinus radiata* | NN |
| California plantain** | *Plantago erecta* | N |

| Common Name | Scientific Name | Status |
|---|---|---|
| English plantain | *Plantago lanceolata* | NNI |
| California polypody | *Polypodium californicum* | N |
| Western sword fern | *Polystichum munitum* | N |
| Shooting star** | *Primula sp.* | N |
| Ladies' tobacco | *Psuedognaphalium californicum* | N |
| Western brackenfern | *Pteridium aquilinum* | N |
| Common buttercup** | *Ranunculus californicus var. californicus* | N |
| Flowering currant | *Ribes sanguineum* | N |
| Thimbleberry | *Rubus parviflorus* | N |
| California blackberry | *Rubus ursinus* | N |
| Sheep sorrel | *Rumex acetosella* | NNI |
| Curly dock | *Rumex crispus* | NNI |
| Arroyo willow | *Salix lasiolepis* | N |
| Red elderberry | *Sambucus racemosa* | N |
| Pacific sanicle | *Sanicula crassicaulis* | N |
| California beeplant | *Scrophularia californica* | N |
| Broadleaf stonecrop | *Sedum spathulifolium* | N* |
| Common groundsel | *Senecio vulgaris* | NN |
| Checker mallow** | *Sidalcea sp.* | N |
| Greenspot nightshade | *Solanum douglasii* | N |
| Blue witch nightshade | *Solanum umbelliferum* | N |
| South American soliva | *Soliva sosillis* | NN |
| Sow thistle | *Sonchus oleraceus* | NN |
| Southern hedgenettle** | *Stachys bullata* | N |
| Foothill needle grass | *Stipa lepida* | N |
| Creeping snowberry** | *Symphoricarpos mollis* | N |
| Pacific aster | *Symphyotrichum chilense* | N |
| Common dandelion | *Taraxacum officinale* | NN |
| Poison oak | *Toxicodendron diversilobum* | N |
| Hop trefoil** | *Trifolium campestre* | NN |
| Evergreen huckleberry | *Vaccinium ovatum* | N |

**Status Codes:** Native (N), Non-Native (NN), Non-Native Invasive (NNI), Rare/Sensitive (R).
*Host plant for endangered butterfly species
**Plant species first observed or conclusively identified during April 12 Survey

Numerous patches of Franciscan wallflower (*Erysimum franciscanum*), a California Native Plant Society (CNPS) Rank 4.2 plant species, were observed along the upper portion of North Peak Access Road (**Figure 1**). The majority of these plants are located directly adjacent to the roadway and are likely to be impacted by road widening activities in those areas if precautions are not taken (**Photo 1**). Measures to protect the plants could include avoidance of occupied areas or limiting activities in occupied areas to cutting/clearing of woody shrubs without ground disturbance activities (i.e. grading of roadside). Additional patches of Franciscan wallflower were observed in the vicinity of Proposed Turnout 3, however these plants are unlikely to be impacted by construction activities (**Figure 2**).


**Figure 1: Follow-up Rare Plant and Fire Buffer Survey Map**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County

**Legend**

- North Peak Access Road
- Proposed Turnout
- Proposed Fire Buffer (100 feet)

**Sensitive Resources**

- Franciscan Wallflower
- San Francisco Dusky-footed Woodrat Midden
- San Mateo Tree Lupine
- Varied Lupine*
- Montara Manzanita
- Stonecrop*

*Host plant for endangered butterfly species

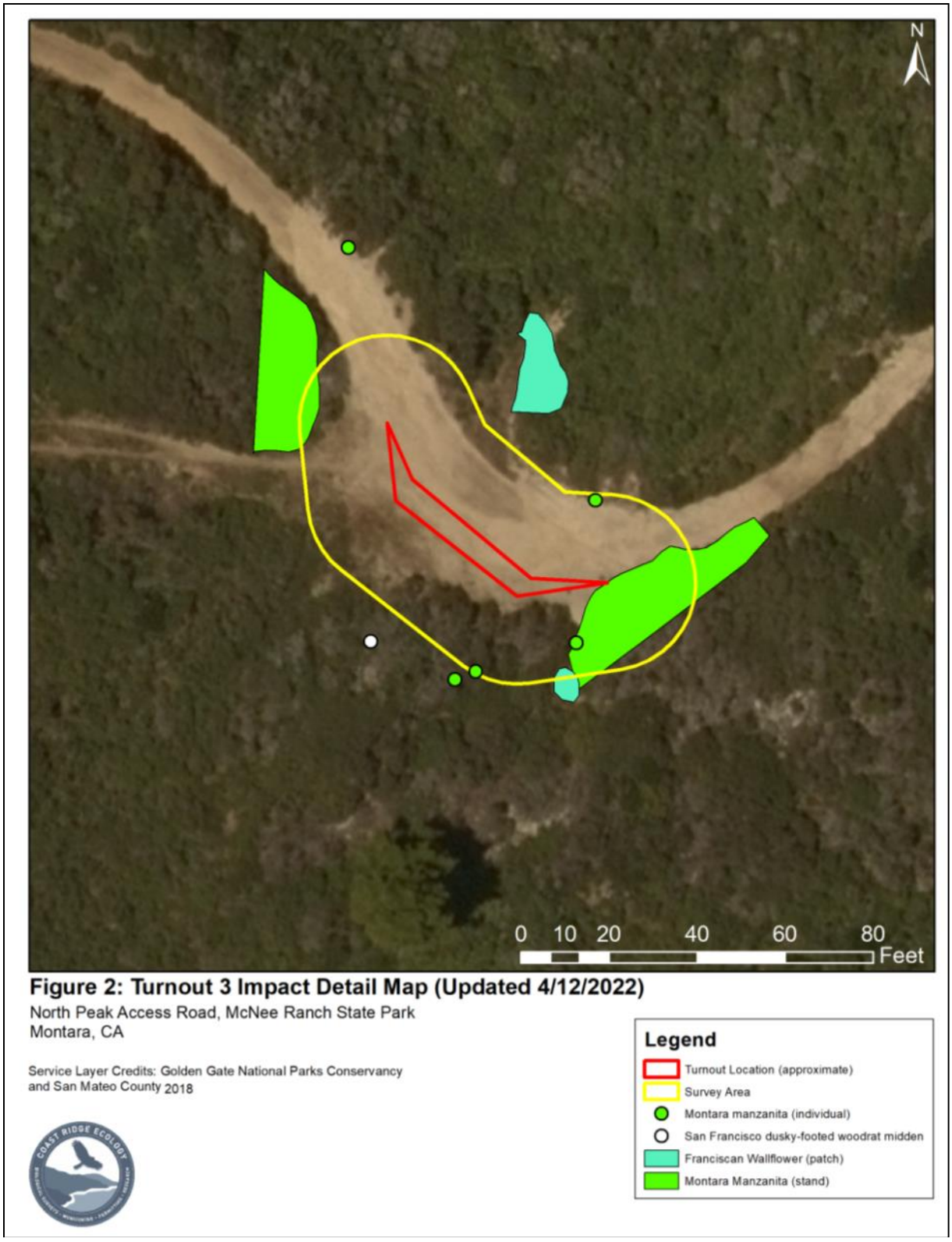


**Figure 2: Turnout 3 Impact Detail Map (Updated 4/12/2022)**

North Peak Access Road, McNee Ranch State Park
Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County 2018

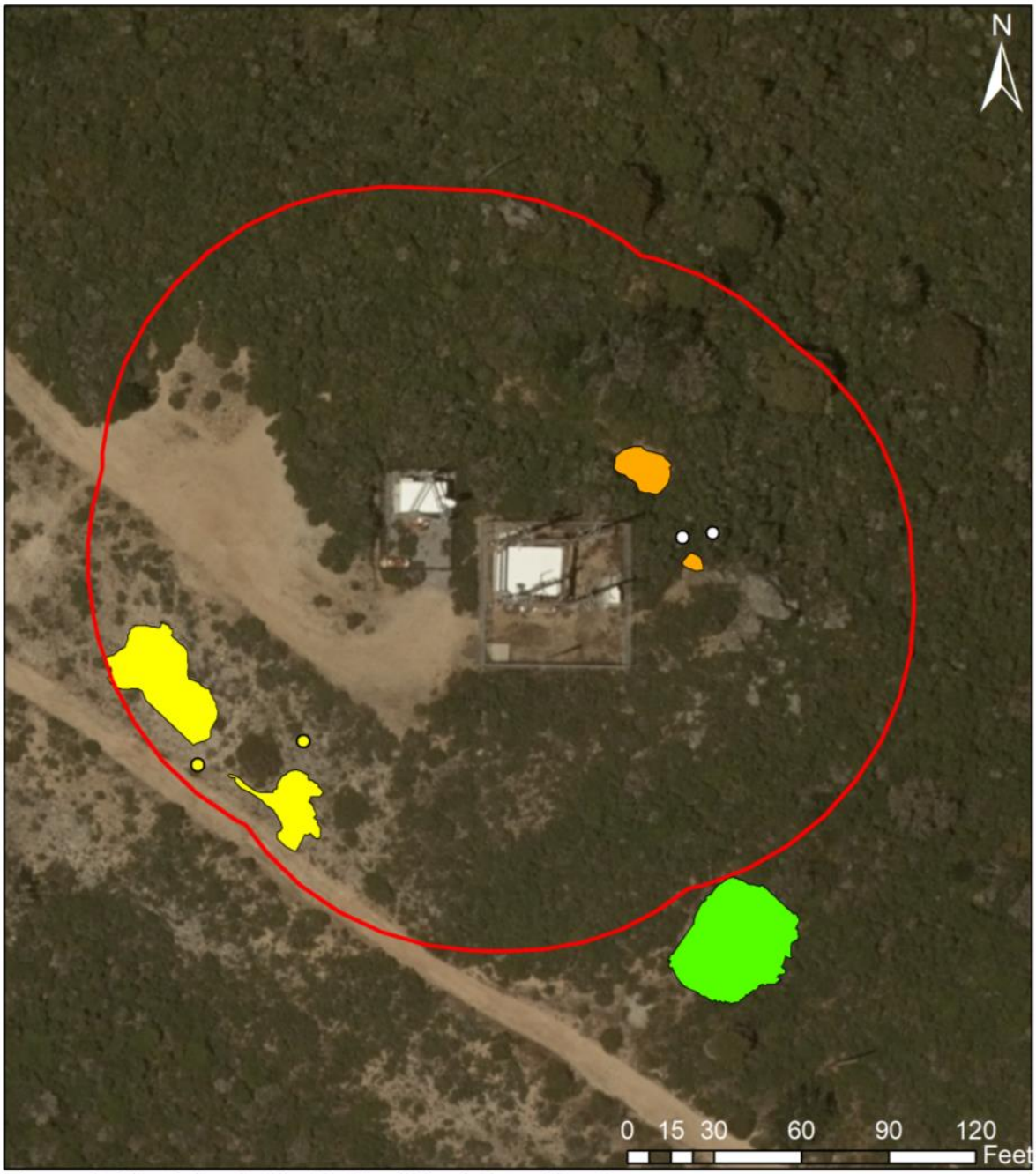


**Figure 3: North Peak Fire Buffer (West) Sensitive Resources**
Montara Mountain, Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County

**Legend**

Survey Area/Proposed Fire Buffer (100 feet)

**Sensitive Resources**

- San Francisco Dusky-footed Woodrat Midden
- Varied Lupine*
- Montara Manzanita
- Stonecrop* (patch)
- Varied Lupine* (patch)

*Host plant for Endangered butterfly species

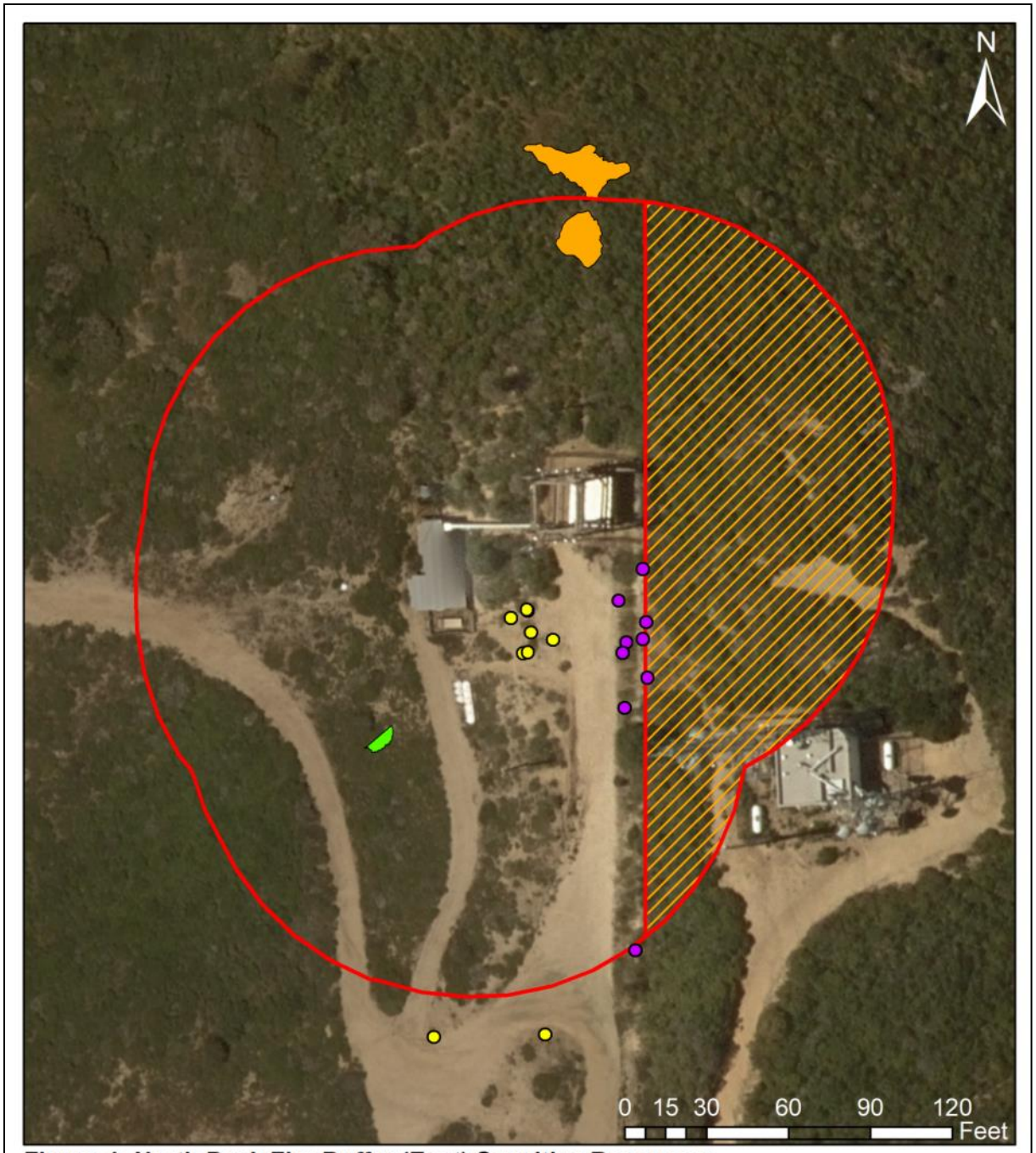


**Figure 4: North Peak Fire Buffer (East) Sensitive Resources**

Montara Mountain, Montara, CA

Service Layer Credits: Golden Gate National Parks Conservancy and San Mateo County

**Proposed Fire Break Biological Resources Survey**

All sensitive biological resources observed within the proposed fire breaks are shown in **Figures 3 & 4** above**.**

Significant patches of broadleaf stonecrop (*Sedum spathulifolium*), and varied lupine *(Lupinus littoralis var. variicolor*), host plants for two federally Endangered butterfly species, (San Bruno elfin bufferfly (*Callophrys mossii bayensis*) and Mission blue butterfly (*Icaricia icarioides missionensis*)) were observed within both of the proposed fire breaks. The presence of either butterfly species could not be confirmed, however due to the proximity of these mapped patches to an occupied patch of stonecrop on the adjacent SFPUC property (*pers. observation* G. Pfau) it should be assumed that San Bruno elfin butterflies are present within the survey area.

Stands of the rare endemic Montara manzanita (*Arctostaphylos montaraensis*) were observed within or in close proximity to both proposed fire break areas. Several San Mateo tree lupines (*Lupinus arboreus var. eximius*), a CNPS rank 3.2 species, were observed within the eastern firebreak but not in the western fire break.

Two middens of the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), (SFDFW), a California Species of Special Concern, were observed within the western firebreak. Both middens appeared to be active due to the presence of fresh vegetation and SFDFW scat, and were flagged with pink flagging for future reference.

Most of these sensitive species should be relatively easy to avoid during the creation of proposed fire breaks, however significant impacts to the butterfly host plant patches (stonecrop and varied lupine) would likely occur unless sufficient avoidance measures (such as buffer zones) are implemented.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Gregory Pfau
Associate Biologist III

**References**

Coast Ridge Ecology, 2022. *Biological Resource Assessment: North Peak Access Road, McNee Ranch State Park, Montara, San Mateo County, California*. Prepared for American Tower Corporation.

## Representative Photos

**Photo 1:** Example of Franciscan wallflower (*Erysimum franciscanum*, yellow flower) growing directly adjacent to roadway along North Peak Access Road (4/12/2022)

**Photo 2:** Example of Stonecrop patch (*Sedum spathulifolium*), found in western firebreak (4/12/20

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT H

# United States Department of the Interior

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

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

JAN 13 2020

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

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

Dear Mr. Abeyta:

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

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

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

Minimization Measures

1. Work will stop if any listed species are encountered in the Project area and be allowed to leave on its own volition.

2. A biologist will be present for all ground-disturbing activities, and will flag any host plants for butterflies to be avoided.

3. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent possible.

4. No work will be conducted when precipitation is forecast to be greater than 0.1 inches.

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

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

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

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

Sincerely,

Ryan Olah
Chief, Coast Bay Division

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT I

County of San Mateo
Planning and Building Department
**REVISED**
**INITIAL STUDY**
**ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

1. **Project Title:** Renew existing Sprint PCS cell facility, legalize existing AT&T cell facility, 2,065 cubic yards of grading to repair existing eroded hiking trail/access road and relocate existing above-ground above poles to underground within hiking trail/access road.

2. **County File Number:** PLN 2006-00075 (Sprint PCS) and PLN 2017-00135 (AT&T)

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

4. **Contact Person and Phone Number:** Olivia Boo, Project Planner, oboo@smcgov.org

5. **Project Location:** 3501 Whiting Ridge Road, Montara

6. **Assessor's Parcel Number and Size of Parcel:** 036-370-020, (cellular equipment), 036-330--030, 036-340-020, 036-340-050, 036-340-070, and 036-332-020 (hiking trail/access road), approximately 20 acres

7. **Project Sponsor's Name and Address:** Emily Murray, Esq., American Towers, 865 South Figueroa Street, Suite 2800, Los Angeles, CA 90017-2543 and Bonnie Belair, Sr. Attorney, American Towers, 10 Presidential Way, Woburn, MA 01801

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A

9. **General Plan Designation:** Open Space, Public Recreation

10. **Zoning:** Multiple Zonings
PLN 2017-00135 AT&T facility: Resource Management-Coastal Zone/Coastal Development (RM-CZ/DR/CD).

    PLN 2006-00075 Sprint PCS facility: Resource Management (RM).

    Access road improvements: Resource Management-Coastal Zone/Design Review, Planned Agricultural District/Coastal Development (RM-CZ/PAD/DR/CD).

11. **Description of the Project:**
PLN 2006-00075: Use Permit Renewal, Resource Management District Permit, Planned Agriculture District Permit, and Grading Permit for an existing Sprint PCS facility. The existing Sprint PCS facility includes antennas attached to three wood monopoles, a 70 sq. ft. shelter and propane tank.

PLN 2017-00135: After-the-Fact Use Permit, Coastal Development Permit, Resource Management-Coastal Zone District Permit, and Grading Permit to legalize an existing AT&T cellular facility constructed without permits.

The existing AT&T facility is mounted on a 40 ft. wooden tower that is supported by four posts. The highest mounted antennae are located at 60 feet above ground. The facility has two equipment shelter sheds. Shed A (identified as shed A for purposes of this project) is 285 sq. ft., is located within the footprint of the tower and is enclosed by a chain link fence. The second equipment shelter shed (shed B) is 556 sq. ft., located 40 feet west of the tower, and is a secured building.

The project includes restoring and repairing the existing 18,500 linear feet (3.5 miles) roadway access/trail road that provides vehicle access to the subject cellular facilities (plus two other existing cellular facilities), and to install four (4) fire turnouts. The same dirt road serves as a walking/hiking park trail within the McNee State Park and is open to the public. The dirt road is in disrepair due to years of erosion. Grading repair includes 2,065 cubic yards of cut and fill for soil to be relocated onsite to repair erosion. Tree trimming may be performed only as necessary for adequate vertical clearance. No tree removal is proposed. The four new fire truck turnouts are proposed to provide adequate fire truck access through the park and to the peak, where the existing cellular sites are located.

American Tower the underlying owner, has future plans to remove 26 above ground power poles due to relocating the overhead power underground, within the footprint of the existing access road/hiking trail over a two year period. This project will be processed under a separate scope as a Phase II and require an updated biologist report..

12. **Surrounding Land Uses and Setting:** The approximately 20-acre parcel is located in the unincorporated area of Montara mountain. The subject parcel is located to the southwest of San Pedro Valley County Park with an existing unpaved dirt road leading to both the AT&T and Sprint PCS sites and other existing cellular facilities.

13. **Other Public Agencies Whose Approval is Required:** The following agencies shall provide property owner consent to the grading repair project as they are underlying property owners to the hiking trail/access road. The underlying property owners: National Park Service, Golden Gate National Recreation Areas (part of the National Park Service), San Mateo County Parks and North Coast County Water District.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

    No Native American tribe has requested consultation to date, pursuant to Public Resources Code Section 21080.3.1. See further discussion under Section 18.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

| | | | | | |
|---|---|---|---|---|---|
| | Aesthetics | | Energy | | Public Services |
| | Agricultural and Forest Resources | X | Hazards and Hazardous Materials | | Recreation |
| X | Air Quality | X | Hydrology/Water Quality | X | Transportation |
| X | Biological Resources | | Land Use/Planning | X | Tribal Cultural Resources |
| | Climate Change | | Mineral Resources | | Utilities/Service Systems |
| X | Cultural Resources | | Noise | | Wildfire |
| X | Geology/Soils | | Population/Housing | | Mandatory Findings of Significance |

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

| **1.** | **AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 1.a. | Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads? | | | X | |
| **Discussion:** The subject parcel is located approximately 250 feet east of the Cabrillo Highway/Highway 1 County Scenic Corridor boundary which is the closest scenic corridor. The project will not significantly impact views from any public roads, water bodies, or from the scenic corridor itself, due to the surrounding topography and dense vegetation. Both the existing Sprint PCS facility and the unpermitted AT&T cellular facility are located at the top of Peak Mountain, within the Montara Mountain area, east of McNee Ranch State Park. Both sites are existing and visible from Alta Vista and North Peak Access Road Trails due to the cellular equipment location at the top of Montara Mountain and is accessible by the public hiking trail/access road path in the park. The dirt access road, Whiting Ridge Road, is vegetated on both sides. Adjacent land generally consists of undeveloped open space within the McNee State Park. No water bodies are located in the immediate area. The hiking trail/access road runs through public land owned by North Coast County Water District and San Mateo County. | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Both cellular facilities are visible from public lands. The unpermitted AT&T facility is located on a structure that includes other non-AT&T equipment, such that the other equipment is collocated on AT&T's structure and considered a minor addition. The Sprint PCS facility is a permitted site and according to permit records, was the first cellular facility permitted on the property. The proposed project includes renewing the existing Sprint PCS site. No new structures are proposed for Sprint PCS. Grading repair of the existing hiking path and installing four new fire truck turnout areas is proposed, however, repair will be at ground level and is not expected to affect views.<br><br>**Source:** Site plans, Google Maps. | | | | | |
| 1.b. | Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| **Discussion:** The subject parcel where the cell facilities are located is approximately 250 feet east of the Cabrillo Highway/Highway 1 County Scenic Corridor boundaries. The project sites are not located within or in close proximity to a scenic resource. No trees are proposed for removal, and there are no known outcroppings or historic buildings. The project may involve trimming trees and vegetation to provide a 15-foot vertical clearance as needed for construction vehicles. The Sprint PCS facility is existing. The AT&T facility is requesting to be legalized. The legalization of the facility will involve legalizing existing equipment mounted to the existing structure. Minor changes are anticipated to the AT&T facility for building code compliance as part of the building permit process.<br><br>A majority of the access road is located within the Cabrillo Highway/Highway 1 County Scenic Corridor. Repair of the road may be located within the scenic corridor but will not cause significant visual impact as work will be short term in duration and is limited to grading work on the existing access road/trail, at ground level, and so would not be significantly visible.<br><br>**Source:** Project Location, Site Plans. | | | | | |
| 1.c. | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | X | |

**Discussion:** The project site is located on Montara mountain, south of San Pedro Valley County Park, southeast of McNee Ranch State Park, and surrounded by open space. The property has split zoning, Resource Management/Design Review/Coastal Development, for the AT&T facility (PLN 2017-00135) and Resource Management for the Sprint PCS facility (PLN 2006-00075). General Plan policies and Zoning Regulation development standards require that development minimize tree removal and natural topography alterations. Both cell facilities are visible from the publicly accessible road/trail. There are no additional impacts from Sprint PCS (PLN 2006-00075). The AT&T facility is being legalized which includes antennas mounted on the existing wood tower and two ground level equipment sheds. The increase in visible intensity is minor, clustered together and blending with similar equipment. No new equipment is proposed for either facility.

Grading to repair the severely eroded dirt access road will include conformance with fire access standards and consists of 18,500 linear feet (3.5 miles) of road blading to repair the roadway and construct four (4) fire turnouts, to provide required emergency access. Approximately 2,065 cubic yards of grading is anticipated. Since the road improvements are at grade level and the AT&T cellular facility is collocated on an existing structure with other existing equipment, views are not expected to be significantly impacted than what currently exists. Although the AT&T facility is proposed to be legalized, there is other existing equipment on the structure.

**Source:** Project Location; San Mateo County General Plan; Scenic Resources Map; Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 1.d. | Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | | | | X |

**Discussion:** There are no lights indicated on the project plans for either facility. There is no increase in visible intensity from the Sprint PCS facility, as it is a legal site with no changes proposed. The AT&T facility already exists and is requesting to be legalized which involves existing antennas mounted on the wood tower and two ground level equipment sheds. The increase in visible intensity is considered minor as the AT&T equipment is clustered together and blends with similar existing equipment.

