

at&t

AT&T SITE NUMBER: CCL01088 AT&T SITE NAME: DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY

12700 STATE ROUTE 1
POINT REYES STATION, CA 94956
JURISDICTION: MARIN COUNTY
APN: 119-020-29

INITIATIVE / PROJECT: NSB
USID#: 259527
FA LOCATION CODE: 10151742
RFDS ID #: TBD
RFDS VERSION: 3.00
RFDS DATE: 01/05/2022
PACE JOB#: MRSFR005111
PTN#: TBD

Issued For:
CCL01088
DRAKES VIEW &
BUCKLIN TRAIL
- DOUGHTY
12700 STATE ROUTE 1
POINT REYES STATION, CA 94956

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
PROJECT NO: -
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
2	06/06/24	CLIENT REV	S.D.
1	02/07/24	CLIENT REV	C.T.C.
0	07/04/23	ZD 100%	-

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ENGINEER:

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) EQUIPMENT LEASE AREA W/ GROUND MOUNTED EQUIPMENT, (N) DIESEL GENERATOR, & (N) UTILITIES TO (N) SITE LOCATION.
- (N) FAUX WATER TANK W/ (N) ANTENNAS & ANTENNA EQUIPMENT.

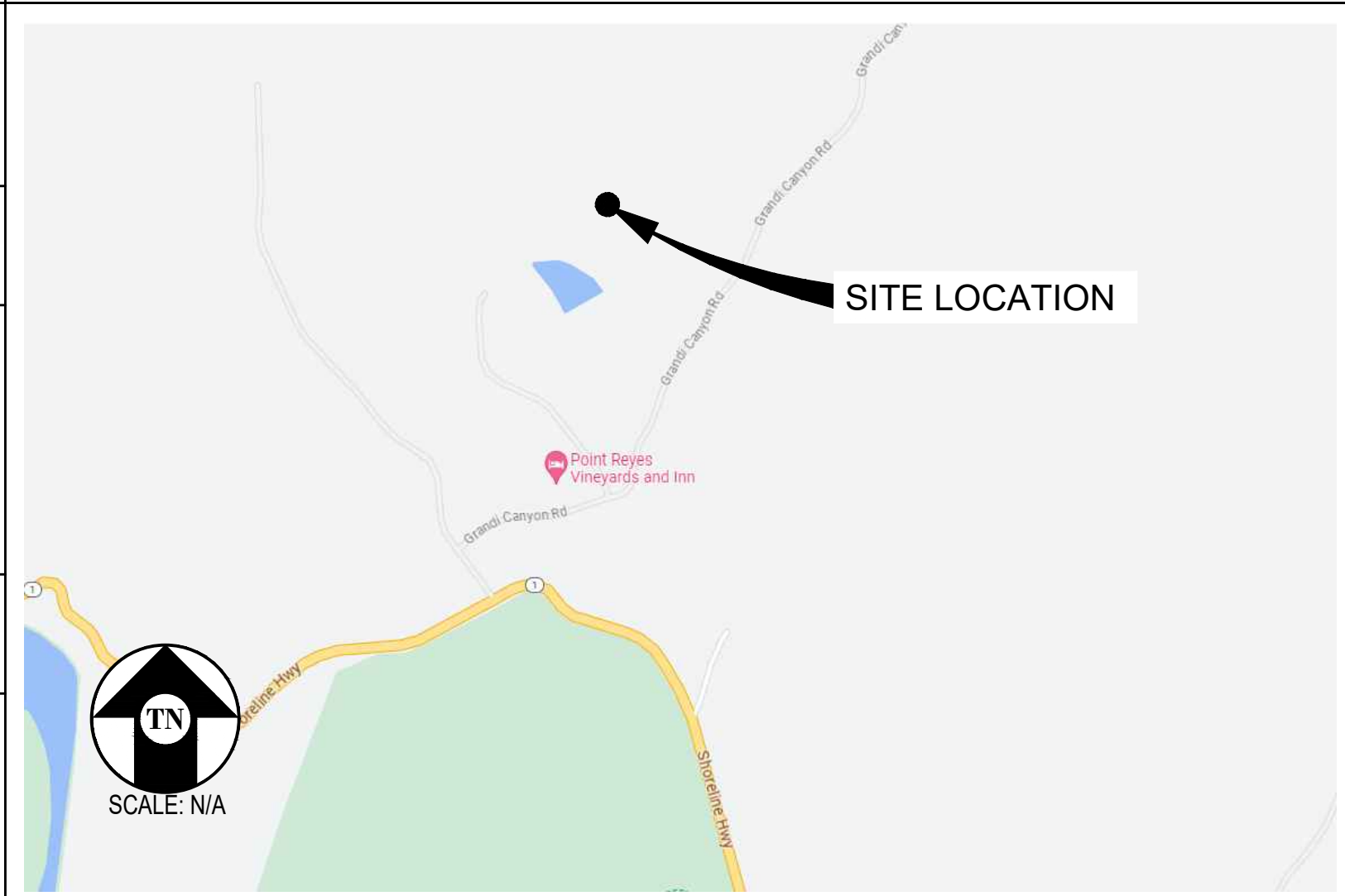
PROJECT NOTES

- ALL PROJECT ACTIVITIES WILL BE SCHEDULED TO AVOID POTENTIAL ADVERSE EFFECTS TO THE CALIFORNIA RED-LEGGED FROGS AND THEIR HABITAT; CONSTRUCTION ACTIVITIES WILL BE RESTRICTED TO THE DRY SEASON MAY 1 THROUGH OCTOBER 15 (OR THE FIRST MEASURABLE FALL RAIN OF 1" OR GREATER) BECAUSE THAT IS THE PERIOD WHEN CALIFORNIA RED-LEGGED FROGS ARE LESS LIKELY TO BE MOVING THROUGH DRY UPLAND AREAS WHERE PROJECT ACTIVITIES WILL OCCUR.
- ALL PROJECT STAGING AND REFUELING OF EQUIPMENT WILL OCCUR WITHIN EXISTING ROADWAYS, RANCH YARDS, AND/OR PARKING AREAS.
- PROJECT TRENCHING FOR UTILITIES WILL BE CONTAINED WITHIN EXISTING ROADS AND RIPARIAN VEGETATION AND TREES WILL BE AVOIDED.

PROJECT INFORMATION

SITE NAME:	DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
SITE #:	CCL01088	LEASING CONTACT:	ATTN: GERIE JOHNSON (916) 709-2057 GJOHNSON@COMPLETEWIRELESS.NET
COUNTY:	MARIN	ZONING CONTACT:	ATTN: MATT MOORE (916) 224-8018 MAMOORE@COMPLETEWIRELESS.NET
JURISDICTION:	MARIN COUNTY	CONSTRUCTION CONTACT:	BECHTEL KEITH CONNER (408) 306-3801 GKCONNER@BECHTEL.COM
APN:	019-020-29		
SITE ADDRESS:	12700 STATE ROUTE 1 POINT REYES STATION, CA 94956		
CURRENT ZONING:	C-APZ-60		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 05' 53.19" NAD 83 N 38.098108° NAD 83		
LONGITUDE:	W 122° 48' 55.10" NAD 83 W 122.815306° NAD 83		
GROUND ELEVATION:	272.5' AMSL		
PROPERTY OWNER:	STEPHEN D DOUGHTY 2006 TRUST P.O. BOX 1177 POINT REYES STATION, CA 94956		
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 12700 STATE ROUTE 1, POINT REYES STATION, CA 94956

1. HEAD SOUTHWEST 33 FT
2. TURN RIGHT 12 FT
3. TURN LEFT TOWARD EXECUTIVE PKWY 164 FT
4. TURN RIGHT TOWARD EXECUTIVE PKWY 295 FT
5. TURN RIGHT ONTO EXECUTIVE PKWY 0.2 MI
6. TURN LEFT ONTO CAMINO RAMON 0.8 MI
7. USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD 0.2 MI
8. USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N 0.4 MI
9. MERGE ONTO I-680 N 9.2 MI
10. USE THE RIGHT 2 LANES TO TAKE EXIT 46A 1.1 MI
11. CONTINUE ONTO CA-24 W 8.1 MI
12. KEEP LEFT TO STAY ON CA-24 W 4.3 MI
13. TAKE EXIT 2B TO MERGE ONTO I-580 W 1.5 MI
14. USE THE RIGHT 2 LANES TO MERGE ONTO I-580 W 4.4 MI
15. USE THE RIGHT 2 LANES TO TAKE EXIT 13B FOR I-580 0.4 MI
16. CONTINUE ONTO I-580 W 13.0 MI
17. MERGE ONTO US-101 N 4.4 MI
18. TAKE EXIT 456 FOR LUCAS VALLEY RD 0.3 MI
19. CONTINUE ONTO LUCAS VALLEY RD 10.3 MI
20. TURN RIGHT ONTO NICASIO VALLEY RD 0.5 MI
21. SLIGHT LEFT TO STAY ON NICASIO VALLEY RD 3.4 MI
22. TURN LEFT ONTO PT REYES PETALUMA RD 3.0 MI
23. TURN RIGHT TO STAY ON PT REYES PETALUMA RD 3.1 MI
24. TURN RIGHT ONTO CA-1 N 1.7 MI
25. TURN RIGHT TOWARD GRANDI CANYON RD 338 FT
26. TURN RIGHT ONTO GRANDI CANYON RD 0.3 MI

END AT: 12700 STATE ROUTE 1, POINT REYES STATION, CA 94956
ESTIMATED TIME: 1 HOUR 23 MINUTES ESTIMATED DISTANCE: 70.9 MILES

CODE COMPLIANCE

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

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV	SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-	<u>CIVIL DRAWINGS PROVIDED BY OTHERS:</u>		
T-1.2	BIOLOGICAL ASSESSMENT	-	C0.0	CIVIL COVER AND GENERAL NOTES SHEET	-
T-1.3	BIOLOGICAL ASSESSMENT	-	C1.0	ACCESS DRIVE PLAN	-
T-1.4	BIOLOGICAL ASSESSMENT	-	C1.1	ACCESS DRIVE PLAN	-
T-1.5	BIOLOGICAL ASSESSMENT	-	C1.2	ACCESS DRIVE PLAN	-
C-1	TOPOGRAPHIC SURVEY	-	C2.0	EROSION AND SEDIMENT CONTROL PLAN	-
C-2	TOPOGRAPHIC SURVEY	-	C3.0	DETAILS SHEET	-
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A-1.3	ENLARGED ACCESS ROAD PLAN	-			
A-1.4	ENLARGED SITE PLAN	-			
A-1.5	EQUIPMENT PLAN	-			
A-2.1	ANTENNA PLAN	-			
A-3.1	ELEVATIONS	-			
A-4.1	ANTENNA DETAILS	-			
A-4.2	EQUIPMENT DETAILS	-			
E-1.1	ELECTRICAL PLAN	-			

BIOLOGICAL SITE ASSESSMENT

AT&T DRAKES VIEW & BUCKLIN TRAIL – DOUGHTY PROJECT
SITE NUMBER CCL01088
12700 STATE ROUTE 1, POINT REYES STATION
MARIN COUNTY, CALIFORNIA

Submitted to:
EBI Consulting
21 B Street
Burlington, Massachusetts 01803

Prepared by:
LSA
157 Park Place
Pt. Richmond, California 94801
510.236.6810

Project No. 20231092



February 2024



disturbed area including lease area and access road will be approximately 0.77 acre; total
impervious area equals approximately 0.28 acre. No trees will be removed, and hand digging will be
used in areas where tree roots 1 inch or greater in diameter are present to protect nearby trees.



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APPENDIX

A: PROJECT PLANS

FIGURES (at the end of the report)

Figure 1: Project Site Location
Figure 2: Proposed Project and Land Cover

TABLES

Table A: Special-Status Species Evaluated for the Project 6



2.0 METHODS

This report was prepared using the best available scientific and commercial information sources and
data. Background information sources and the site-specific field survey for the project site are
summarized below. The background research and the field survey focused on the proposed project
area, but also included adjacent areas that could be affected by the proposed project.

LSA searched the CDFW California Natural Diversity Database (CNDDDB) for records of special-status
species occurrences and sensitive natural communities in the project area (5-mile radius) (CDFW
2021); the CNDDDB search was updated in November 2023. LSA also reviewed Howell et al. (2007) for
special-status plant records in the local area. LSA biologist Eric Lichtwardt surveyed the project site
and access road on May 18, 2021, to assess current habitat conditions and evaluate the project
footprint area’s potential to support special-status plant and/or animal species and sensitive natural
communities.

- Species that are listed, formally proposed, or designated as candidates for listing as threatened
or endangered under the federal Endangered Species Act;
Species that are listed, or designated as candidates for listing, as rare, threatened, or
endangered under the California Endangered Species Act;
California Rare Plant Ranks 1B (plants rare, threatened, or endangered in California and
elsewhere) and 2B (rare, threatened, or endangered in California but more common elsewhere);
Animal species designated as Species of Special Concern or Fully Protected by CDFW;
Species that meet the definition of rare, threatened, or endangered under Section 15380 of the
CEQA guidelines; and
Species considered to be a taxon of special concern by the LCP.



1.0 INTRODUCTION

This Biological Site Assessment (report) presents the results of an LSA survey of the proposed AT&T
unmanned telecommunications facility located at 12700 State Route 1 in Point Reyes Station, Marin
County, California (Assessor’s Parcel Number 119-020-29). This report was initially prepared and
submitted to the Marin County Community Development Agency Planning Division (County) in
August 2021. The California Coastal Commission (CCC) provided comments on the report in a letter
to the County dated April 12, 2023; this updated report addresses the CCC’s comments.

This report was prepared to address the potential presence of sensitive biological resources that
may be impacted by the proposed installation of a new cell tower and improvements to a dirt access
road at the project site. Specifically, the purpose of the survey was to determine whether sensitive
biological communities and/or wetlands, potential wildlife movement corridors, or special-status
plant and/or animal species are present at the site; this report also provides a discussion of potential
impacts on these biological resources from construction of the project. The report addresses
wetlands and other waters under the jurisdiction of the U.S. Army Corps of Engineers (Corps),
Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife
(CDFW) and analyzes the biological resources on the property regarding the California
Environmental Quality Act (CEQA). This report was prepared according to the County’s guidelines
Preparation of Biological Site Assessments.

The project site is located within the Marin County Coastal Zone (MCCDA 2019) and is subject to all
setback requirements associated with sensitive natural communities, as defined in the Marin County
Local Coastal Plan (LCP) as environmentally sensitive habitat areas (ESHA). These natural
communities include the marine environment, streams and riparian habitats, wetlands, coastal
dunes, and other sensitive land habitats for rare or listed species and unique plant communities.

1.1 PROJECT LOCATION AND DESCRIPTION

The project site is located at 12700 State Route 1 (SR-1) near Point Reyes Station (Figure 1). The
project site is located on the east side of SR-1 off Grand Canyon Road. Project Plans are provided in
Appendix A. The site falls within the Point Reyes, California 7.5-minute United States Geological
Survey (USGS) quadrangle. Access is via SR-1 and Grand Canyon Road.

The project consists of the installation of a new 76-foot-tall telecommunications water tower with
antennas and associated tower-mounted equipment; the project will also include the installation of
new concrete pads to support tower equipment cabinets and a diesel generator. The project will
include construction of a 12-foot-wide graveled access road along an existing dirt vineyard road
easement and a paved fire turnaround adjacent to the tower site. The improvement of the existing
road will require grading, cutting and fill, and construction of a retaining wall (see Project Plans:
Appendix A). The tower site (50 x 50-foot lease area) will be enclosed within a 6-foot-high chain link
fence (Appendix A). All ground-disturbing activities will be contained within the project footprint as
shown in Figure 2. In addition, the project will include underground and overhead power (from
existing overhead lines), telecommunications, and fiber lines (see Project Plans: Appendix A);
underground telecommunications and fiber lines will be located within the road easement. Total



3.0 RESULTS AND DISCUSSION

3.1 EXISTING CONDITIONS

The project site is within a grazed annual grassland with adjacent wooded areas and vineyard
development (Figure 2). In addition, a stock pond is located approximately 310 feet to the
southwest of the proposed tower location and about 270 feet from the closest point of the
proposed access road (Figure 2). Soils on the project site are mapped as Los Osos-Bonnydoon
complex, 15 to 30 percent slopes, Olompali loam, 15 to 30 percent slopes, and Tocaloma-Saurin
association, very steep, and surficial geology is composed of Franciscan complex rocks; there are no
serpentinite outcrops on or near the project site.

3.1.1 Vegetation

Vegetation cover in the survey area is shown in Figure 2. The grassland is heavily grazed and
dominated by non-native weedy grasses and forbs including wild oat (Avena sp.), Mediterranean
barley (Hordeum marinum), scarlet pimpernel (Anagallis arvensis), field bindweed (Convolvulus
arvensis), broad-leaved filaree (Erodium botrys), rough cat’s-ear (Hypochaeris radicata), English
plantain (Plantago lanceolata), and milk thistle (Silybum marianum). The only native plant species
observed in the lease area was California poppy (Eschscholzia californica), which occurred in small,
scattered patches; sparse clumps of purple needle grass (Stipa pulchra), a native grass, were also
present along the proposed access road.

The adjacent woodland (oak-California bay woodland) habitat is composed of coast live oak
(Quercus agrifolia) and California bay (Umbellularia californica) fringed with patches of coyote brush
scrub dominated by coyote brush (Baccharis pilularis) and poison oak (Toxicodendron diversilobum).
In addition, a single large blue-blossom (Ceanothus thyrsiflorus) was growing just off the site at the
edge of the coast live oak-California bay woodland along the proposed access road.

The drainage downstream of the pond and west of the vineyard that passes through a culvert under
Grand Canyon Road (Figure 2) supports woodland habitat dominated by coast live oak and
California bay; some willows (Salix sp.) are also present along the edges of the lower drainage. This
drainage is tributary to Tomales Bay via an unnamed creek along Grand Canyon Road that supports
similar coast live oak dominated woodland.

3.1.2 Wildlife

Wildlife observed during the field survey was dominated by birds. Species observed in the grassland
included mourning doves (Zenaida macroura), savannah sparrows (Passerculus sandwichensis), tree
swallows (Tachycineta bicolor), and cliff swallows (Petrochelidon pyrrhonota). Also flying over the
site were turkey vultures (Cathartes aura), American crows (Corvus brachyrhynchos), and common
ravens (C. corax). Several species typical of woodland and scrublands in western Marin County were
heard calling in these habitats adjacent to the project site, including ash-throated flycatcher
(Myiarchus cinerascens), western wood-pewee (Contopus sordidulus), California scrub-jay
(Aphelocoma californica), chestnut-backed chickadee (Poecile rufescens), wrenitit (Chamaea

1 Davis, University of California. Soil Resource Lab. Website: https://casoilresource.lawr.ucdavis.edu/.

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Table with 4 columns: REV, DATE, DESCRIPTION, CAD. Row 1: 2, 06/06/24, CLIENT REV, S.D. Row 2: 1, 02/07/24, CLIENT REV, C.T.C. Row 3: 0, 07/04/23, ZD 100%, -

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ENGINEER:
Streamline Engineering
8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
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fasciata), spotted towhee (*Pipilo maculatus*), house finch (*Haemorrhous mexicanus*), purple finch (*H. purpureus*), and orange-crowned warbler (*Leiothlypis celata*). Small numbers (5) of red-winged blackbirds (*Agelaius phoeniceus*) were seen in the patches of tules at the pond.

Also observed basking on tule mats at the pond were three large adult western pond turtles (*Actinemys marmorata*) and western fence lizards (*Sceloporus occidentalis*) were observed in sunny areas along the edge of the woodland. The only evidence of mammals was the presence of Botta's pocket gopher (*Thomomys bottae*) burrows along the edges of the access road.

3.2 POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES

The following discussion follows the CEQA checklist questions regarding biological resources.

- a. *Would the project 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?*

Special-status species evaluated for this project are discussed in Table A. As noted above, the CNDDDB search was conducted for an area within a 5-mile radius around the project site. This search area includes several restricted habitat types that support many special-status species, including coastal bluff scrub, coastal dunes, and coastal scrub; these maritime influenced habitats occur along the outer coast and are not found east of Tomales Bay. Natural marshes and swamps are also restricted habitat types that are not present on or near the project site. In addition, special soil types, such as those derived from serpentinite which as noted above does not occur on or near the project site, support a variety of special-status plant taxa. Many special-status plant species are restricted to such localized habitats which, as discussed above in the vegetation section, are not present on the project site or in nearby areas and therefore would not be affected by the proposed project. Special-status species restricted to these localized habitats that are not on or near the project site are not discussed in Table A. In addition, special-status fish species and other animal species restricted to tidal marsh habitat or marine waters are not discussed, because habitats for these species do not occur on or near the project site.

The trees and shrubs adjacent to the project site access road provide potential nesting habitat for various native bird species protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFG); most native bird species in California are protected under the MBTA and CFG. Removal of vegetation during the nesting season (see below) could have adverse effects to protected nesting birds. Various species of nesting birds could use the scrub and woodland habitats adjacent to the proposed access road and utility easement. The open grazed habitat where the proposed lease area is located has very sparse ground cover, is occupied by cattle, and does not provide good nesting habitat for most ground nesting bird species, such as savannah sparrows; however, nesting could occur in this area as well. The nesting season in western Marin County is generally considered to extend from February 1 through August 31, but some species can begin nesting as early as late December and January. Therefore, the project will comply with Marin County Code, Article III Site Planning and General Development Regulations, Section 22.20.040-F: Nesting Bird Protection Measures (Excluding Northern Spotted Owl).

Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
Two-fork clover (<i>Trifolium amoenum</i>)	FE/-/1B	Coastal bluff scrub, valley and foothill grassland; annual herb, blooms April-June.	The closest occurrence is at Olema about 3 miles south of the project site. No clovers were observed during the site survey. Although grassland occurs on the project site, it is heavily grazed by cattle and dominated by non-native plant species; a population of this species would be unlikely to occur.
Woolly-headed gilia (<i>Gilia capitata</i> ssp. <i>tomentosa</i>)	-/-/1B	Coastal bluff scrub, valley and foothill grassland; annual herb, blooms May-July.	This species was known from coastal bluffs near Bolinas and southwest Tomales Bay at the southern end of this species range, but apparently this species has not been observed in Marin County for many years (Howell et al. 2007). Given the ongoing heavy grazing on the project site, the presence of this plant seems unlikely.
Biasdale's bent grass (<i>Agrostis biasdoles</i>)	-/-/1B	Coastal bluff scrub, coastal dunes, and coastal prairie; perennial rhizomatous herb, blooms May-July.	In Marin County, this species occurs in shallow sandy or gravelly soils and dunes along the outer coast (Howell et al. 2007); based on these local habitat characteristics of this species, it would not be expected to occur on the project site.
Bristle-stalked sedge (<i>Carex leptalea</i>)	-/-/2B	Bogs, fens, marshes and swamps, meadows, and seeps; perennial rhizomatous herb, blooms March-July.	There are no marshes, swamps, meadows, or other moist habitats on or adjacent to the project site; this species would not be expected to occur.
Lyngbye's sedge (<i>Carex lyngbyei</i>)	-/-/2B	Marshes and swamps; perennial rhizomatous herb, blooms April-August.	There are no marshes or swamps on or adjacent to the project site; this species would not be expected to occur.

Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
Plants			
Coastal triquetrella (<i>Triquetrella californica</i>)	-/-/1B	Coastal bluff scrub and coastal scrub; this is a non-flowering plant.	No suitable habitat is present on the project site. This species would not be expected to occur.
Island tube lichen (<i>Hypogymnia schizidata</i>)	-/-/1B	Grows on the bark and wood of hardwoods and conifers in closed-cone coniferous forest and chaparral; non-flowering.	No suitable habitat is present on the project site. This species would not be expected to occur.
Baker's larkspur (<i>Delphinium bakeri</i>)	-/-/1B	Occurs on decomposed shale, often mesic, in broadleaved upland forest, coastal scrub, and valley/foothill grassland; perennial herb, blooms March-May.	The grasslands on the project site are heavily grazed by cattle and dominated by non-native plant species and the proposed tower site is dry and exposed; this species was not observed during the survey and would not be expected to occur.
Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>)	-/-/1B	Coastal bluff scrub, cismontane woodland, valley/foothill grassland; annual herb, blooms March-June.	The grasslands on the project site are heavily grazed by cattle. The lease area is dry, exposed, and dominated by non-native plant species; no fiddlenecks were observed in or adjacent to the project site.
Coastal marsh milk-vetch (<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>)	-/-/1B	Coastal dunes, coastal scrub, marshes, and swamps; perennial herb, blooms (April) June-October.	Suitable habitat is not present in the project site; this species would not be expected to occur.
Congested-headed hayfield tarplant (<i>Hemizonia congesta</i> ssp. <i>congesta</i>)	-/-/1B	Valley and foothill grassland; annual herb, blooms April-November.	The grasslands on the project site are heavily grazed by cattle and dominated by non-native plant species; no tarplants were found during the survey.
Franciscan thistle (<i>Cirsium andrewsii</i>)	-/-/1B	Broadleaved upland forest, coastal bluff scrub, coastal prairie, coastal scrub; perennial herb, blooms March-July.	Suitable habitat is not present in the project site; this species would not be expected to occur.
Marin manzanita (<i>Arctostaphylos virgata</i>)	-/-/1B	Broadleaved upland forest, chaparral, closed-cone coniferous forest, north coast coniferous forest; perennial evergreen shrub, blooms January-March.	No manzanita was observed on or adjacent to the project site; suitable habitat is not present on the project site.

Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
Marin checker lily (<i>Fritillaria lanceolata</i> var. <i>tristulsi</i>)	-/-/1B	Coastal bluff scrub, coastal dunes, and coastal prairie; perennial bulbiferous herb, blooms February-May.	No suitable habitat is present on the project site; this plant is known from the outer coast on Point Reyes, at Nicasio Reservoir, and Millerton Point on Tomales Bay (Howell et al. 2007) and it would not be expected to occur on the site.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	-/-/1B	Cismontane woodland, coastal prairie and scrub, and valley and foothill grassland; perennial bulbiferous herb, blooms February-April.	The grassland on the project site is heavily overgrazed, and a viable population of this plant on the project site is unlikely.
Coast lily (<i>Lilium maritimum</i>)	-/-/1B	Broadleaved upland forest, closed-cone coniferous forest, north coast coniferous forest, coastal prairie and scrub, and freshwater marshes and swamps; perennial bulbiferous herb, blooms May-August.	In Marin County, this species is known only from marshy areas on Point Reyes (Howell et al. 2007), which is the southern limit of its range; it would not be expected to occur on the project site.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	-/-/1B	Shallow freshwater marshes and swamps; perennial rhizomatous herb, blooms May-October, sometimes November.	No suitable habitat is present on or adjacent to the project site; this plant would not be expected to occur.
Sonoma slopecress (<i>Alopesurus aequalis</i> var. <i>sonomensis</i>)	-/-/1B	Freshwater marshes, swamps, and riparian scrub; perennial herb, blooms May-July.	No suitable habitat is present on or adjacent to the project site; this plant would not be expected to occur.
Western leatherwood (<i>Dicra occidentalis</i>)	-/-/1B	Mesic forest, chaparral, north coast coniferous forest, and riparian woodland; blooms January-March.	Suitable habitat may be present in the forest adjacent to the project site, but this plant was not observed. This perennial shrub would not have been in flower at the time of the field survey, but it is readily identifiable by its structure and leaf characteristics.
Water star-grass (<i>Heteranthera dubia</i>)	-/-/2B	Alkaline marshes and swamps with still or slow-moving water; perennial aquatic herb; blooms July-October.	No suitable habitat is present on or adjacent to the project site; this plant would not be expected to occur.


Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
Marin western flax (<i>Hesperaloe congestum</i>)	FT/ST/1B	Chaparral, valley and foothill grassland; annual herb, blooms April-July.	The grasslands on the project site are heavily grazed by cattle and dominated by non-native plant species. This species was not observed during the survey; this species would be unlikely to occur.
Marsh microseris (<i>Microseris paludosa</i>)	-/-/1B	Cismontane woodland, closed-cone coniferous forest, coastal scrub, valley and foothill grassland; perennial herb, blooms April-June.	The grasslands on the project site are heavily grazed by cattle and dominated by non-native plant species. This species was not observed during the survey; this species would be unlikely to occur.
Nicasio ceanothos (<i>Ceanothus decornutus</i>)	-/-/1B	Chaparral; perennial shrub, blooms March-May.	No suitable habitat is present on the project site; this species was not observed on or adjacent to the project site.
Mt. Vision ceanothos (<i>Ceanothus gloriosus</i> var. <i>porrectus</i>)	-/-/1B	Closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland; perennial evergreen shrub, blooms February-May.	Not observed on or adjacent to the project site during the field survey.
Mason's ceanothos (<i>Ceanothus masonii</i>)	-/-/1B	Chaparral; perennial shrub, blooms March-April.	No suitable habitat is present on the project site; not observed on or adjacent to the project site.
Mt. Tamalpais bristly jewelflower (<i>Streptanthus glandulosus</i> ssp. <i>pulchellus</i>)	-/-/1B	Chaparral, valley and foothill grassland; annual herb, blooms May-July (August).	Not observed during the field survey; the grasslands on the project site are heavily grazed by cattle and dominated by non-native plant species. This species would be unlikely to occur.
San Francisco owl's-clover (<i>Triphysaria floribunda</i>)	-/-/1B	Coastal prairie, coastal scrub, valley and foothill grassland; annual herb, blooms April-June.	Not observed during the field survey; the grasslands on the site are heavily grazed by cattle and dominated by non-native plant species. This species would be unlikely to occur.

Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
Animals			
California giant salamander (<i>Dicamptodon ensatus</i>)	-/-/SSC	Cold streams and springs in mesic forest and coastal chaparral.	Most of the project site is within dry, heavily grazed grassland; there are no springs or seeps on the project site and this large salamander would not be expected to occur.
California red-legged frog (<i>Rana draytonii</i>)	FT/-/SSC	Ponds, streams, and freshwater marshes; requires perennial to semi-perennial waterbodies.	This amphibian occurs in ponds, wetlands, and riparian areas in western Marin County and could occur in the pond west of the site (Figure 2). This amphibian can disperse overland through upland habitats and during wet weather (Thomson et al. 2016). No suitable upland refugia, such as mammal burrows or surface cover (e.g., woody debris), is present within the project site; however, potential dispersal habitat is present along the drainage downstream of the pond and south and east of Grandi Road (Figure 2).
Foothill yellow-legged frog (<i>Rana boylei</i>)	-/SE/SSC	Clear, cool, rocky streams, with shallow pools and patchy sun and shade.	No suitable habitat is present on or near the project site; this species would not be expected to occur.
Western pond turtle (<i>Actinemys marmorata</i>)	-/-/SSC	Perennial water bodies including streams with deep pools and ponds with basking sites such as logs, rocks, and mats of aquatic vegetation and adjacent uplands for nesting.	Three large adults of this species were observed in the pond located approximately 310 feet to the west of the proposed lease area (Figure 2). Due to the distance between the pond and the proposed construction areas, the project is not expected to adversely affect this species.
Northern spotted owl (<i>Strix occidentalis caurina</i>)	FT/ST/-	Closed canopy coniferous and mixed forests.	No suitable habitat is present on or near the project site; this species would not be expected to occur.

Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY
12700 STATE ROUTE 1
POINT REYES STATION, CA 94956

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
PROJECT NO: -
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
2	06/06/24	CLIENT REV	S.D.	
1	02/07/24	CLIENT REV	C.T.C	
0	07/04/23	ZD 100%	-	

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BIOLOGICAL ASSESSMENT

SHEET NUMBER:
T-1.3

Table A: Special-Status Species Evaluated for the Project

Species: Common Name/Scientific Name	Status* (Federal/State/Other)	Habitat	Discussion
San Francisco common yellowthroat (<i>Geothlypis trichas sinuosa</i>)	--/SSC	Riparian habitats dominated by willows and marshes.	Suitable nesting habitat for this songbird is not present on or adjacent to the project site; occasional transients could occur, but this species would not be expected to nest.
American badger (<i>Taxidea taxus</i>)	--/SSC	Open grassland and scrub with abundant rodent populations.	The distinctive burrows and digging of this mid-sized carnivore were not observed on the project site or in adjacent areas; this mammal could occur in the surrounding grasslands, but no evidence of its occurrence in the area was observed during the field survey.
Pallid bat (<i>Antrozous pallidus</i>)	--/SSC	Open habitats with abundant populations of large terrestrial insects and abandoned buildings, bridges, caves, large hollow trees, or other suitable roosting sites.	This species could forage on the project site, but no structures or other sites suitable for maternity roosts are present on or adjacent to the project site.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	--/SSC	Forages in a variety of open forest and forest edge habitats; roosts in abandoned buildings, barns, and caves.	This species could forage on the project site, but no structures or other sites suitable for maternity roosts are present on or adjacent to the project site.

Source: Compiled by LSA (2021).
Status:
Federal = Federal Endangered (FE)
Federal Threatened (FT)
State = State Endangered (SE)
State Threatened (ST)
Other:
California Native Plant Society California Rare Plant Rank (1B), Rare Plant Rank (2B); Species of Special Concern (SSC) (animals).

b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project including the utility easement and access road avoids riparian habitat in the area (Figure 2 and Appendix A: Project Plans, sheet C-2). Project utilities will be underground and contained within the existing access roads.

4.0 SUMMARY

The project is within the Coastal Zone and the riparian vegetation along the drainage crossed by the proposed utility easement along Grandi Canyon Road would be considered a Coastal Stream and Riparian Vegetation ESHA (Figure 2). Project utilities will be placed underground within existing roads; this work will require trenching, placing the utilities, and backfilling in the road. A portion of the utility easement is within the 50-foot ESHA along Grandi Canyon Road (Figure 2); however, the utilities will be contained within an existing road and will not impact the ESHA or any other sensitive biological resources.

The proposed project is not expected to adversely affect sensitive habitats or special-status species; however, during wet surface conditions, California red-legged frogs could be present in the riparian vegetation along the drainage downstream of the pond (Figure 2). As previously noted, project utilities will be placed underground in a trench within the existing road and will avoid impacts to the riparian area and California red-legged frog habitat. In addition, construction activities will be restricted to the dry season May 1 through October 15, or the first measurable rain fall of 1-inch or greater to minimize potential effects to California red-legged frogs.

The project will require a Coastal Development Permit under the Marin County Local Coastal Plan.

In summary, based on the analysis in this report, the proposed project will not result in any potentially significant adverse biological impacts to the environment.

c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The drainage downstream of the pond and the creek running along the east side of Grandi Canyon Road are potential waters of the United States and under Section 404 jurisdiction. The proposed project avoids impacts to areas potentially under Section 404 jurisdiction and therefore, permits from the Corps and RWQCB would not be required.

d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

As noted above, the lease area, where the cell tower will be located, will be enclosed within a 6-foot-high chain link fence. This fenced area is not expected to substantially interfere with regional wildlife movement due to the small area (50 x 50 feet) proposed to be fenced; wildlife will easily move around the fenced area. The project access road will not be fenced and therefore will not present a barrier to wildlife movement. During the field survey, LSA searched adjacent trees for the presence of raptor nests and heron rookeries; none were found. Therefore, the proposed project will not have an adverse effect on migratory wildlife corridors or impede the use of native wildlife nursery sites.

e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

As noted previously, the property is within the Marin County Coastal Zone and is subject to all setback requirements associated with sensitive natural communities. Sensitive natural communities as defined in the LCP include the marine environment, streams and riparian habitats, wetlands, coastal dunes, and other sensitive land habitats for rare or listed species and unique plant communities.

Based on the LCP (C-BIO-1), the woodland along the drainage that flows downstream of the pond and passes through a culvert under Grandi Canyon Road (Figure 2) would be considered riparian vegetation; therefore, the drainage qualifies as a Coastal Stream and Riparian Vegetation ESHA. The LCP (C-BIO-24) identifies buffers for Coastal Stream and Riparian Vegetation ESHAs as the area 50 feet from the landward outer edge of the riparian vegetation or 100 feet landward from the stream bank whichever is greater in width. Figure 2 shows the ESHA buffer based on the 50 and 100-foot width criteria; the project footprint within the ESHA buffer is entirely contained within the existing roads. The LCP allows buffer adjustments and exceptions to Coastal Stream and Riparian Vegetation ESHAs; however, the C-BIO-25 states that a buffer adjustment may be considered only if it complies with zoning and:

- a) It is proposed on a legal lot of record located entirely within the buffer; or
- b) It is demonstrated that a permitted development cannot be feasibly accommodated entirely outside the required buffer; or

5.0 REFERENCES

California Department of Fish and Wildlife (CDFW). 2023. California Natural Diversity Database (CNDDDB) - Commercial Version, November 30. California Department of Fish and Wildlife, Biogeographic Data Branch, Sacramento, California.

Howell, John T., Frank Almeda, Wilma Follette, and Catherine Best. 2007. *Marin Flora*. California Academy of Sciences and California Native Plant Society (Marin Chapter), San Francisco, California.

Marin County Community Development Agency (MCCDA). 2019. Marin County Local Coastal Program; Land Use Plan. Marin County Community Development Agency, San Rafael, California.

Thomson, R.C., A.N. Wright, and H.B. Schaffer. 2016. *California Amphibian and Reptile Species of Special Concern*. California Department of Fish and Wildlife, Sacramento, and University of California Press, Berkeley and Los Angeles, California.

c) It is demonstrated that the permitted development outside the buffer would have greater impact on the stream or riparian ESHA and the continuance of its habitat than development within the buffer.

ESHA adjustment can be made if supported by or recommended by the biological site assessment; however, the LCP (C-BIO-25) states that the buffer shall not be adjusted to a distance less than 50 feet in width from the edge of the stream/riparian ESHA. The portion of the project footprint located within the Coastal Stream and Riparian Vegetation ESHA 50-foot buffer is contained within an existing road easement where the project utilities will be placed underground (Figure 2); trenching, placing the utilities, and backfilling will be confined within the road easement. Even though inside the 50-foot ESHA buffer, utility placement will not impact the adjacent ESHA or other sensitive biological resources.

The pond located southwest of the project site would be considered an ESHA under the LCP because, as noted above, it supports a population of western pond turtles, a California Species of Special Concern; the pond also provides potential habitat for California red-legged frogs (*Rana draytonii*), a federally listed threatened species and a California Species of Special Concern known from the area. Nonetheless, as previously noted, the pond is 310 feet from the project lease area and the nearest point of the proposed access road is about 270 feet away, which is outside the 100-foot setback required for ESHAs under the LCP. Therefore, the proposed project will not have adverse effects on this ESHA.

In addition, the riparian woodland along the drainage that flows downstream of the pond and passes through a culvert under Grandi Canyon Road, as well as the drainage east and south of Grandi Canyon Road, could be used as a dispersal corridor by California red-legged frogs. As previously noted, project utilities will be placed underground in a trench within the existing road and will avoid impacts to the riparian area and California red-legged frog habitat.

Marin County Ordinance No. 3342 protects native trees, including California Bay with a 10-inch or greater diameter at breast height (DBH) and coast live oak with a 6-inch or greater DBH. California bay and coast live oaks occur adjacent to the project site along the proposed access road and some individuals may meet the DBH threshold to be considered protected under Ordinance No. 3342. As noted previously, the proposed project will not require the removal of any trees. During ground-disturbing activities, such as work on the access road, roots 1 inch or greater in diameter will be protected by careful excavation and filling using hand tools to avoid damage to roots.

f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The property is not within a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan and therefore, the proposed project would not conflict with any such plan.