**Source:** Project Plans.

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|---|---|---|---|---|---|
| 1.e. | Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? | | | | X |

**Discussion:** See discussion under 1.a.

**Source:** San Mateo County Geographic Information System.

| | | | | | |
|---|---|---|---|---|---|
| 1.f. | If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions? | | | | X |

**Discussion:** The northeast portion of the parcel is within a Design Review District; however, the use does not conflict with the General Plan or Zoning Ordinance upon approval of a Use Permit.

**Source:** Project Location; San Mateo County Zoning Map.

| | | | | | |
|---|---|---|---|---|---|
| 1.g. | Visually intrude into an area having natural scenic qualities? | | | X | |

**Discussion:** The project site is designated as Open Space under the County's General Plan. Both sites are located at Peak Mountain adjacent to existing trails. See also discussion under 1.a.

**Source:** Project Plans, Project Location, San Mateo County Regulations.

**2. AGRICULTURAL AND FOREST RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 2.a. | For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | X | |

**Discussion:** The Sprint PCS facility is located outside the Coastal Zone, a portion of the existing hiking trail/access road and location of both facilities are identified as "Other Lands" on the California Important Farmland Finder (California Farmlands of Statewide Importance map). This designation includes Low Density Rural Developments, brush, timber, wetlands, riparian areas not suitable for livestock grazing, confined livestock, poultry, aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. The non-coastal portion of the project area is currently used for public park and wireless telecommunications facilities uses and not for agricultural purposes. There is no prime soil located on the project parcel where the cellular facilities are located. However, the first 1,170 feet of the existing road beginning from Highway 1 and continuing east is located on Class III prime soils. Resurfacing the road to repair eroded sections may disturb these soils. Repair work will occur in the footprint of the existing road and the proposed vehicle turnouts are located outside of areas identified to contain prime soils. Repair work for the section of the existing road that is prime soils will not further convert or degrade these soils as the road is not being expanded nor is soil being removed from the site. The AT&T facility is located within the Coastal Zone; thus, this question is not applicable to this site.

**Source:** California Farmlands of Statewide Importance Map, San Mateo Geographic Information System, California Department of Conservation Important Farmland Finder Map.

| | | | | | |
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| 2.b. | Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract? | | | | X |

**Discussion:** The Resource Management zoning district is not a primary agricultural use designation, though agricultural use is permitted. Wireless facilities are allowed under this zoning designation with approval of a Use Permit. The parcel is not encumbered by an Open Space Easement or a Williamson Act Contract. Agricultural uses are not present on the parcel. A portion of the access road/trail is located on Planned Agricultural District zoned property. Proposed road/trail repairs will have minimal impacts to the area as minimal additional land will be used to accommodate the fire turnouts for public safety purposes and the road/trail is not being widened any more than necessary.

**Source:** Accela Permit System, Assessor's Parcel Map.

| | | | | | |
|---|---|---|---|---|---|
| 2.c. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use? | | | X | |

**Discussion:** The project parcel is not designated as Farmland. However, areas of the access road are considered Forest land which is defined as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC12220(g)). Based on staff's review of site photos, although the site may support more than 10 percent tree cover, the project does not propose any significant changes to the existing facilities. Regrading of the existing dirt access road to repair severely eroded areas and install fire turnouts as required by County Fire , may result in minimal conversion of forestland to non-forest use due to the proposed four fire turnout areas (approximately 960 sq. ft.) required to be installed. Also, the applicant notes trimming of vegetation may occur only as necessary to allow construction vehicles adequate vertical clearance to access the road to make necessary repairs.

**Source:** California Farmlands of Statewide Importance Map, Project Location.

| | | | | | |
|---|---|---|---|---|---|
| 2.d. | For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts? | | | X | |

**Discussion:** The AT&T facility is located in the Coastal Zone. The Natural Resources Conservation Service (NRCS) Web Soil Survey has identified the Land Capability Class rating as Classes 6 and 7, which include soils with severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. The project parcel does not include any farmland or agricultural land. Additionally, portions of road repairs will occur in the Coastal Zone. The minor loss of agricultural land or soil capability due to the proposed four fire turnouts will be minimal and less than significant.

**Source:** Natural Resources Conservation Service (NRCS) Web Soil Survey.

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

**Discussion:** See discussion under 2.d.

**Source**: Zoning Maps, Natural Resources Conservation Service Web Soil Survey, San Mateo County General Plan Productive Soil Resources with Agricultural Capability Map.

| | | | | | |
|---|---|---|---|---|---|
| 2.f. | Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?<br>*Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.* | | | X | |

**Discussion:** See discussion under 2.c. above. Additionally, the parcel is not zoned Timberland Production. Though timber harvesting is an allowed use in these zoning districts, subject to a County Fire issued Timber Harvesting Permit, the use of the parcel is and has been for non-timber purposes such as public recreation and unmanned cellular facilities.

**Source:** San Mateo County Zoning Maps.

**3. AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 3.a. | Conflict with or obstruct implementation of the applicable air quality plan? | | X | | |

**Discussion:** The project involves the repair of a severely eroded dirt road that serves as a hiking trail and provides access to the AT&T facility to be legalized, renewal for an existing Sprint PCS facility, and involves installing four new fire truck turnout areas. The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The proposed project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide: CO2) air emissions, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers), whose primary fuel source is gasoline. However, any such

earthwork-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below:

**Mitigation Measure 1:**

The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building ads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

Also, see the discussion to Question 7.1. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

**Source:** BAAQMD 2017 Clean Air Plan, Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 3.b. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard? | | X | | |

**Discussion:** The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM2.5). Therefore, any increase in these criteria pollutants would be significant. A temporary increase in the project area of particulate matter is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any increase in these criteria pollutants would be significant. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations (to reduce air pollution e.g., limits on idling) will reduce the potential effects to a less than significant impact. Implementation of Mitigation Measure 1 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

**Source:** BAAQMD CEQA Guidelines, May 2017; Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 3.c. | Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District? | | X | | |

**Discussion:** Sensitive receptors are facilities or land uses such as schools, hospitals, or residential areas where people live, play, convalesce, or a place where sensitive individuals spend significant amounts of time. Sensitive individuals, such as children and the elderly, are those most susceptible to poor air quality.

The project parcel is located in a rural non-developed area, south of San Pedro County Valley park and east of McNee Ranch State Park. Though the parcel is not located near sensitive receptors, the trail may be used by such individuals. Any pollutant emissions generated from the proposed project will primarily be temporary in nature and associated with earthwork to improve the access road/trail. Work on the access road/trail will likely close portions of the trail temporarily, however, other areas of the trail may be in use by sensitive receptors. As such Mitigation Measure 1 is recommended to minimize potentially significant pollutant exposure to potential nearby sensitive receptors to a less than significant levels.

**Source:** Project Plans, Project Location.

| | | | | | |
|---|---|---|---|---|---|
| 3.d. | Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | | X | | |

**Discussion:** Once the grading repair work is complete, the project will not result in adverse emissions. The project has the potential to generate emissions during construction such as noise and odor. However, any such odors will be temporary and are expected to be minimal. Mitigation Measure 2 is recommended to reduce noise emissions related to the grading repair work to a less than significant level.

**Mitigation Measure 2:** Noise sources associated with demolition, construction, repair, remodeling or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Source:** Project Plans.

| 4. | **BIOLOGICAL RESOURCES**. Would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 4.a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service? | | X | | |

**Discussion:** An updated biologist report (Attachment __) prepared by Coast Ridge Ecology dated June 2022 was submitted in response to public comments received to the initial Mitigated Negative Declaration published from June 1, 2021 to June 21, 2021.

Coast Ridge Ecology surveyed the site on January 26, February 3 and February 8, 2022. Coast Ridge Ecology biologists conducted a rare plant survey of the project area for rare plants and endangered species habitat in April 2022. The project will improve and repair portions of North Peak Access Road, install four new turnouts along the road and widen the road to allow emergency vehicle passage where necessary. Impacts to vegetation will be limited to the new turnout locations and potentially trimming or removing vegetation to maintain a roadway width of approximately 12 feet. Proposed fire break areas will be mowed in accordance with defensible space recommendations provided by Fire Safe San Mateo County.

Eight (8) special-status species were identified as occurring or highly likely to occur, based on present habitat types within and/or adjacent to the project area. The special -status species include: Island tube lichen, Montara manzanita, Golden Chinquapin Chaparra, Kings Mountain manzanita, San Mateo tree lupine, Franciscan wallflower, San Bruno elfin butterfly, California red-legged frog, and San Francisco dusky-footed woodrat. One sensitive plant community, Montara manzanita chaparral, was identified within the project area. Host plants for the Mission blue butterfly were identified within the project area however this species is not expected to be present. The areas on Montara Mountain do not support the Mission blue butterfly due to the lack of other host plant species. Therefore, it is highly unlikely the Mission blue butterfly is present within the project area, including the proposed fire break areas.

Island tube lichen

This species is located in a section of road that is not part of the proposed improvement activities, it should not be impacted by the project. Care should be taken to ensure that the host manzanita is not accidentally removed. The lichen was not observed within the potential impact footprint of the project.

Montara Manzanita

A ½-mile portion of the North Peak Access Road travels through Montara manzanita chaparral. Several Montara manzanita shrubs are present along the road in this section, making up 100 percent of the shrub canopy. A small number of isolated shrubs are also present along the road shortly before the habitat transition and within the proposed fire break areas. Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is

unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks should be avoided. Turnout 3 is also located adjacent to this sensitive habitat, however, turnout construction should not impact any manzanita. No mitigation is required.

Golden Chinquapin Chaparral

Golden chinquapin is also considered a sensitive plant community by the California Department of Fish and Wildlife (CDFW), being abundant in the shrub layer and occasionally forming a canopy over the manzanita. The herbaceous layer is very sparse, with little to no herbaceous growth beneath the dense manzanita foliage. North Peak Access Road passes directly through a sizeable patch of this habitat, where additional care should be taken to limit impacts from road improvement work. This is included as a Mitigation Measure.

Kings Mountain manzanita

Kings Mountain manzanita was located during site surveys. This single plant is located along the North Peak Access Road shortly before the transition into Montara manzanita chaparral. This individual plant is fairly large and should be easy to avoid as it does not significantly encroach into the roadway. No mitigation is required.

San Mateo tree lupine

San Mateo tree lupine is flowering shrub and is on the California state special plant lists. The San Mateo tree lupine was observed along the road within turnout #2 and within one of the proposed fire break areas. Measures to minimize impacts include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present onsite to monitor all work within 50 feet of these species.

Franciscan wallflower

This species has some potential to occur within the project area between March and June and have been observed along North Peak Access Road. It would not have been visible at the time of the initial site surveys, and thus a site inspection was conducted in April 2022 during their blooming period.

While these species are unlikely to occur within the roadway, there was a moderate to high potential that the Franciscan wallflower could be present in the surrounding habitat, including some of the proposed turnout locations and proposed fire break areas. Measures to minimize impacts to San Francisco wallflower include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present onsite to monitor all work within 50 feet of these species.

San Bruno elfin butterfly

Although at the time of the subject survey, the presence of the San Bruno elfin butterflies could not be confirmed at the site, this species is assumed to be present due to broadleaf stonecrop observed present along two stretches of North Peak Access Road. Due to the close proximity of these host plants to the roadway, there is high potential for San Bruno elfin butterflies to be present in the area. On Montara Mountain, the flight period for this species generally occurs between mid-March and early April, while larvae are active in mid-May to mid-June. There is a high chance of negative impacts to this species unless proper conservation and avoidance measures are implemented. This condition is included as a Mitigation Measure below.

California red-legged frog

The California red-legged frog is a federally threatened species and California State Species of Special Concern. Suitable foraging habitat may be present within the riverine drainages of Montara Mountain. It is possible that California red-legged frogs utilize or cross the road during their movements to and from breeding locations and/or between these drainages during the non-breeding

season. Outside of these occasional crossing events, California red-legged frogs are unlikely to spend any extended period of time within the project area. Nonetheless, individual movements are somewhat unpredictable and proper precautions should be taken in the event that a frog is encountered, particularly in the lower elevation portions of the trail. Due to these factors, the California red-legged frog was assessed as having a moderate potential for occurrence within the project area, but only a low chance of project-related impacts.

A Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs. The Qualified Biological Monitor shall have the authority to stop work and to allow any frogs and/or snakes to move out of harm's way on their own accord. This is included as a Mitigation Measure.

San Francisco dusky-footed woodrat

Middens (nests) of the San Francisco dusky-footed woodrat (SFDFW), a California Species of Special Concern, were recorded at several locations along the road. These middens were generally located far enough from the roadway that they should not be impacted by project activities. However, two SFDFW middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3, Figures 6, 8) and two additional middens are located in the Fire Break areas. These middens should be marked for avoidance. This is included as a Mitigation Measure.

If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s). This is included as Mitigation Measure.

Nesting birds

Significant nesting habitat is present along the entire length of North Peak Access Road. It is likely that a variety of bird species nest within the trees and shrubs surrounding the roadway, which will necessitate nesting bird surveys to avoid disturbance if work is performed during the bird nesting season (approximately February 1 to August 31). This is included as a Mitigation Measure.

The following Mitigation Measures are recommended to reduce potential adverse significant impacts to less than significant levels.

**Mitigation Measure 3**:Prior to working on site, all construction crew members and other on-site workers associated with the project shall receive an Environmental Awareness Training to be conducted by a Qualified Biologist. The training shall instruct workers on how to recognize all special-status plant/wildlife species and their preferred habitat potentially present in the project area, applicable laws and regulations regarding each species, actions to take if a special-status species is observed during construction activities, and the name/contact information of the Qualified Biologist and Qualified Biological Monitor.

**Mitigation Measure 4**: It is recommended that all road and firebreak work that is located in areas where Pacific stonecrop plants occur should be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species. All Pacific stonecrop plants shall be clearly marked with flagging for avoidance prior to vegetation removal and ground disturbance activities. In addition, a Qualified Biological Monitor shall be present on site to monitor any work that is conducted within 50 feet of any Pacific stonecrop plants.

**Mitigation Measure 5**: The lower (western) 0.5 mile section of the North Peak Access Road, which runs adjacent to Martini Creek before it rises steeply up Montara Mountain, has the potential for presence of California red-legged frog and San Francisco garter snake. Prior to conducting project-related work in this section of roadway, a Qualified Biologist shall conduct a preconstruction survey

within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs and San Francisco garter snakes. The Qualified Biological Monitor shall have the authority to stop work and to allow any frogs and/or snakes to move out of harm's way on their own accord.

**Mitigation Measure 6**: Approximately 0.58 miles of the North Peak Access Road traverses through Montara manzanita chaparral and a small number of isolated individuals are also present along the road shortly before this habitat transition. A single individual Kings Mountain manzanita is also located along North Peak Access Road shortly before the transition into Montara manzanita chaparral. Both of these species are considered special status species. Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita and Kings Mountain Manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks shall be avoided. A Qualified Biological Monitor shall monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road.

**Mitigation Measure 7**: Two San Francisco dusky-footed woodrat (SFDFW) middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the Fire Break areas. All SFDFW middens shall be marked for avoidance. If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s).

**Mitigation Measure 8**: The Island tube lichen shall be avoided. Measures to minimize impacts to San Francisco wallflower and San Mateo tree lupine include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species.

**Mitigation Measure 9**: If the project is conducted within the nesting bird season (Feb. 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

**Mitigation Measure 10 :** Vehicles and equipment shall be parked on pavement, existing roads and previously disturbed areas to the maximum extent possible. If construction vehicles need to park on vegetation along the access road/hiking trail, the applicant shall work with the biologist and designate areas for off road parking needs to confirm no plant or wildlife species are impacted.

**Mitigation Measure 11 :** No work shall be conducted, and all work shall cease, when precipitation is forecast to be greater than 0.1 inches.

**Source:** Project Plan, Coast Ridge Ecology biologist report, Biological Resources Impact Analysis prepared by HELIX.

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| 4.b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service? | | X | | |

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| **Discussion:** See staff's discussion under 4.a.<br>**Source:** Project Plan, Biological Resources Impact Analysis prepared by HELIX., Coast Ridge Ecology biologist report. | | | | | |
| 4.c. | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| **Discussion:** The US Army Corps of Engineers definition of wetland, includes three characteristics that must be demonstrated: wetland vegetation, wetland hydrology, and wetland soils. Neither the Helix, United States Department of Interior, Fish and Wildlife Service biologist reports or the Coast Ridge Ecology report identify wetlands on the property. The property is approximately 1,800 feet from the nearest wetland as referenced on the National Wetlands Inventory map.<br>New construction is associated with the proposed grading repair to the severely eroded dirt access road at ground level and also to install four fire turnouts as required by County Fire and the project is not expected to remove, fill or impact any wetland features.<br>**Source:** Project Plans, Project Location, Biological Resources Impact Analysis prepared by HELIX. and Coast Ridge Ecology report (dated September 8, 2018), Coast Ridge Ecology biologist report and United States Department of Interior, Fish and Wildlife Service (dated January 13, 2020) biologist reports, National Wetlands Inventory Map. | | | | | |
| 4.d. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | X | | |
| **Discussion:** See staff's response and recommended mitigation measures under Question 4.a.<br>**Source:** Biological Resources Impact Analysis prepared by HELIX, Coast Ridge Ecology biologist report and United States Department of Interior, Fish and Wildlife Service (dated January 13, 2020) Biologist Reports. | | | | | |
| 4.e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)? | | | | X |
| **Discussion:** The San Mateo County Significant Tree Ordinance defines a significant tree as any live woody plant with a single stem or trunk with a diameter of 12 inches or more measured at 4.5 feet above grade. The project does not include tree removal, however, some trees located near the road/trail may need to be trimmed in order to provide vertical construction vehicle clearance. Tree protection shall be shown on the construction plans prior to building permit issuance. The tree protection shall be directed by a certified arborist. RM District Development Review Criteria | | | | | |

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| regulates tree removal for trees greater than 55-inch circumference measured at 4.5 feet from the ground.<br>**Source:** Project Plans; San Mateo County Significant Tree Ordinance. | | | | | |
| 4.f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | | | | X |
| **Discussion:** The hiking trail/access road repair will be located on property owned by the State as well as the North Coast County Water District. No impacts/conflicts are expected with the proposed project area. There are no known adopted conservation plans where the work is proposed.<br>**Source:** California Department of Fish and Wildlife, Habitat Conservation Planning, Natural Conservation Community Plan, Data Basin, Habitat Conservation Plan, California, Project Location. | | | | | |
| 4.g. | Be located inside or within 200 feet of a marine or wildlife reserve? | | | | X |
| **Discussion:** The project parcel and hiking trail is not located inside or within 200 feet of a marine or wildlife reserve.<br>**Source:** U.S. Fish and Wildlife Services, National Refuge System Locator, Project Location. | | | | | |
| 4.h. | Result in loss of oak woodlands or other non-timber woodlands? | | | | X |
| **Discussion:** The project area does have existing trees however no trees are proposed for removal, only tree trimming is expected.<br>**Source:** Project Plans. | | | | | |

| **5.** | **CULTURAL RESOURCES**. Would the project: | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 5.a. | Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | | X | | |
| **Discussion:** The project area consists of rural, undeveloped open space land with exception of the existing cellular facilities and other various equipment located on the same tower as the AT&T facilities proposed to be legalized. The Sprint PCS cellular facility has existed since 1960 when Sprint PCS,PLN 2006-00075, was initially approved as indicated in the San Mateo County permit tracking system. Thus, the dirt access road has existed for at least the same amount of time. The only proposed disturbance is necessary repair to the existing access road, installing four fire truck turnouts, and required equipment modifications to the AT&T facility to comply with building code. | | | | | |

Staff previously sent a referral to Sonoma State received comment in May 6, 2021 that there is a possibility of archeological sites in the project area and that further study is required. A referral was sent to the Native American Heritage Commission (NAHC) Amah Mutsun Tribal Band of Mission san Juan Bautista and the Ohlone Indian Tribe for the subject project, and and to all the NAHC identified tribes, no comment has been received to date.

There is low expectation that the road repair and new fire turnouts would impact any unknown historical resources as a majority of the grading activities will occur in previously graded and disturbed areas with minimal new ground disturbance.

The project is not listed on the National Park Service Register of Historic Places and the project was not referred to the California Historical Resources Northwest Information Center of Sonoma State University given the outcome of staff's previous 1993 referral and since the property has been developed with three existing tower facilities. Ground disturbance for road/trail repair is proposed in order to provide safe vehicle access for the carriers and emergency vehicles. Should any articles of historical evidence be found during the grading activities, construction will be required to halt until an archaeological consultant can visit the site. The following mitigation measures will ensure project impacts, should cultural resources be found, are reduced to less than significant impacts.

**Mitigation Measure 12:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist or applicable profession for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist, or applicable professional, and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist, or applicable professional, shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological (or applicable professional), report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

**Mitigation Measure 13:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 14:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Source:** Project Location; Project Plans.

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

**Discussion:** The project area consists of rural, undeveloped open space land with the exception of the existing cellular facilities, which includes Sprint PCS and AT&T and other carriers. The AT&T cellular facility antennas are mounted on a wood structure with other existing equipment. The other carriers/owners located on the AT&T structure are unknown but also leasing space from American Towers Corporation, the landowner The subject permit will only legalize the AT&T facility equipment and renew the Sprint PCS Use Permit. The various cellular facilities and equipment have existed on site since approximately the 1960's as indicated in the San Mateo County permit tracking system. The dirt access road has also existed for the same amount of time. The only proposed disturbance is repair of the existing access road and installing four fire turnout areas. There is low probability that legalizing the AT&T facility, the proposed road repair, and new fire turnouts would impact any unknown archaeological resources because the access road/hiking trail is already developed/disturbed land and the proposed fire turnout areas would only generate minimal new disturbance. Mitigation Measures 12, 13 and 14_are included to reduce any potential adverse significant impacts to less than significant levels.

**Source:** Project Plans.

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

**Discussion:** It's not expected that there are any human remains in the project area that would be disturbed. Approximately 2,065 cubic yards of grading remediation is proposed for the dirt access road repair including the proposed four fire turnouts. Mitigation Measures 12, 13, and 14_are included to reduce any potential adverse significant impacts to less than significant levels.

**Source:** Project Location, California Historical Resources Information System (CHRIS)

| **6.** | **ENERGY**. Would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 6.a. | Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | X | |

**Discussion:** The project will use on-site electricity or energy from existing power poles located along the trail/road. . Energy consumption associated with the grading repair project would be limited to minimal construction equipment (i.e., construction vehicles) which would be limited and temporary for the implementation of the project.

Construction

The project would require consumption of non-renewable energy resources primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction equipment and automobile for general site maintenance of the cellular facilities. Transportation energy use during construction would come from the construction equipment, haul trucks and construction employees' vehicles that

would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction of the grading work. Use of energy resources is not expected from the cellular facilities since no changes are proposed. Most construction equipment during grading will likely be diesel powered and electricity powered equipment.

Operation

During operations, energy consumption would be associated with vehicle maintenance trips. The project is for two existing cellar facility sites served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. The project will result in continued use of electricity that has already been in operation and no new increases in level of service are expected. Impacts are less than significant and no mitigation is required.

**Source:** Project Plans.

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| 6.b. | Conflict with or obstruct a state or local plan for renewable energy or energy efficiency. | | | X | |

**Discussion:** The project includes legalizing structural development of the AT&T facility, however legalizing the facility is not expected to cause demand for energy resources that would conflict or obstruct a state or local plan for renewable energy or energy efficiency.

**Source:** Project Plans.

**7. GEOLOGY AND SOILS**. Would the project:

| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 7.a. | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in: | | | | |
| | i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?<br>*Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.* | | | X | |

**Discussion:** The project site is located between two faults, the San Andreas Fault located approximately 4 miles to the east and a fault along Pillar Point Bluff in the Princeton area, approximately three miles southwest of the project area. However, the project sites are not located

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| in the mapped Alquist-Priolo Earthquake Fault Zone area where a fault rupture is likely to occur. The project will involve a blade vehicle and hauling truck for the road improvements. The project is not expected to cause rupture of earthquake faults. The San Mateo County Geographic Information System indicated potential landslide area around the project site but no potential landslide on the subject parcel itself. The project has been reviewed by the County's Geotechnical staff and since there is no record of geologic hazards in the area, a geotechnical report will be required and reviewed at the building permit stage.<br>**Source:** Project Plans, San Mateo County Geographic Information System. | | | | |
| ii. Strong seismic ground shaking? | | | X | |
| **Discussion:** The project location is 2-4 miles from both the San Andreas fault and Pillar Point Bluff fault. The AT&T cellular tower and two associated equipment sheds are required to meet State building code standards for earthquakes. Adherence to applicable building codes will reduce the likelihood of potential substantial adverse effects, including loss, injury, or death resulting from strong seismic ground shaking. No further mitigation is necessary.<br>**Source:** San Mateo County Geographic Information System, Project Plans. | | | | |
| iii. Seismic-related ground failure, including liquefaction and differential settling? | | | X | |
| **Discussion:** See response to 7.a.ii. Thus, the project would not be significantly affected by liquefaction or differential settling.<br>**Source:** San Mateo County Geographic Information System, Project Plans | | | | |
| iv. Landslides? | | | X | |
| **Discussion:** See response to 7.a.ii. The San Mateo County Landslide Susceptibility Map notes the project area as category I and II, areas of low to moderate landslide susceptibility. The project consists of renewal of an existing Sprint PCS cellular facility and to legalize an existing AT&T cellular facility with no ground disturbance to the facilities. The dirt access road requires significant repair that involves surface blade cutting to repair the severe erosion. The amount of grading proposed is due to the length of the road and not a depth for digging into the ground. The road repair is not expected to cause the occurrence of landslide and will be monitored by a soils engineer.<br>**Source:** San Mateo County Geographic Information System, Project Plans, Landslide Susceptibility Map San Mateo County. | | | | |
| v. Coastal cliff/bluff instability or erosion?<br>*Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).* | | | | X |
| **Discussion:** The project site is not located on a coastal cliff or bluff.<br>**Source:** Project Location. | | | | |

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| 7.b. | Result in substantial soil erosion or the loss of topsoil? | | | X | |

**Discussion:** Without the proposed road repair, the access road is subject to continued substantial soil erosion and the site is not easily accessible, thus the project will repair the eroded dirt road/trail and install adequate measures to properly manage future erosion. At the building permit stage, the applicant shall submit an erosion control plan for review and approval by the Planning Department. The erosion control measures shall be implemented for the duration of the grading project to minimize erosion during the work. If the building permit is issued during the Winter Grading Moratorium season, the applicant shall apply for a winter grading permit which requires approval from the Planning Department. The following mitigation measure during construction will ensure erosion and sediment runoff is kept to a minimum.