FIGURES

Figure 1: Project Site Location
Figure 2: Proposed Project and Land Cover

Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL – DOUGHTY
12700 STATE ROUTE 1
POINT REYES STATION, CA 94956

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
PROJECT NO: -
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
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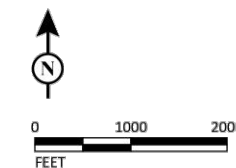
SHEET TITLE:
**BIOLOGICAL
ASSESSMENT**

SHEET NUMBER:
T-1.4



FIGURE 1

LSA



AT&T Drakes View and Bucklin Trail - Doughty Project
 Site Number CCL01088
 Point Reyes Station, Marin County, California
 Project Site Location

SOURCE: Esri World Street Map (2021).
 I:\2023\1092\GIS\WKD\LSA\Figure 1_Project Site Location.mxd (11/29/2023)



FIGURE 2

LSA

LEGEND
 Project Footprint
 Survey Area
 Creek or Drainage
 ESHA Setback
 Land Cover
 Annual Grassland
 Coyote Brush Scrub
 Gravel/Dirt Road
 Gravel/Dirt Road with Oak-California Bay Woodland Overhang
 Oak-California Bay Woodland
 Viewshed
 AT&T Drakes View and Bucklin Trail - Doughty Project
 Site Number CCL01088
 Point Reyes Station, Marin County, California
 Proposed Project and Land Cover

Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY
 12700 STATE ROUTE 1
 POINT REYES STATION, CA 94956

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
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0	07/04/23	ZD 100%	-

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SHEET TITLE:
BIOLOGICAL ASSESSMENT

SHEET NUMBER:
T-1.5

DATE OF SURVEY: 05-07-19
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803
 LOCATED IN THE COUNTY OF MARIN, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION.
 THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM.
 ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.64' FROM ELEVATIONS SHOWN.
 FEMA FIRM: FLOOD ZONE X PER FIRM 06041C0230E, DATED 08-15-2017.
 CONTOUR INTERVAL: 1 FT.
 ASSESSOR'S PARCEL NUMBER: 119-020-29

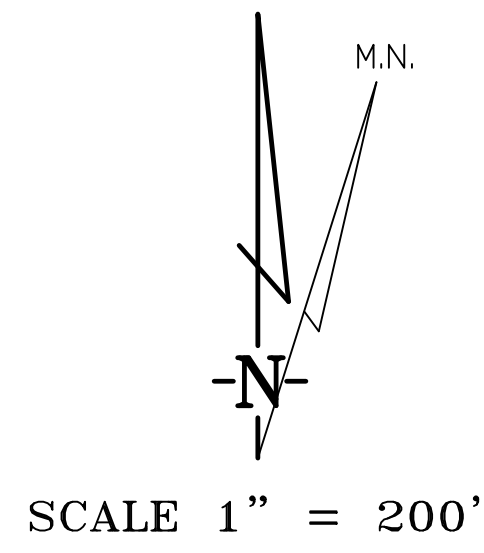
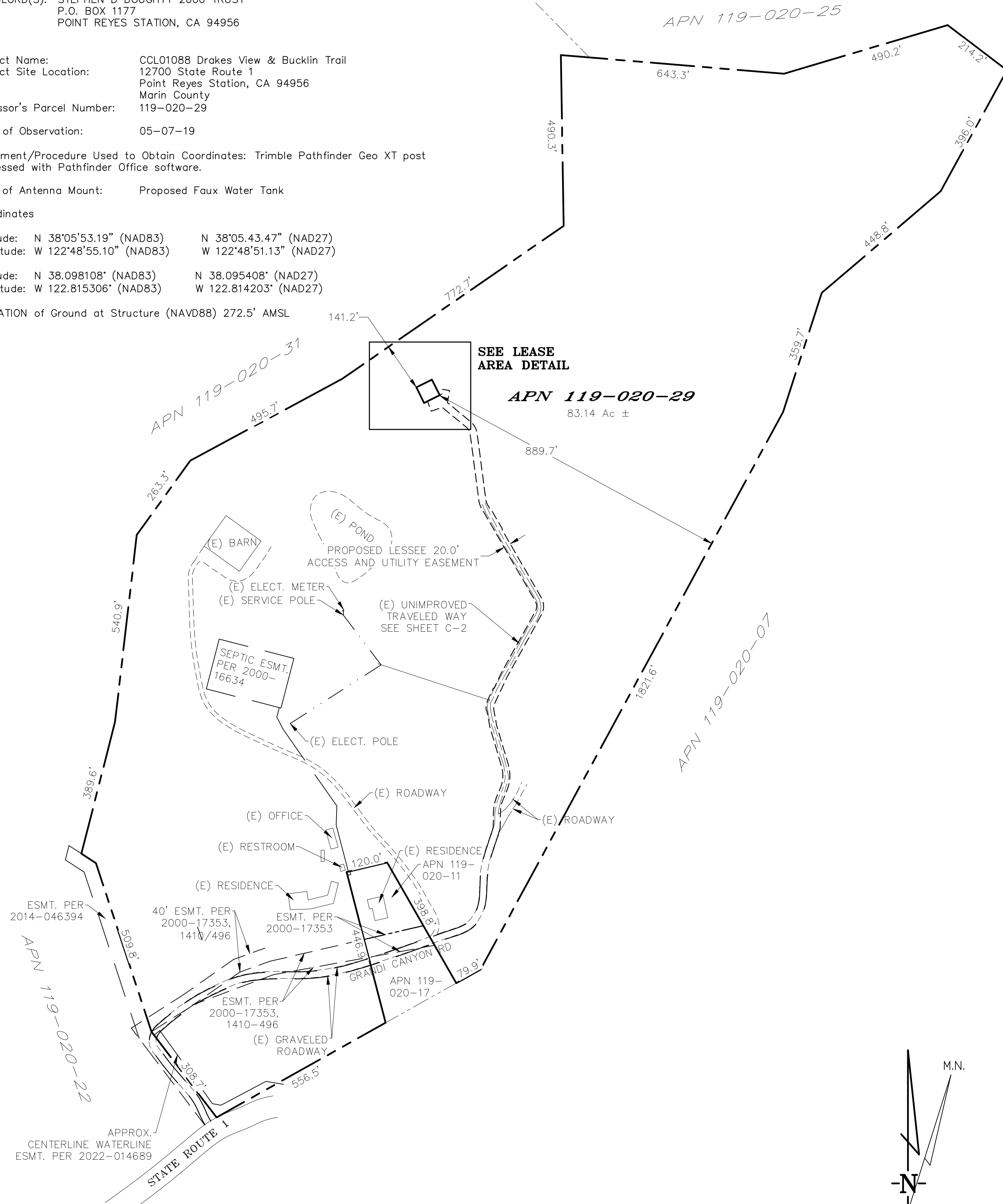
LANDLORD(S): STEPHEN D DOUGHTY 2006 TRUST
 P.O. BOX 1177
 POINT REYES STATION, CA 94956

Project Name: CCL01088 Drakes View & Bucklin Trail
 Project Site Location: 12700 State Route 1
 Point Reyes Station, CA 94956
 Marin County
 Assessor's Parcel Number: 119-020-29

Date of Observation: 05-07-19
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post
 processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Faux Water Tank

Coordinates
 Latitude: N 38°05'53.19" (NAD83) N 38°05.43.47" (NAD27)
 Longitude: W 122°48'55.10" (NAD83) W 122°48'51.13" (NAD27)
 Latitude: N 38.098108° (NAD83) N 38.095408° (NAD27)
 Longitude: W 122.815306° (NAD83) W 122.814203° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 272.5' AMSL



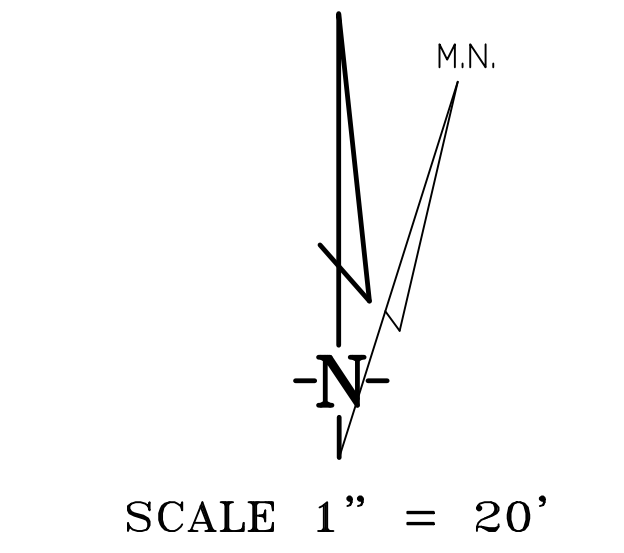
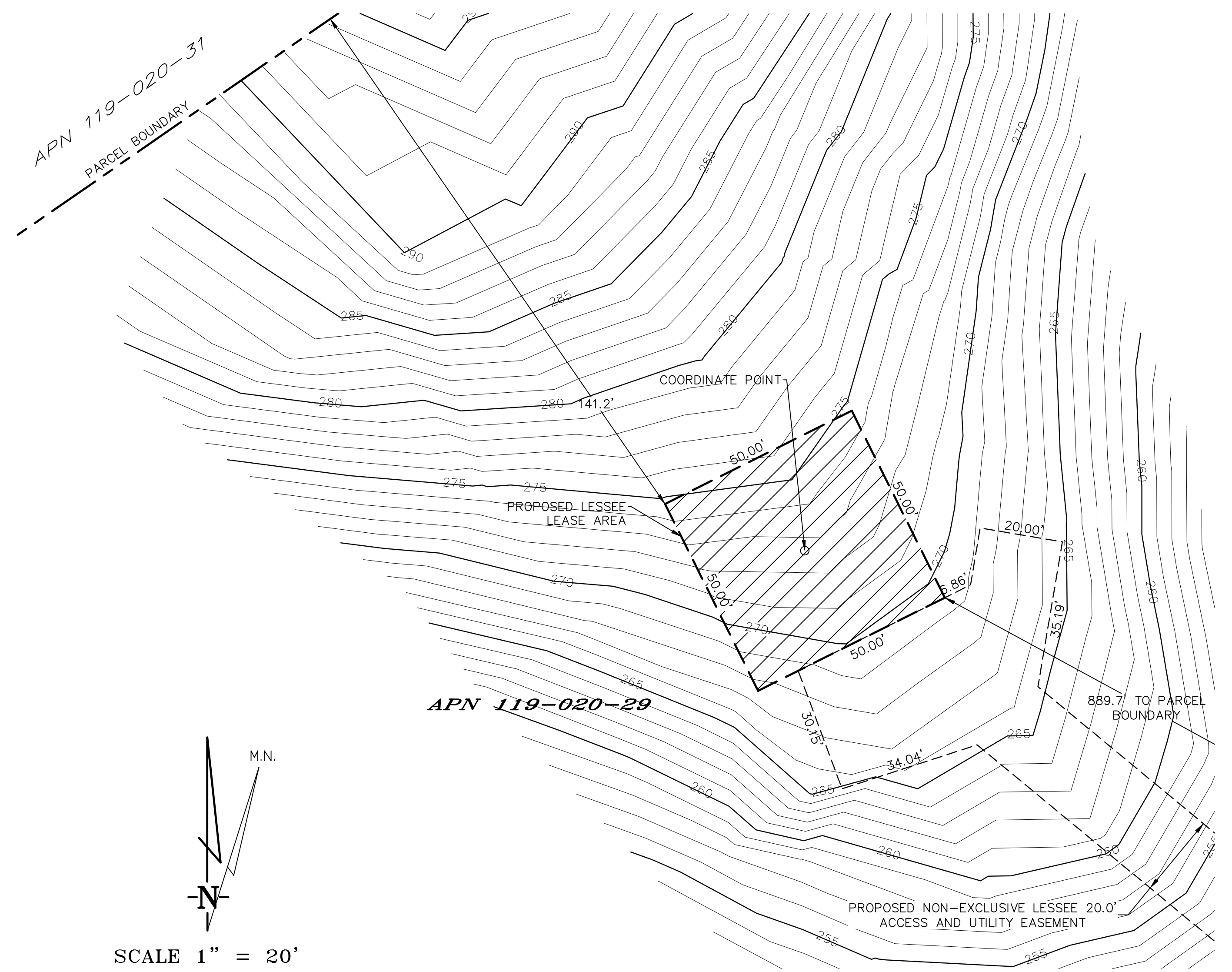
OVERALL PROJECT AREA

CCL01088 LEASE AREA DESCRIPTION

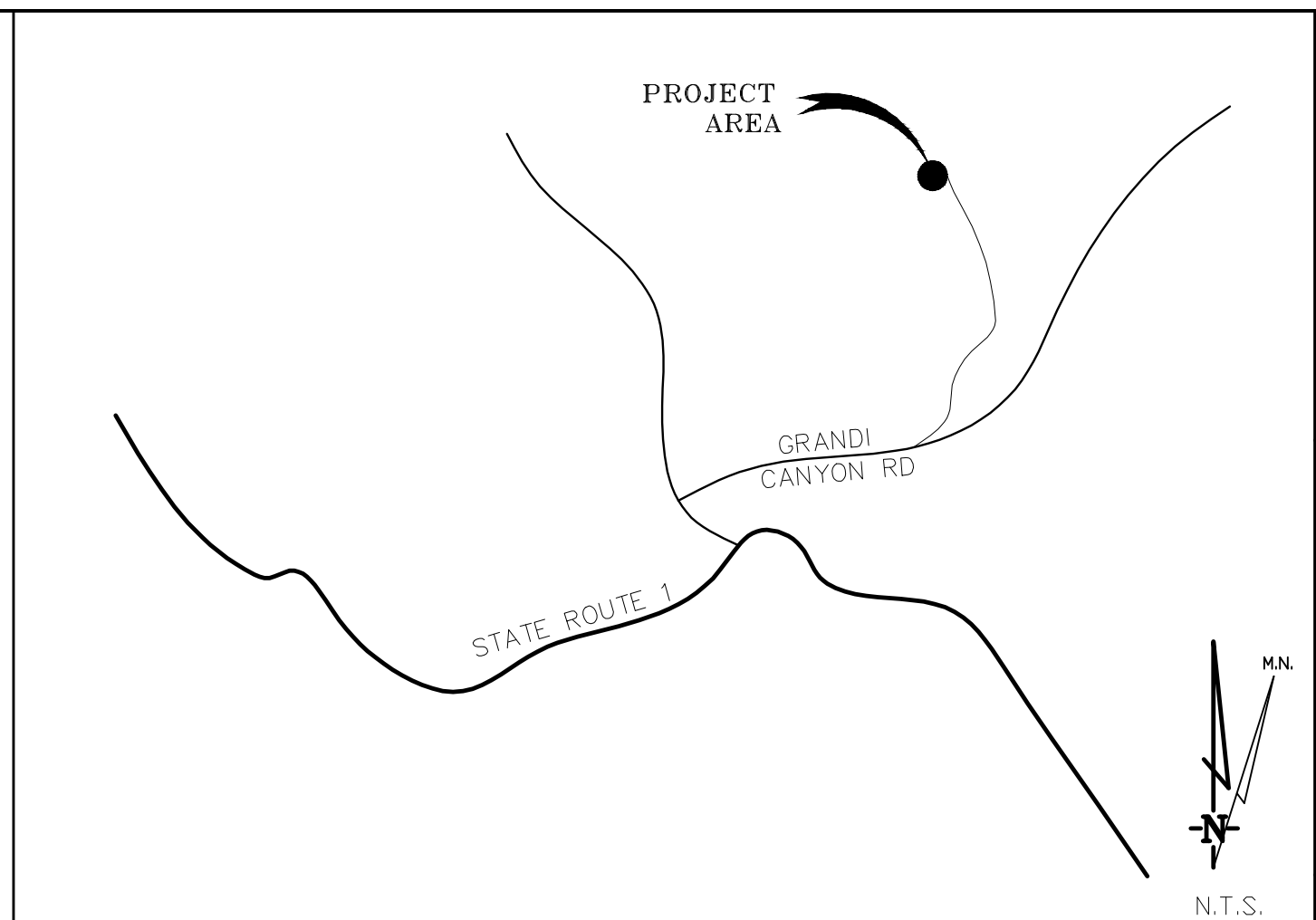
ALL THAT CERTAIN LEASE AREA SITUATE IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, BEING A PORTION OF THE LAND CONVEYED BY JAMES MILLER TO MARY ROSS BY DEED DATED AUGUST 8, 1870, RECORDED IN BOOK "H" OF DEEDS, AT PAGE 507, MARIN COUNTY RECORDERS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE FORMER 2.36 ACRE PARCEL OF LAND CONVEYED FROM BANK OF AMERICA TRUST AND SAVINGS, TO ALFRED J. BIANCHI AND LINDA A. BIANCHI RECORDED OCTOBER 28, 1960 IN BOOK 1410 AT PAGE 496 OFFICIAL RECORDS OF MARIN COUNTY; THENCE ALONG THE LINE OF THE PROPERTY CONVEYED FROM HILDA G. GRANDI, ETHEL G. GRANDI, ETHEL J. LEEK, AUDREY ELIZABETH CORDA, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, ALFRED J. BIANCHI, BANK OF MARIN AND ALFRED J. BIANCHI AS SUCCESSOR CO-TRUSTEES TO HELEN A. SCHERER RECORDED JULY 12, 1973 IN BOOK 2704 AT PAGE 630 OFFICIAL RECORDS OF MARIN COUNTY, THENCE SOUTH 14°31'30" EAST, 246.93 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THE DEED FROM LUIGI GRANDI, ET UX, TO RENO L. GRANDI ET AL, RECORDED FEBRUARY 8, 1921 IN BOOK 223 AT PAGE 356, MARIN COUNTY RECORDERS, THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 60°45'00" WEST, 556.49 FEET; THENCE LEAVING SAID NORTH 37°11'10" WEST, 308.67 FEET; THENCE NORTH 18°16'10" WEST, 509.79 FEET; THENCE NORTH 56°52'47" WEST, 50.00 FEET; THENCE NORTH 14°22'29" EAST, 389.57 FEET; THENCE NORTH 6°38'36" EAST, 540.86 FEET; THENCE NORTH 35°42'28" EAST, 263.31 FEET; THENCE NORTH 61°43'25" EAST, 495.70 FEET; THENCE NORTH 55°22'06" EAST, 161.04 FEET; THENCE LEAVING THE BOUNDARY OF SAID PARCEL SOUTH 34°37'54" EAST, 141.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 63°30'19" EAST, 50.00 FEET; THENCE SOUTH 26°29'41" EAST, 50.00 FEET; THENCE SOUTH 63°30'19" WEST, 50.00 FEET; THENCE NORTH 26°29'41" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES, TWENTY FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA WHICH BEARS SOUTH 63°30'19" WEST, 13.38 FEET FROM THE EASTERLY MOST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING SOUTH 50°24'05" EAST, 123.51 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 42°54'48"; THENCE SOUTH 7°29'17" EAST, 194.42 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTH, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 22°26'04"; THENCE SOUTH 29°55'21" EAST, 312.10 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 58°36'19"; THENCE SOUTH 28°40'59" WEST, 289.35 FEET TO A POINT HEREAFTER REFERRED TO AS POINT A; THENCE CONTINUING ALONG A TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 44°29'32"; THENCE SOUTH 15°48'34" EAST, 168.57 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 38°42'31"; THENCE SOUTH 22°53'57" WEST, 28.18 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 23°32'16"; THENCE SOUTH 0°38'19" EAST, 36.52 FEET TO AN EXISTING ROADWAY; THENCE ALONG SAID ROADWAY SOUTH 17°25'49" WEST, 105.70 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 15°03'49"; THENCE SOUTH 2°22'00" WEST, 74.24 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 68°31'19"; THENCE SOUTH 70°53'19" WEST, 84.04 FEET TO A POINT ON THE EAST BOUNDARY OF PARCEL FOUR AS DESCRIBED IN THE GRANT DEED TO SHARON M. DOUGHTY IN DOCUMENT 2012-053643 OFFICIAL RECORDS OF MARIN COUNTY WHICH BEARS SOUTH 29°47'40" EAST 48.64 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL FOUR BEING THE DOUGHTY PARCEL; THENCE ACROSS SAID DOUGHTY PARCEL SOUTH 70°53'19" WEST, 188.37 FEET TO A POINT ON THE WEST BOUNDARY OF SAID DOUGHTY PARCEL WHICH BEARS SOUTH 14°31'30" EAST 66.49 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL FOUR; THENCE CONTINUING SOUTH 70°53'19" WEST, 13.75 FEET; THENCE ALONG A TANGENT CURVE TO THE WEST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 18°34'11"; THENCE SOUTH 89°27'30" WEST, 72.41 FEET; THENCE ALONG A TANGENT CURVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 35°55'36"; THENCE SOUTH 53°31'54" WEST, 118.27 FEET; THENCE ALONG A TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 34°27'56" TO A POINT ON THE WEST BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED BY JAMES MILLER TO MARY ROSS BY DEED DATED AUGUST 8, 1870, RECORDED IN BOOK "H" OF DEEDS, AT PAGE 507, MARIN COUNTY RECORDERS.



LEASE AREA DETAIL



POINT REYES STATION, CA

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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
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RF		
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OPS		
EE\OUT		

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 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-1000
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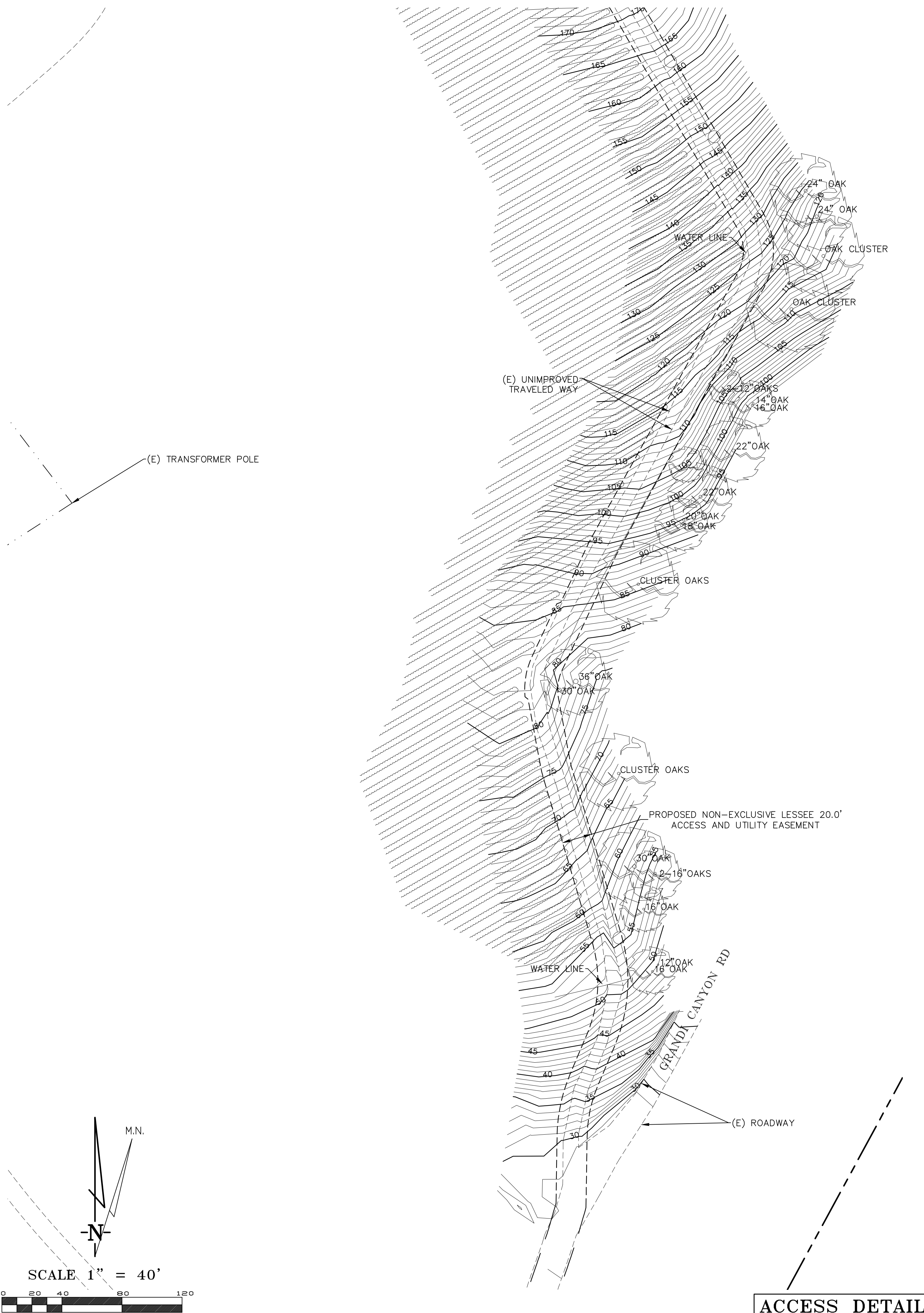
at&t
 MOBILITY

CCL01088 Drakes View & Bucklin Trail
 12700 State Route 1
 Point Reyes Station, CA 94956

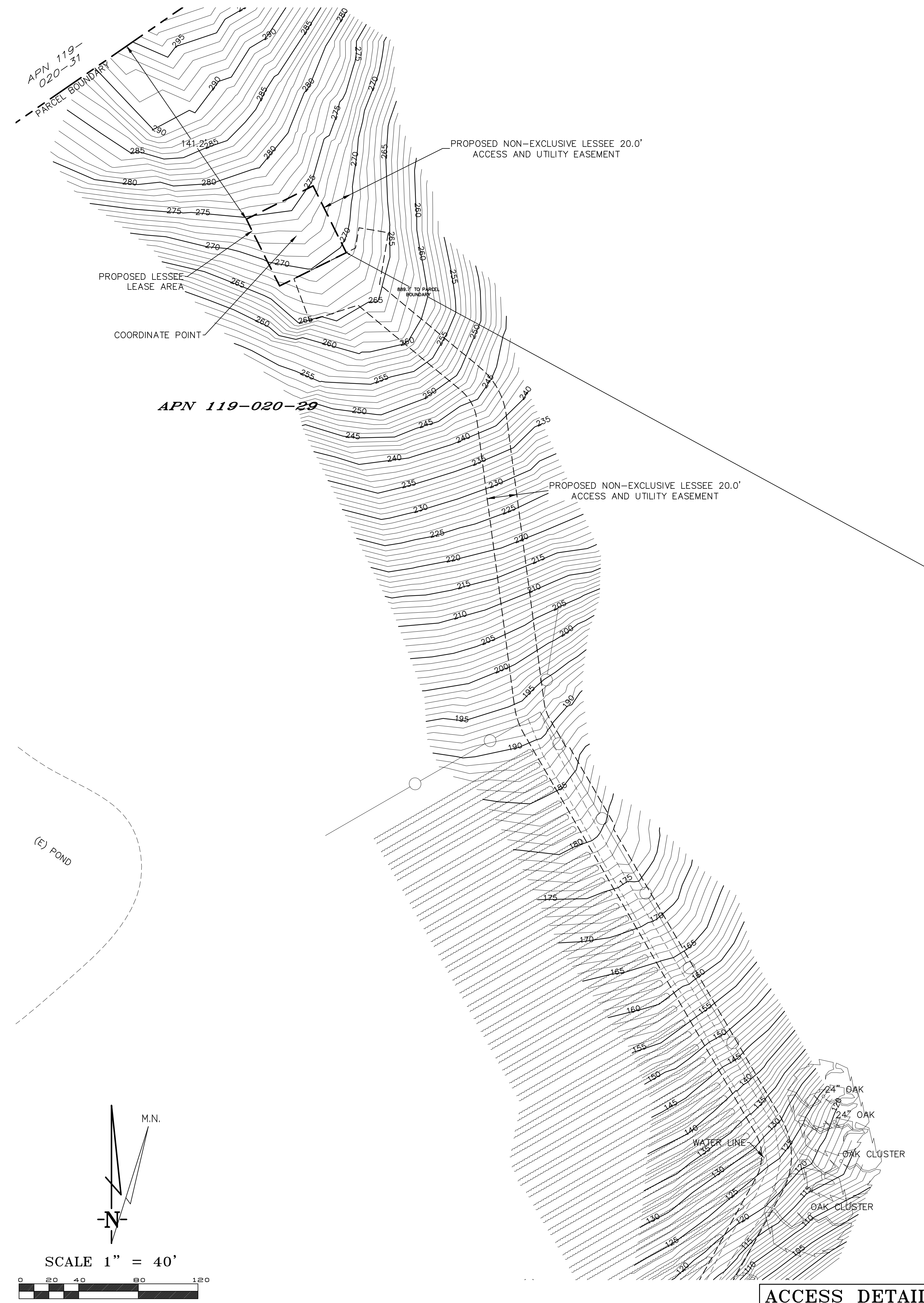
PLOT PLAN AND
 SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
05-11-19	dg	Preliminary Drawing
05-21-19	dg	rev. esmt.
07-11-19	dg	rev. esmt.
01-22-21	dg	corr. neigh. opn
03-30-22	dg	rev. esmt.
10-10-22	dg	lease desc added
11-23-22	dg	update title
01-27-23	dg	util. esmts. rev.

Sheet
C-1



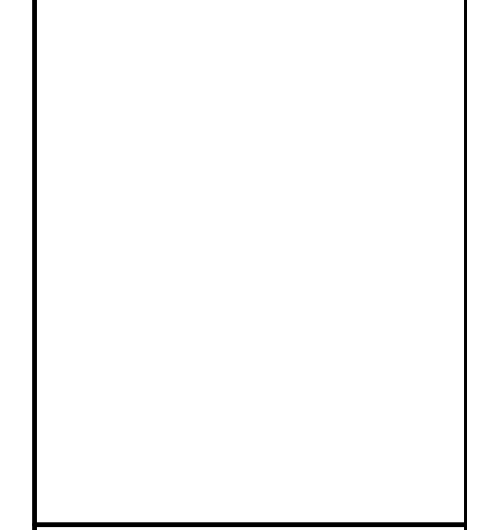
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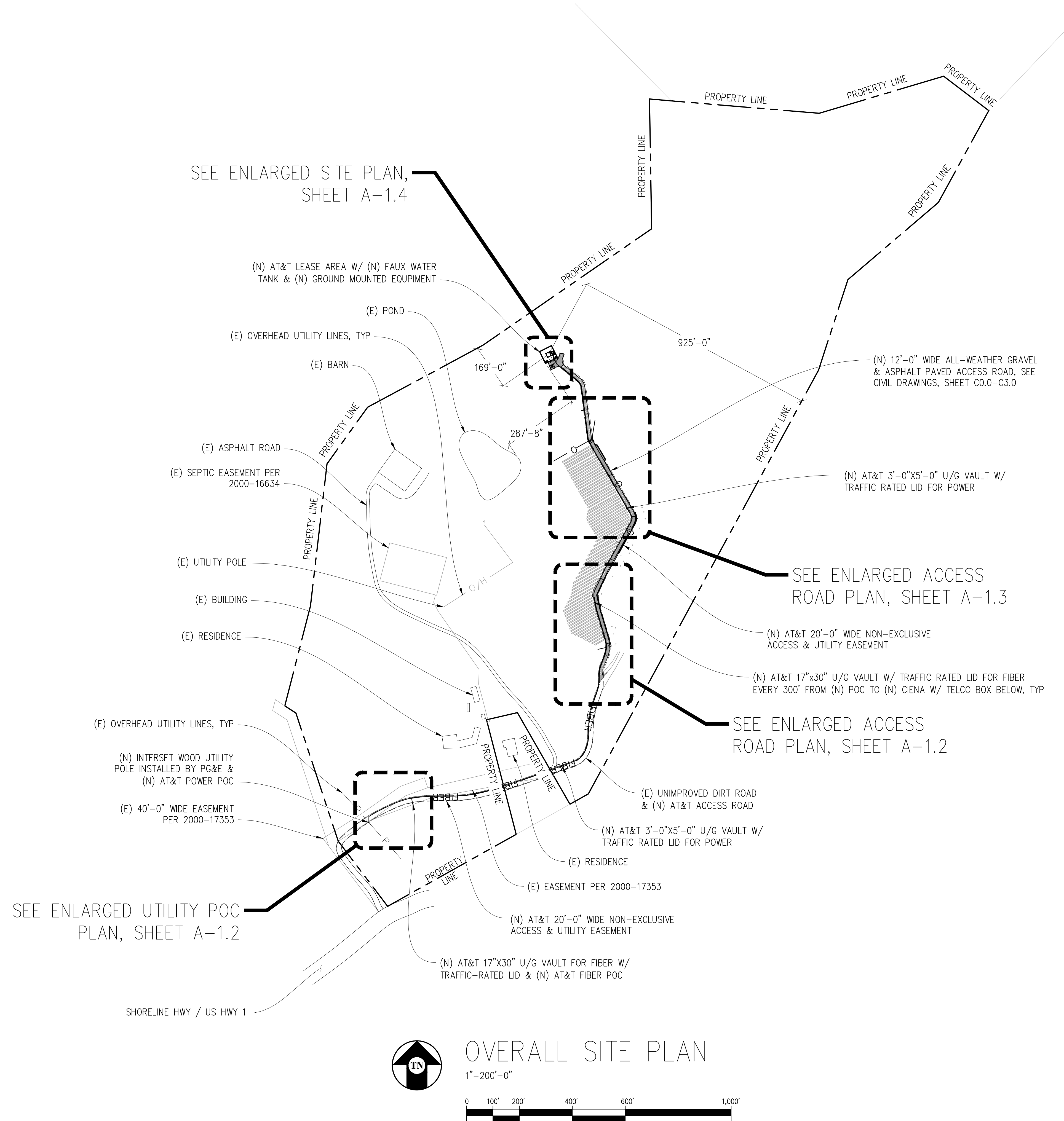
**CCL01088 Drakes View
 & Bucklin Trail**
 12700 State Route 1
 Point Reyes Station, CA 94956

**PLOT PLAN AND
 SITE TOPOGRAPHY**

Sheet

C-2

Lot area (both the dry land area and the total area must be provided for lots that are partially submerged)	
Existing	±83.14 ACRES
Proposed	±83.14 ACRES
2. Building Area	
Existing	±20,621 SF
Proposed	440 SF
3. Floor Area	
Existing	UNKNOWN
Proposed	265 SQ. FT.
4. Floor Area Ratio	
Existing	UNKNOWN
Proposed	7.3%
5. Proposed Area of additional disturbance	
	±34,453 SQ. FT.
7. Lot Coverage	
Existing	.56%
Proposed	.58%
8. Grading Calculations (cubic yards)	
Cut	±1,700 CY
Fill	±1,000 CY
Off-haul	±700 CY NET CUT /EXPORT - OFFHAUL
9. Parking	
Existing	UNKNOWN
Proposed	10'-0"x15'-0"
Minimum setbacks for exterior walls of proposed building area	
	161'-1"
11. Maximum height of proposed building area	
	76'-0"



Issued For:
CCL01088
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- DOUGHTY
 12700 STATE ROUTE 1
 POINT REYES STATION, CA 94956

PREPARED FOR

5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
2	06/06/24	CLIENT REV	S.D.
1	02/07/24	CLIENT REV	C.T.C
0	07/04/23	ZD 100%	-

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 Contact: Kevin Sorenson Phone: 916-860-1930
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SHEET TITLE:
**OVERALL
 SITE PLAN**

SHEET NUMBER:
A-1.1

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 POINT REYES STATION, CA 94956

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0	07/04/23	ZD 100%	-

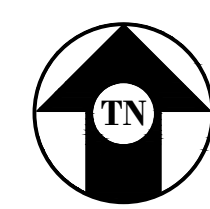
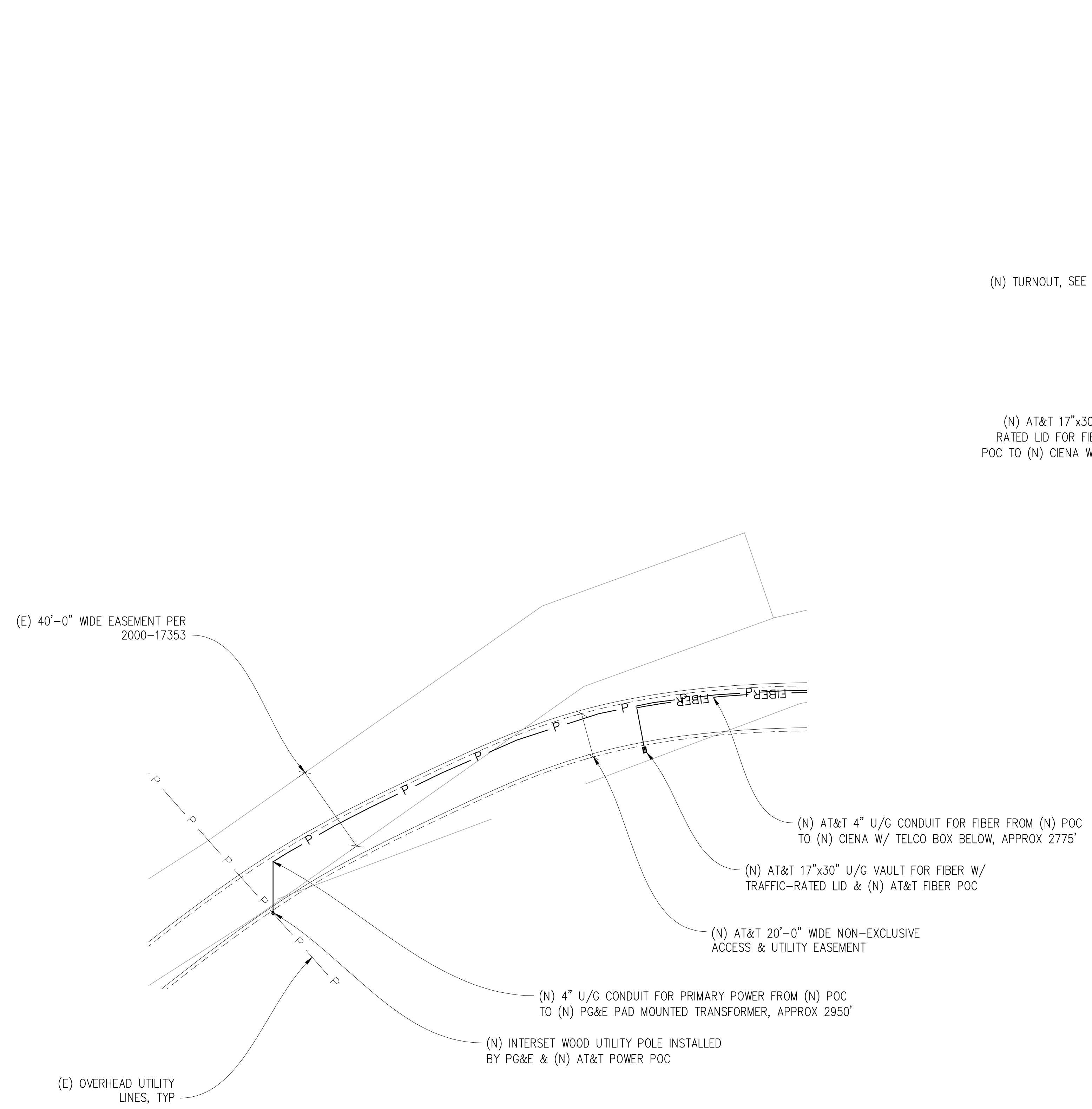
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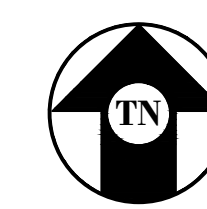
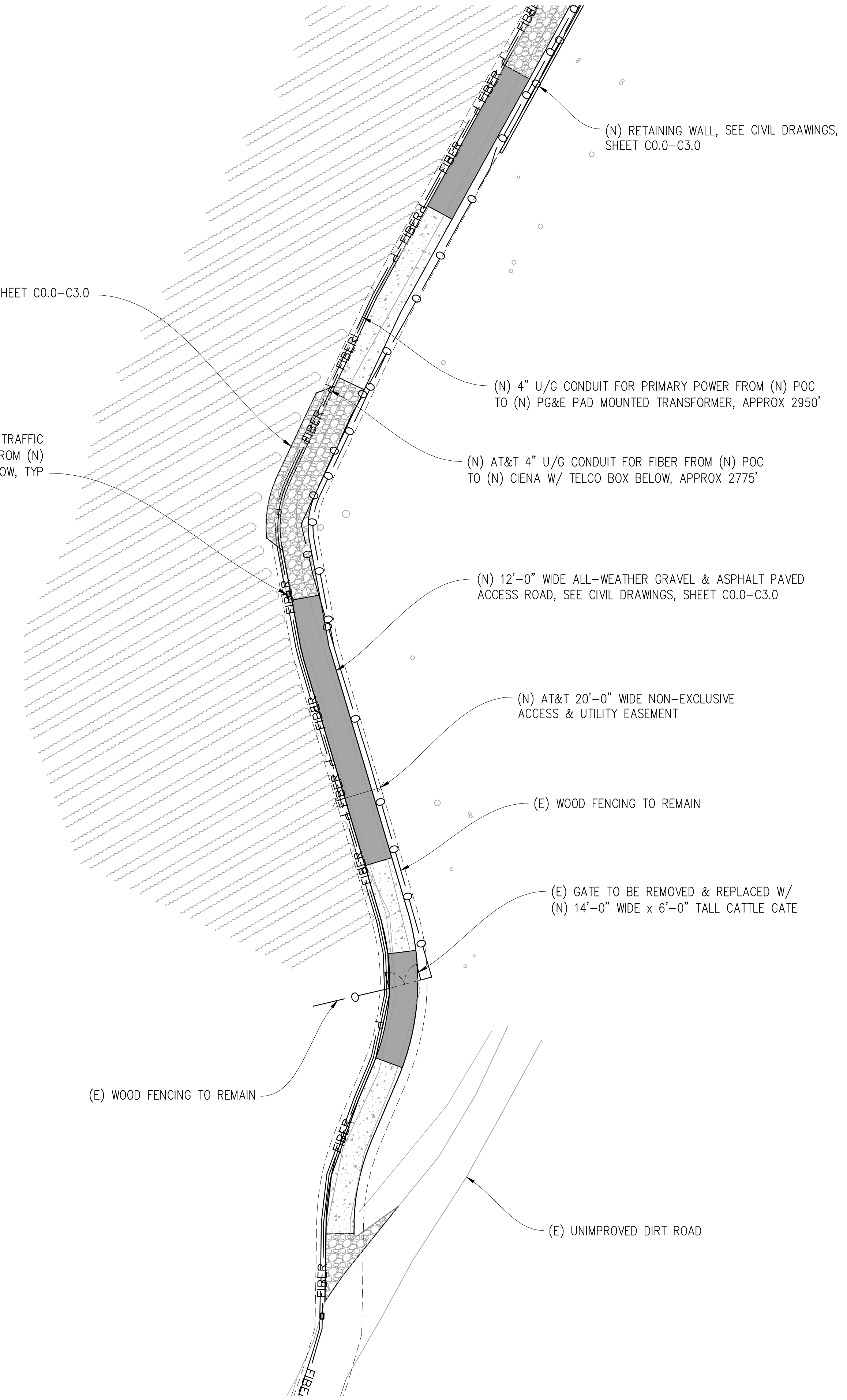
SHEET TITLE:
ENLARGED SITE
PLANS