**Mitigation Measure 15:** Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

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

c. Clear only areas essential for construction.

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

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

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

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

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

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

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt

fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

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

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

**Source:** Project Plans.

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| 7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction, or collapse? | | | X | |

**Discussion:** The project is not expected to generate on or off-site geotechnical hazards as the project consists of low intensity grading of a 2,000-foot-long dirt access road to repair severely eroded areas. Surface soil disturbance is proposed to repair the eroded areas, to install adequate long-term erosion control measures that will properly divert water during the wet season and to install four fire turnout areas as required by the County Fire .

**Source:** Project Plans.

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| 7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property? | | | X | |

**Discussion:** The County's Geotechnical Hazards Synthesis Map characterizes the project area's geological material to be hard bedrock and generally non-expansive. Permeability of the soil is low, the area is characterized with few landslides, and the fill is generally fine grain material. Slope stability is fair to good and earthquake stability is good.

**Source:** County Geotechnical Hazards Synthesis Map, Project Plans.

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| 7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |

**Discussion:** The project does not involve the use of a septic tank or alternative wastewater system.

**Source:** Project Plans.

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|---|---|---|---|---|---|
| 7.f. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |

**Discussion:** Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel would host any paleontological resource or site or unique feature. The project consists of legalizing an AT&T cellular facility, renewing an existing permitted Sprint PCS facility and erosion repair at surface level along a 3.5-mile hiking trail that is moderately sloped and undeveloped hillside. Surface ground disturbance and exposure is involved in specific areas where erosion is severe. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic features. Mitigation Measures 11 will ensure that if any resources are encountered, potential impacts will be reduce to less than significant levels.

**Source:** Project Plans, Project Location.

| **8.** | **CLIMATE CHANGE**. Would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 8.a. | Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment? | | | X | |

**Discussion:** Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with the proposed grading to repair the eroded dirt access road will result in temporary generation of GHG emissions along the existing dirt access road to the project site. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the road repair only. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 1 will ensure that any impacts are less than significant.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 8.b. | Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | X | | |

**Discussion:** The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for the reduction of GHG emissions resulting from development consistent with state legislation, including construction idling. The majority of GHG emissions from the project are expected to occur during the construction phase, primarily from vehicle exhaust. GHG emission

| | | | | | |
|---|---|---|---|---|---|
| from the road repair will be associated with vehicle trips, will not conflict with the EECAP, and are expected to be less than significant upon implementation of Mitigation Measure 1:<br>**Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan. | | | | | |
| 8.c. | Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering? | | | X | |
| **Discussion:** As defined by Public Resources Code Section 12220(g), forestland is land that can support 10 percent native tree of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The property consists of northern coastal scrub and common species include coyote brush, California sagebrush, poison oak, California coffeeberry, manzanita, conifers, eucalyptus trees, Monterey pine, Monterey Cypress, and Ponderosa pine. Although the access road has trees in the area, no tree removal is proposed;tree trimming may be necessary and shall be directed by a certified arborist.<br>**Source:** Project Plan, Biological Resources Impact Analysis prepared by HELIX. | | | | | |
| 8.d. | Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels? | | | | X |
| **Discussion:** The project is not located on or near a coastal cliff or bluff where accelerated erosion due to sea level rise would pose a risk.<br>**Source:** Project Location. | | | | | |
| 8.e. | Expose people or structures to a significant risk of loss, injury or death involving sea level rise? | | | | X |
| **Discussion:** The project is not located in an area where sea level rise is a concern.<br>**Source:** Project Location. | | | | | |
| 8.f. | Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| **Discussion:** The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0136E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one (1) percent annual chance of flooding with average depths of less than 1-foot. The project proposes renewal of an existing Sprint PCS facility and to legalize an AT&T cellular facility with associated ground level equipment housed in two detached sheds. There is no project impact. | | | | | |

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|---|---|---|---|---|
| **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012. | | | | |
| 8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| **Discussion:** The project does not propose any structures within an anticipated 100-year flood hazard area.<br>**Source:** Project Location, Project Plan, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012. | | | | |

| **9. HAZARDS AND HAZARDOUS MATERIALS**. Would the project: | | | | |
|---|---|---|---|---|
| | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)? | | | | X |
| **Discussion** The construction does not involve the use, transport or disposal of hazardous materials.<br>**Source:** Project Plans. | | | | |
| 9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| **Discussion:** See response to 9.a above. The project involves the repair of a severely eroded dirt access road. The site is not a known hazardous material site, per the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List).<br>**Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List. | | | | |
| 9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | X | | |
| **Discussion:** There are no schools located within the vicinity of the project. Emissions from the wireless telecommunications facilities is compliant with the Federal Communications Commission | | | | |

(FCC) requirements as mitigated in the radio emissions report prepared by Lawrence Behr Associates Inc. (LBA) for the Sprint PCS facility and the emissions report prepared by Site Safe for the AT&T facility. The LBA report notes the General Population Maximum Permissible Exposure (MPE) at 20 ft. is 0.17%, thus is in compliance with FCC limits) and no additional mitigation measures are required. The Site Safe Electro-magnetic Fields (EMF) report states the maximum Radio Frequency Exposure at ground level is less than 1% of the General Public Limit. Further, the site will be in compliance with a yellow caution 2 sign posted at the site access location and an Information sign posted at gate locations #1 and #2. Mitigation Measure 16 requires the posted signs for AT&T for compliance purposes.

**Mitigation Measure 16:** For the AT&T facility, the applicant shall post two yellow caution signs at the site access location and one Information sign posted at gate locations #1 and #2.

**Source:** Project plans;Lawrence Behr Associates Inc. Radio Frequency Report (Sprint PCS); Site Safe, Biological Resources Impact Analysis prepared by HELIX, Radio Frequency Report, (AT&T facility).

| | | | | | |
|---|---|---|---|---|---|
| 9.d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |

**Discussion:** The project site is not listed on a hazardous materials site list.

**Source:** Project Location; California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List).

| | | | | | |
|---|---|---|---|---|---|
| 9.e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area? | | | | X |

**Discussion:** The project is not located within an airport land use plan or within 2 miles of a public airport.

**Source:** Project Location.

| | | | | | |
|---|---|---|---|---|---|
| 9.f. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |

**Discussion:** The project would not impair implementation of, or physically interfere with, an adopted emergency response or evacuation plan. The proposed project is not expected to permanently impede, change the configuration, or close any roadways that could be used for emergency purposes. The existing access road is not readily usable due to severe erosion. The project proposes to repair the dirt access road/hiking trail to improve access for maintenance vehicles and emergency vehicles.

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|---|---|---|---|---|---|
| **Source:** Project Location, Project Plans. | | | | | |
| 9.g. | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | X | |
| **Discussion:** Although the project entails low-intensity work to complete, the project site is located in a Very High Fire Hazard Severity Zone, State Responsibility Area. According to the County's Grading and Land Clearing regulations, Section 9296.5 (Fire Safety), any equipment must meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code. Upon staff's site inspection, there are a collection of three-foot-tall propane tanks clustered near the AT&T cellular facility. The applicant shall contact Environmental Health Services and obtain a Hazardous Business Materials plan. This will be included as a condition of approval for the project.<br><br>Conditions of approval for any entitlement permit issued by the County for this project shall reflect this County regulation requirement. The San Mateo County Fire Department has conditioned the project to have portable fire extinguishers at the cellular facilities and installation of a Knox Box, Knox Key Switch, or Knox Padlock on the gate at the Cabrillo Highway/Highway 1 gate entrance to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency.<br><br>**Source:** Project Plans, San Mateo County Building Regulations for Grading and Land Clearing, San Mateo County Fire Department Review. | | | | | |
| 9.h. | Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| **Discussion:** The project site is not located within a 100-year flood hazard area.<br><br>**Source:** Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0136E, effective October 16, 2012. | | | | | |
| 9.i. | Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| **Discussion:** The project parcel is not located within a 100-year flood hazard area. Although the AT&T cellular facility is proposed to be legalized, the facility is elevated above ground and is not expected to impede or redirect flood flows..<br><br>**Source:** Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0136E, effective October 16, 2012. | | | | | |
| 9.j. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |

| | | | | | |
|---|---|---|---|---|---|
| **Discussion:** The project site is not within a dam failure inundation area per the San Mateo County General Plan Hazards Map.<br>**Source:** Project Location; San Mateo County General Plan, Hazards Map. | | | | | |
| 9.k. | Inundation by seiche, tsunami, or mudflow? | | | | X |
| **Discussion:** According to the San Mateo County General Plan Hazards Map, the project site is not located in a tsunami or seiche inundation area or in a high landslide area.<br>**Source:** San Mateo County General Plan, Hazards Map. | | | | | |

| **10.** | **HYDROLOGY AND WATER QUALITY**. Would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 10.a. | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))? | | | X | |
| **Discussion:** No watercourses are identified in the project area; however, natural drainage channels may be present. The project involves legalizing an existing AT&T cellular facility, renewal of an existing legal Sprint PCS cellular facility, grading required to repair the dirt access road/ hiking trail to make it usable, and installing four new fire truck turnout areas. The trail/road work has the potential to generate polluted stormwater and erosion during construction, particularly during the wet season (October 1 -April 30). The construction of the project is required to comply with the County's Drainage Policy requiring post construction runoff. The plans indicate that where excessive erosion exists, water bars will be installed which will divert water to the edge of the access road to a controlled drainage area. Additionally, construction erosion and sediment control measures are required to be maintained throughout the duration of construction.<br>**Source:** Project Plans. | | | | | |
| 10.b. | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | | X |

| | | | | |
|---|---|---|---|---|
| **Discussion:** The project would not decrease groundwater supplies or interfere with groundwater recharge and does not propose a new water source as the project entails legalizing an existing AT&T cellular facility, renewal of an existing Sprint PCS facility, scraping of the dirt road to repair eroded areas, and installing four new fire truck turnout areas.<br>**Source:** Project Plans. | | | | |
| 10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: | | | | |
| i. Result in substantial erosion or siltation on- or off-site; | | X | | |
| **Discussion:** Repair of the eroded dirt access road has the potential for dirt to migrate during heavy rains event conditions. Proposed water bars will help to divert rain fall. The project was reviewed by the County's drainage staff and the Department of Public Works for compliance with County policies and standards.<br>Mitigation Measure 15 will help minimize erosion.<br>**Source:** Project Plans, County Drainage Review Section. | | | | |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | | | X | |
| **Discussion:** See staff's response to 10.a.<br>**Source:** Project Plans. | | | | |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | | X | | |

**Discussion:** The project is located in a rural area where no stormwater drainage systems are present. Legalizing the AT&T facility creates additional impervious surface and the hiking trail will create polluted runoff if left unmitigated.

The construction of the project is required to comply with the County's Drainage Policy requiring post construction runoff. The plans indicate that where excessive erosion exists, water bars will be installed which will divert water to the edge of the access road to a controlled drainage area. Mitigation Measure 16 will ensure erosion and sediment runoff is kept to a minimum and reduce erosion as a result of altered drainage patterns:

**Mitigation Measure 17:**

Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the dirt road shall be mitigated so that it does not create rills and gullies in the roadway. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Planning and Building for review and approval. The following shall showing that ongoing erosion prevention has been addressed:

a. Provide a plan and profile with drainage calculations at various slopes on the plans. Provide a matrix for repair.

b. Provide inventory of specific locations to be repaired on the plans with a matrix for repair. Provide calculations as appropriate, and example details for waterbars, etc.

c. Set up an agreement to review measures annually for the life of the project. Set aside funds to cover costs or hire an engineer to submit reports; drone fly over is acceptable.

d. For slopes greater than 15 percent, the surface needs to be asphalt with no slopes over 20 percent, unless permission is obtained from the fire district to waive this requirement.

e. Details and typical construction erosion control (EC) measures/stormwater BMPs shall be specified on the plans to be implemented as-needed along the roadway. The portion of the roadway within the Areas of Special Biological Significance (ASBS) shall be highlighted and particular care for EC installation shall be required in this area.

**Source:** Project Plans.

| | | | | |
|---|---|---|---|---|
| iv. Impede or redirect flood flows? | | | X | |

**Discussion:** The project includes improving an existing dirt access road to repair severe erosion. The erosion repair includes water bars to properly divert water off the road to the sides of the road and into a controlled and appropriately sized drainage area. No watercourses are present in the project area.

**Source:** Project Plans.

| | | | | |
|---|---|---|---|---|
| 10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | | X |

**Discussion:** The project is not located in a flood hazard, tsunami, or seiche zone.

| | | | | |
|---|---|---|---|---|
| **Source:** Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0136E, effective October 16, 2012. | | | | |
| 10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | | X |
| **Discussion:** The project consists of renewal of an existing Sprint PCS facility, legalizing an AT&T cellular facility, repairs to an existing dirt hiking trail/access road to repair severe erosion, and installing four new fire truck turnout areas. Legalization of the AT&T facility will introduce new impervious surfaces to the area that has not previously been considered by the County. The project includes drainage measures to ensure all impervious surfaces resulting from the project are in compliance with County standards for size and capacity. The project will not affect the implementation of a water quality control plan or sustainable groundwater management plan.<br>**Source:** Project Plans. | | | | |
| 10.f. Significantly degrade surface or ground-water water quality? | | | | X |
| **Discussion:** See response to 10.e. **Source:** Project Plans. | | | | |
| 10.g. Result in increased impervious surfaces and associated increased runoff? | | X | | |
| **Discussion:** Though the road improvements include compaction, the access road/trail are already compacted and eroded. The road repair will enable vehicles to safely access the hiking trail and existing cellular facilities. See also staff's discussion under 7.b. for Mitigation Measure 15.<br>**Source:** Project Plans. | | | | |

| **11. LAND USE AND PLANNING**. Would the project: | | | | |
|---|---|---|---|---|
| | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 11.a. Physically divide an established community? | | | | X |
| **Discussion:** The project does not involve a land division or development that would result in the division of an established community.<br>**Source:** Project Plans, Project Location. | | | | |
| 11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |

| | | | | | |
|---|---|---|---|---|---|
| **Discussion:** The project would not conflict with any applicable land use plan or regulation adopted for the purposes of avoiding or mitigating an environmental impact.<br>**Source:** Project Plans. | | | | | |
| 11.c. | Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? | | | | X |
| **Discussion:** The site is already developed with other existing cellular facilities. The AT&T cellular facility will continue utilizing existing power connection to public utilities if approved. Improvements to the access road/trail may encourage additional trail users but this would serve existing public recreation facilities and make this area of the trail safer for users.<br>**Source:** Project Plans. | | | | | |

| **12.** | **MINERAL RESOURCES**. Would the project: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 12.a. | Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | | | | X |
| **Discussion:** No known mineral resources are mapped.<br>**Source:** California Department of Conservation Mineral Land Classification. | | | | | |
| 12.b. | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| **Discussion:** No mapped mineral resources are identified on the General Plan Mineral Resources map.<br>**Source:** San Mateo County General Plan Mineral Resources Map. | | | | | |

| **13.** | **NOISE**. Would the project result in: |
|---|---|

| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| **Discussion:** The project will consist of construction vehicles, including a blade cutter to repair the eroded dirt access road. The work is expected to generate minimal and short term increases in ambient noise associated with the road repair work. The short-term noise generated during grading activities will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control. Otherwise, the project will not generate any long-term noise impacts to the area.<br>**Source:** Project Plans, County Ordinance Code, Section 4.88.360 (Noise Control). | | | | |
| 13.b. Generation of excessive ground-borne vibration or ground-borne noise levels? | | | X | |
| **Discussion:** The project will consist of construction vehicles, including a blade cutter to repair the eroded dirt access road. The work is expected to generate minimal and short term increases in ground-borne vibration and ambient noise associated with the road repair work. However, such increases will be temporary and localized and the project is not expected to be excessive to require mitigation.<br>**Source:** Project Plans. | | | | |
| 13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels? | | | | X |
| **Discussion:** The project is not located within an airport land use plan or within 2 miles of a public airport.<br>**Source:** Project Location. | | | | |

| **14. POPULATION AND HOUSING**. Would the project: | | | | |
|---|---|---|---|---|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |

| | | | | |
|---|---|---|---|---|
| 14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| **Discussion:** The project would not induce substantial unplanned population growth as the project is limited to renewal of one existing cellular facility, legalizing a second cellular facility, repairing an eroded dirt access road, and installing four new fire truck turnout areas. All of this exists in an undeveloped mountain area.<br>**Source:** Project Plans. | | | | |
| 14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| **Discussion:** The project would not displace existing people or housing, as the project is limited to renewal of one existing cellular facility, legalizing a second cellular facility and repairing an eroded dirt access road which all exist in an undeveloped rural area.<br>**Source:** Project Plans. | | | | |

| **15.** | **PUBLIC SERVICES**. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
|---|---|---|---|---|---|
| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 15.a. | Fire protection? | | | | X |
| 15.b. | Police protection? | | | | X |
| 15.c. | Schools? | | | | X |
| 15.d. | Parks? | | | | X |
| 15.e. | Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)? | | | | X |
| **Discussion:** The project would not result in substantial adverse physical impacts requiring new or physical altered government facilities or public services since the project is limited to renewal of one existing cellular facility, legalizing a second cellular facility, repairing an eroded access dirt access road/trail, and installing four new fire truck turnout areas. The project is locatedin an undeveloped | | | | | |

area. Any increase in use of the property will be minor. The site has been used by cellular facilities since 1960 as noted in the County's Accela permit tracking system. The access road/trail improvements will help to improve emergency response times to and within the immediate project area.

**Source:** Project Plans, Accela Permit Tracking System.

**16. RECREATION**. Would the project:

| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 16.a. | Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |

**Discussion:** The project may increase the use of existing neighborhood or regional parks or other recreational facilities. Once the dirt hiking trail is repaired it will provide proper safe access for the cellular carrier maintenance staff, emergency road vehicles and hikers. The potential project impact on the use of San Pedro Valley County Park or McNee Ranch State Park, or on public trails on Montara Mountain would be less than significant such that significant physical deterioration of any such facility as a result of the project is not expected to occur or accelerate from the repair of the dirt access road. Therefore, the project poses a less than significant impact. If the road is not repaired, the physical deterioration of the trail/access road would continue.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 16.b. | Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | X | |

**Discussion:** The project proposes to improve an existing access trail/dirt road that leads to a public park, including minor expansion of the access trail/dirt road, and installing four new fire turnouts as required by the County Fire . As provided throughout this report, any environmental impacts from the project will be mitigated to a less than significant level. No additional mitigation is needed.

**Source:** Project Plans.

**17. TRANSPORTATION**. Would the project:

| | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| 17.a. | Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking? | | X | | |

**Discussion:** The project as proposed is required to meet the approval of the County Fire , including the repair of the severely eroded dirt access road to meet the minimum access standards and fire truck turnout requirements. The project will generate a minimal temporary increase in traffic to the area from construction vehicles for a short duration of time to complete the project. The applicant shall post a sign at the park entrance located on Cabrillo Highway to notify the public, 10 days in advance, that the park trail will be closed for construction. This condition is included as Mitigation Measure 17.

**Mitigation Measure 18**: A minimum of ten days in advance of the start of any construction associated with the project, the applicant shall post a sign at the Cabrillo Highway trail entrance location to notify the public of temporary closure due to construction.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 17.b. | Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*?<br><br>*Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.* | | | X | |

**Discussion:** The project involves legalizing the construction of an AT&T cellular facility but does not proposed a change in use; therefore, the project is not expected to have a significant impact on vehicle miles travelled. Both the AT&T facility and Sprint PCS facility will continue to have maintenance staff occasionally visiting the site. Improving the hiking trail and installing four fire turnouts will enable improved access for all equipment owners, trail users and emergency vehicles on the mountain; however, is not a significant change expected to generate a significant increase in visitors to the area. Therefore, no long term significant traffic impacts are expected from the project.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 17.c. | Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |

**Discussion:** The project does not involve the construction or change of any public road design features or incompatible uses.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 17.d. | Result in inadequate emergency access? | | | | X |

**Discussion:** The project improvements to repair an existing eroded dirt road will not result in inadequate emergency access but rather it will improve access for emergency vehicles with the added four fire turnarounds. The San Mateo County Fire Department has reviewed and conditionally approved the project.

**Source:** Project Plans.

| **18. TRIBAL CULTURAL RESOURCES**. Would the project: | | | | |
|---|---|---|---|---|
| | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) | | | | X |
| **Discussion:** The project site is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).<br>**Source:** Project Location, California Register of Historical Resources, County General Plan. | | | | |
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision(c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.) | | X | | |

**Discussion:** This project site has been developed with infrastructure supporting cellular facilities and mobile antenna equipment since the 1960's. The possibility of the project area containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the mitigation measures 12, 13 and 14below are recommended to minimize any potential significant impacts to unknown tribal resources.

The County seeks to satisfy the Native American Heritage Commission's best practices and will include conditions of approval that upon findings of any potential historic artifacts, construction activity must halt until a qualified professional is brought to the site. Staff mailed letters to identified tribes having potential cultural interest in the project area on May 10, 2021. The tribes have 30 days to respond with comment. No comment has been received to date.

**Source:** California Office of Historic Preservation, San Mateo County Listed Historical Resources.

| **19. UTILITIES AND SERVICE SYSTEMS**. Would the project: | | | | |
|---|---|---|---|---|
| | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
| 19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | | X |
| **Discussion:** The project involves legalizing an AT&T cellular facility and associated ground level equipment which are located within two detached sheds, plus a satellite dish, renewal of an existing Sprint PCS cellular facility, access road repair, and installing four new fire truck turnout areas. The project proposes relocating power from the existing abovi ground power poles to undergrounding, within the existing trail access road. No significant environmental effects are anticipated from the undergrounding of power. **Source:** Project Plans. | | | | |
| 19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | | X |
| **Discussion:** The project does not necessitate water use.<br>**Source:** Project Plans. | | | | |
| 19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |

**Discussion:** The project does not require wastewater treatment.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 19.d. | Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | | | X | |

**Discussion:** The project is limited to minimal surface grading to repair an eroded dirt access road, and installing four new fire truck turnout areas, thus, will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals. Waste resulting from the project is limited to dirt removed and relocated as necessary to install four new fire turnouts and repair the severe road erosion. The cut will be redistributed to other areas of the hiking trail. No new fill material will be brought to the site. The waste is not expected to result in inadequate landfill capacity to the County's local landfill facility (Ox Mountain Landfill) which has a capacity service life until 2034.

**Source:** Project Plans, San Mateo County Integrated Waste Management Plan.

| | | | | | |
|---|---|---|---|---|---|
| 19.e. | Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? | | | | X |

**Discussion:** The grading repair is not expected to generate solid waste on a long-term basis. No mitigation is required.

**Source:** Project Plans.

**20. WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

| | | ***Potentially Significant Impacts*** | ***Significant Unless Mitigated*** | ***Less Than Significant Impact*** | ***No Impact*** |
|---|---|---|---|---|---|
| 20.a. | Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | X | |

**Discussion:** The project is located in a Very High Fire Hazard Severity Zone, State Responsibility Area as identified by the County's GIS maps. County Fire has conditioned that the project meets the minimum qualification for access to the cell sites and is requiring the applicant install a Knox key access for all gates and fences leading to the cell sites, install a 2A10 BC extinguisher at the sites, meet all addressing requirements, and install four new fire turnouts along the access road. The project will improve emergency response by providing an accessible 95% compacted dirt access road.

**Source:** Project Plans.

| | | | | | |
|---|---|---|---|---|---|
| 20.b. | Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | | | X | |
| **Discussion:** See response to 20.a. Also, grading activity is required to meet fire safety standards for all equipment including spark arrester and firefighting tool requirements as specified in the California Public Resources Code.<br>**Source:** Project Plans. | | | | | |
| 20.c. | Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | | X |
| **Discussion:** The proposed project does not require the installation of any new roads or fuel breaks. Power lines are proposed to be installed underground, within the hiking trail/access road, which will be safer and potentially reduce fire risk. The project proposes to repair an eroded hiking trail to make it safe for vehicle use. There are approximately twelve propane tanks clustered together near the AT&T cellular facility, Environmental Health Services has confirmed the propane tanks have been permitted on the site. No construction changes are proposed for the existing Sprint PCS facility since it is permitted and only proposing to renew its conditional use permit. Also, see response to 20.a.<br>**Source:** Project Plans. | | | | | |
| 20.d. | Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | | X | |
| **Discussion:** To legalize the AT&T cellular facility requires review by County drainage staff to ensure the two detached equipment sheds have adequate drainage, ensure the repaired hiking trail has proper drainage, and to prevent/decrease future road erosion. Because the project site area is not located within a seismic hazard zone and the grading work proposed will not be to significant depth, geotechnical review will occur during the building permit stage. The project will repair of the eroded dirt hiking road; drainage changes and soil stability will be improved with water bars to properly divert water and prevent future erosion.<br>**Source:** Project Plans. | | | | | |

| | |
|---|---|
| **21.** | **MANDATORY FINDINGS OF SIGNIFICANCE**. |

| | | *Potentially Significant Impacts* | *Significant Unless Mitigated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|---|
| 21.a. | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | X | | |
| **Discussion:** Without mitigation the project could potentially impact biological resources based on the biologist report prepared for the project and as discussed in Section 4 of this document. Mitigation measures have been included to reduce these potential impacts to less than significant levels.<br>**Source:** All Applicable Sources Cited in this Document. | | | | | |
| 21.b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | X | | |
| **Discussion:** As defined by the CEQA Guidelines, cumulative impacts reflect "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period." (CEQA Guidelines, Section 15355(b)). To staff's best knowledge, there are no additional pending or future projects associated with or near the project site.<br>The project involves legalizing one AT&T cellular facility and the renewal of one existing legal Sprint PCS cellular facility. There is a third legal existing telecommunication facility on site and other equipment collocated on the same tower as the AT&T facility. Development impacts will be minor in nature with the implementation of the mitigation measures recommended throughout this document. Regarding future development, additional cellular facilities have the option to co-locate on the property which will require future review of radio frequency studies and compliance with all applicable County codes and standards.<br>The project will not impact agricultural or mineral resources. The project's potential impacts with respect to air quality, noise, and cultural resources, etc. will be limited to the grading repair. All impacts will be mitigated and there is no evidence to suggest that they would substantially combine with other offsite impacts. Due to the "stand-alone" nature of this project in conjunction with the | | | | | |

| | | | | |
|---|---|---|---|---|
| recommended mitigation measures contained throughout this document, the project will have a less than significant cumulative impact on the environment.<br>**Source:** All Applicable Sources Previously Cited in This Document. | | | | |
| 21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | X | | |
| **Discussion:** Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were necessary to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.<br>**Source:** All Applicable Sources Previously Cited in This Document. | | | | |

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

| AGENCY | YES | NO | TYPE OF APPROVAL |
|---|---|---|---|
| Bay Area Air Quality Management District | | X | |
| Caltrans | | X | |
| City | | X | |
| California Coastal Commission | | X | |
| County Airport Land Use Commission (ALUC) | | X | |
| Other: State Parks, North Coast County Water District, Golden Gate National Recreation Area, National Park Service, San Mateo County Parks_____ | X | | Owner authorization/consent |
| National Marine Fisheries Service | | X | |
| Regional Water Quality Control Board | | X | |
| San Francisco Bay Conservation and Development Commission (BCDC) | | X | |
| Sewer/Water District: | | X | |
| State Department of Fish and Wildlife | | X | |
| State Department of Public Health | | X | |
| State Water Resources Control Board | | X | |
| U.S. Army Corps of Engineers (CE) | | X | |
| U.S. Environmental Protection Agency (EPA) | | X | |

| AGENCY | YES | NO | TYPE OF APPROVAL |
|---|---|---|---|
| U.S. Fish and Wildlife Service | | X | |

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

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

**Mitigation Measure 1:**

The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building ads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

**Mitigation Measure 2:** Noise sources associated with demolition, construction, repair, remodeling or grading of any real property shall be limited to the hours from 7:00 am. To 6:00 pm., weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 3**__:Prior to working on site, all construction crew members and other on-site workers associated with the project shall receive an Environmental Awareness Training to be conducted by a Qualified Biologist. The training shall instruct workers on how to recognize all

special-status plant/wildlife species and their preferred habitat potentially present in the project area, applicable laws and regulations regarding each species, actions to take if a special-status species is observed during construction activities, and the name/contact information of the Qualified Biologist and Qualified Biological Monitor.