SHEET NUMBER:
A-1.2



ENLARGED UTILITY POC PLAN

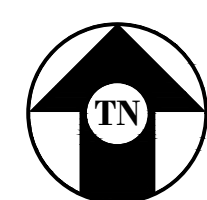
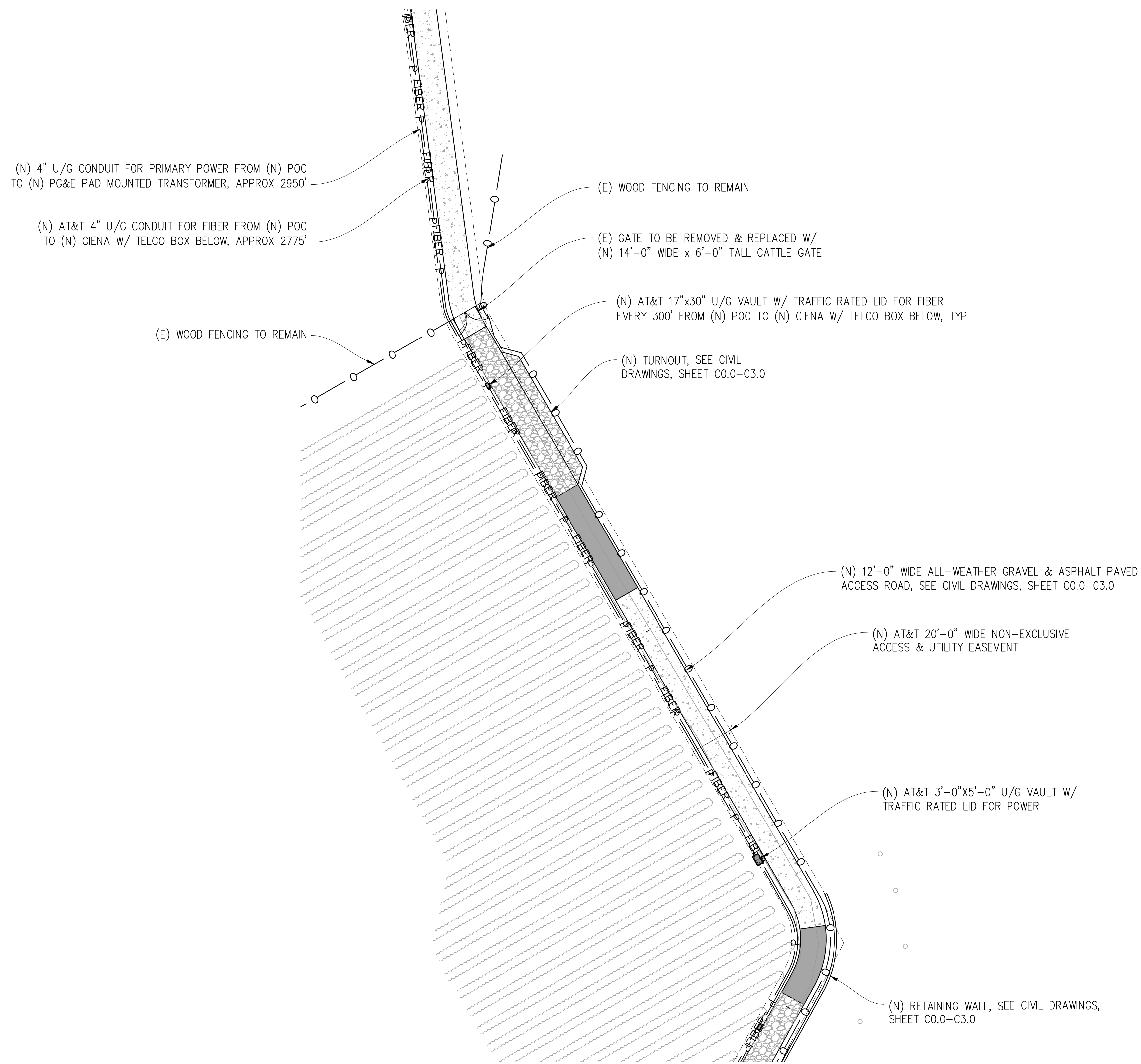
1"=30'-0"



ENLARGED ACCESS ROAD PLAN

1"=30'-0"





ENLARGED ACCESS ROAD PLAN

1"=30'-0"



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- DOUGHTY
 12700 STATE ROUTE 1
 POINT REYES STATION, CA 94956

PREPARED FOR

5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO:	CCL01088
PROJECT NO:	-
DRAWN BY:	-
CHECKED BY:	J. GRAY
APPROVED BY:	-

ISSUE STATUS			
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 Contact: Kevin Sorenson Phone: 916-860-1930
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SHEET TITLE:
ENLARGED ACCESS ROAD PLAN

SHEET NUMBER:
A-1.3

(N) AT&T LEASE AREA W/ (N) FAUX WATER TANK & (N) GROUND MOUNTED EQUIPMENT

(N) FIRE TURNAROUND, SEE CIVIL DRAWINGS, SHEET C0.0-C3.0

20'-0" RADIUS, TYP

SEE EQUIPMENT PLAN, SHEET A-1.5 & ANTENNA PLAN, SHEET A-2.1

(N) AT&T NON-EXCLUSIVE TECHNICIAN PARKING SPACE, TYP

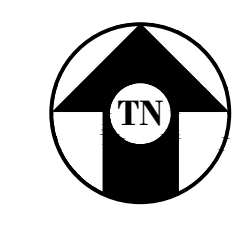
(N) AT&T 20'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

(N) 12'-0" WIDE ALL-WEATHER GRAVEL & ASPHALT PAVED ACCESS ROAD, SEE CIVIL DRAWINGS, SHEET C0.0-C3.0

(N) 4" U/G CONDUIT FOR PRIMARY POWER FROM (N) POC TO (N) PG&E PAD MOUNTED TRANSFORMER, APPROX 2950'

(N) AT&T 4" U/G CONDUIT FOR FIBER FROM (N) POC TO (N) CIENA W/ TELCO BOX BELOW, APPROX 2775'

(N) AT&T 17"x30" U/G VAULT W/ TRAFFIC RATED LID FOR FIBER EVERY 300' FROM (N) POC TO (N) CIENA W/ TELCO BOX BELOW, TYP



ENLARGED SITE PLAN

1"=10'-0"



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- DOUGHTY
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 POINT REYES STATION, CA 94956

PREPARED FOR

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 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

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 CHECKED BY: J. GRAY
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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.4

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 CHECKED BY: J. GRAY
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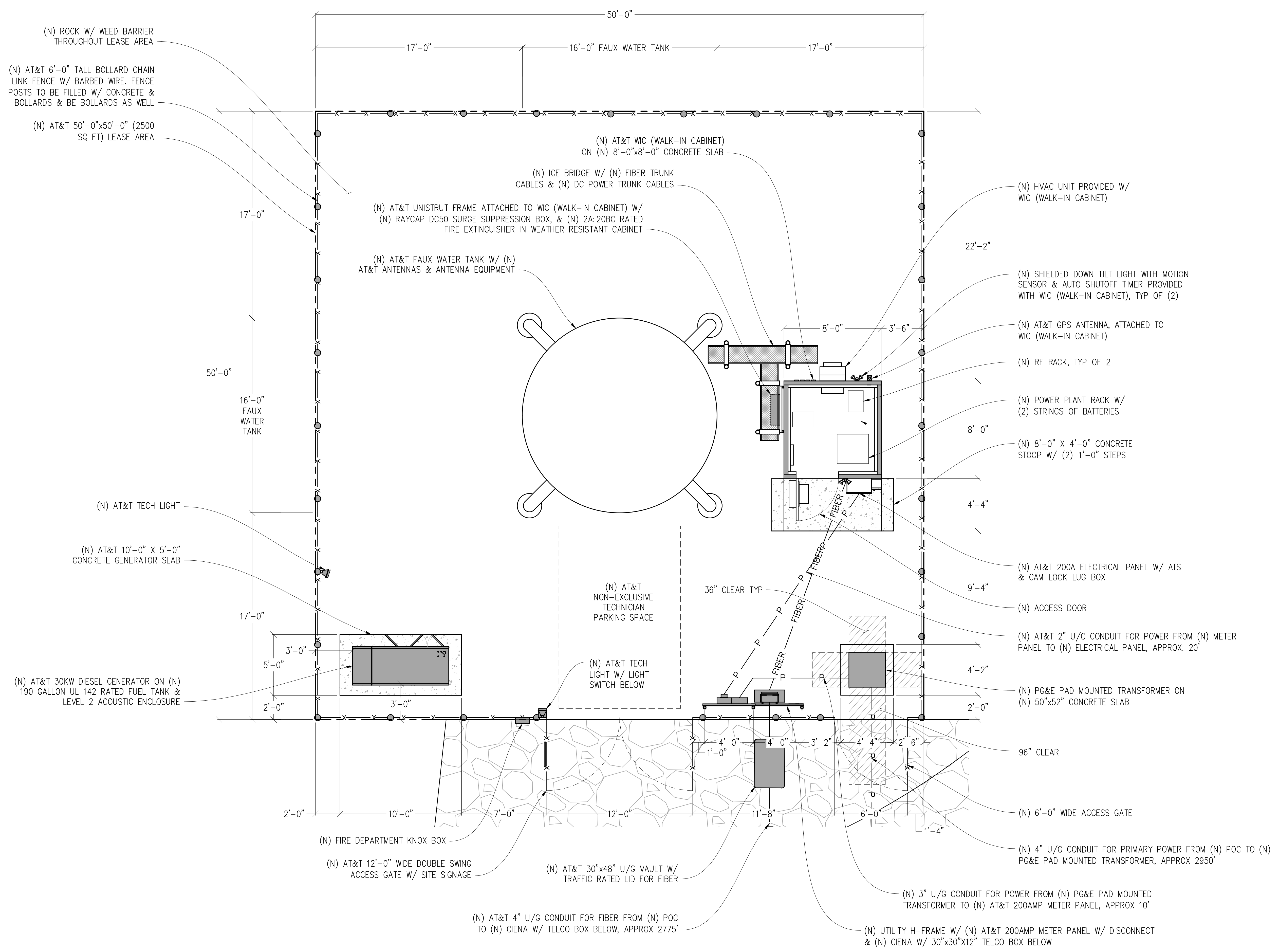
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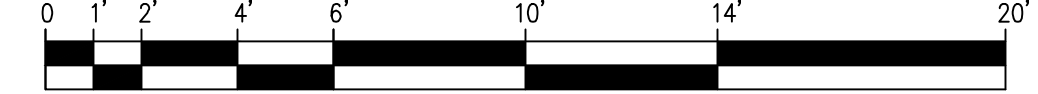
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SHEET TITLE:
EQUIPMENT
PLAN

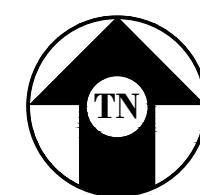
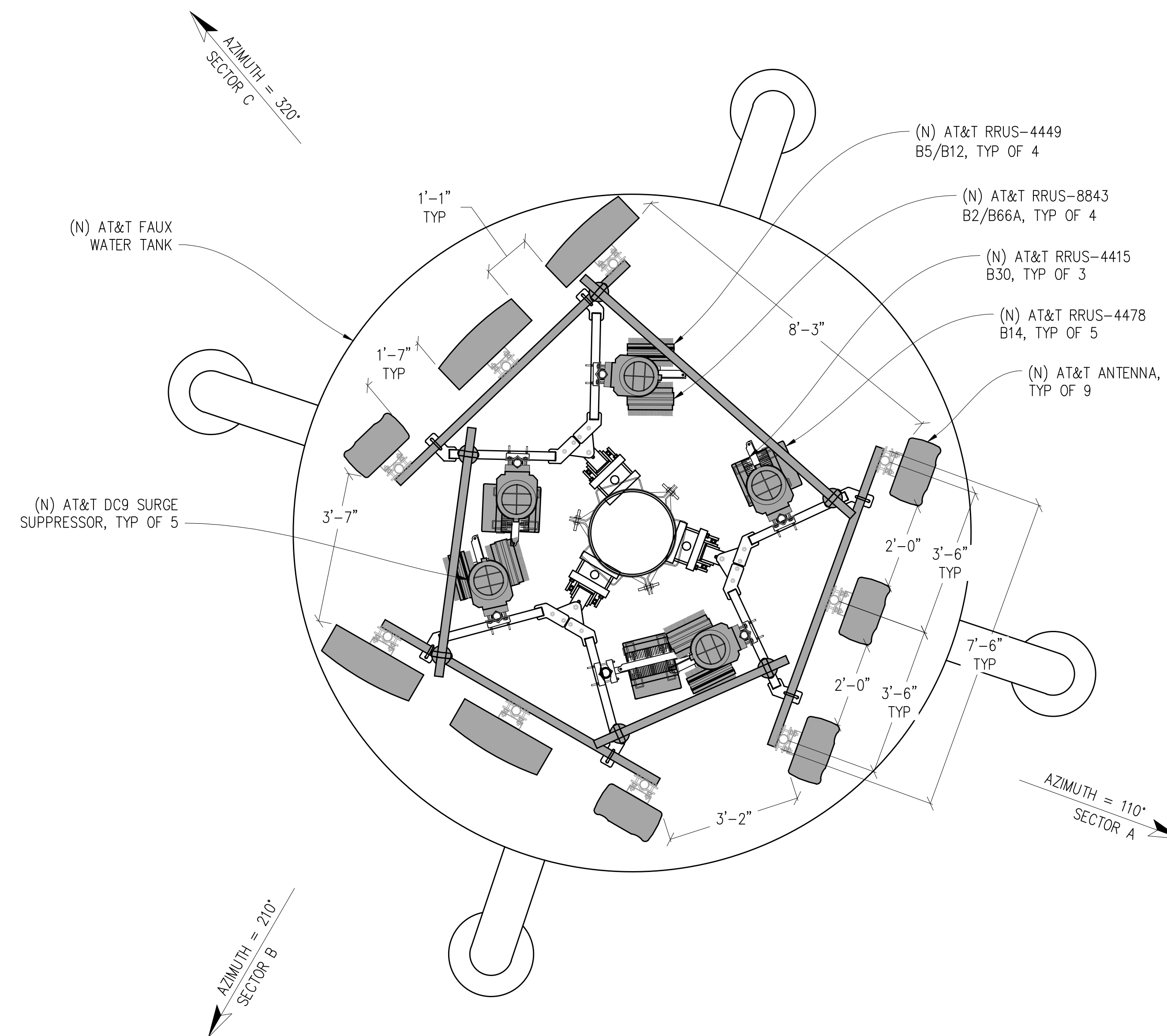
SHEET NUMBER:
A-1.5



ENLARGED SITE PLAN
 1/4"=1'-0"



ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)										
SECTOR	ANTENNA MODEL NO.	PHYSICAL AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.	
ALPHA	A1	QUINTEL QD868-3D	110°	± 70'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)
	A2	QUINTEL QD868-3D	110°	± 70'-0"	(1) 4478 B14	-	± 100'-0"	-	LDF4	(1)
	A3	QUINTEL QD868-3D	110°	± 70'-0"	(1) 4415 B30	-	± 100'-0"	-	LDF4	(1)
BETA	B1/E1	CCI BSA33R-BU8AA-K	210°	± 70'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(2)
	B2/E2	CCI BSA33R-BU8AA-K	210°	± 70'-0"	(2) 4478 B14	-	± 100'-0"	-	LDF4	(2)
	B3/E3	QUINTEL QD868-3D	210°	± 70'-0"	(1) 4415 B30	-	± 100'-0"	-	LDF4	(1)
GAMMA	C1/F1	CCI BSA33R-BU8AA-K	320°	± 70'-0"	(2) 4449 B5/B12 / (2) 8843 B2/B66A	-	± 100'-0"	-	LDF4	(4)
	C2/F2	CCI BSA33R-BU8AA-K	320°	± 70'-0"	(2) 4478 B14	-	± 100'-0"	-	LDF4	(2)
	C3/F3	QUINTEL QD868-3D	320°	± 70'-0"	(1) 4415 B30	-	± 100'-0"	-	LDF4	(1)

RF DATA SHEET v3.00 DATED 01/05/2022 NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



ANTENNA PLAN

1/2" = 1'-0"



Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL
- DOUGHTY
 12700 STATE ROUTE 1
 POINT REYES STATION, CA 94956

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
2	06/06/24	CLIENT REV	S.D.
1	02/07/24	CLIENT REV	C.T.C
0	07/04/23	ZD 100%	-

Licensee:
PRELIMINARY:
NOT FOR
CONSTRUCTION
 KEVIN R. SORENSEN
 S4469

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ENGINEER:

 Streamline Engineering
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-860-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
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SHEET TITLE:
ANTENNA PLAN

SHEET NUMBER:
A-2.1

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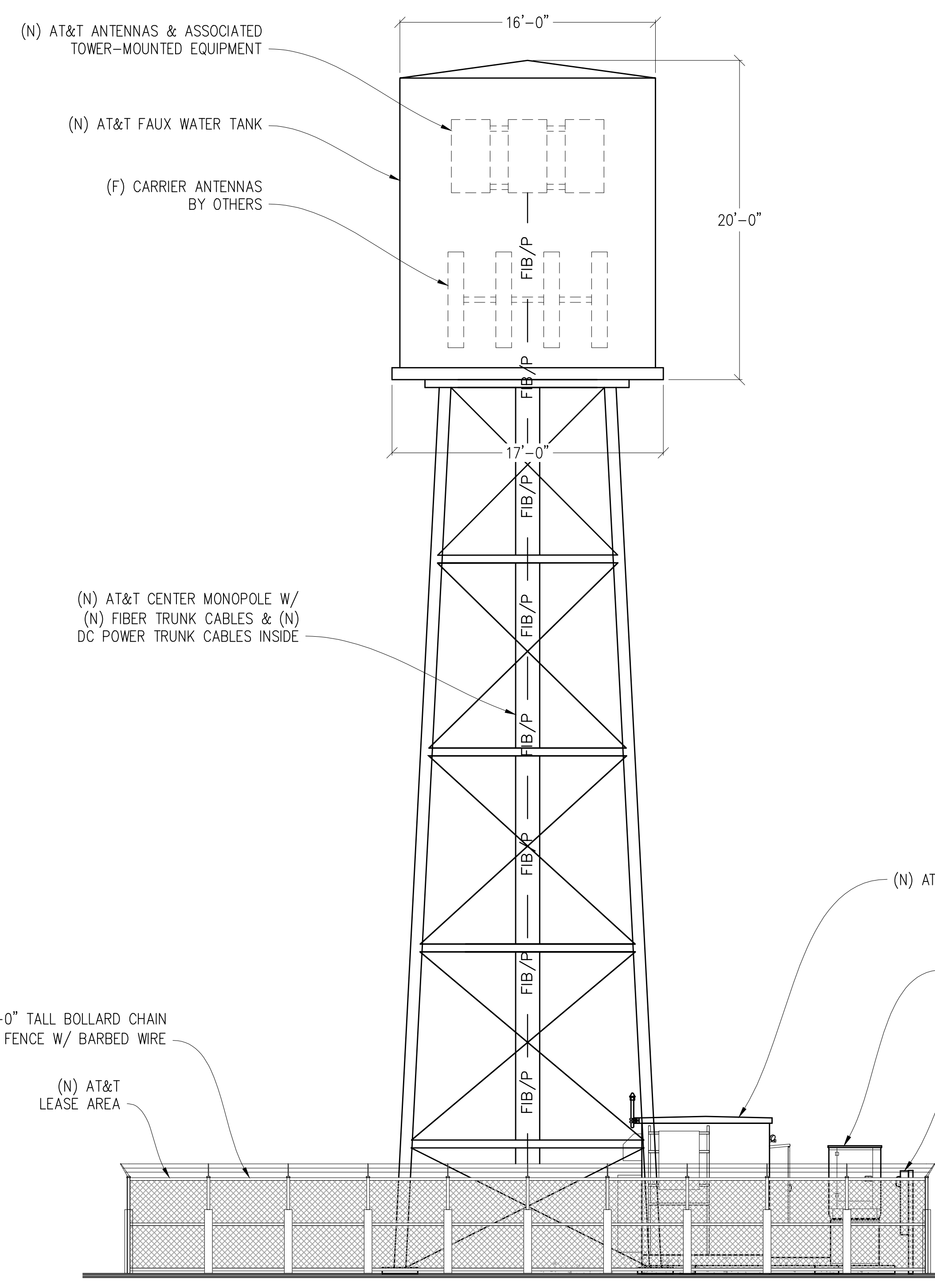
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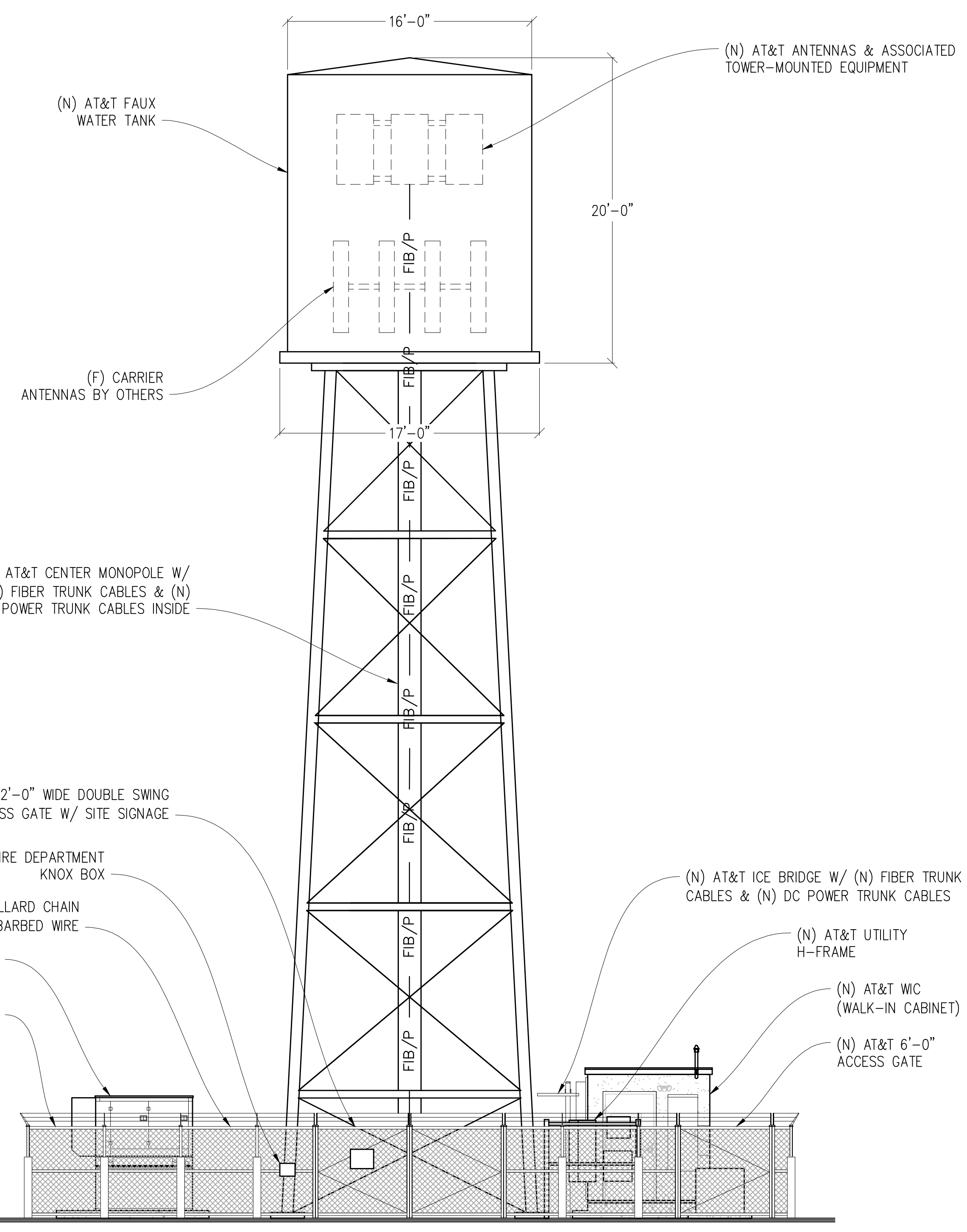
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1