**Mitigation Measure 4**: It is recommended that all road and firebreak work that is located in areas where Pacific stonecrop plants occur, should be conducted outside of the active period (March 1 through June 30) of the San Bruno elfin butterfly to minimize the risk of impacts to this species. All Pacific Stonecrop plants shall be clearly marked with flagging for avoidance prior to vegetation removal and ground disturbance activities. In addition, a Qualified Biological Monitor shall be present on site to monitor any work that is conducted within 50 feet of any Pacific stonecrop plants.

**Mitigation Measure 5**: The lower (western) 0.5 mile section of the North Peak Access Road, which runs adjacent to Martini Creek before it rises steeply up Montara Mountain, has potential for presence of California red-legged frog and San Francisco garter snake. Prior to conducting project-related work in this section of roadway, a Qualified Biologist shall conduct a preconstruction survey within 48 hours of any road improvement activities. After work has commenced in this area, a Qualified Biological Monitor shall also inspect this area each morning prior to the beginning of work for presence of California red-legged frogs and San Francisco garter snakes. The Qualified Biological Monitor shall have the authority to stop work, to allow any frogs and/or snakes to move out of harm's way on their own accord.

**Mitigation Measure 6**: Approximately 0.58 miles of the North Peak Access Road travels traverses through Montara manzanita chaparral and a small number of isolated individuals are also present along the road shortly before this habitat transition. A single individual Kings Mountain manzanita is also located along North Peak Access Road shortly before the transition into Montara manzanita chaparral. Both of these species are considered special status species. Extreme care should be taken while working in this section to avoid unnecessary impacts to the Montara manzanita and Kings Mountain Manzanita or its associated habitat. Minor trimming of manzanita branches that are encroaching into the roadway is unlikely to cause significant negative impacts to the plants, however cutting or removal of entire plants and/or cutting primary trunks shall be avoided. A Qualified Biological Monitor shall monitor all vegetation removal and ground disturbance activities within the Montara manzanita chaparral and transition areas along the North Peak Access Road.

**Mitigation Measure 7**: Two San Francisco dusky-footed woodrat middens are located in the vicinity of proposed turnouts (Turnouts 1 and 3) and two additional middens are located in the Fire Break areas. All SFDFW middens shall be marked for avoidance. If any work is conducted within 50 feet of a SFDFW midden, a Qualified Biological Monitor shall be present on site to monitor this work. If any SFDFW middens cannot be avoided by project activities, the California Department of Fish and Wildlife (CDFW) shall be consulted to determine suitable mitigation measure(s).

**Mitigation Measure 8**:_The Island tube lichen shall be avoided. Measures to minimize impacts to San Francisco wallflower and San Mateo tree lupine include flagging of the plants and avoidance where possible. A Qualified Biological Monitor shall be present on site to monitor all work within 50 feet of these species.

**Mitigation Measure** 9: If the project is conducted within the nesting bird season (Feb. 1 – August 31), a survey for nesting birds shall be conducted by a Qualified Biologist within one week prior to any ground disturbance or vegetation removal associated with the project. Due to the length of the project site, it will be necessary to perform multiple surveys as work proceeds along North Peak

Access Road. If active bird nests are detected, suitable buffer zones shall be established based on CDFW requirements to ensure nesting birds are not impacted.

**Mitigation Measure 10:** Vehicles and equipment shall be parked on pavement, existing roads and previously disturbed areas to the maximum extent possible. If construction vehicles need to park on vegetation along the access road/hiking trail, the applicant shall work with the biologist and designate areas for off road parking needs to confirm no plant or species are impacted.

**Mitigation Measure 11:** No work shall be conducted, and all work shall cease when precipitation is forecast to be greater than 0.1 inches.

**Mitigation Measure 12:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist or applicable profession for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist, or applicable professional, and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist, or applicable professional, shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological (or applicable professional), report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

**Mitigation Measure 13 :** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 14:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 15:** Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

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

c. Clear only areas essential for construction.

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

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

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

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

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

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

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

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

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

**Mitigation Measure 16:** For the AT&T facility the applicant shall post two yellow caution signs at the site access location and one Information sign posted at gate locations #1 and #2.

**Mitigation Measure 17:** Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Planning and Building for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the dirt road shall be mitigated so that it does not create rills and gullies in the roadway. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Planning and Building for review and approval. Options for approach to showing that ongoing erosion prevention has been addressed:

a. Provide plan and profile with drainage calculations at various slopes on the plans. Provide matrix for repair.

b. Provide inventory of specific locations to be repaired on the plans with matrix for repair. Provide calculations as appropriate, and example details for waterbars, etc.

c. Set up agreement to review annually for the life of the project. Set aside funds to cover costs or hire engineer to submit reports. Drone fly over is ok.

d. For slopes greater than 15 percent, the surface needs to be asphalt with no slopes over 20 percent, unless permission is obtained from the fire district to waive this requirement.

e. Details and typical construction erosion control (EC) measures/stormwater BMPs will be specified on the plans to be implemented as-needed along the roadway. The portion of the roadway within the Areas of Special Biological Significance (ASBS) shall be highlighted and particular care for EC installation will be required in this area.

**Mitigation Measure 18**: A minimum of ten days in advance, the applicant shall post a sign at the Cabrillo Highway trail entrance location to notify the public of temporary closure due to construction

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

| | |
|---|---|
| | I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department. |
| X | I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |

| | |
|---|---|
| | Olivia Boo |
| | (Signature) |
| 4/11/23 | Planner |
| Date | (Title) |

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT J

Item #4/Metro PCS
Regular

# COUNTY OF SAN MATEO
# PLANNING AND BUILDING DEPARTMENT

**DATE**: September 18, 2008

**TO**: Zoning Hearing Officer

**FROM**: Planning Staff

**SUBJECT**: SUPPLEMENTAL STAFF REPORT: Consideration of a Use Permit, Resource Management District Permit and Coastal Development Permit pursuant to Sections 6500, 6903, and 6328.4, respectively, of the San Mateo County Zoning Regulations, to allow the installation of six cellular antennas, one microwave antenna and one GPS antenna on existing monopoles and associated ground equipment on a 20-acre site located at the top of Montara Peak in McNee Ranch State Park in the unincorporated Montara area of San Mateo County.

County File Number: PLN 2006-00075 (MetroPCS)

## PROPOSAL

The applicant is proposing to install six cellular, one microwave, and one GPS antenna on existing monopoles, and to install the associated ground equipment on a 20-acre site located at the top of Montara Peak in McNee Ranch State Park in the unincorporated Montara area of San Mateo County. The six cellular antennas would be mounted to an existing monopole (#4) on the site at a maximum height of approximately 47.8', where the maximum height of the monopole is 56.5'. The microwave antenna would be mounted to an existing monopole (#3) at a maximum height of approximately 14.8', where the maximum height of the monopole is 55.8'. The GPS antenna would be mounted at the top of a 9' pole located directly behind the existing shelter. The proposed facility also includes an equipment lease area measuring 80 sq. ft., enclosed within the existing chain-link fencing measuring 7' in height.

## RECOMMENDATION

Continue the Use Permit, Resource Management District Permit and Coastal Development Permit, County File No. PLN 2006-00075, to the October 16, 2008, Zoning Hearing Officer meeting.

## DISCUSSION

Staff is recommending that this item be continued to allow more time to resolve issues related to Cal-Fire and access requirements.

LSA/LAA:pac – LSAS0925_WPU.DOC

Item #4/Metro PCS
Regular

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

# PROJECT FILE

**DATE:** September 18, 2008

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

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## RECOMMENDATION

Approve the Use Permit, Resource Management District Permit and Coastal Development Permit, County File No. PLN 2006-00075, by making the required findings and adopting the conditions of approval in Attachment A of this report.

## BACKGROUND

Report Prepared By: Catherine Barber, LSA Associates, Contract Planner, 650/985-2590

Report Reviewed By: Lisa Aozasa, Senior Planner, 650/363-4852
Applicant: Lisa Nahmanson (for MetroPCS)

Owner: American Tower Corporation

Location: McNee Ranch State Park, Whiting Ridge Road, Montara

APN: 036-370-020

Size: 20-acres

Existing Zoning: RM-CZ/CD (Resource Management District; Coastal Development Combining Districts)

General Plan Designation: Open Space

Existing Land Use: Cellular Site with supporting out-buildings and structures

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Zone C (area of minimal flooding); Community Panel No. 060311-0113B, Effective Date: July 5, 1984

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (Minor alteration of an existing facility)

Setting: The project site is located approximately 8 miles north of the City of Half Moon Bay, and approximately 4 miles east of Highway 1 on a 20-acre privately owned site. It is located at the top of Montara Peak in McNee Ranch State Park in the unincorporated Montara area of San Mateo County. The antennas are proposed to be located on existing monopoles that are part of an existing cellular facility. The four existing monopoles host existing antennas operated by Omni, Sprint, and Nextel.

The site is accessed from an unimproved dirt road, which is owned by California State Parks. The surrounding area is open space that is part of McNee Ranch State Park and serves as an active hiking area. The existing cellular facility is unmanned and is quite isolated. The closest residence is located over a mile away to the southwest in Montara.

Permit History: This project was considered by the Zoning Hearing Officer at the December 21, 2006 hearing, where the project was continued to a date uncertain in order to allow time for coordination with State Parks staff to work out the terms and conditions of the access road usage and repairs. Planning staff received comments prior to the December 21, 2006 hearing from Chet Bardo of California State Parks. Because the access road to the cellular facility also serves

as a recreational trail within McNee Ranch, State Parks staff expressed concerns with the following:

1. The impacts on the recreating public by vehicle traffic on the trails both during project construction and for future maintenance of the facilities;

2. The erosion of the soils associated with increased vehicle traffic on the road, especially during periods of inclement weather, when there is often an increase in traffic on the road associated with tower maintenance; and

3. That the North Peak access road is in serious need of repair and any additional traffic may further accelerate damage to the alignment.

The applicant, the property owner and State Parks have been working out this issue for several months and have reached a resolution agreeable to all parties. At this point, engineering drawings for the access road repairs have been prepared by American Tower Corporation and have been submitted to State Parks for their review and comments prior to their submittal to the County to permit the improvements. The plans are currently under review; however, Chet Bardo of State Parks has signed a letter acknowledging the situation. The road repair will focus work at two major turns along the access road. The eroded areas on the inside of the road at these turns will be filled to stabilize the areas, and will be rebuilt utilizing a prefabricated retaining wall (see Access Road Repair Plans in Attachment M). Existing drainage will be repaired and/or replaced if necessary.

Given the fact that the road repair work will take some time to permit and then construct, American Tower Corporation is working with San Francisco Public Utilities Commission (SFPUC) to obtain a road access permit to utilize one of their access roads to get to the project site while the road repairs are occurring. As of the date of this staff report, the applicant had obtained a temporary access permit from Robert Reiter of the SFPUC's Real Estate Services Division (see March 17, 2008 email from Robert Reiter, SFPUC in Attachment L). He is currently processing a formal permit for the applicant that will go before the SFPUC for review and approval later this summer. Mr. Reiter communicated directly with staff stating that they were in the process of working with American Tower Corporation on the terms of the road access permit, and indicated that the permit would likely be a one year approval, with an option to continue access on a month to month basis. Staff has included a condition of approval (#3) that requires the applicant to obtain the formal road access permit from SFPUC prior to issuance of the building permit. A condition has also been included (#4) requiring submittal of an application for a CDP for repair of the State Parks access road within one year of approval of this permit.

## DISCUSSION

### A. KEY ISSUES

#### 1. Conformance with General Plan

Staff has determined that the project complies with all applicable General Plan policies, with specific discussion of the following:

Chapter 4 – Visual Quality

Policy 4.20 *(Utility Structures)* requires minimization of visual impacts generated by utility structures. The antennas will be installed on an active cellular facility with multiple providers. They will be located on existing monopoles at 47.8' where the overall pole heights are 56.5' and 55.8' (see photo simulations in Attachment G). The antennas will be located on poles that currently contain several antennas from various providers. The site is located approximately 4 miles east of Highway 1 on top of Montara Peak within McNee Ranch State Park. Considering that the antennas will be an addition to existing monopoles on an existing cellular site, and the distance of the antennas from Highway 1, the addition of the antennas will not substantially alter the existing visual character of the area.

The equipment cabinets will be located within a new equipment lease area measuring 80 sq. ft., located directly behind the existing concrete block equipment shelter. The equipment will be placed on the ground and will be enclosed within the existing chain-link fencing measuring 7' in height.

Based on the project features and site context, the project will have a negligible visual impact.

2. Conformance with Zoning Regulations

Section 6908A *(Maximum Height of Structures)* states that in the RM-CZ District, no residential or commercial structure shall exceed three stories or 36' in height except as allowed by use permit provisions in Section 6405 of the San Mateo County Ordinance Code. Under the provisions of Section 6405 a use permit may be granted for towers, radio towers, television towers, and similar structures which are greater in height than the limit established for the district in which the building or structure is located, provided that:

a. No such exception covers, at any level, more than fifteen (15) percent in area of the lot;

b. No such exception has a base greater than sixteen hundred (1,600) sq. ft.;

c. No tower, gable, spire, or similar structure is used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building;

d. No building or structure in any district except an "A-1," "A-2," or "M-2" shall ever exceed a maximum height of 150'.

The top of the proposed antennas will be approximately 48', which exceeds the 36' height limit in the RM-CZ District; however, the applicant is seeking a use permit pursuant to Sections 6908A and 6405, detailed above, and the proposed project meets all of the criteria listed above.

The existing cellular facility and the proposed addition will also comply with the RM District setback requirements per Section 6908B (50-foot minimum front, 20-foot minimum sides and rear). The project also complies with the Development Review Criteria per Chapter 36A.2, with specific discussion of the following:

a. General Site Design (Section 6912.2)

The project will not create a use, development or alteration that will substantially detract from the scenic and visual quality of the area. The proposal will only slightly alter the visual character of the area, since it is a similar addition to an existing communications facility. Further, Condition No. 10 (see Attachment A) requires the color of the new facility to match the existing antennas and blend with the natural environment. Further, per Condition No. 11, all proposed lighting is subject to review and approval by the Community Development Director.

b. Natural Vegetation (Section 6913.7)

The project will not result in a significant reduction of the natural vegetation nor are any significant trees to be removed. Vegetation removal is minimized by locating the new facilities adjacent to the existing facilities; an existing road will continue to provide access, as previously discussed.

3. Conformance with Use Permit Findings

Under the provisions of Section 6500 *(Use Permits)* of the County Zoning Regulations, wireless communications facilities are permitted in RM-CZ (Resource Management-Coastal Zone) District after issuance of a use permit. The following two findings must be made for the issuance of the use permit:

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

The impacts from this project will be minimal. The applicant has submitted a radio frequency (RF) emissions report as part of the application. The report analyzes the radio frequency (RF) emissions from the proposed project. The maximum cumulative RF level would reach 1.7% of the applicable public exposure limit. The report concludes; therefore, that this proposed project will

meet emission criteria as required by the Federal Communications Commission (FCC).

Due to the remote location, the installation of the proposed antennas will not interfere with household appliances or disturb existing communications equipment. The system will be unmanned and it is anticipated that only one routine maintenance visit will be required per month, therefore the project will generate a negligible amount of additional traffic, noise, or intensity of use of the property. The proposed antennas will be installed within and existing cellular facility on existing monopoles and will not present a significant visual impact to the surrounding area. In addition, as noted above, the property owner, American Tower Corporation will be making needed road repairs to the access road in the near future in conjunction with State Parks (see Condition #4).

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

This project will increase the clarity, range, and capacity of the wireless network and will enhance service for the public in general. The project will also increase reliability and network coverage for services from Pacifica to Half Moon Bay, and specifically will provide coverage to eastern Pacifica and Montara. No adverse effects to public health and safety are anticipated from this proposal.

4. Conformance with Coastal Development Permit Finding

Under the provisions of Section 6328.4 of the County Zoning Regulations, development of wireless communications facilities within the Coastal Development Combining District require a Coastal Development Permit. The following finding must be made for the approval of the Coastal Development Permit:

**That the project, as described in the application and accompanying materials and as conditioned, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.**

The proposed project complies with the policies of the Local Coastal Program Visual Resources Component and will not create a significant visual impact. The antennas will be mounted to existing monopoles that are located approximately 4 miles east of Highway 1. The antennas will not increase the height of the existing poles. The associated equipment cabinets that control the antennas will be located behind the existing concrete block equipment shelter enclosed within the existing chain-link fence.

In particular, the project complies with LCP Policy 8.18 regarding the design of development in rural areas in that it: (1) blends with and will be subordinate to the environment and the character of the area, and (2) will be as unobtrusive as possible

and will not detract from the natural, open space or visual qualities of the area, including siting (located directly on and adjacent to existing development) and height (not to exceed height of existing antennas), materials/colors (painted in an earth tone color to match the existing antennas and blend with the natural environment per Condition 10, Attachment A), access (the existing access road will be used), and landscaping (vegetation removed shall be replaced per Condition 12, Attachment A).

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The proposed plans were routed to the Planning and Zoning Committee of the Midcoast Community Council for review on May 23, 2006; however, no comments were received. Staff also placed a phone call to the Midcoast Community Council and did not receive any comments.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration of an existing facility.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire
California Coastal Commission
Midcoast Community Council
California Department of Parks & Recreation

**ATTACHMENTS**

A. Recommended Findings and Conditions of Approval
B. Vicinity Map and Location Map
C. Site Plan
D. Equipment Layout
E. Elevations
F. Photosimulations
G. Site Photos
H. RF Report
I. Letter from Chet Bardo, District Superintendent, California State Parks, dated November 15, 2006
J. Letter signed by Chet Bardo, District Superintendent, California State Parks, dated February 20, 2008
K. Email from Robert Reiter, Real Estate Service, San Francisco Public Utilities Commission, dated March 17, 2008
L. Access Road Repair Plans, dated May 15, 2008

Attachment A

County of San Mateo
Planning and Building Department

## RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2006-00075 Hearing Date: September 18, 2008

Prepared By: Catherine Barber, Contract Planner
LSA Associates, Inc.

For Adoption By: Zoning Hearing Officer

Report Reviewed By: Lisa Aozasa, Senior Planner

## RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration of an existing facility.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, as conditioned, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood, since the project will not create significant increases in traffic or burden other existing infrastructure. The RF emissions resulting from the facility will fall well within the exposure limits established by the FCC, and no adverse effects to public health and safety are anticipated from this proposal.

3. That the approval of this wireless telecommunications addition is necessary for the public health, safety, convenience or welfare, since it will increase the clarity, range and capacity of the wireless network and will enhance communication service for the general public.

For the Coastal Development Permit, Find:

4. That the project, as described in the application and accompanying materials and as conditioned, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, since the project will have minimal visual impact and will be subordinate to the environment and open space character of the area.

For the Resource Management/Coastal Zone District Permit, Find:

5. That this project has been reviewed under and found to be in compliance with the Development Review Criteria as stipulated in Chapter 36A.2 of the County Zoning Regulations, since it will not create a use, development or alteration that will substantially detract from the scenic visual quality of the area.

## RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This permit shall be valid for ten years until September 18, 2008. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees for consideration at a public hearing. There shall be an administrative review for compliance with conditions of approval of this use permit in September 2009.

2. This approval applies only to the proposal, documents, and plans described in this staff report and approved by the Zoning Hearing Officer on September 18, 2008. Minor revisions or modifications to the project may be made if they are consistent with the intent of and in substantial conformance with this approval, subject to the review and approval of the Community Development Director.

3. Prior to the issuance of building permits, the applicant shall secure a formal road access permit from the San Francisco Public Utilities Commission and shall provide a copy of the permit to be kept on file with the San Mateo County Planning and Building Department. The applicant shall abide by all terms of the permit during the construction and maintenance of the proposed facility.

4. Within one year of the date of final approval on this permit, the applicant or property owner shall submit an application for a Coastal Development Permit for repair and upgrade of the existing road owned by State Parks. This permit is subject to revocation if no application is received within one year and/or if the applicant or property owner does not complete all requirements for permit processing in a timely manner.

5. The applicant shall obtain a building permit and install the antennas, equipment cabinets, fencing, and miscellaneous power and communication lines in accordance with the approved plans and conditions of approval.

6. Construction hours shall be Monday through Friday 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.

7. The chain-link fencing surrounding the equipment cabinets shall be a minimum of 6' in height. The fence shall be maintained in good condition, and any damage to the fence shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.

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

9. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 180 consecutive days.

10. All panels, mounting brackets, hardware, coaxial cable, etc., shall match the color of the existing antennas and blend with the natural environment, to the satisfaction of the Community Development Director. Color verification shall be confirmed by the Planning Department prior to a final building permit inspection.

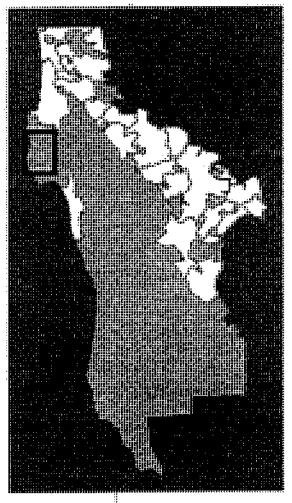
11. All associated lighting is subject to review and approval by the Community Development Director.

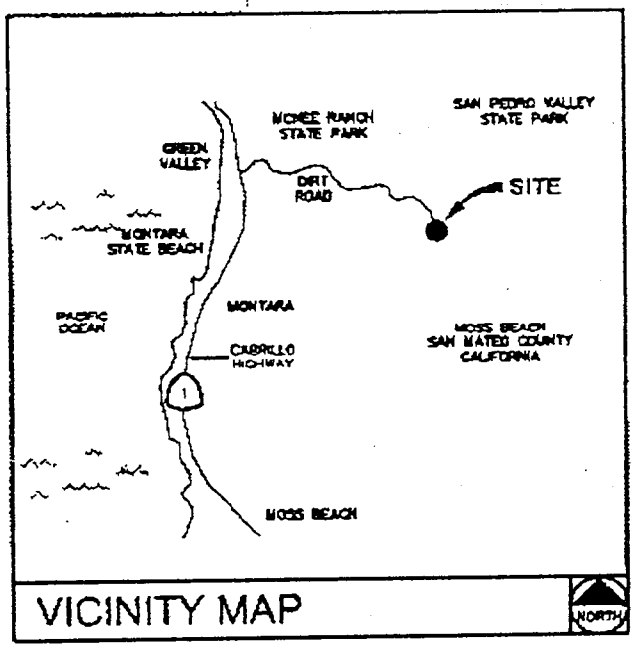
12. The applicant shall reseed all disturbed areas (beyond the improved portions of the project site) with a native grassland mix applied in conjunction with mulch and tackifier, as soon as grading activities are completed. Such actions shall be indicated on the site plan for any building permit submittal. Planning staff shall confirm that such revegetation/reseeding has been adequately applied prior to the Planning Department's final approval of the project's building permit.

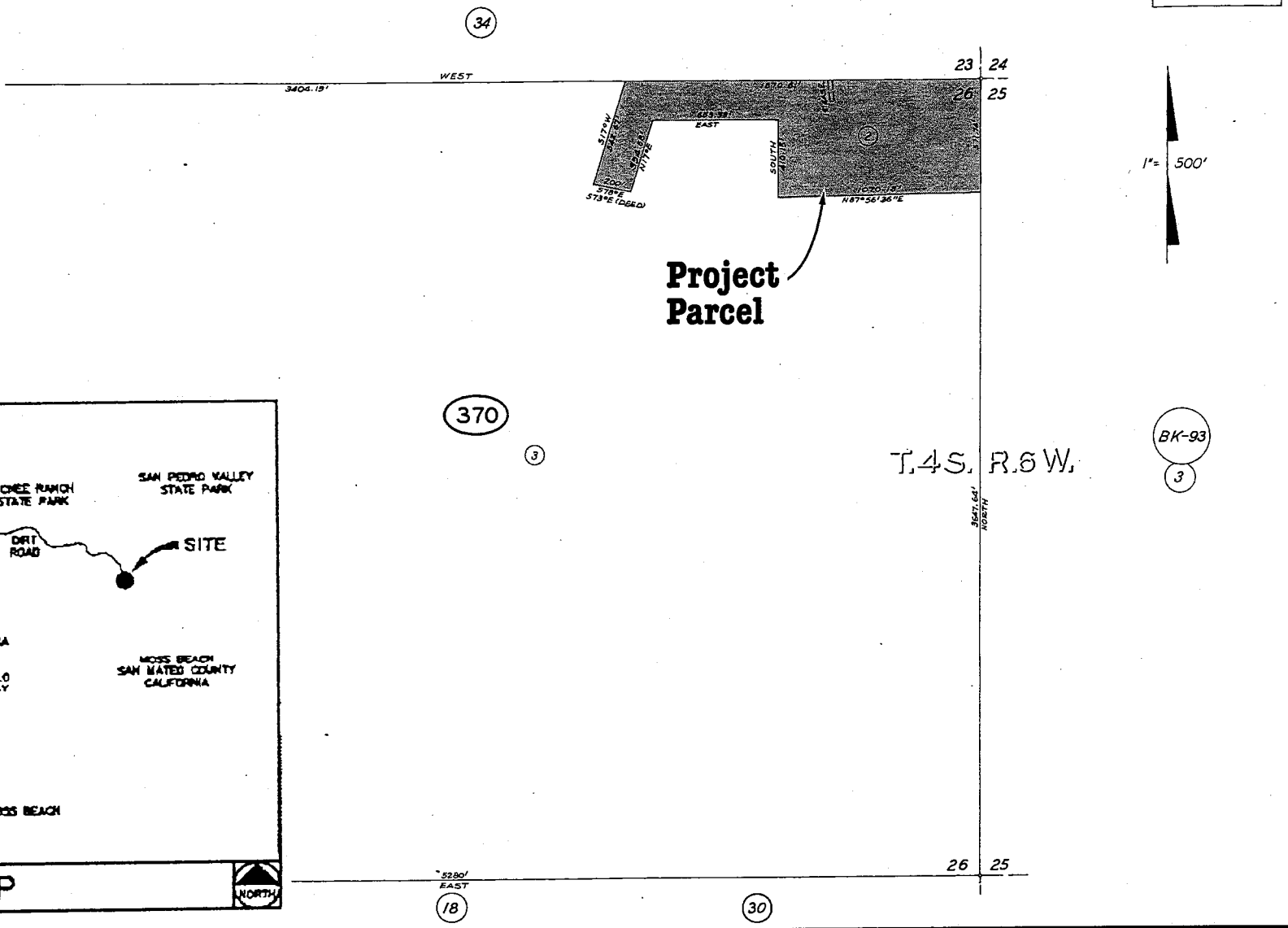
Cal-Fire

13. Prior to issuance of a building permit, the applicant shall comply with all Cal-Fire requirements.

LSA/LAA:pac – LSAS0863_WPU.DOC






## San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: **metroPCS**

Attachment: **B**

File Numbers: **PLN 2006-00075**

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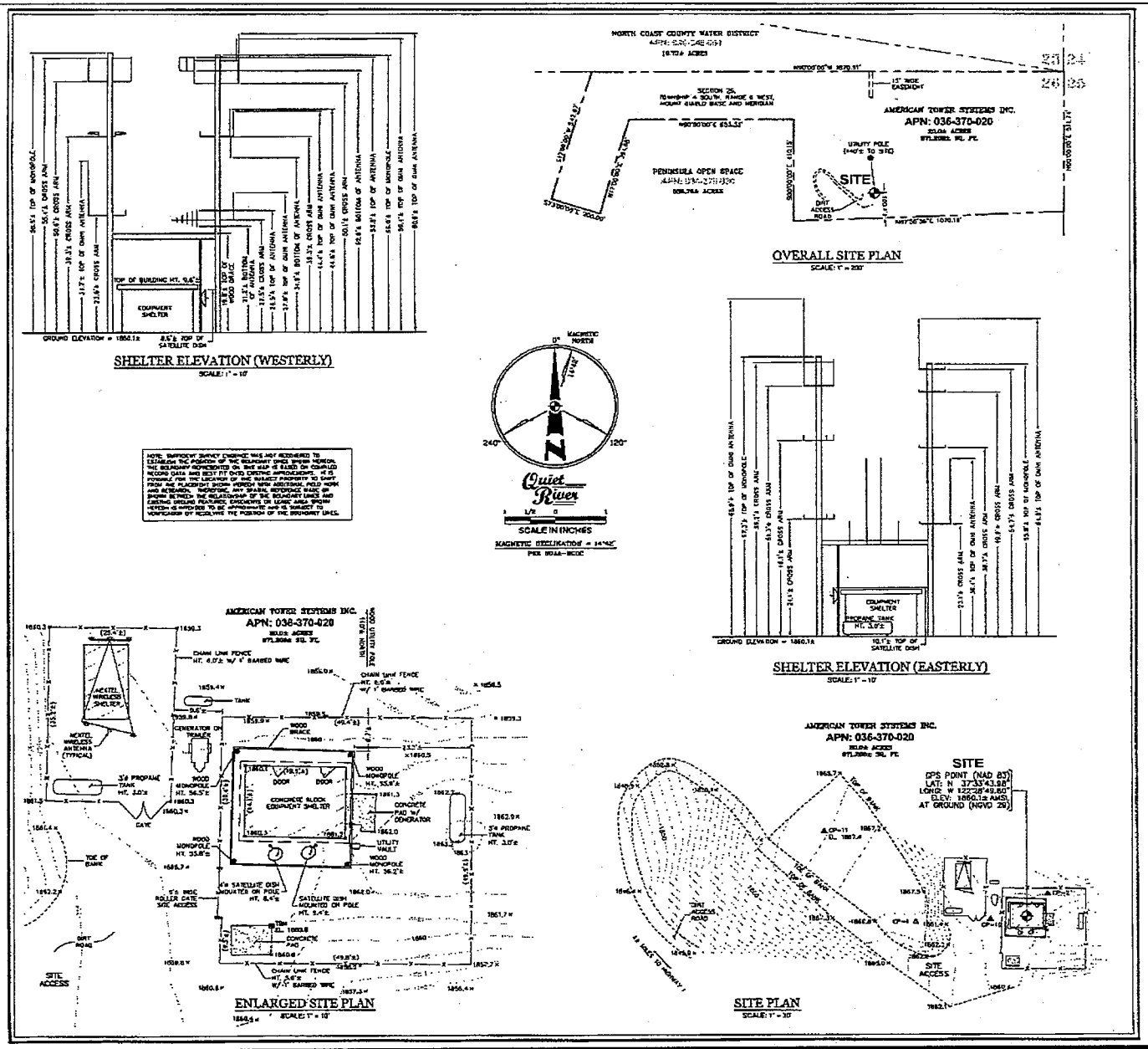


# San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: **metroPCS**

Attachment: **C**

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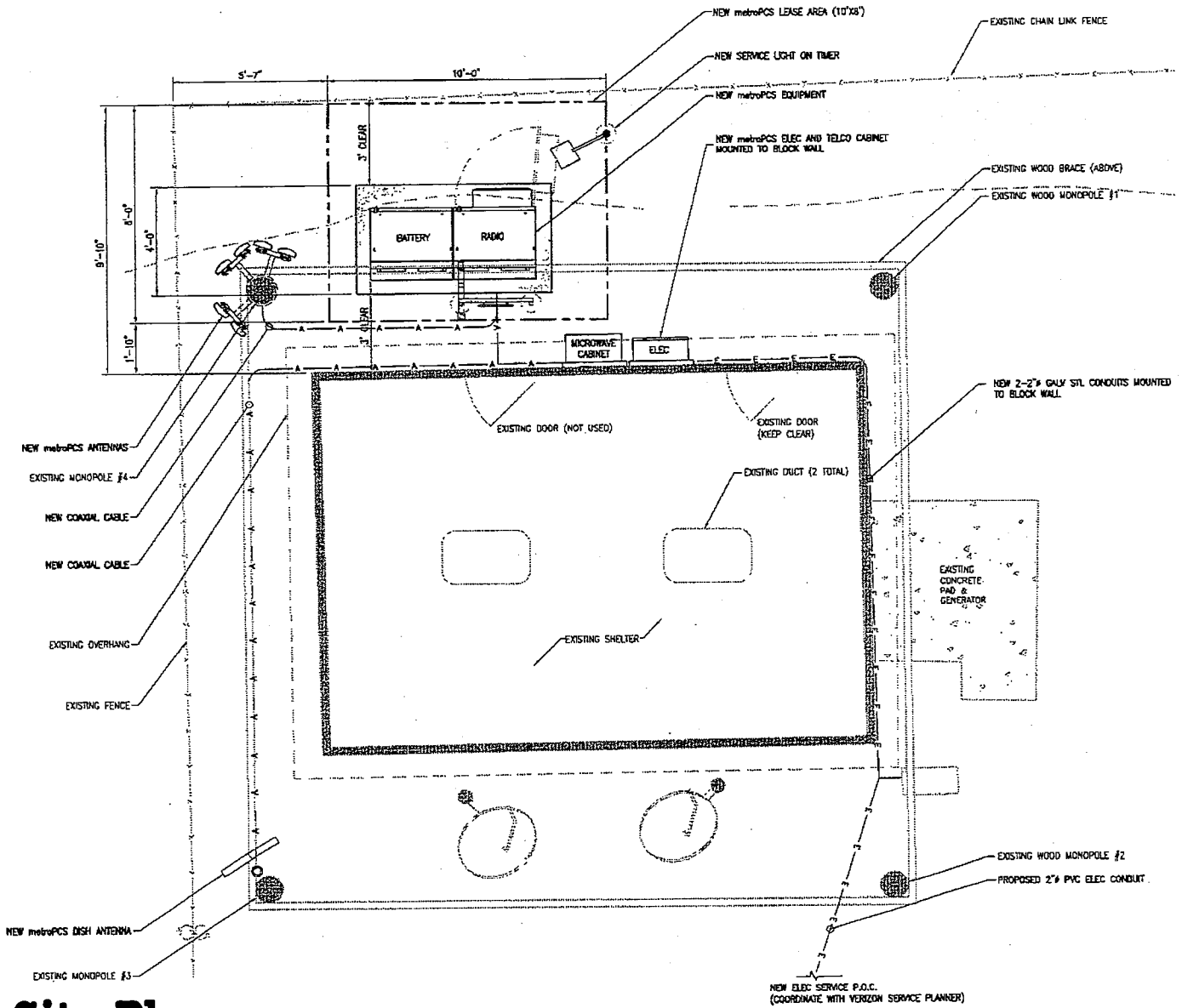


# Enlarged Site Plan

1 A-2 ENLARGED SITE PLAN 1"=2'

## San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: **metroPCS**

Attachment: **C**

File Numbers: **PLN 2006-00075**

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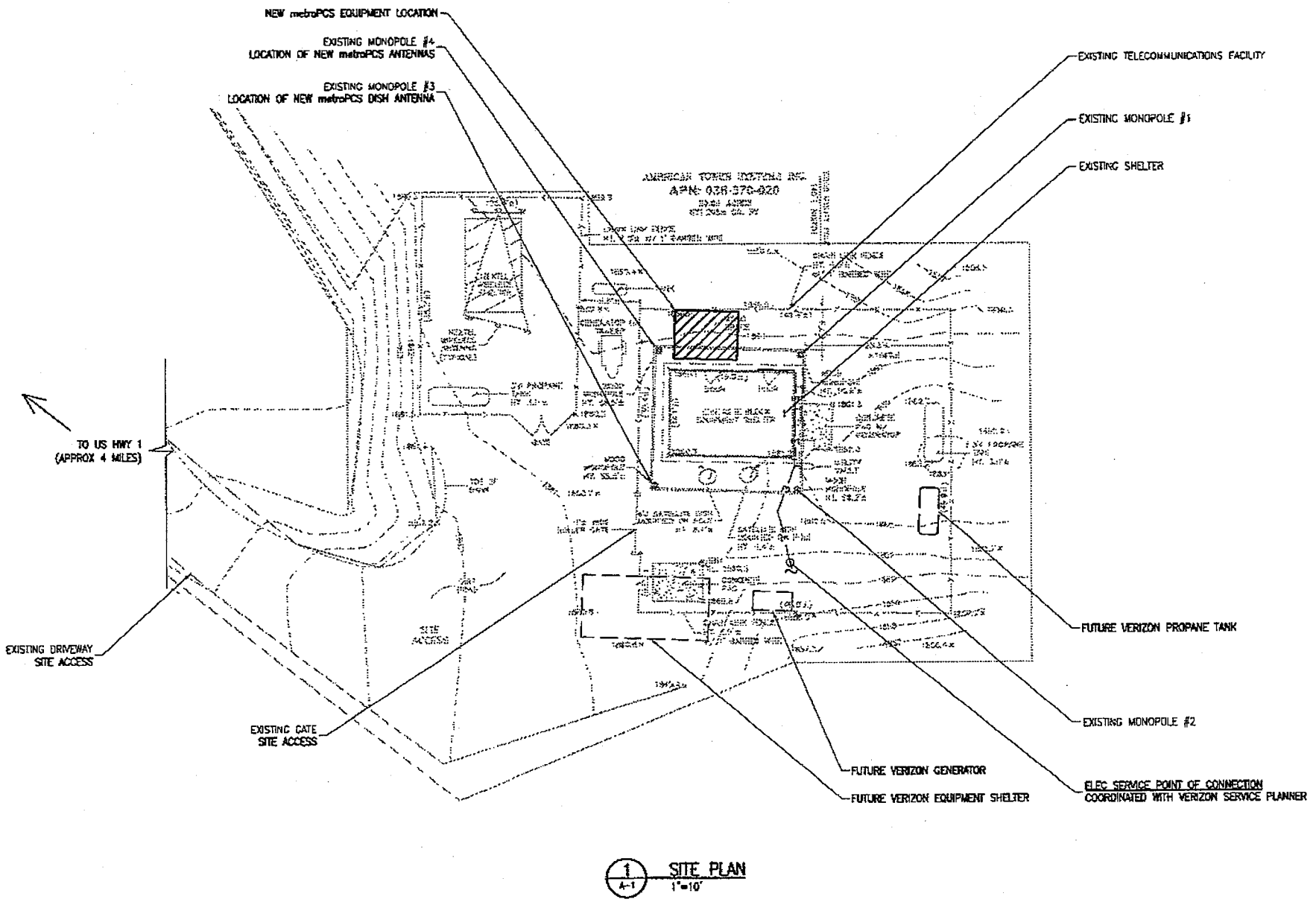


1 A-1 SITE PLAN
1"=10'

## San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: **metroPCS**

Attachment: **D**

File Numbers: **PLN 2006-00075**

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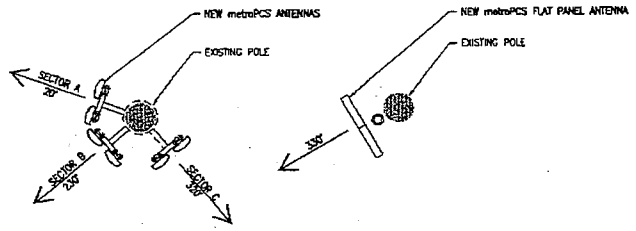
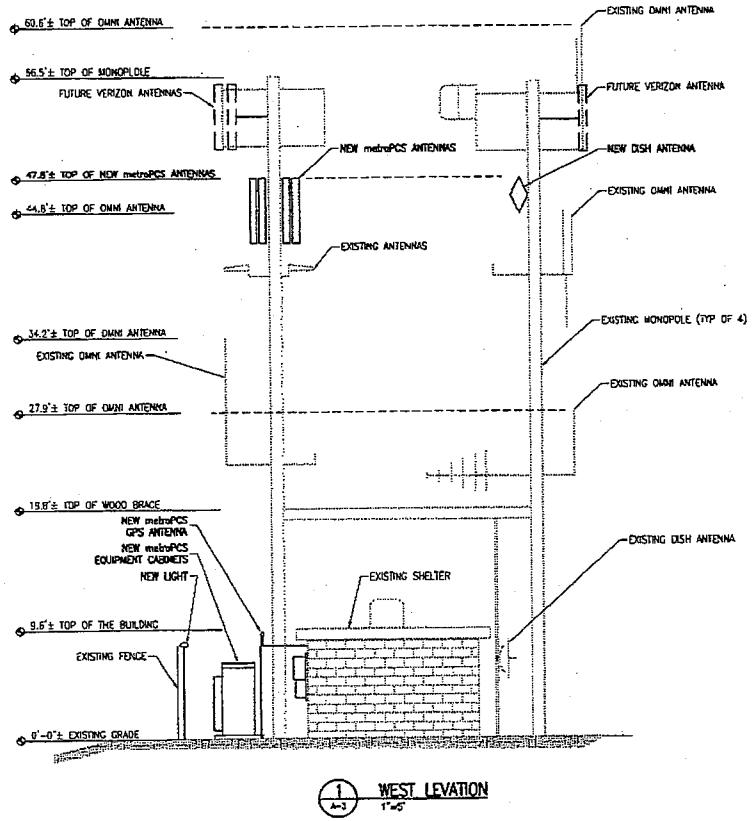


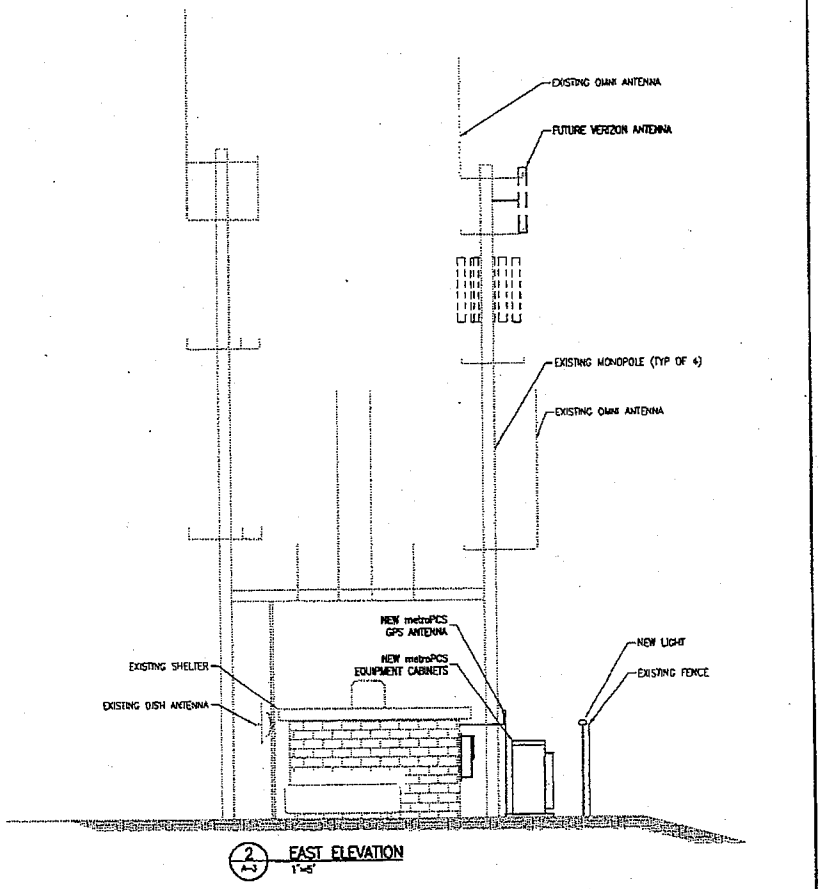

ANTENNA LAYOUT
SCALE: 1"=2'

DISH ANTENNA LAYOUT
SCALE: 1"=2'

| ANTENNA SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SECTOR | TOP | ANTENNA TYPE | ANTENNA QUANTITY | CABLE SIZE | CABLE LENGTH | AZIMUTH | DOWN TILT | # CABLES PER ANTENNA | ANTENNA DIMENSIONS |
| A | 47'-8" | RR33-20-04 | 2 | 7/8" | 70' | 20° | 6° | 2 | 60"L X 10"W X 4"D |
| B | 47'-8" | RR33-20-04 | 2 | 7/8" | 70' | 230° | 3° | 2 | 60"L X 10"W X 4"D |
| C | 47'-8" | RR33-20-04 | 2 | 7/8" | 70' | 320° | 3° | 2 | 60"L X 10"W X 4"D |
| - | 47'-8" | FLAT PANEL | 1 | 7/8" | 100' | 330° | - | 2 | 3'+/- |




1 A-3 WEST LEVATION
1"=5'




2 A-3 EAST ELEVATION
1"=5'

1"=5' 5' 0' 5' 10'

## San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: **metroPCS**

Attachment: **E**

File Numbers: **PLN 2006-00075**

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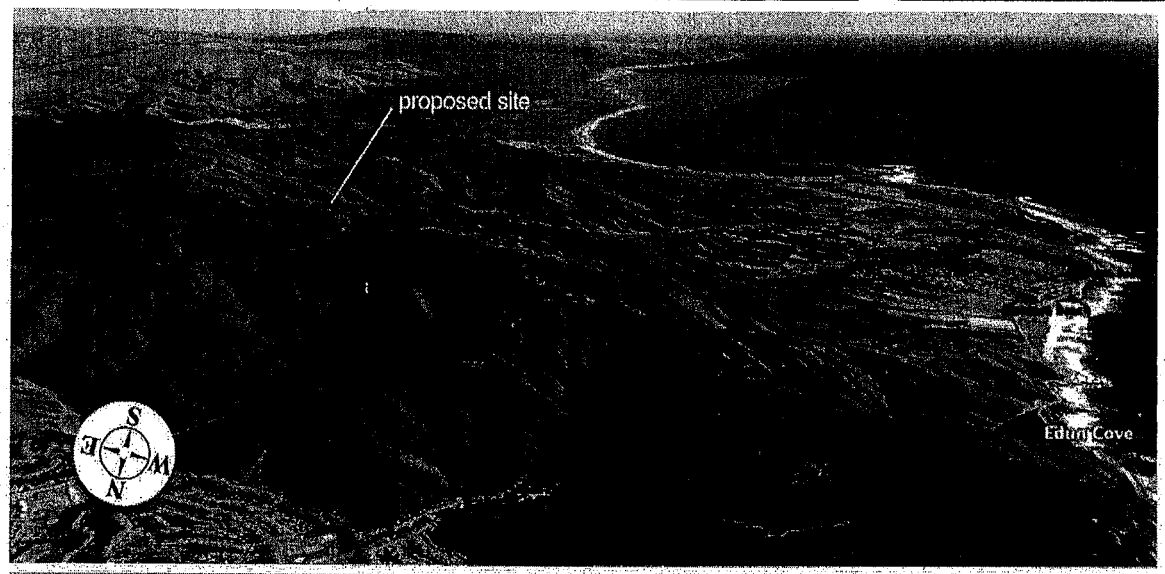
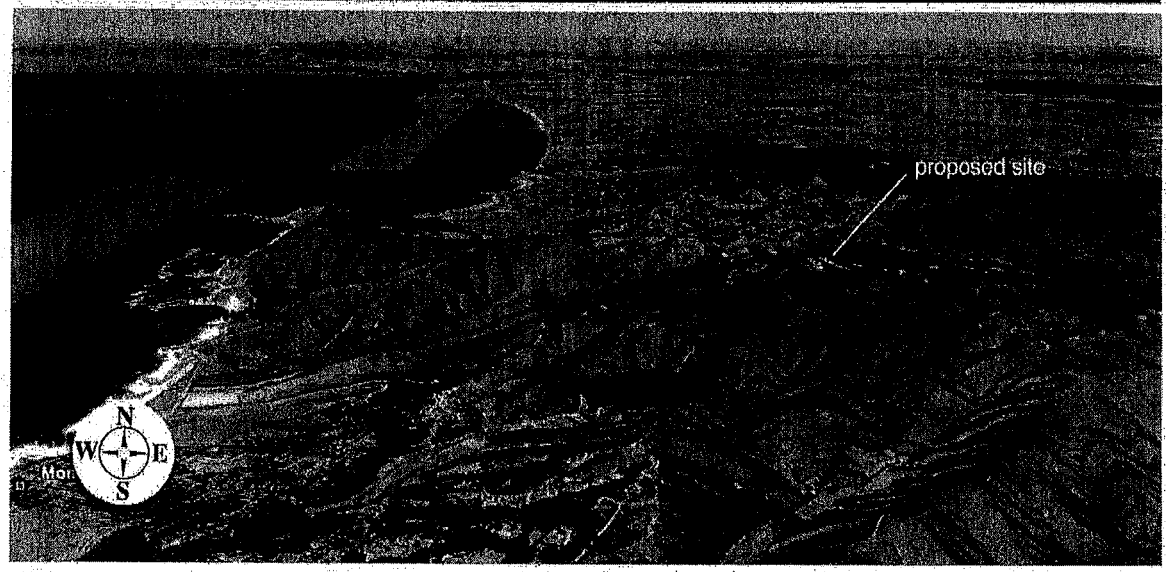
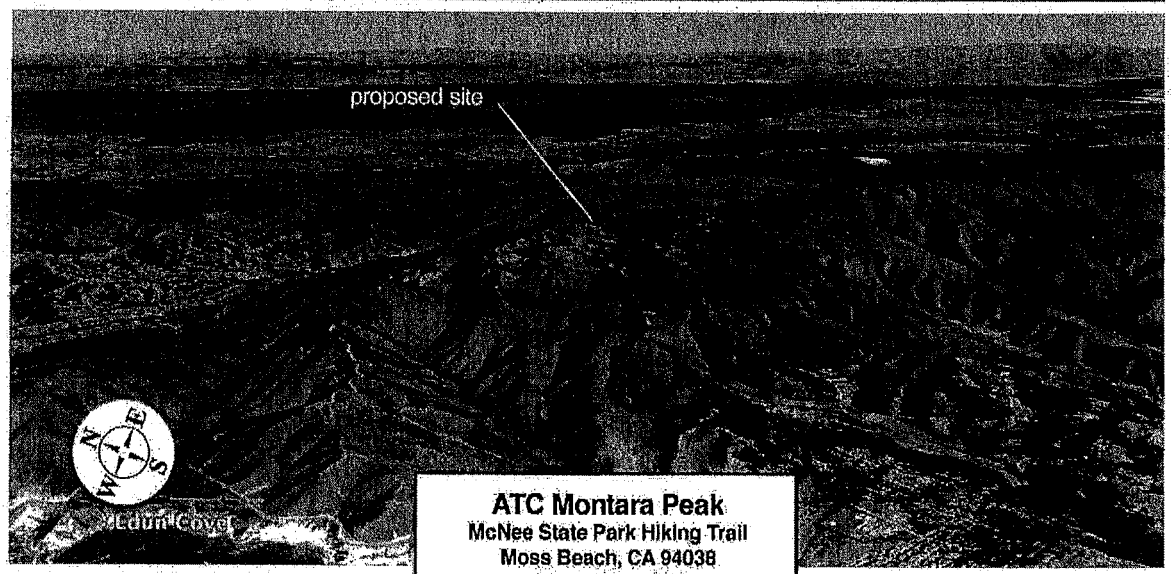