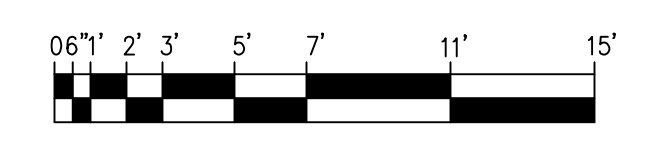


- TOP OF (N) AT&T FAUX WATER TANK
±76'-0" A.G.L.
- CENTER OF (N) AT&T ANTENNAS
±70'-0" A.G.L.
- CENTER OF (F) CARRIER ANTENNAS
±61'-0" A.G.L.
- BOTTOM OF (N) AT&T FAUX WATER TANK
±56'-0" A.G.L.

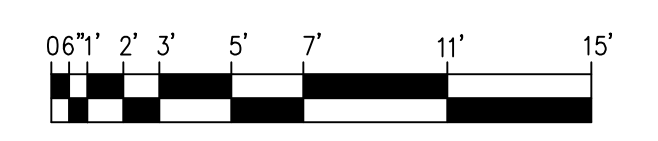


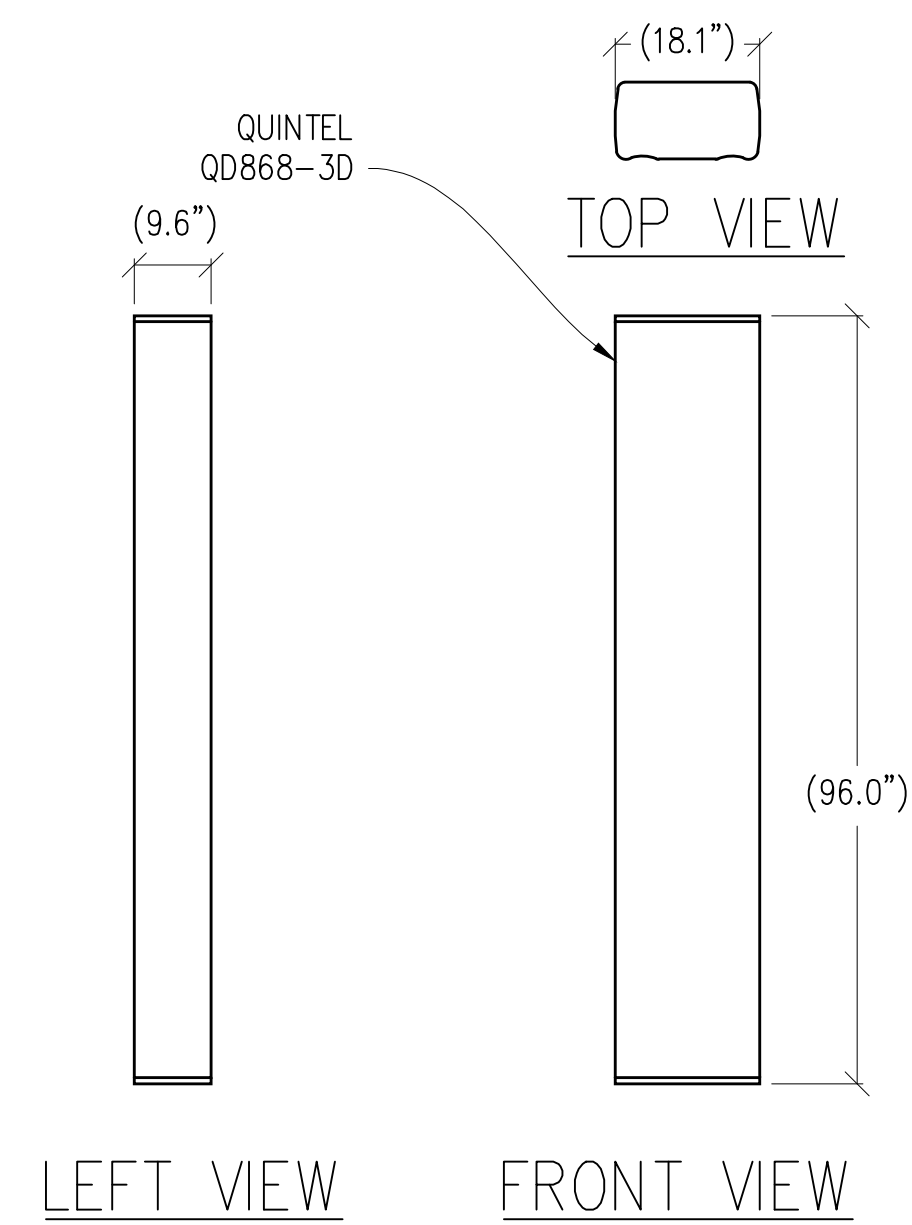
- TOP OF (N) AT&T WIC (WALK-IN-CABINET)
±10'-4" A.G.L.
- TOP OF (N) AT&T GENERATOR
±8'-0" A.G.L.
- TOP OF (N) AT&T FENCE
±6'-0" A.G.L.
- GROUND LEVEL
0'-0"

WEST ELEVATION
 3/16"=1'-0"

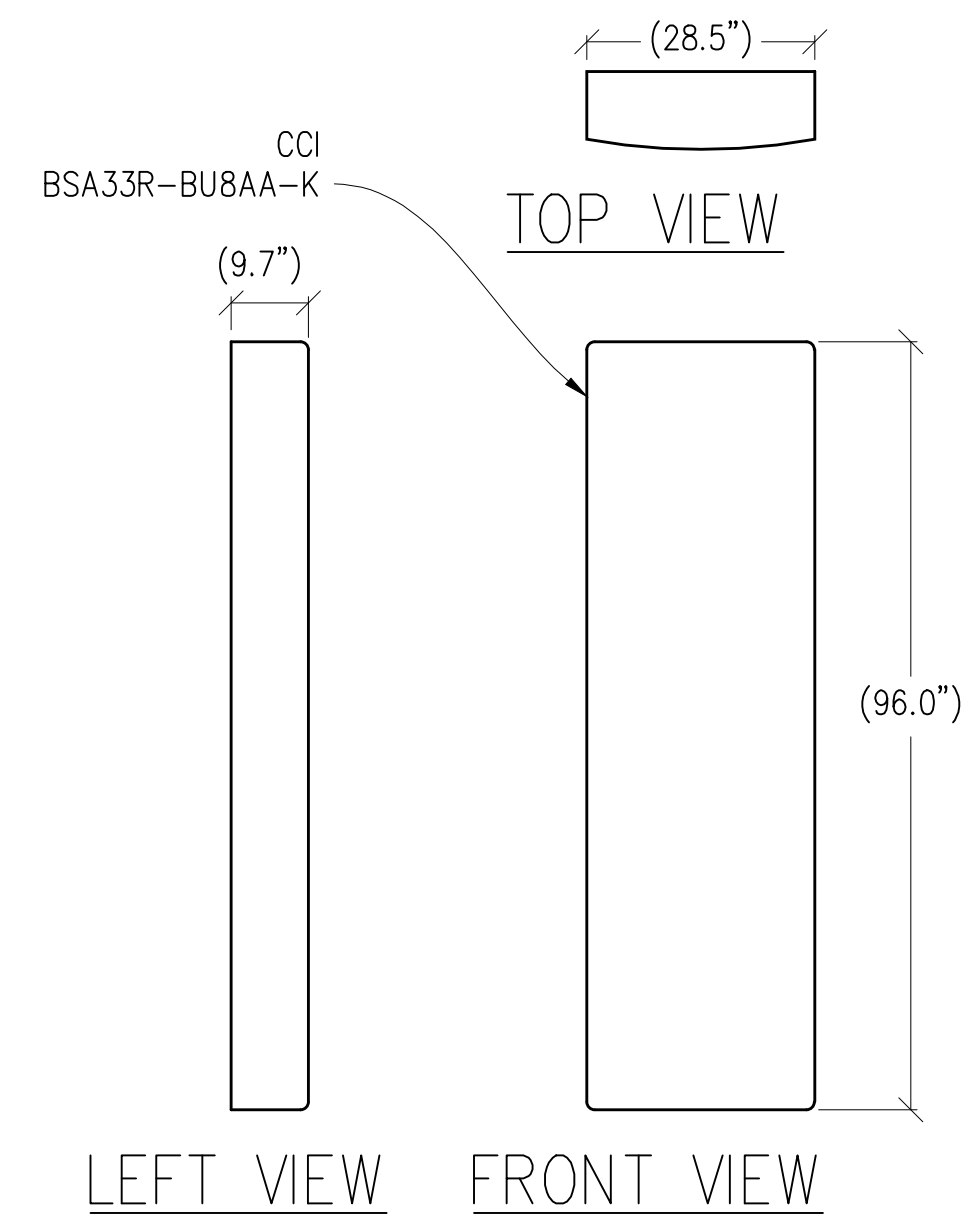


SOUTH ELEVATION
 3/16"=1'-0"

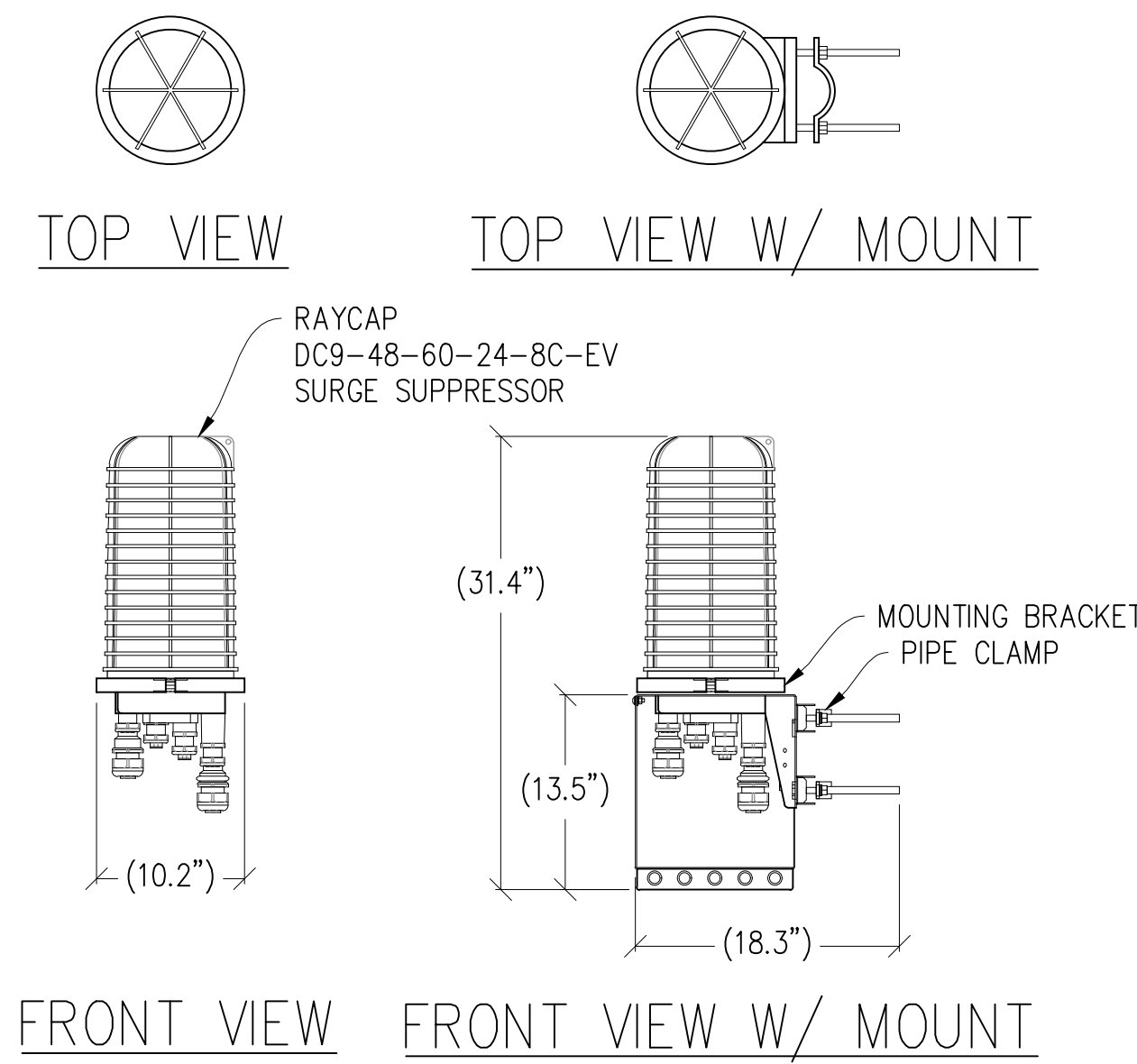




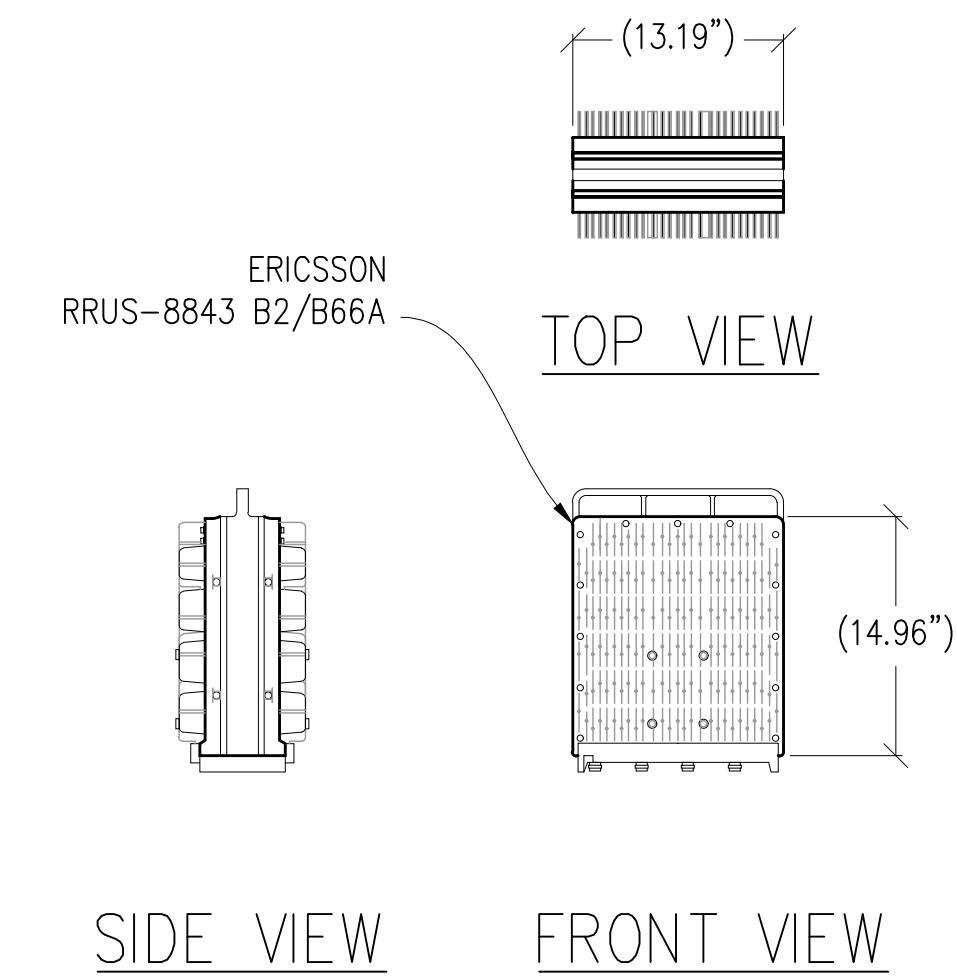
1 ANTENNA DETAIL
 1/2"=1'-0" MAX WEIGHT: 120 LBS



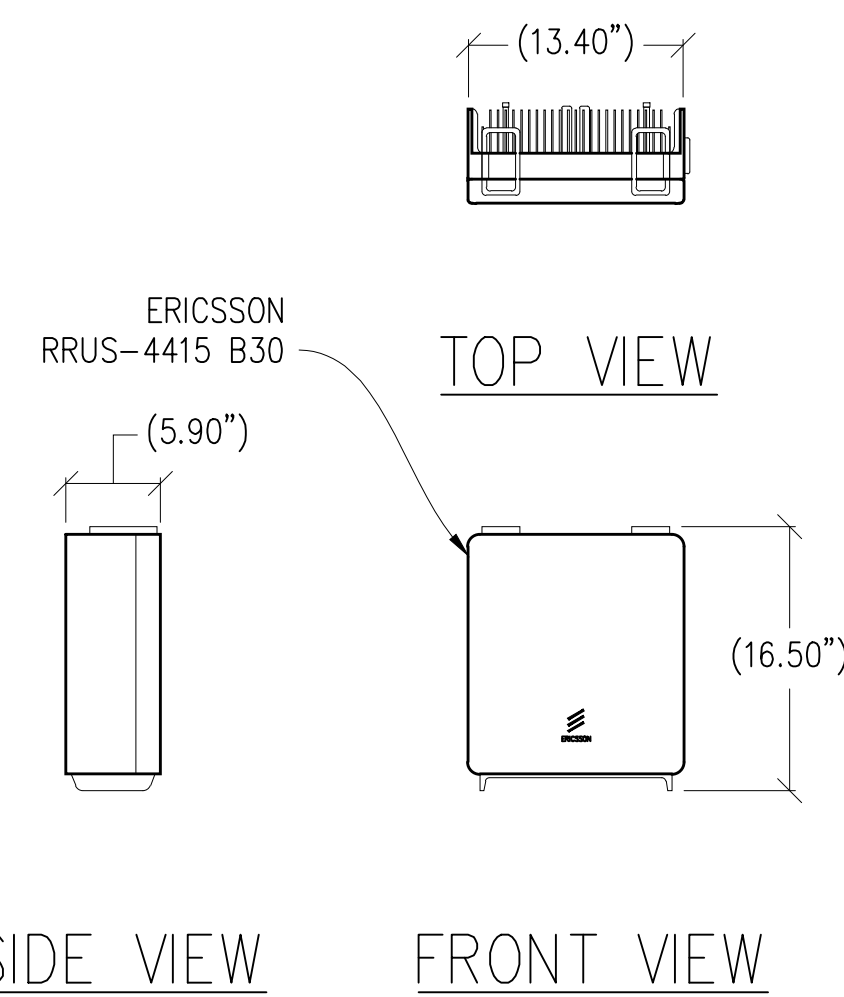
2 ANTENNA DETAIL
 1/2"=1' MAX WEIGHT: 153.4 LBS