**ATC Montara Peak**
McNee State Park Hiking Trail
Moss Beach, CA 94038
Site # SF15700B

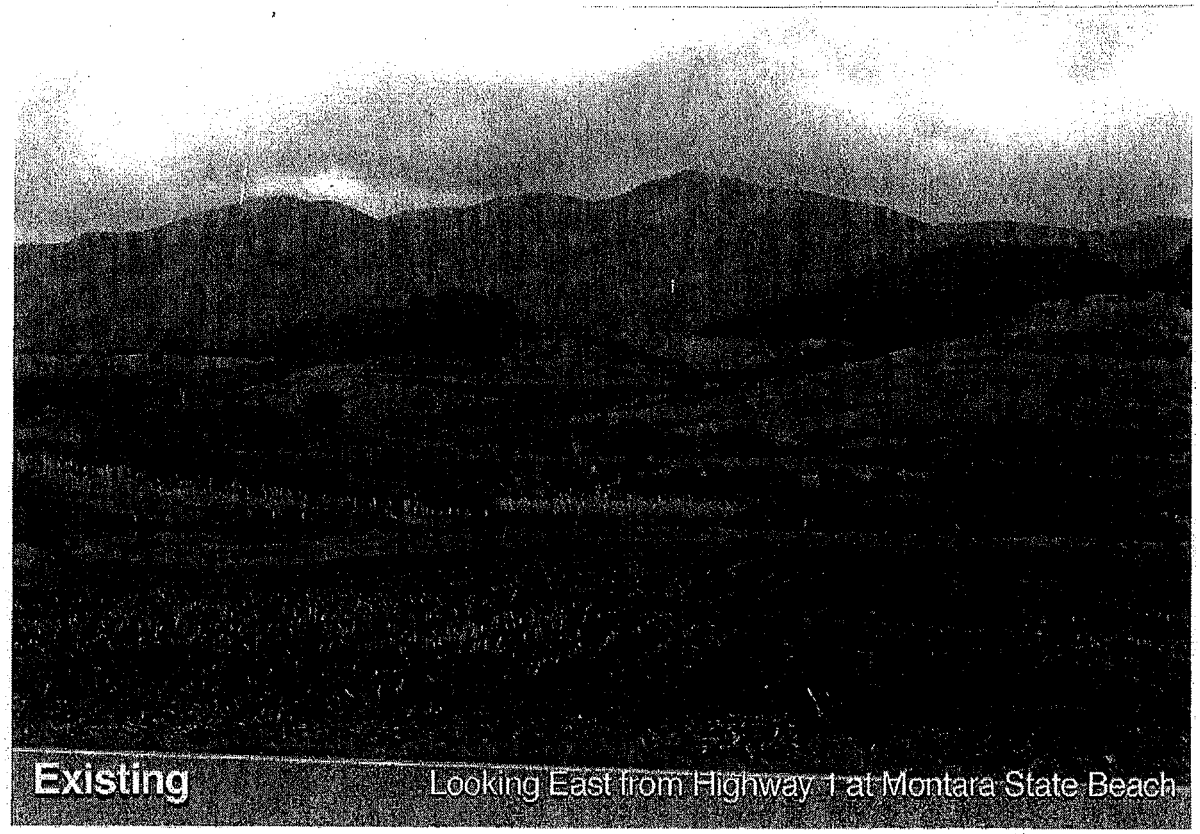
MetroPCS 1/16/06

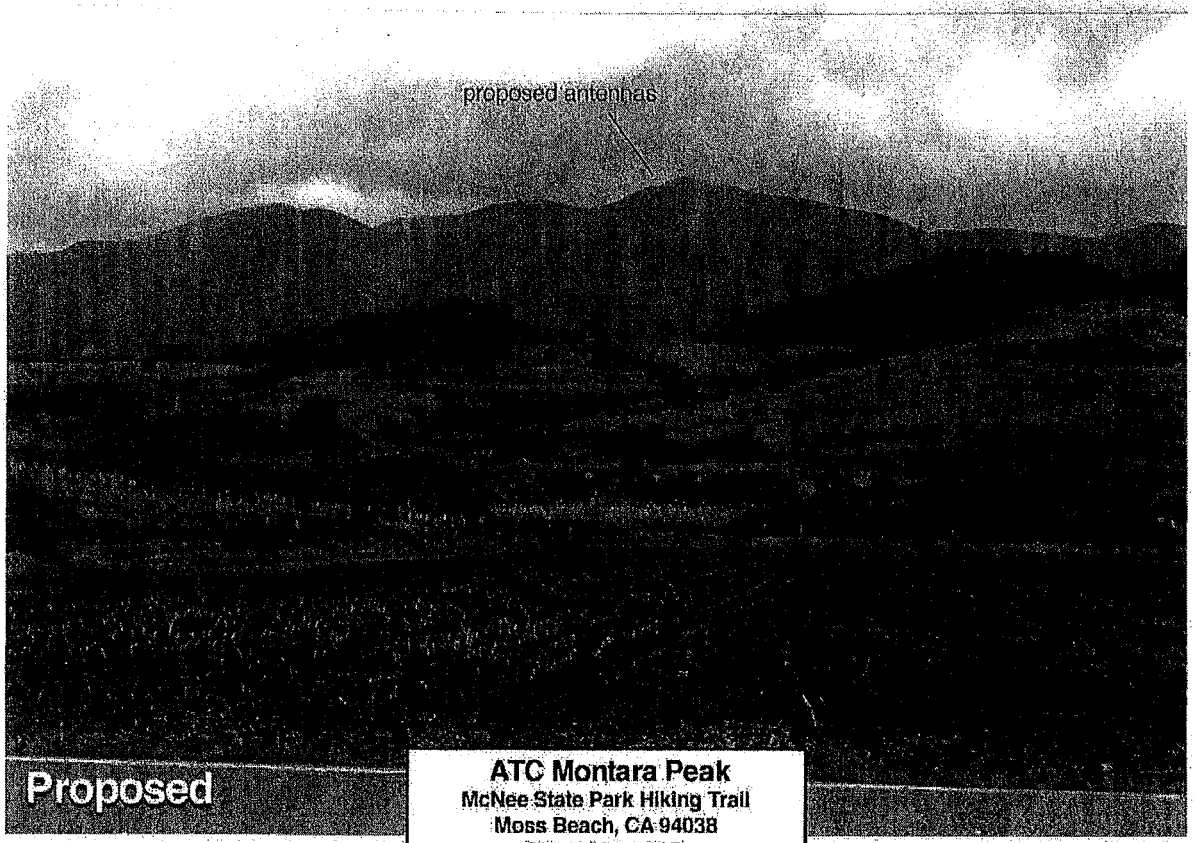
Photosimulation by Applied Imagination 510 914-0500

## San Mateo County Zoning Hearing Officer's Meeting

Applicant: **metroPCS** Attachment: **F**

File Numbers: **PLN 2006-00075**

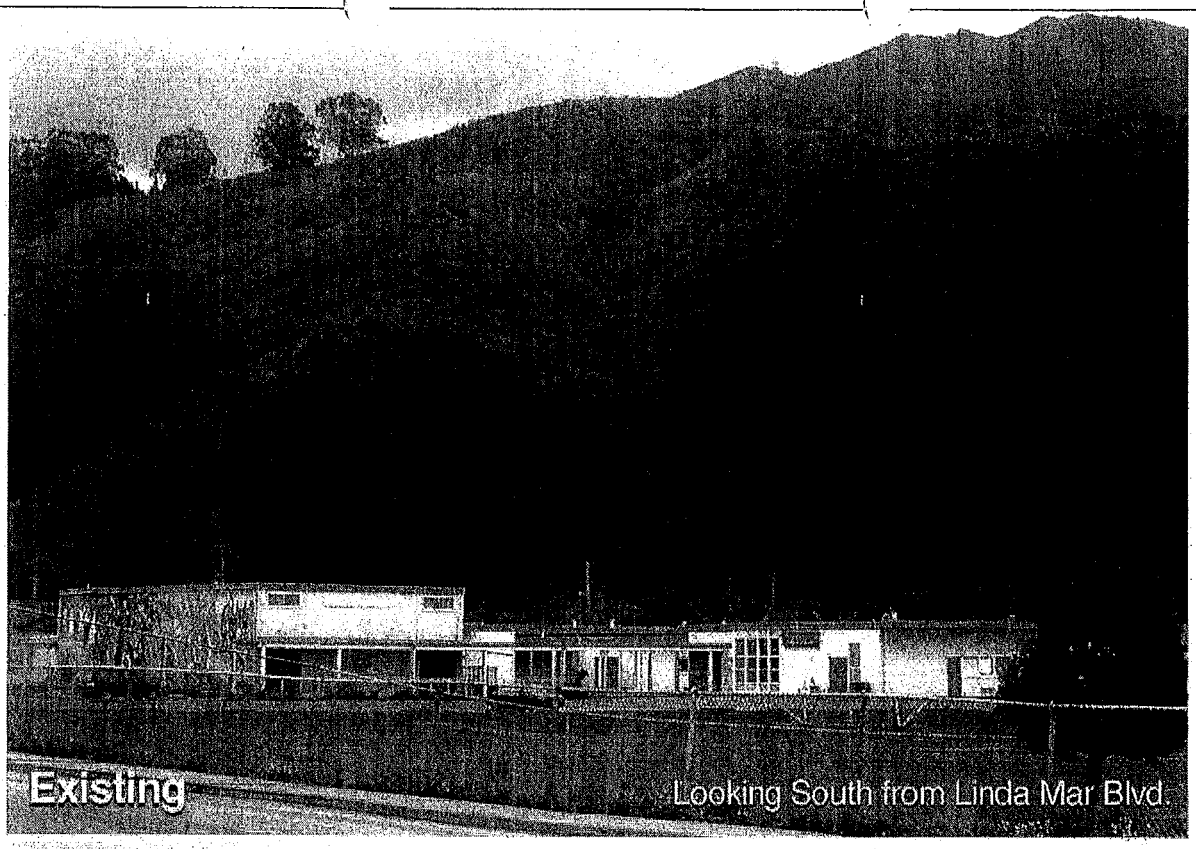


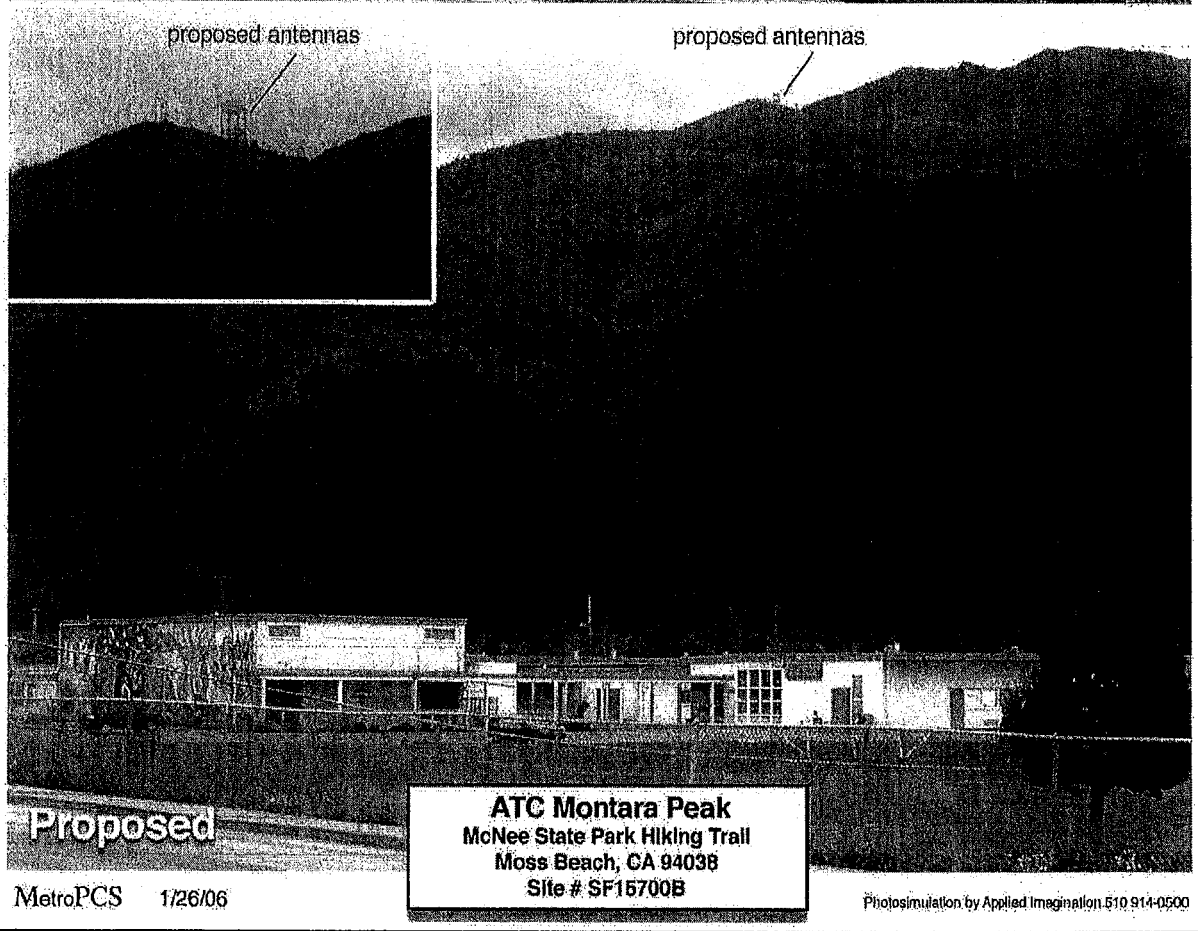




**San Mateo County Zoning Hearing Officer's Meeting**

Applicant: **metroPCS** Attachment: **F**

File Numbers: **PLN 2006-00075**

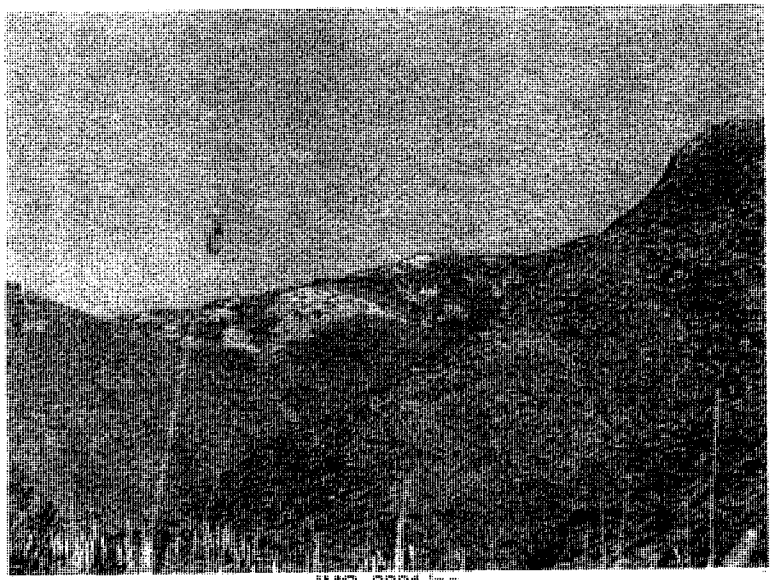



**San Mateo County Zoning Hearing Officer's Meeting**

Applicant: **metroPCS** Attachment: **F**

File Numbers: **PLN 2006-00075**



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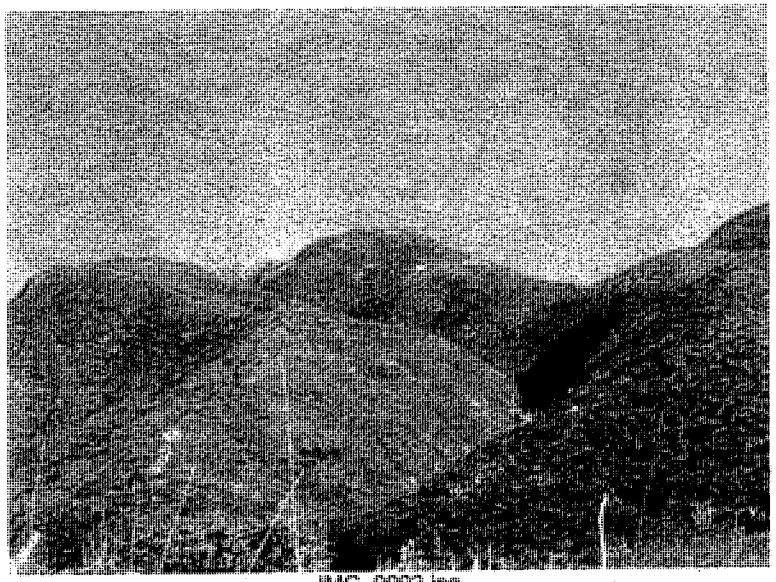

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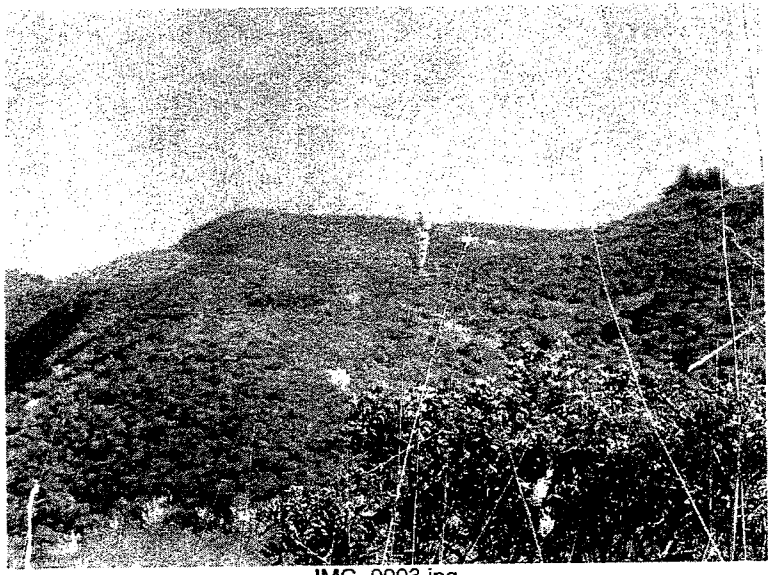

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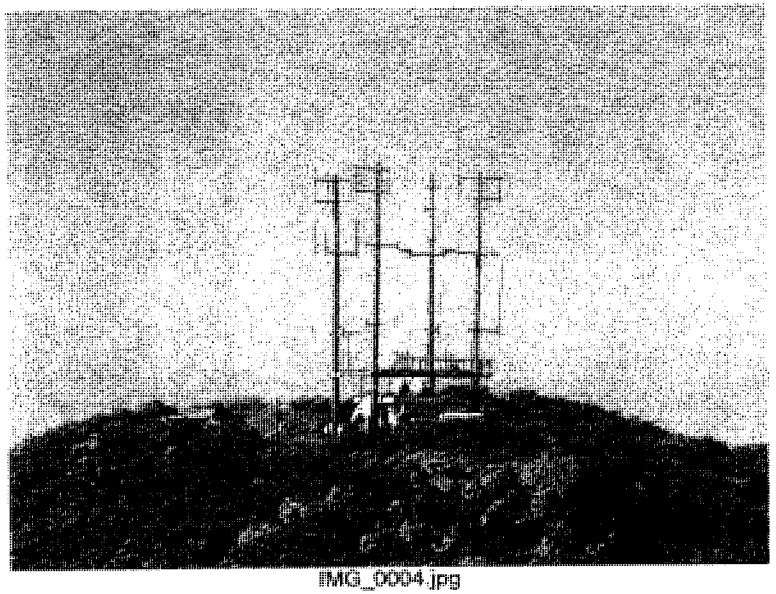

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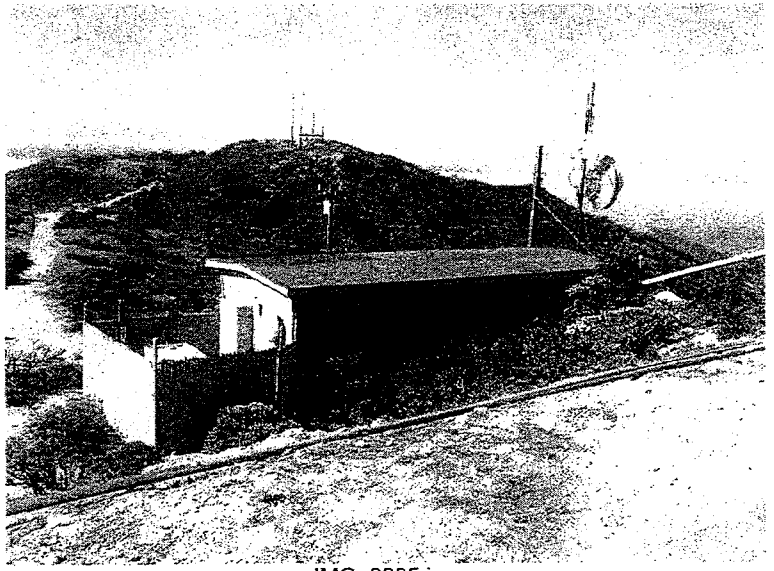
Attachment G



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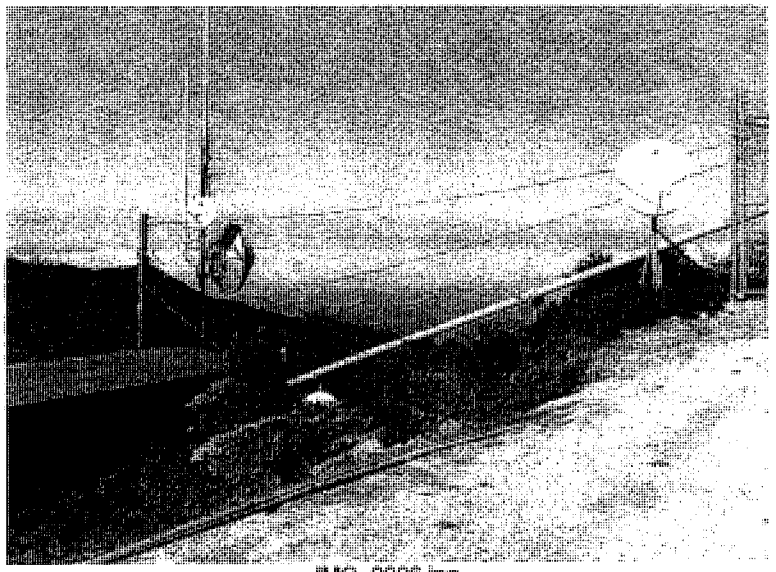

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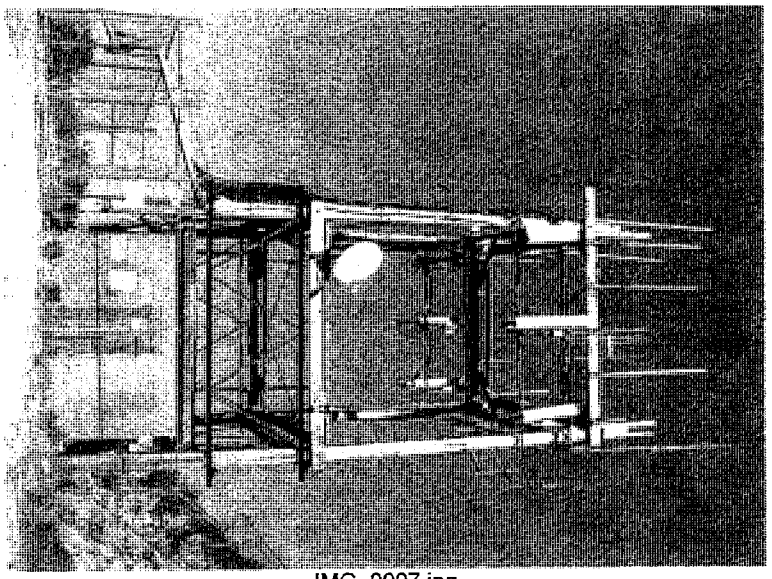

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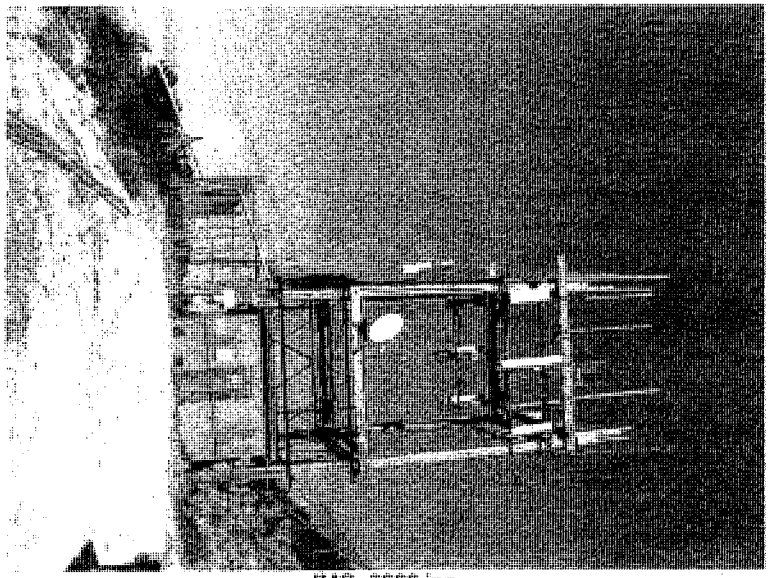

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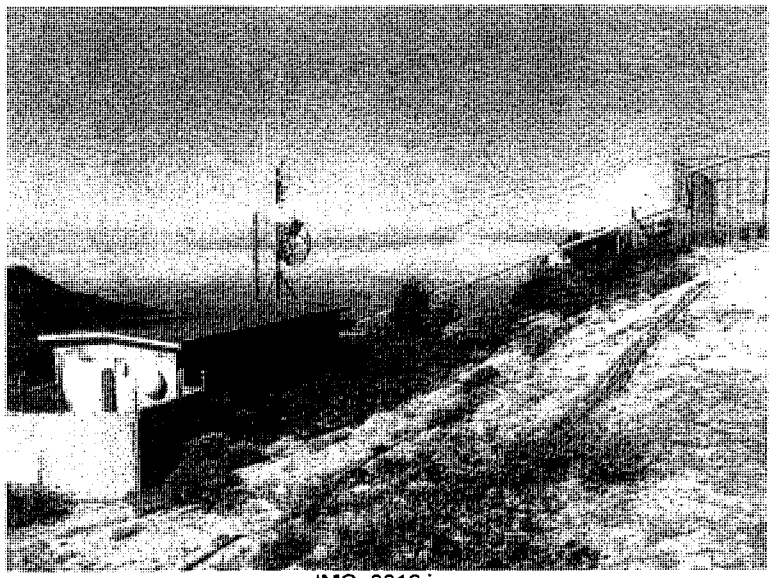

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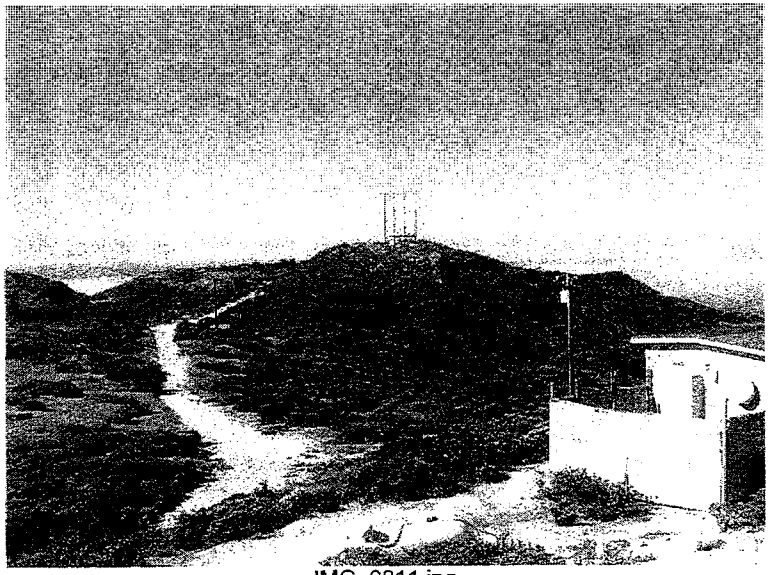

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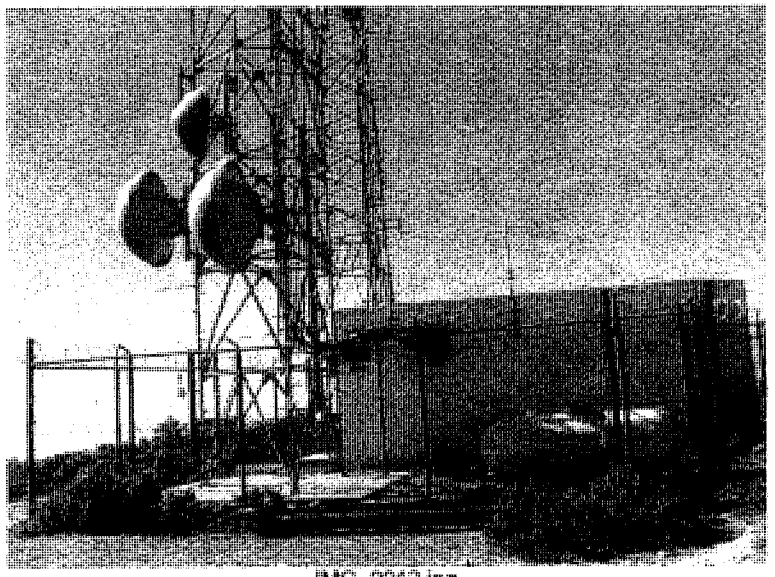


IMG_0012.jpg

## MetroPCS • Proposed Base Station (Site No. SF15700B)
## McNee State Park Hiking Trail • Moss Beach, California

### Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of MetroPCS, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF15700B) proposed to be located near a hiking trail in McNee State Park, Moss Beach, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

### Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

| Personal Wireless Service | Approx. Frequency | Occupational Limit | Public Limit |
|---|---|---|---|
| Personal Communication ("PCS") | 1,950 MHz | 5.00 mW/cm$^2$ | 1.00 mW/cm$^2$ |
| Cellular Telephone | 870 | 2.90 | 0.58 |
| Specialized Mobile Radio | 855 | 2.85 | 0.57 |
| [most restrictive frequency range] | 30–300 | 1.00 | 0.20 |

### General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are

installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

## Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

## Site and Facility Description

Based upon information provided by Metro, including drawings by Benjamini Associates, Inc., dated February 6, 2006, it is proposed to mount six EMS Model RR33-20 directional panel antennas on an existing 56½-foot steel pole located near a hiking trail in McNee State Park, about four miles north of Highway 92 in Moss Beach. The antennas would be mounted at an effective height of about 45½ feet above ground and would be oriented toward 20°T, 230°T, and 320°T. The maximum effective radiated power in any direction would be 1,890 watts. Also proposed to be located on a nearby pole is a microwave antenna, for interconnection of this site with others in the Metro network.

Presently located on the same pole and on nearby structures are a number of directional panel and omni-directional whip antennas for use by other, unidentified communications services.

## Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Metro operation by itself is calculated to be 0.017 mW/cm$^2$, which is 1.7% of the applicable public exposure limit. It should be noted that this result includes several "worst-case" assumptions and therefore is expected to overstate actual power density levels. The microwave antenna would be in point-to-point service and so directional that it would make no significant contribution to RF exposure conditions at ground level. There are no residences located within 2,000 feet of the site, based on aerial photos by Terraserver.

The operating specifications of the other wireless facilities are not known, but the proposed Metro operation will not make a significant contribution to existing RF exposure levels in terms of compliance with prevailing RF exposure guidelines.

## No Recommended Mitigation Measures

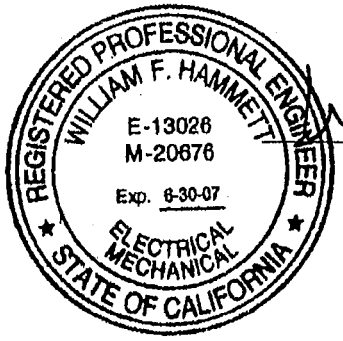
Due to their mounting location, the Metro antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that all the carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

## Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by MetroPCS in McNee State Park in Moss Beach, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

## Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2007. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.




William F. Hammett, P.E.

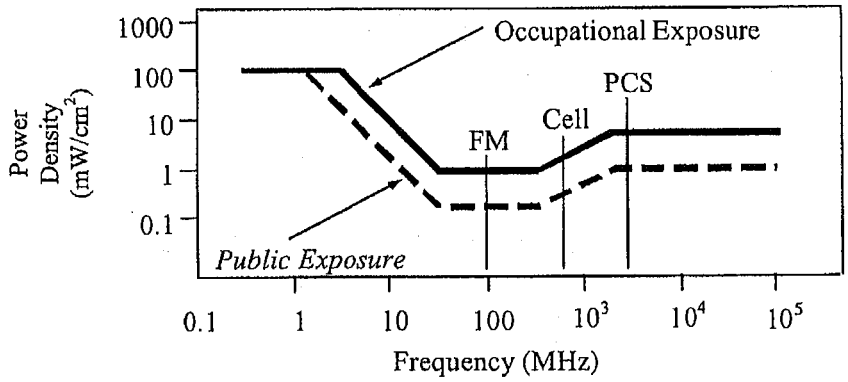
February 15, 2006

## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

| Frequency | Electromagnetic Fields (f is frequency of emission in MHz) | | | | | |
|---|---|---|---|---|---|---|
| Applicable Range (MHz) | Electric Field Strength (V/m) | | Magnetic Field Strength (A/m) | | Equivalent Far-Field Power Density ($mW/cm^2$) | |
| 0.3 – 1.34 | 614 | *614* | 1.63 | *1.63* | 100 | *100* |
| 1.34 – 3.0 | 614 | *823.8/f* | 1.63 | *2.19/f* | 100 | *180/$f^2$* |
| 3.0 – 30 | 1842/ f | *823.8/f* | 4.89/ f | *2.19/f* | 900/ $f^2$ | *180/$f^2$* |
| 30 – 300 | 61.4 | *27.5* | 0.163 | *0.0729* | 1.0 | *0.2* |
| 300 – 1,500 | $3.54\sqrt{f}$ | *$1.59\sqrt{f}$* | $\sqrt{f}/106$ | *$\sqrt{f}/238$* | f/300 | *f/1500* |
| 1,500 – 100,000 | 137 | *61.4* | 0.364 | *0.163* | 5.0 | *1.0* |




Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

**Near Field.**

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where $h$ = aperture height of the antenna, in meters, and
$\lambda$ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in } mW/cm^2,$$

where $\theta_{BW}$ = half-power beamwidth of antenna, in degrees, and
$P_{net}$ = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates distances to FCC public and occupational limits.

**Far Field.**

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density}\quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \quad \text{in } mW/cm^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Ruth Coleman, Director
Santa Cruz District
303 Big Trees Park Road
Felton, CA 95018
(831) 335-6318

November 15, 2006

Dennis Aguirre, Planner
County of San Mateo
Planning and Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

Subject: PLN2006-00075, Metro PCS

Dear Mr. Aguirre;

Thank you for giving California State Parks an opportunity to comment on the Use Permit, RMD, and Coastal Development Permit application for the installation of a new cellular facility on Montara Mountain. Additionally, I want to thank you for taking the time to meet with me on-site to both discuss and observe some of the issues and concerns related to the project.

As noted at our meeting there certainly appears to be a number of un-permitted activities and developments currently associated with the cell sites on Montara Mountain. A simple comparison of the permit history for the parcel and the amount of development observed from our site visit further highlights some of our concerns. In order to properly evaluate the potential impacts of the Metro PCS application on the park, it is imperative to first understand the existing impacts associated with the companies currently doing business on the mountain. Therefore; before California State Parks can properly evaluate the potential impacts of PLN2006-00075 on our recreational trail users and potential impacts to the State Park resources, we must have a clearer understanding of the burdens that presently exist on our property.

In general, California State Parks concerns for the proposed projects can be summarized as:

(1) State Park concerns for the impacts on the recreating public by vehicle traffic on the trails both during project construction and for future maintenance of the facilities.
(2) State Park concerns for the resource, specifically, but not limited to, the erosion of soils associated with increased vehicle traffic on the road, especially during periods of inclimate weather. Unfortunately, this is often the time that we see an increase in vehicle traffic on the road associated with tower maintenance.

(3) The current condition of the North Peak Access road is in serious need of repair and any additional traffic may further accelerate damage to the alignment.

As stated, the above mentioned concerns are general in nature and represent our concerns based on the information we presently possess. Several other issues may also represent State Park concerns and once we are able to fully understand all of the existing impacts on the park we will be better prepared to make specific comments on the proposed project.

Once again, thank you for this opportunity and I look forward to further discussions on this matter.

Sincerely,

Chet M. Bardo
Park Superintendent

Cc: David K. Vincent, District Superintendent
Victor Roth, Senior Park and Recreation Specialist

AMERICAN TOWER™
CORPORATION

Chet M. Bardo
Park Superintendent
San Mateo Coast Sector
95 Kelly Ave.
Half Moon Bay, CA 94019

February 20, 2008

Re: Access Road for Montara Peak

Dear Chet:

As you know, American Tower is working towards repairing the existing access road on Montara Mountain. In that regard, we had forwarded you engineering drawings earlier last month which detailed the nature of repairs required, for your review. Once the review is finalized, and the changes incorporated, American Tower will proceed with zoning and applications for permits with state and county officials to repair the road.

I am also working with San Francisco Public Utilities Commission (Mr. Joe Naras) to obtain a temporary permit to access their road, while we work on finalizing the drawings with California State Parks, before we initiate repairs to the road. With that regard, they also have a copy of the engineering drawings and have requested a letter signed by California State Parks, indicating that American Tower is working with Parks Department, in good faith to repair the existing road.

In light of the same, can you please sign at the bottom of this letter, confirming our efforts with the California State Parks to repair the existing access road.

Thanks for your time and cooperation. I can't wait for this access issue to get resolved!

Thanks and best regards,

Mantaj Hans
Supervising Attorney, Land Management
(781) 926-4965 (direct)
mantaj.hans@americantower.com

California State Parks

Print Name: Chet M. Bardo
Title: District Superintendent (acting)

**Attachment K**

**From:** Reiter, Robert [RReiter@sfwater.org]
**Sent:** Monday, March 17, 2008 3:06 PM
**To:** Mantaj Hans
**Cc:** Dowd, Gary
**Subject:** RE: Montara Peak 8188
Mantaj,

Thanks for following up with me today on your temporary access permit. We are in the process of issuing the formal permit for your crews to access your site via SFPUC maintained roads. Until the permit is issued, this e-mail will act as your temporary pass onto the SFPUC road to Montara Peak located near Moss Beach, CA.

Rob

---

**From:** Mantaj Hans [mailto:Mantaj.Hans@AmericanTower.com]
**Sent:** Thursday, March 13, 2008 10:38 AM
**To:** Reiter, Robert
**Subject:** FW: Montara Peak 8188

---

**From:** Mantaj Hans
**Sent:** Thursday, March 13, 2008 11:52 AM
**To:** Reiter, Robert
**Subject:** RE: Montara Peak 8188

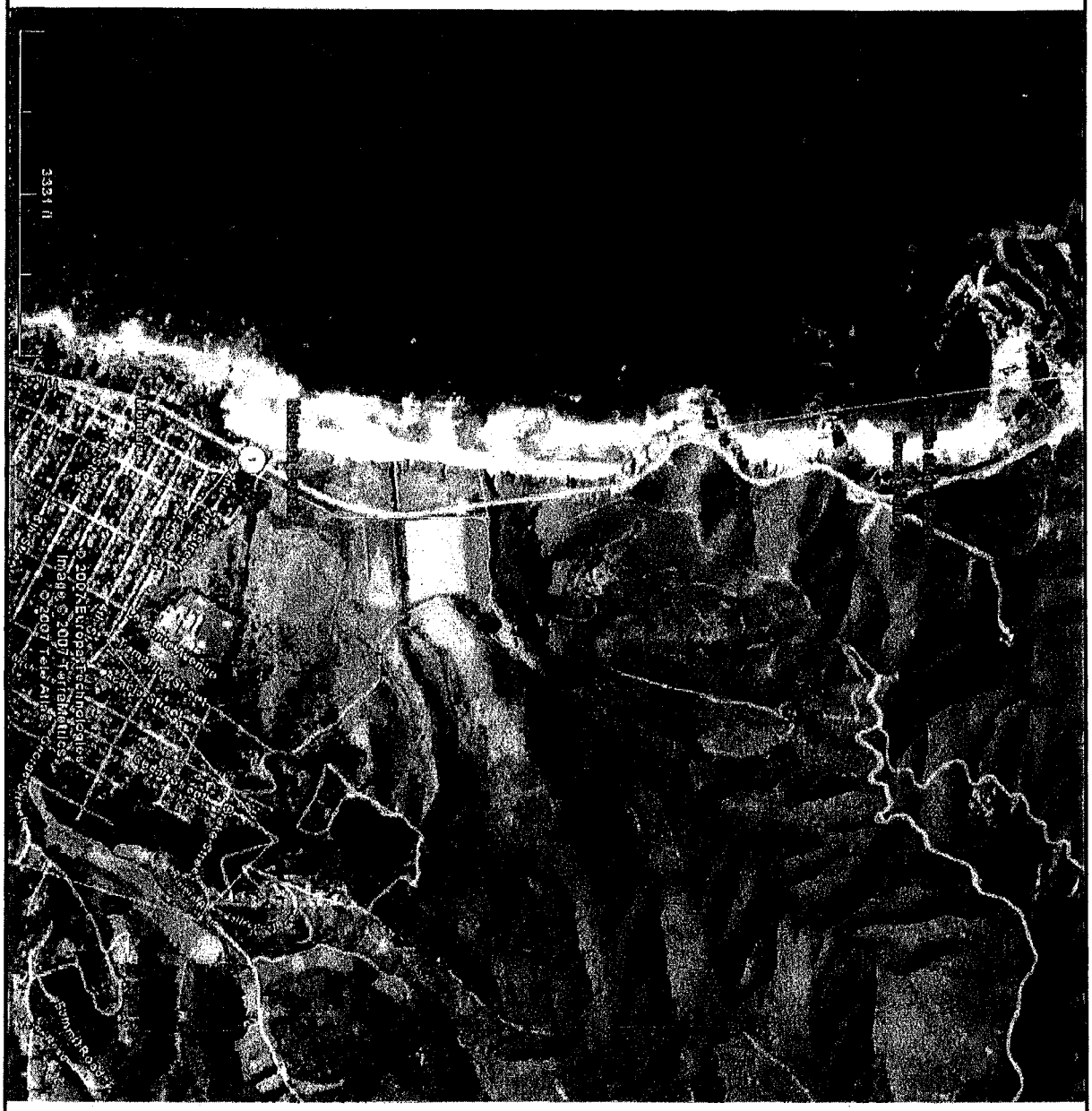
Hi Rob:

Further to my voice mail, please let me know if there are any additional documents required from American Tower, in reference to approving the permit for access road. Enclosed is the copy of previously submitted term sheet with the application fee.

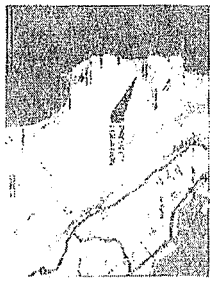
I look forward to hearing back from you. Thanks for all your help.

Thanks and best regards,

**Mantaj Hans**
**Supervising Attorney, Land Management**
**American Tower Corporation**
**10 Presidential Way**
**Woburn, MA 01801**
**(781) 926-4965 (direct)**
**(781) 926-4555 (fax)**
**mantaj.hans@americantower.com**




## VICINITY MAP



## SHEET INDEX:



MCNEE RANCH STATE PARK
**ACCESS ROAD REPAIRS**
MONTARA QUADRANGLE SAN MATEO, CALIFORNIA
FOR: AMERICAN TOWER CORP.

DESIGNED BY: DATE:

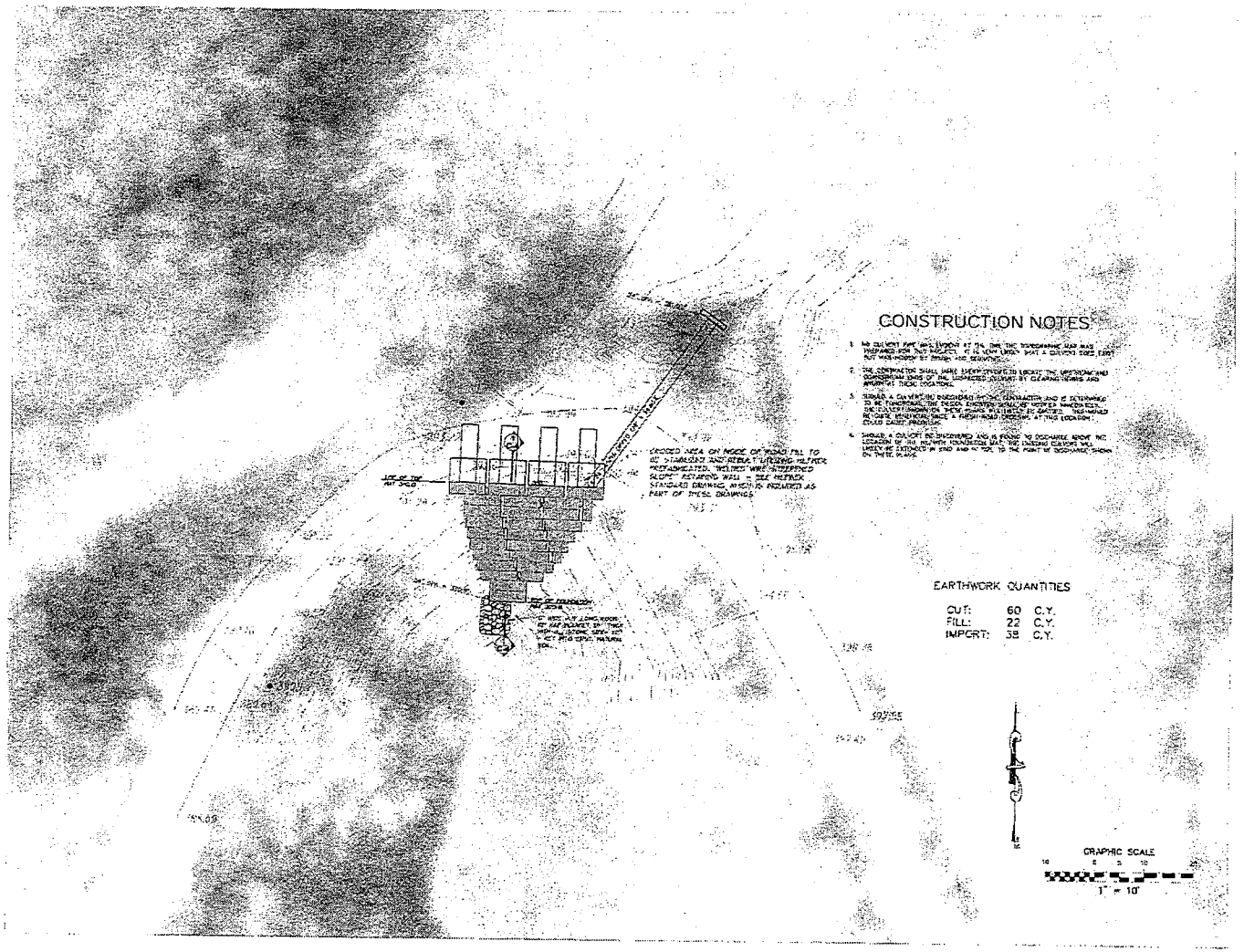
TUNSTALL ENGINEERING CONSULTANTS, INC.
124 EAST ALISAL STREET
SALINAS CALIFORNIA 93901
(831) 758-2785 FAX (831) 758-2141
CIVIL ENGINEERING - BUILDING DESIGN

TITLE SHEET W/ VICINITY MAP

DRAWN BY:

REVISIONS

JOB NO. 07-28
SHEET NO. C-1
OF SHEETS




# TURN NO. 1 - ROAD REPAIR PLAN

## GRADING NOTES

CLIENT:
AMERICAN TOWER CORP.
ATTN: TOM POLK
5208 DUPONT DRIVE, SUITE 340
IRVINE, CALIFORNIA 92612
PH: 1-951-653-3196

SCALE: 1" = 10'
PLOTTED: 5/15/2008 4:24 PM

MCNEE RANCH STATE PARK
**ACCESS ROAD REPAIRS**
MONTARA QUADRANGLE SAN MATEO, CALIFORNIA
FOR: AMERICAN TOWER CORP. CALIF.

DESIGNED BY:

PROJECT NO.
07-28

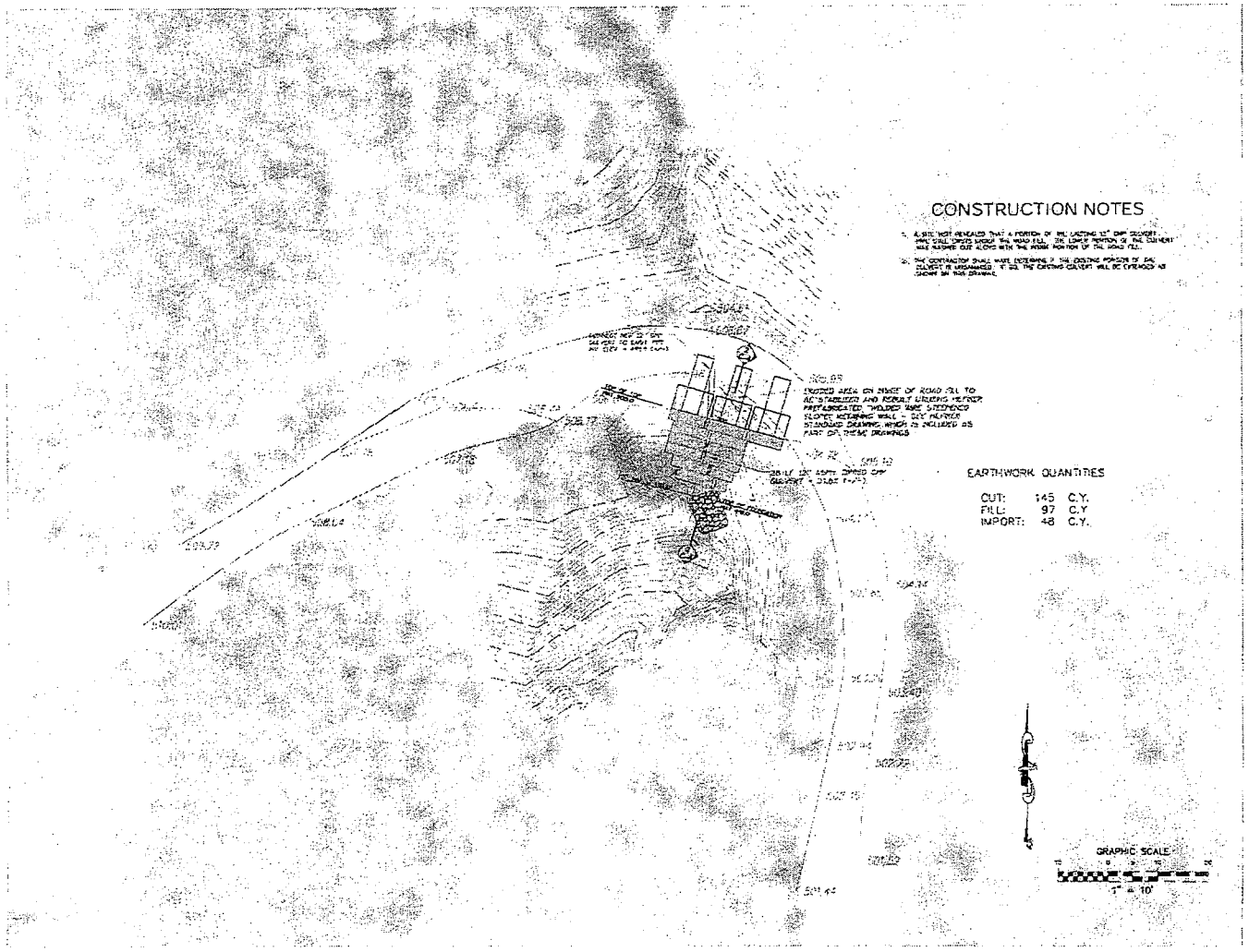
SHEET NO.
C-2

TUNSTALL ENGINEERING CONSULTANTS, INC.
174 EAST ALISAL STREET SALINAS, CALIFORNIA 93901 (831) 758-2785 FAX (831) 758-2141
CIVIL ENGINEERING - PLANNING - BUILDING DESIGN

TURN NO. 1
ROAD REPAIR

DRAWN BY:

REVISIONS




# TURN NO. 5 - ROAD REPAIR PLAN

CLIENT:
AMERICAN TOWER CORP.
ATTN: TOM POLK
2331 DUPONT DRIVE, SUITE 340
IRVINE, CALIFORNIA 92612
PH. 1-949-553-5196

SCALE: 1" = 10'
PLOTTED: 5/15/2006 4:26 PM

MCNEE RANCH STATE PARK
**ACCESS ROAD REPAIRS**
MONTARA QUADRANGLE SAN MATEO, CALIFORNIA
FOR: AMERICAN TOWER CORP.