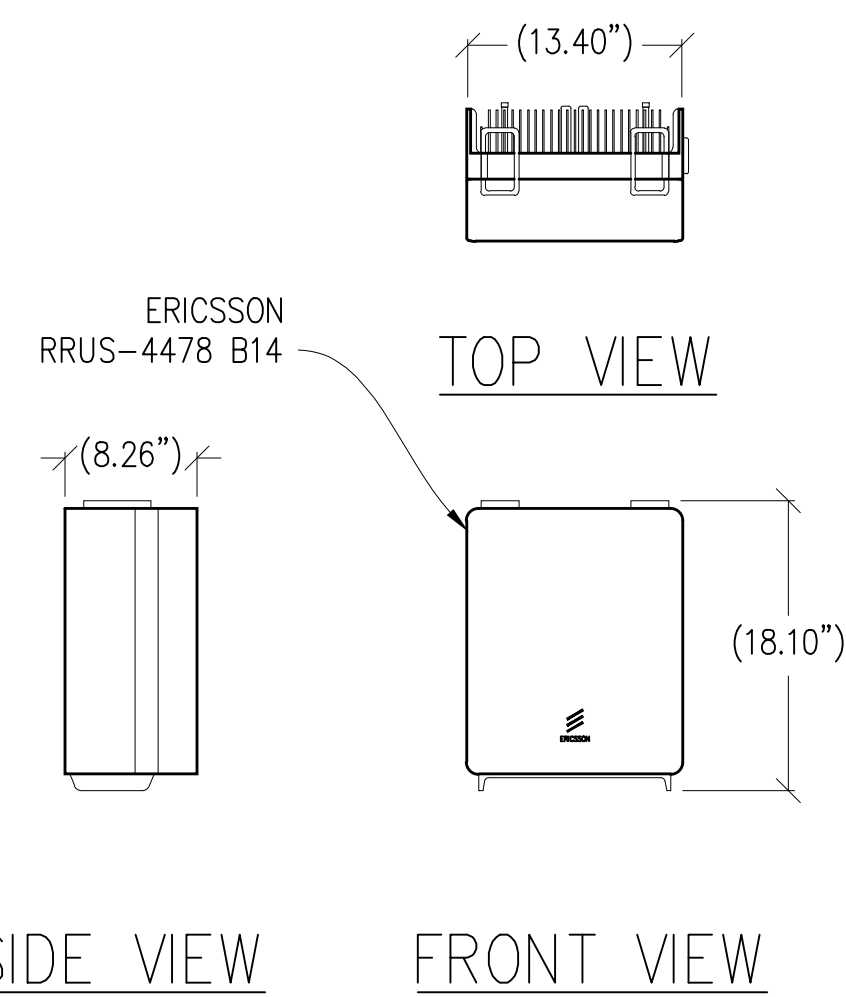
3 SURGE SUPPRESSOR DETAIL
 1"=1'-0" MAX WEIGHT = 26.2 LBS



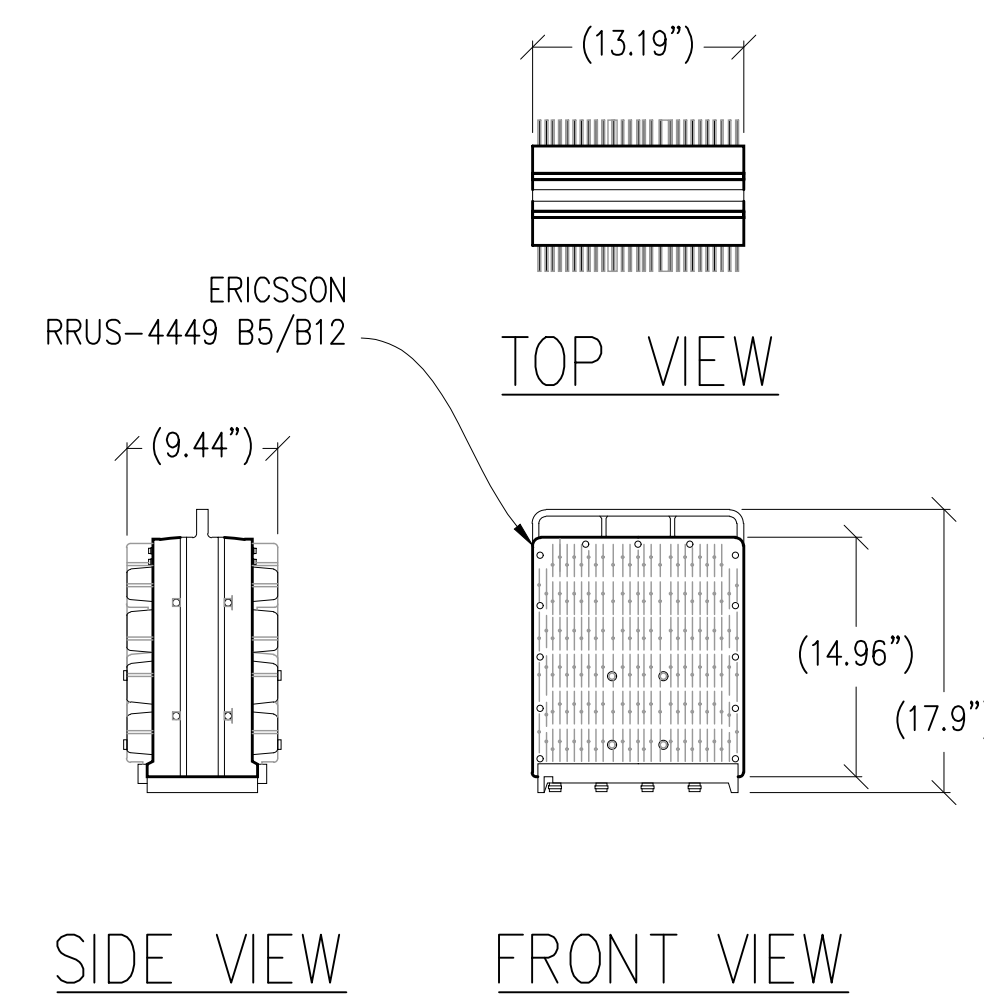
4 RRUS-8843 B2/B66A DETAIL
 1"=1'-0" MAX WEIGHT: 75 LBS



5 RRUS-4415 B30 DETAIL
 1"=1'-0" MAX WEIGHT: 46 LBS



6 RRUS-4478 B14 DETAIL
 1"=1'-0" MAX WEIGHT: 59.4 LBS



7 RRUS-4449 B5/B12 DETAIL
 1"=1'-0" MAX WEIGHT: 71 LBS

Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL
- DOUGHTY
 12700 STATE ROUTE 1
 POINT REYES STATION, CA 94956

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -

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1	02/07/24	CLIENT REV	C.T.C
0	07/04/23	ZD 100%	-