DESIGNED BY: DATE:

TUNSTALL ENGINEERING CONSULTANTS, INC.
124 EAST ALMA STREET
SAN JOSE, CALIFORNIA 95112
(831) 728-2135 FAX (831) 728-2141
CIVIL ENGINEERING - BUILDING DESIGN

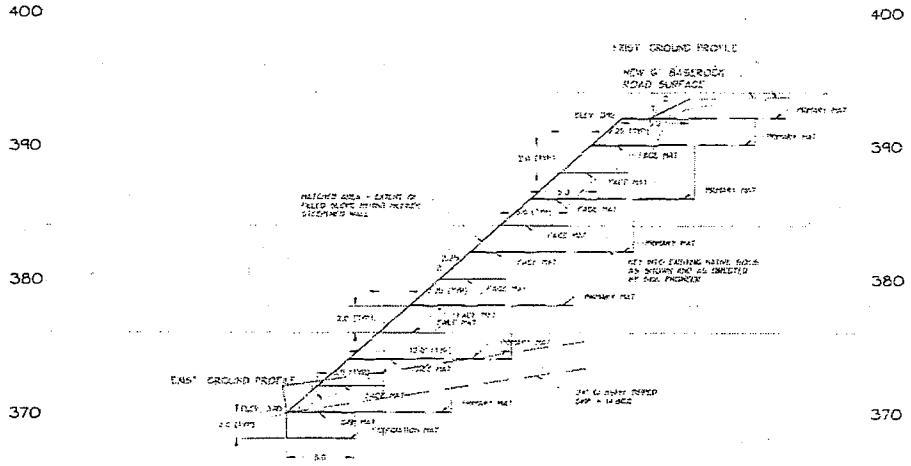
TURN NO. 5
ROAD REPAIR

DRAWN BY:

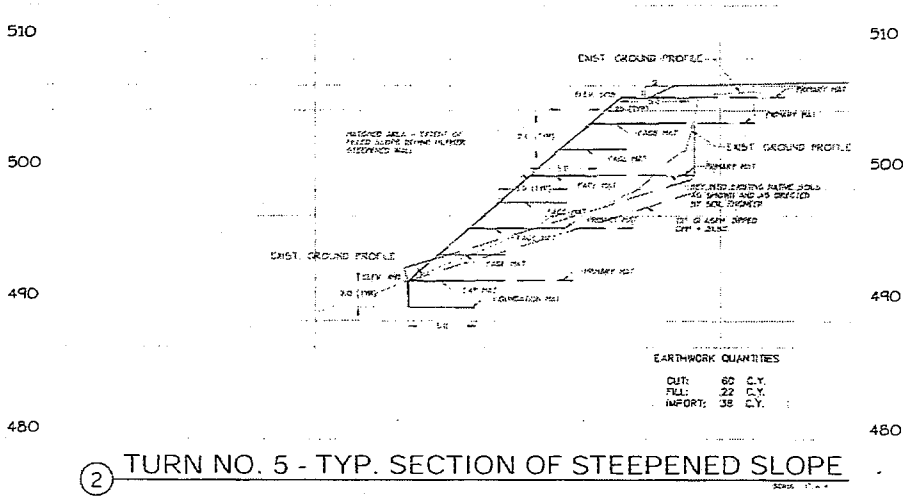
REVISIONS

PROJECT NO.
07-28

SHEET NO.
OF C-3




1 TURN NO. 1 - TYP. SECTION OF STEEPENED SLOPE




2 TURN NO. 5 - TYP. SECTION OF STEEPENED SLOPE

EROSION CONTROL MEASURES DURING CONSTRUCTION

## CONSTRUCTION NOTES

WELDED WIRE STEEPENED SLOPE – CONSTRUCTION NOTES

HILFIKER RETAINING WALLS
WELDED WIRE STEEPENED SLOPE

COMPONENTS REQUIRED

CLIENT:
AMERICAN TOWER CORP
ATTN: TOM HOLE
2301 DUPONT DRIVE, SUITE 340
IRVINE, CALIFORNIA 92612
PH: 1-951-553-3749

PLOTTED: 6/15/2008 4:27 PM

REVISIONS

CONSTRUCTION DETAILS

DRAWN BY:

TUNSTALL ENGINEERING CONSULTANTS, INC.
CIVIL ENGINEERING • BUILDING DESIGN
121 EAST ALISAL STREET
SALINAS CALIFORNIA 93901
(831) 758-2145 FAX (831) 758-2141

MCNEE RANCH STATE PARK
**ACCESS ROAD REPAIRS**
MONTARA QUADRANGLE SAN MATEO, CALIFORNIA
FOR: AMERICAN TOWER CORP.

DESIGNED BY: DATE:

PROJECT NO. 07-28

SHEET NO. C-4

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT K

State of California • Natural Resources Agency
Gavin Newsom, *Governor*
DEPARTMENT OF PARKS AND RECREATION
Armando Quintero, *Director*
P.O. Box 942896 • Sacramento, CA 94296-0001

May 11th, 2023

Olivia Boo, Project Planner
County Planning and Building Department
455 County Center
Redwood City, CA
94063

RE: Mitigated Negative Declaration for Proposed Project *Renew existing Sprint PCS cell facility, legalize existing AT&T cell facility, 2,065 cubic yards of grading to repair existing eroded hiking trail/access road and relocate existing above-ground above poles to underground within hiking trail/access road.*

Dear Olivia Boo,

On behalf of the California Department of Parks and Recreation ("State Parks"), the Santa Cruz District is submitting these comments on the Mitigated Negative Declaration for the proposed project SCH No. 2023040284 (Project).

State Parks is a California Environmental Quality Act ("CEQA") Trustee Agency (14 CCR § 15386) with jurisdiction by law over natural resources affected by the project which are held in trust for the people of the State of California. Actions of the proposed project take place within the State Park System and directly impact resources within State Parks jurisdiction. Therefore, coordination with State Parks throughout the CEQA process is required (PRC §21080.3(a); State CEQA Guidelines §15063(g)).

Project Description:

The Project proposes to repair and restore 18,500 linear feet of existing roadway with approximately 2,065 cubic yards of cut and fill. This work will include five turnouts for emergency vehicles per San Mateo County standards, asphalt repaving, facility repairs to unpermitted buildings, after-the-fact permitting, and the removal of vegetation to allow for clearances of 15 feet.

Emergency Turnouts:

Project Proponent will need to work with State Parks to revise the location of turnouts on State Park property. For example, page C-405 of the Site Plan identifies a turnout that would require vegetation removal and road construction approximately 130 feet from a large, flat, open space that would require no such environmental impact while providing turnout capabilities for multiple vehicles. The egregious location of this proposed turnout and the unnecessary resource impact it would create is unacceptable and will not be approved by State Parks. If the project is to move forward, locations of turnouts will need to be revised.

State Parks Regulatory Authority and Real Property Considerations:

As proposed, the project proponent does not have the authority to complete the project within the State Park property without our approval. The easement maintained over the North Peak Access Road is non-exclusive and for the purposes of ingress and egress only. Prior to work being undertaken, State Parks will require the project proponent to renegotiate for the appropriate real property rights. State Parks is willing to allow work to move forward during renegotiation via a comprehensive Right-of-Entry permitting process.

Should you have any questions or require additional information, feel free to contact me at (831) 227-8390 or linda.hitchcock@parks.ca.gov.

Sincerely,

DocuSigned by:
Linda Hitchcock
52248D72530F47F...

Linda Hitchcock
Senior Park and Recreation Specialist
California Department of Parks and Recreation

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT L

# Midcoast Community Council

***An elected Advisory Council to the San Mateo County Board of Supervisors***

*representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org



Date: June 9, 2021

To: Olivia Boo, Planner III, SMC Planning and Building

From: Midcoast Community Council

Subject: **Mitigated Negative Declaration for PLN2017-00135 and PLN2006-00075, an After-the-Fact Use Permit, Coastal Development Permit, Resource Management-Coastal Zone District Permit, Design Review Permit, and Grading Permit to legalize an existing AT&T cellular facility constructed without permits**

Thank you for the opportunity to comment on the Mitigated Negative Declaration (MND) for the American Tower Systems Inc. Project. Since this is an after-the-fact permit for the towers, our comments are directed only towards the restoration and repair of the existing access road (19,536 linear feet, 3.7 miles) through McNee Ranch and the construction of five (5) new fire turnouts that will require a minimum of 40,000 square feet of additional vegetation clearing of coastal scrub.

The Findings and Basis for this MND were based on a September 2018 Biological Resources Impact Analysis (Report). This Report provides the only botanical field survey information used to determine the potential environmental effects of proposed projects on special status plants and sensitive natural communities as required by law (e.g., CEQA, CESA, and federal Endangered Species Act (ESA)) but this Report does not follow the California Department of Fish and Wildlife (CDFW) Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities and was conducted outside of the flowering season for many plants, including the host plants for the endangered butterflies and the rare manzanitas of Montara Mountain. The sparse Report identified only 21 plant species (providing only common names) during the Biologist's 3-hour pedestrian survey of the 3.7 miles of roadway from the McNee Ranch Gate at Hwy 1 to the towers at the Peak of Montara Mountain and did not analyze or discuss potential impacts to the detected butterfly host plants. A comparable survey by Chris Rogers of Wood Biological in June of 2021 (Survey), identified 84 species of plants including multiple mature specimens of two rare species, Kings Mountain manzanita (*Arctostaphylos regismontana*) or Montara manzanita (*Arctostaphylos montaraensis*) growing immediately adjacent to the access road where blading and vegetation removal is proposed.

Both the 2018 Report and 2021 Survey detected butterfly host plants along the access road and at many of the new turnouts - summer lupine (*Lupinus formosus*), varied lupine (*Lupinus*

*variicolor*), silver bush lupine (*Lupinus albifrons*), and Pacific stonecrop (*Sedum spathulifolium*), but the MND does not address the impacts to these plants and their host butterflies, the endangered mission blue butterfly (*Plebejus icariodes missionensis*) and the endangered San Bruno elfin butterfly (*Callophrys mossii bayensis*), impacts that would result from road widening and vegetation removal. Thus we ask for the following Mitigation Measures to be added to the MND (Environmental Training, Pre-construction Surveys for Special Status Plants, and

Pre-construction Surveys for Host Plants for Special Status Butterfly Species).

Although the 2018 Report was conducted outside of the nesting bird season and migratory season where bird species are abundant on the Mountain, both the Report and Survey found suitable nesting sites for birds in the dense coastal scrub along the access road. Since the 2021 Survey was conducted during the nesting bird season it was no surprise that an active bushtit (*Psaltriparus minimus*) nest was inadvertently discovered during inspection of a King's Mountain Manzanita at the second proposed turnout. Migratory bird species are protected by both state (CDFW Code Sections 3503 and 3513) and federal (MBTA of 1918) laws. These code sections and laws make it unlawful to “take” any migratory bird listed in 50 CFR 10, including their nests, eggs, or products thus we ask for the additional mitigation measure of Pre-Construction Nesting Bird Surveys within 2 weeks of work commencement in order to protect active nests.

Both the Report and Survey identified invasive plant species along the access road including black mustard (*Brassica nigra*), teasel (*Dipsacus fullonum*), harding grass (*Phalaris aquatica*), velvet grass (*Holcus lanatus*), and red-stemmed filaree (*Erodium cicutarium*). Common construction measures to reduce the spread of invasive species should be in place so we ask for a mitigation measure of Invasive Plant Minimization. Also the activity of road widening by blading and compaction will only increase the spread of these invasive species so we recommend post-construction invasive plant removal for a period of 5 years.

The project plans state that blading of the project access road will occur during dry conditions. The operation of heavy equipment on steep decomposed granite hillsides in a high fire danger area may potentially cause wildfires. Fires can start from those interactions of diesel fuel, gas, grease or hydraulic oil. Heavy machinery are also heavily wired and loose wires can cause friction against a metal component producing sparks which can start fires. We thus ask for an additional Mitigation Measure (Fire Prevention) to protect the mountain against wildfire.

**Requested Change:**

Deny turnouts and turnarounds due to potential damage to protected species and lack of justification. Existing turnouts and turnarounds are sufficient.

**A review of the County of San Mateo Initial Study, Environmental Evaluation Checklist, found deficiencies in the following areas:**

**Aesthetics 1.g. Visually intrude into an area having natural scenic qualities?**

This is marked less than significant. It should be marked **significant** as the five new turnouts will remove approximately 25,850 square feet of dense coastal scrub including rare Manzanitas. This is an excessive and unnecessary amount of native coastal scrub since there are already five existing utility turnouts created by PG&E for their bucket trucks to turnout and turn around during structure upgrades (2019-2021). Using these existing utility turnouts for emergency vehicle

access would require minimal vegetation removal and grading for improvements (Table and Figures attached).

**Biological Resources 4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species listed...?**

The Discussion does not address the impacts to the rare manzanitas and butterfly host plants that will be modified or destroyed by grading and the vegetation removal for the five new fire turnouts. It is not clear if the road widening to 12 feet on straightaways and 15 feet on corners will include vegetation removal. The MND must state the amount of coastal scrub and trees to be removed as part of the widening. This is a **significant** impact.

**Biological Resources 4.d. ...impede the use of native wildlife nursery sites?**

The Discussion does not address the impacts to nesting birds by grading and the vegetation removal for the five new fire turnouts and by road widening to 12 feet on straightaways and 15 feet on corners.

**MND Mitigation Measures:**

**Fire Prevention:**

Prior to daily work, the contractor must check and follow the requirements of the daily Fire Adjective Rating in Federal Response Areas as determined by the NPS Fire Management Office. These are measures of fire weather and fuel conditions that may restrict activities otherwise permitted. Motorized equipment must have federal- or state-approved spark arrestors. All vehicles must be equipped with firefighting tools as appropriate and in accordance with all applicable laws, rules, regulations, orders, and ordinances. Smoking is not allowed. For mechanical clearing operations including grading, the contractor must have a water source containing a minimum of 300 gallons of water or approved Compressed Air Foam System (CAFS) with 200 feet of 1-inch hose on-site at all times during operation. The water source must either be self-propelled or always attached to a vehicle capable of moving it to where it is needed. The contractor's water source must always be within 200 feet of mechanical operation. Excess water must be disposed of in accordance with all laws and regulations. Mechanical clearing equipment must have at least one 5-pound (lb.) or more Class ABC fire extinguisher with current inspection tag mounted in the cab and accessible by the operator. No mechanical clearing operations will occur during High Fire Danger (or greater) levels. The vegetation management contractor must stay on-site for a minimum of ½ hour after mechanical clearing operations end for the day to ensure fire safety.

**Environmental Training:**

All construction personnel will receive worker environmental awareness training on potentially occurring sensitive species and protected resources. This training will instruct the crew on sensitive species habitat(s), and the nature and purpose of protection measures, including relevant legal requirements. This training will also cover the invasive plant minimization protocols and fire prevention.

**Pre-construction Surveys for Special Status Plants:**

A qualified biologist, with experience identifying special status plants known to occur in the vicinity including Kellogg's horkelia (*Horkelia cuneata*), Montara manzanita (*Arctostaphylos montaraensis*), King's Mountain manzanita (*Arctostaphylos regismontana*), Franciscan thistle (*Circium andrewsii*), the globally rare island tube lichen (*Hypogymnia schizidiata*), and Scouler's catchfly (*Silene scouleri ssp. scouleri*), will survey and flag protected plants for avoidance.

**Pre-construction Surveys for Host Plants for Special Status Butterfly Species:**

A qualified biologist, with experience identifying host plants for the endangered mission blue butterfly (*Icaricia icarioides missionensis*) and the endangered San Bruno elfin butterfly (*Callophrys mossii bayensis*), will conduct a survey prior to work commencement and flag host plants for avoidance including summer lupine (*Lupinus formosus*), varied lupine (*Lupinus variicolor*) and silver bush lupine (*Lupinus albifrons*), and Pacific stonecrop (*Sedum spathulifolium*).

**Pre-Construction Nesting Bird Surveys:**

Prior to any ground disturbance and/or vegetation removal during the nesting bird season (approximately February 1 – August 31), a pre-construction survey for active nests is required. If an active bird nest (containing eggs or young) is observed the qualified biologist will contact CDFW for consultation for appropriate nest avoidance buffers which is dependent by species and applied based on the type of construction work planned and other factors.

**Invasive Plant Minimization:**

All vehicles and equipment arriving at the project site will be cleaned to minimize bringing invasive weed propagules, plant pathogens, insects, and soil from elsewhere into the project area. The qualified biologist will inspect all construction vehicles, equipment, and materials prior to entrance into McNee Ranch to ensure vehicles, equipment, and materials are clean and free of soils and plant material. All construction workers will brush off soil and plant material off their boots and other equipment and tools prior to entering McNee Ranch and will decontaminate boots and other equipment and tools with isopropyl alcohol (70-90%).

**Invasive Plant Removal Post Construction:**

The access road will be monitored for invasive weeds for a period of five (5) years. If found, they will be hand-pulled, bagged and removed from the project site.

We thank you for the opportunity to comment on the Draft Mitigated Negative Declaration (MND) for American Tower Systems Inc. We look forward to reviewing the updated MND.

MIDCOAST COMMUNITY COUNCIL

s/Michelle Weil, Chair

## TABLE AND FIGURES:


**Figure 1: Map of special-status plants and endangered butterfly host plants observed by Chris Rogers of Wood Biological Consulting during a 3-hour walk along the access road from the McNee Ranch Gate (Hwy 1) to the Peak of Montara Mountain - 3501 Whiting Ridge Road, Montara, CA 94038.**


**Figure 2: Photo of one of the many mission blue butterfly host plants (lupine) growing in a road cut along the access road that will be impacted by grading and is not described in the Mitigated Negative Declaration (MND).**

**Figure 3: A new lupine sprout, potential host plant for the endangered mission blue butterfly, growing in the sloughing decomposed granite along the roadway, material that will be used to fill rills, ruts and gullies in the roadway.**

**Figure 4: To ensure compliance with the 1918 Migratory Bird Treaty Act, the Mitigated Negative Declaration (MND) should require nesting bird surveys prior to vegetation removal including tree trimming if work occurs during the nesting bird season (February 1 - August 31).**

**Figure 5: The existing utility clearing at station 81+00 has the dimensions (88' x 34') to be used as a fire turnout.**

**Figure 6: The Mitigated Negative Declaration states that new turnouts will occur on flat areas yet the 1st proposed turn out at Station 96+00 will occur on a 12% slope of decomposed granite. The roadway is currently 15 feet wide with a deep ditch on the northern edge to capture runoff from the steep sided granite hillside. Construction of a new turnout will require the removal of 300 square feet of dense coastal scrub. A qualified biologist should conduct surveys for nesting birds, special status plants and butterfly host plants prior to the cut and fill required to form the turnout.**

**Figure 7: The second proposed turnout at station 116+00 will require the removal (take) of butterfly host plants (pink flags) and spread invasive black mustard (yellow flowers) during grading activities.**

**Figure 8: The access road narrows to ten feet in width at elevations above station 100 with butterfly host plants growing along the edges. These lupines will be impacted when the roadway is widened to 12 feet on the straightaways and 15 feet on the corners.**

**Figure 9: Facing west, view of a mature Kings Mountain manzanita (CRPR 1B.2 rare, threatened or endangered in CA) growing along the access road at the Station 136+00 proposed turnout.**

**Figure 10: Facing west, view of the 3rd proposed turn out located at station 136+00 and at the top of the pedestrian trail to San Pedro Park in Pacifica. Construction of this turnout will require cut and fill and the removal of ~ 700 square feet of dense coastal scrub.**

**Figure 11: View of an active bushtit nest found by Chris Rogers of Wood Biological Consulting in a Kings Mountain manzanita at the 3rd proposed turn out (Station 136+00).**

**Figure 12: Facing west, view of the access road narrowing to ~8 feet in width above Station 136+00 where many areas are lined with dense coastal scrub. The removal of 4 feet of vegetation from the roadway to meet the 12-foot width requirement for straight-aways and the removal of 7 feet of vegetation along road curves to meet the 15-foot width corner requirement will cause an impact.**

**Figure 13: View north of Station 138+00, an existing clearing created by previous utility maintenance work. This area is approximately the proposed dimensions of a turnout and has an existing utility road that was used as a hammerhead turnaround.**

**Figure 14: View of one of the thousands of host plants (*Sedum spathifolium*) for the endangered San Bruno elfin butterfly growing on the granite cut slopes above station 140+00.**

**Figure 15: Panoramic view of a granite cut slope above station 140+00 adjacent the decomposed granite roadway which harbors multiple populations of the endangered San Bruno elfin Butterfly host plant (*Sedum spathifolium*) as well as rare manzanitas.**

**Figure 16: A 3rd existing utility clearing (95' x 77') at station 178+00 - mile 3.3 that exceeds the requirements of a fire turnout and a turnaround with an adjacent road that could be used as a hammerhead turnaround.**

**Figure 17: View south of Station 184 at mile 3.5 where the 10-foot roadway would need to be widened to 20 feet to meet the requirements of the proposed fire turnout. This would require extensive vegetation removal.**

**Figure 18: The brilliantly colored wildflowers of Montara mountain - the ghostlike, endemic cobweb thistle (Cirsium occidentale) mixed with yarrow (*Achillea millefolium*) and Indian paintbrush (*Castilleja coccinea*).**

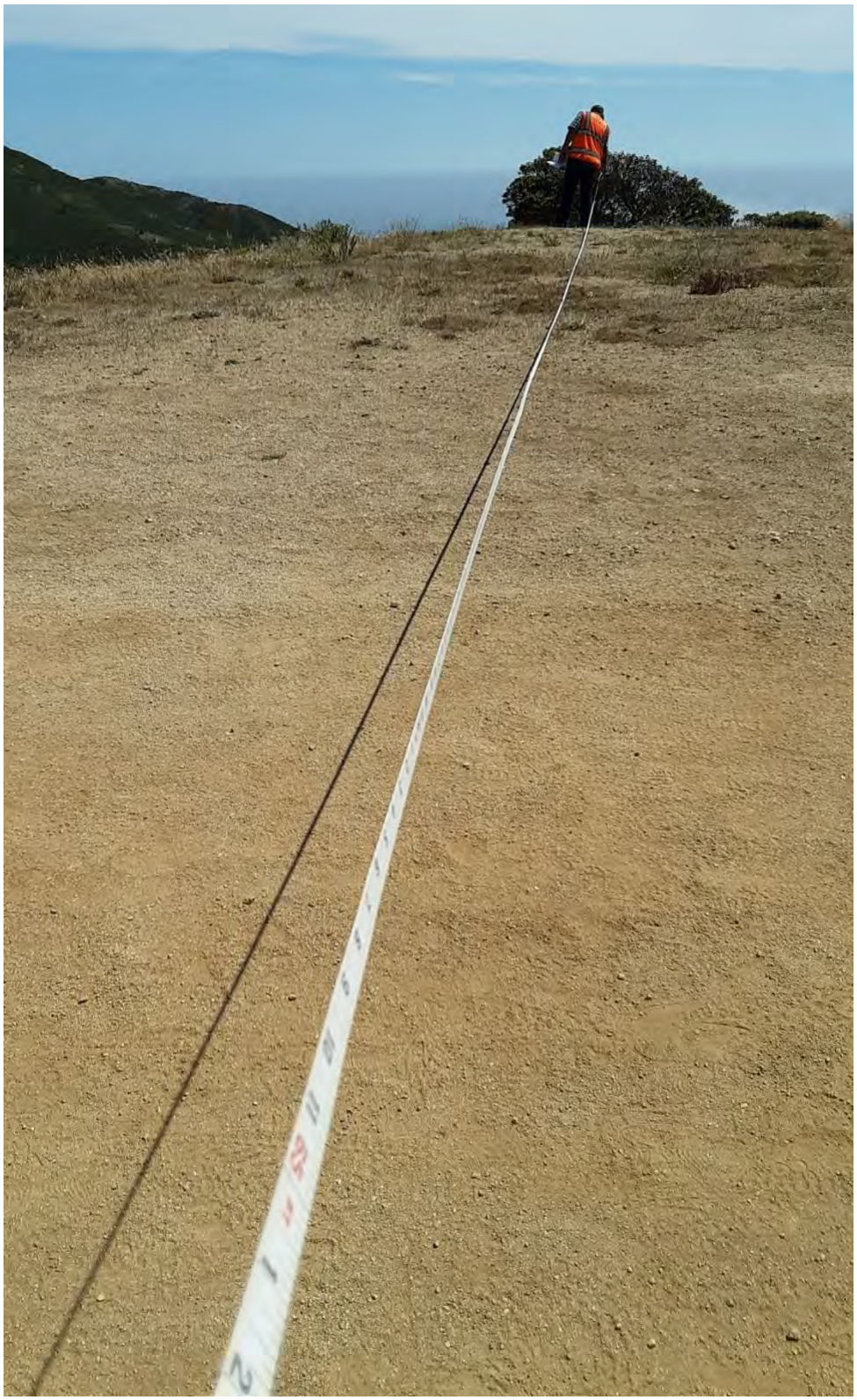


**Figure 19: A 4th existing clearing (65' x 55') at the peak of Montara Mountain (station 186+00 - mile 3.5) that could be used as a hammerhead turnaround.**

**Figure 20: Multiple roads and fire turnouts exist at the peak of Montara mountain.**

**Figure 21: View north of wide roadways at the peak of the mountain (station 198+00) adjacent granite slopes with butterfly host plants.**

| *Proposed Turnout | Existing Conditions | Veg. Removal | Existing Turnout | Existing Dimensions | Veg. Removal |
|---|---|---|---|---|---|
| Station 96+00 | 15' wide road with 12% slope of slick decomposed granite with a drainage ditch on the north at the base of a granite cut slope and coastal scrub on the south side of the road. | 300 sq. ft. | Station 81+00 | 88' x 34' | Meets size requirements of fire turnout.<br><br>No additional grading or veg. removal needed. |
| Station 116+00 | 10' wide road with dense coastal scrub on both sides. | 600 sq. ft. | Station138+00 | 80' x 38' | Near size requirements of fire turnout.<br><br>No additional grading or veg. removal needed. |
| Station 136+00 | 8' wide road with Manzanita Construction will require cut and fill and the removal of dense coastal scrub. | 700 sq. ft. | Station 178+00 | 95' x 77' | Meets size requirements of fire turnout.<br><br>No additional grading or veg. removal needed. |
| Station 184+00 | 10' wide road with dense coastal scrub on both sides | 600 sq. ft. | Station 186+00 | 65' x 55' | 200 sq. ft. |
| Station 198+00 (Peak) | Existing T-roadway with many staging areas. | 350 sq. ft. | Station 198+00 (Peak) | 100' x 15' | 50 sq. ft.<br><br>Rounding corners only for turnaround |
| **TOTAL GRADING & VEGETATION REMOVAL NEEDED USING NEW TURNOUTS**<br>**2,550 sq. ft.** | | | **TOTAL GRADING & VEGETATION REMOVAL NEEDED USING EXISTING CLEARINGS**<br>**250 sq. ft.** | | |

**Table 1: Vegetation removal and new grading to create new turnouts/turnarounds compared to using existing utility truck turnouts/turnarounds. *Proposed Turnouts require 1700 sq. ft and Turnarounds require 1400 sq. ft.**