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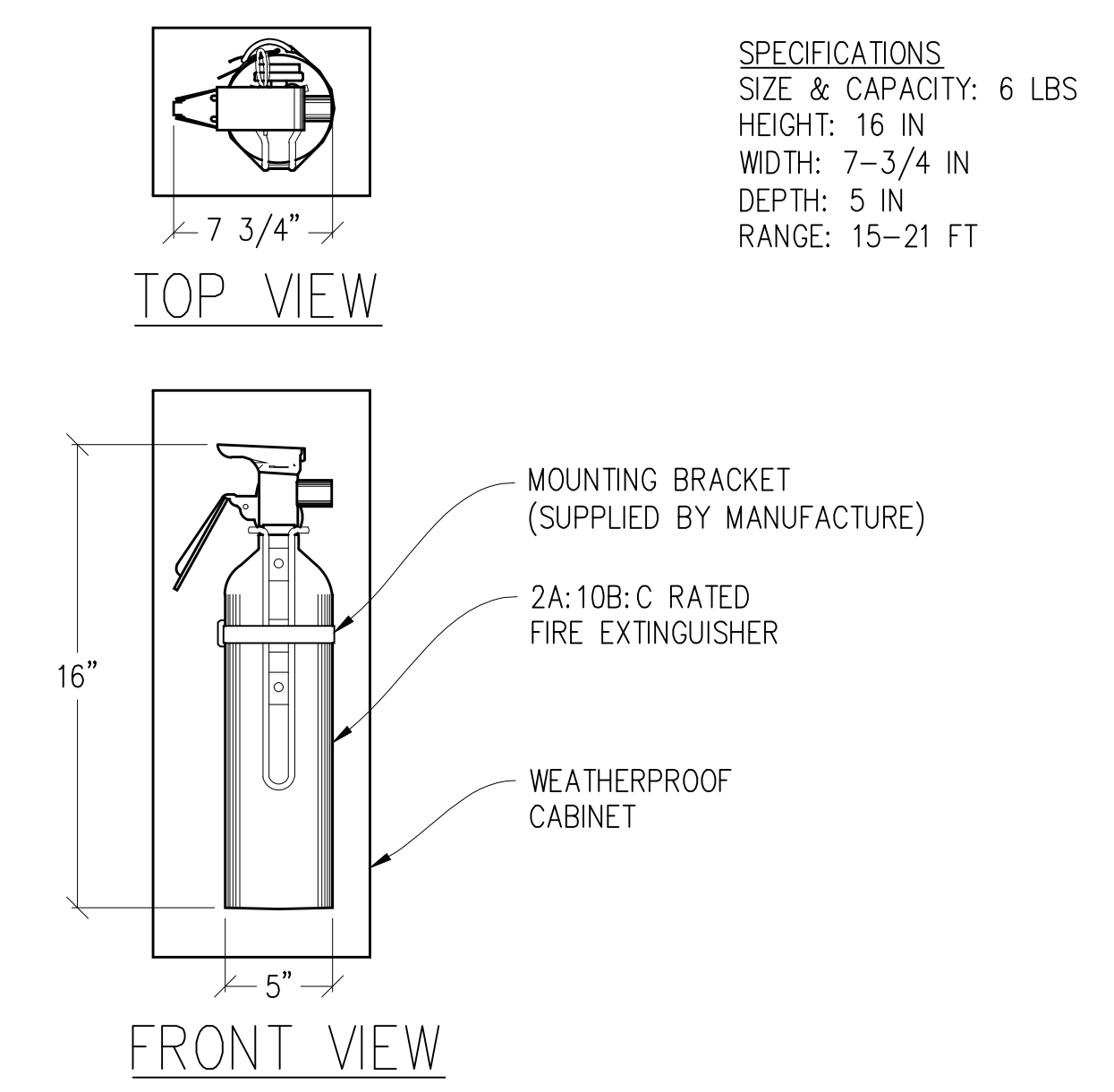
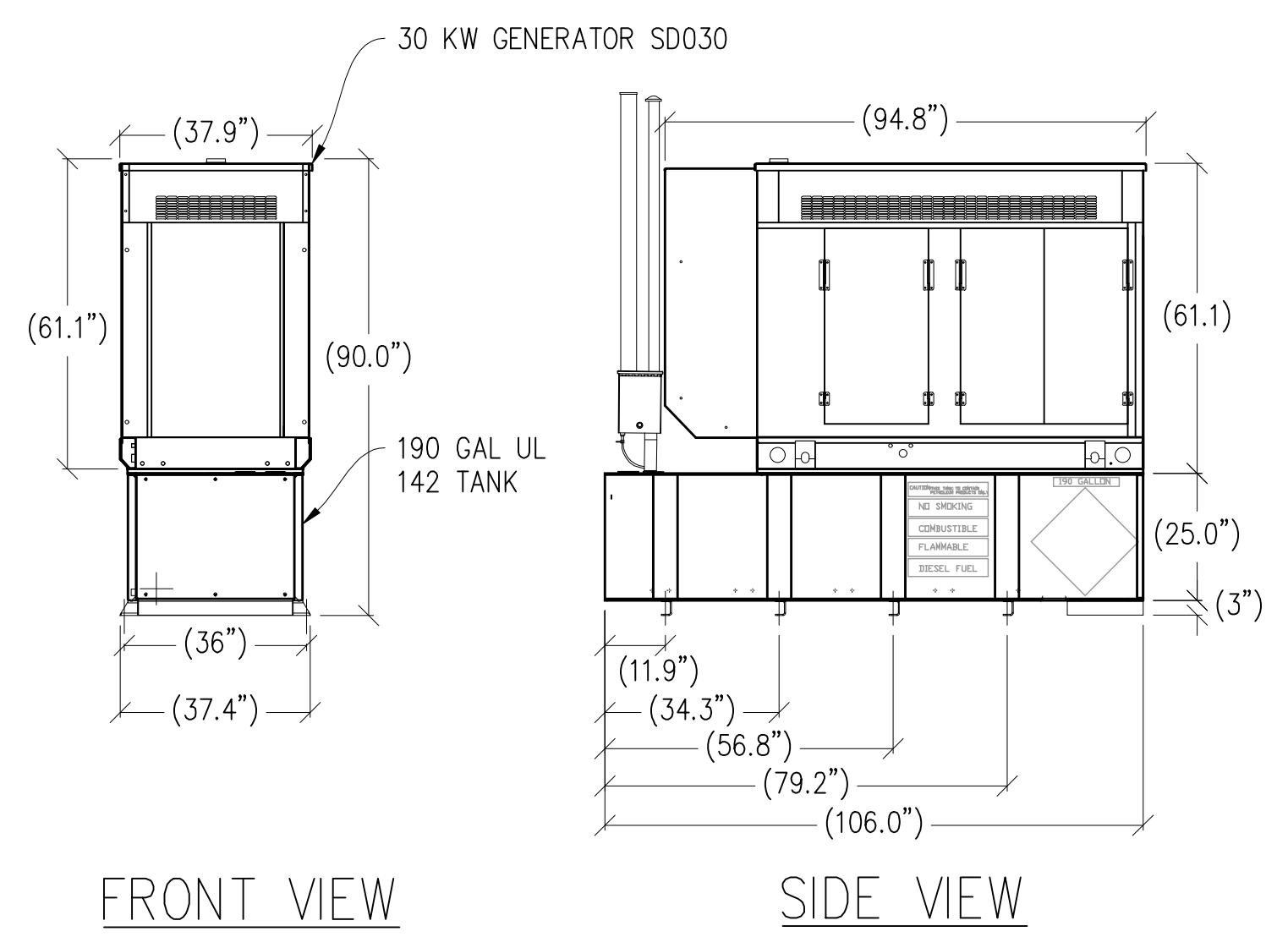
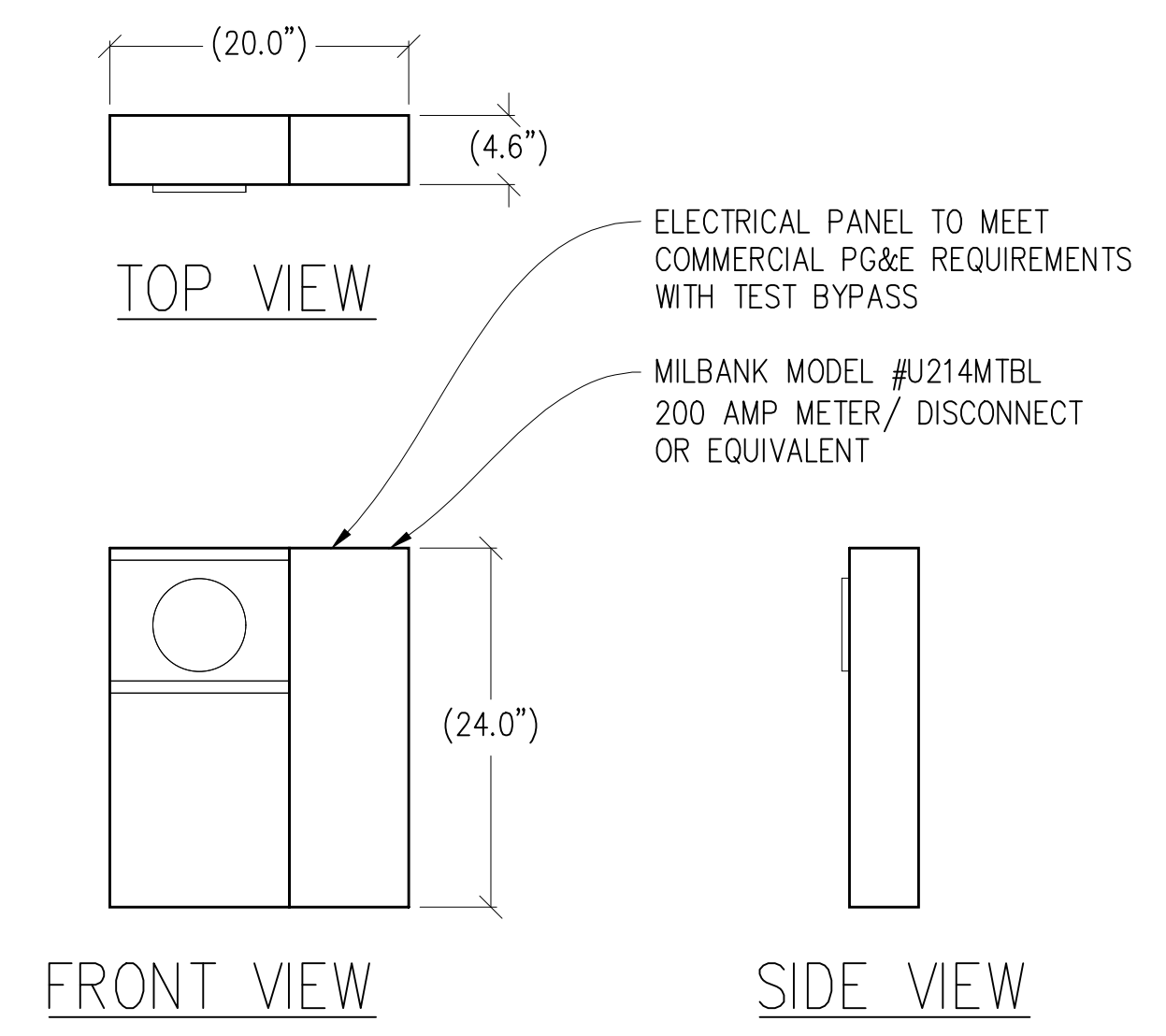
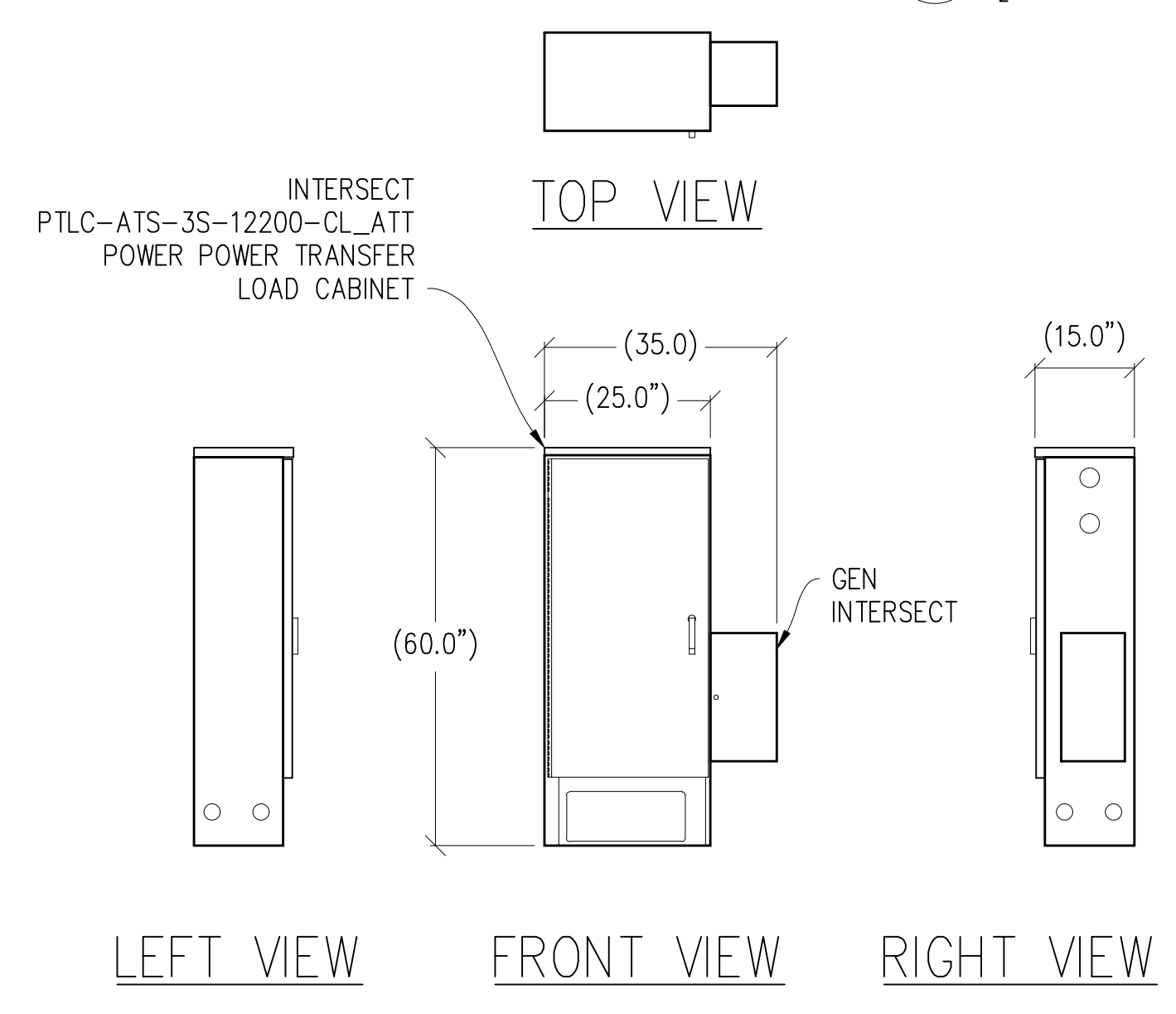
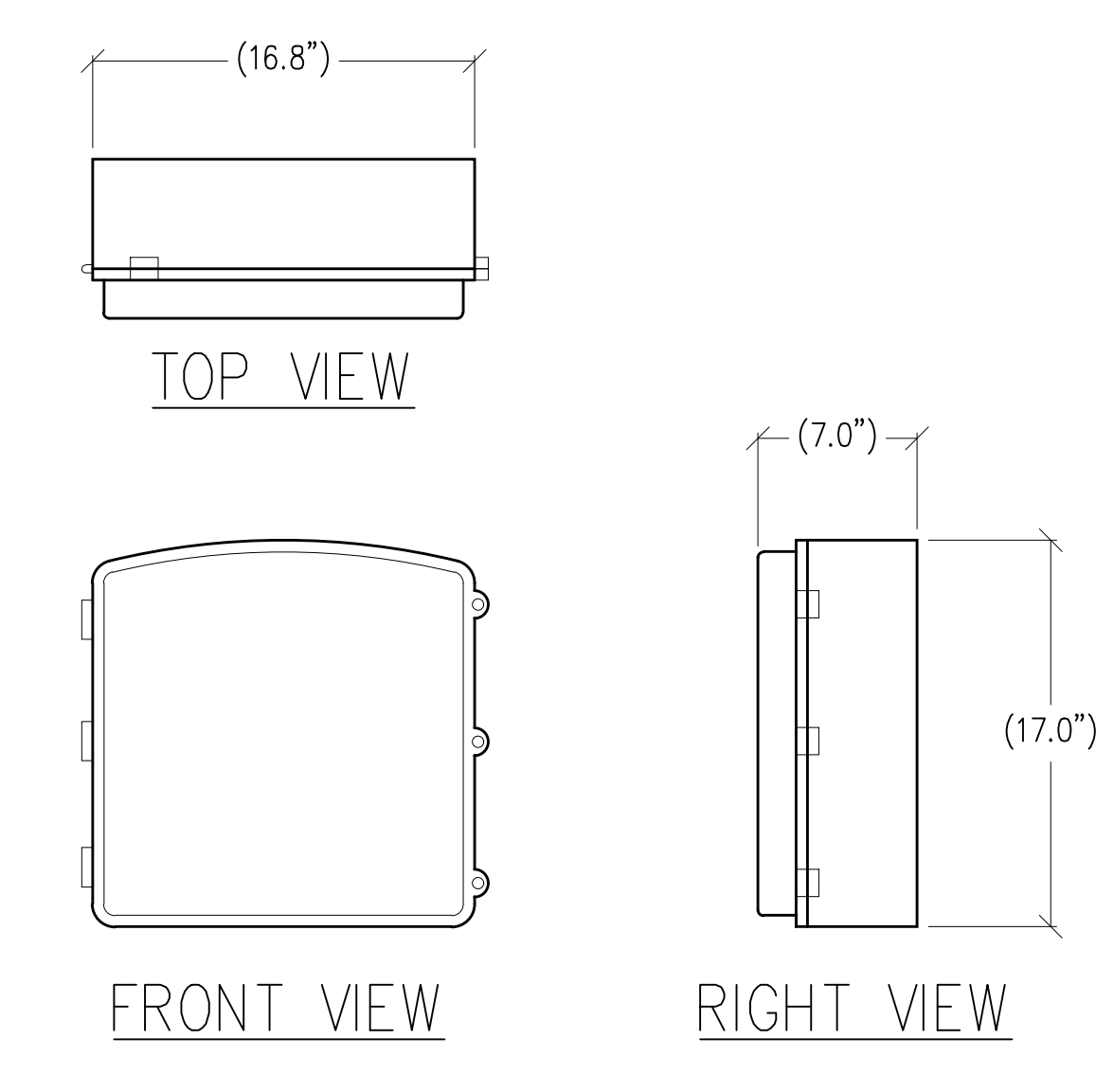
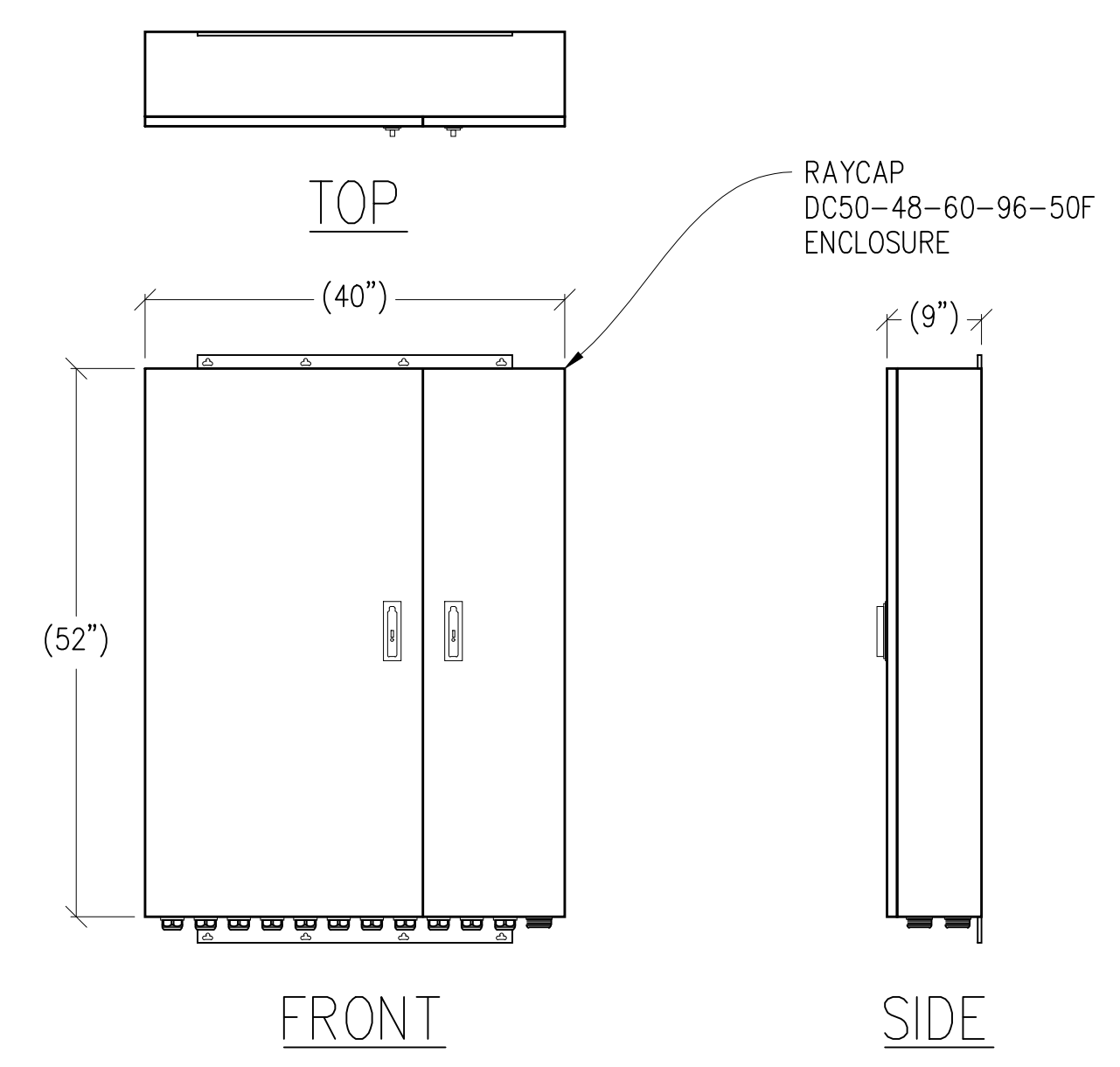
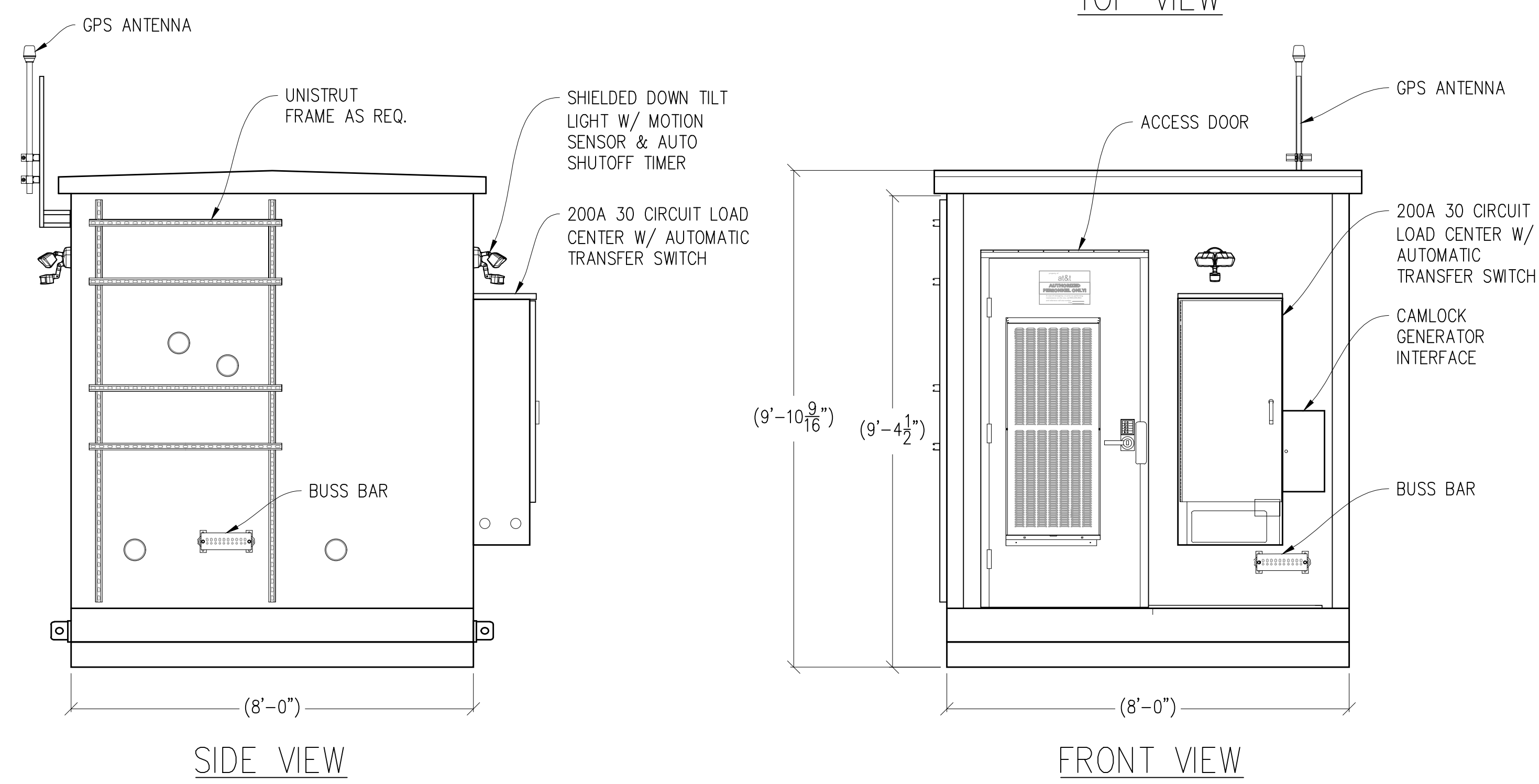
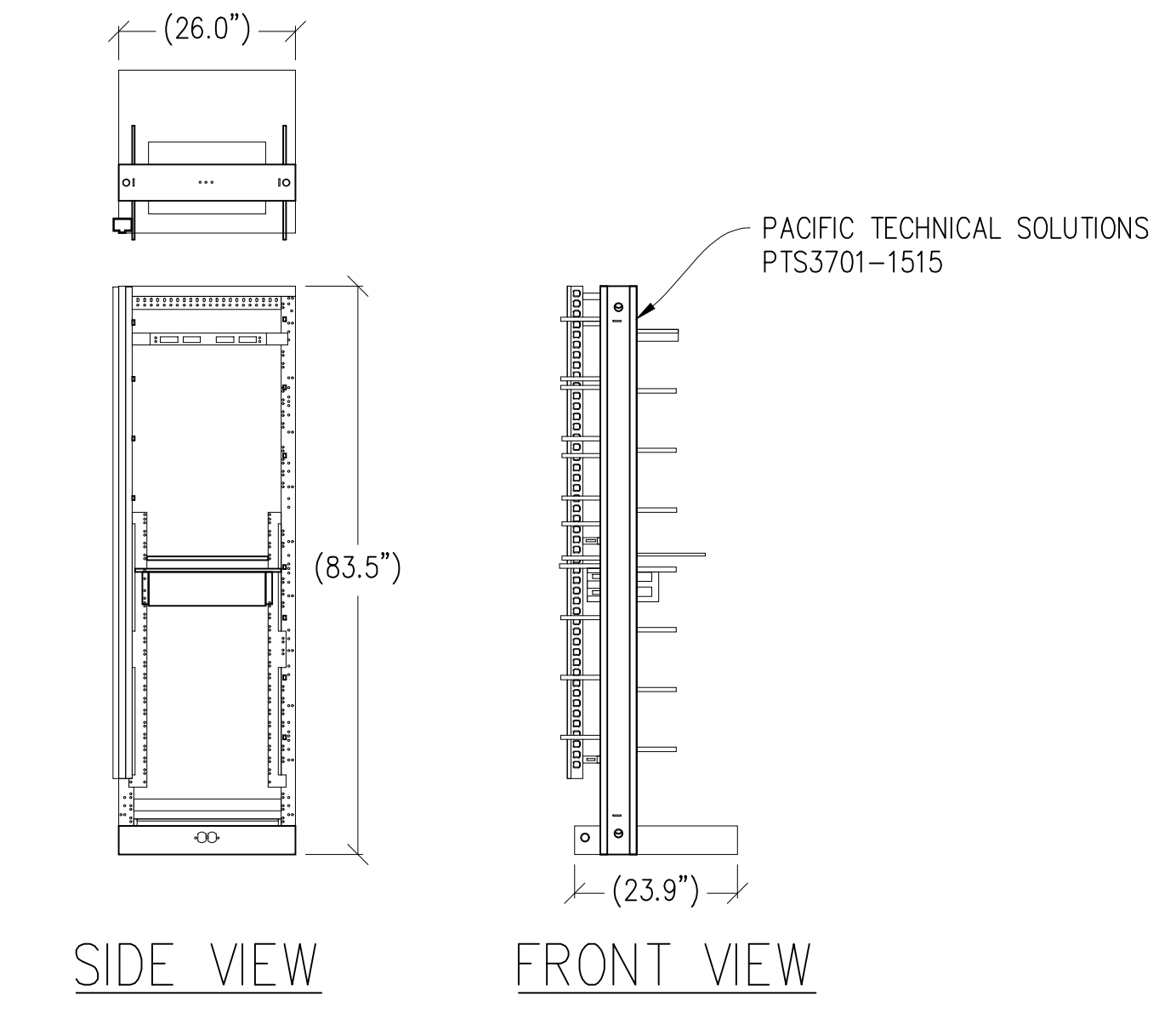
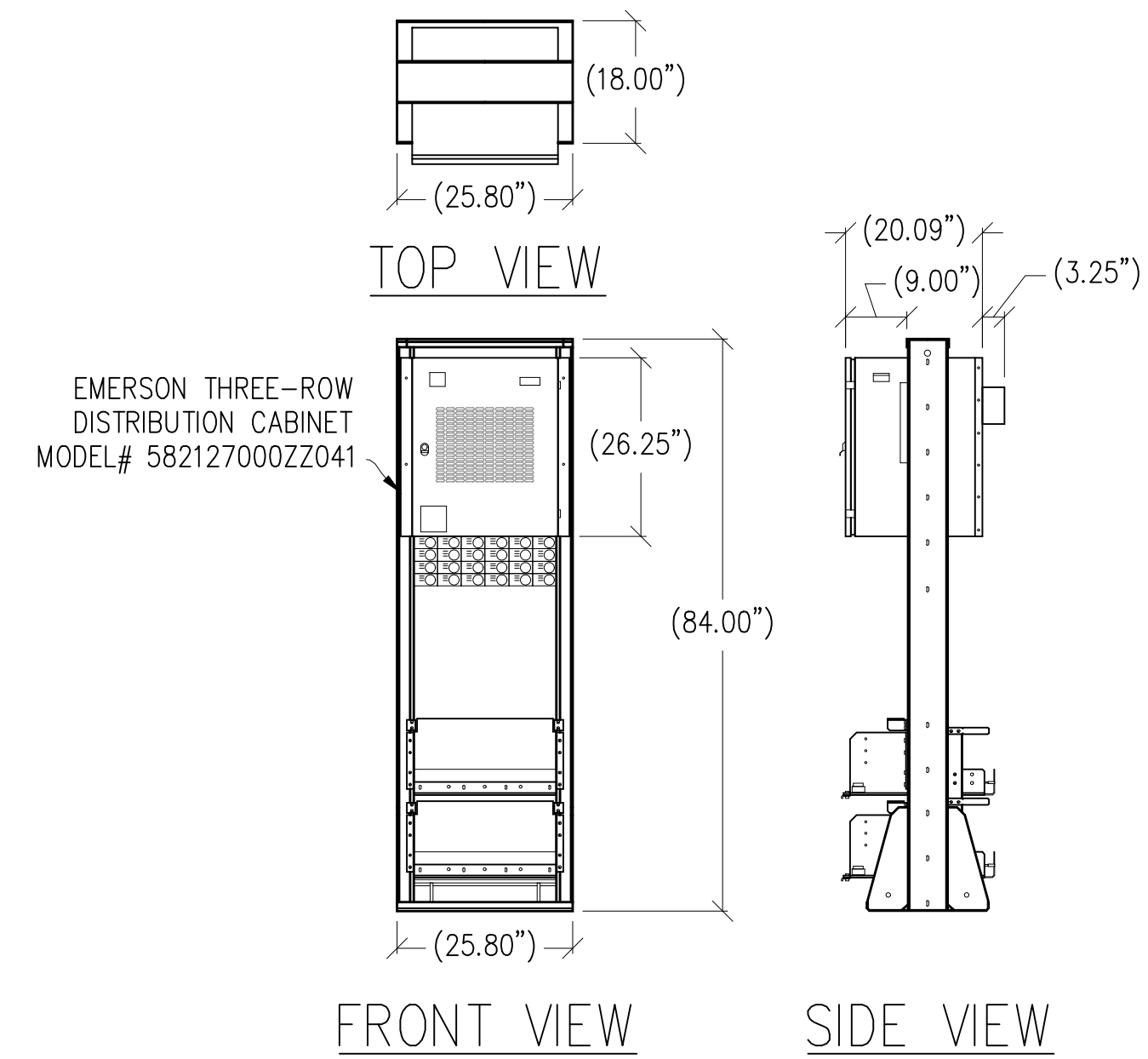
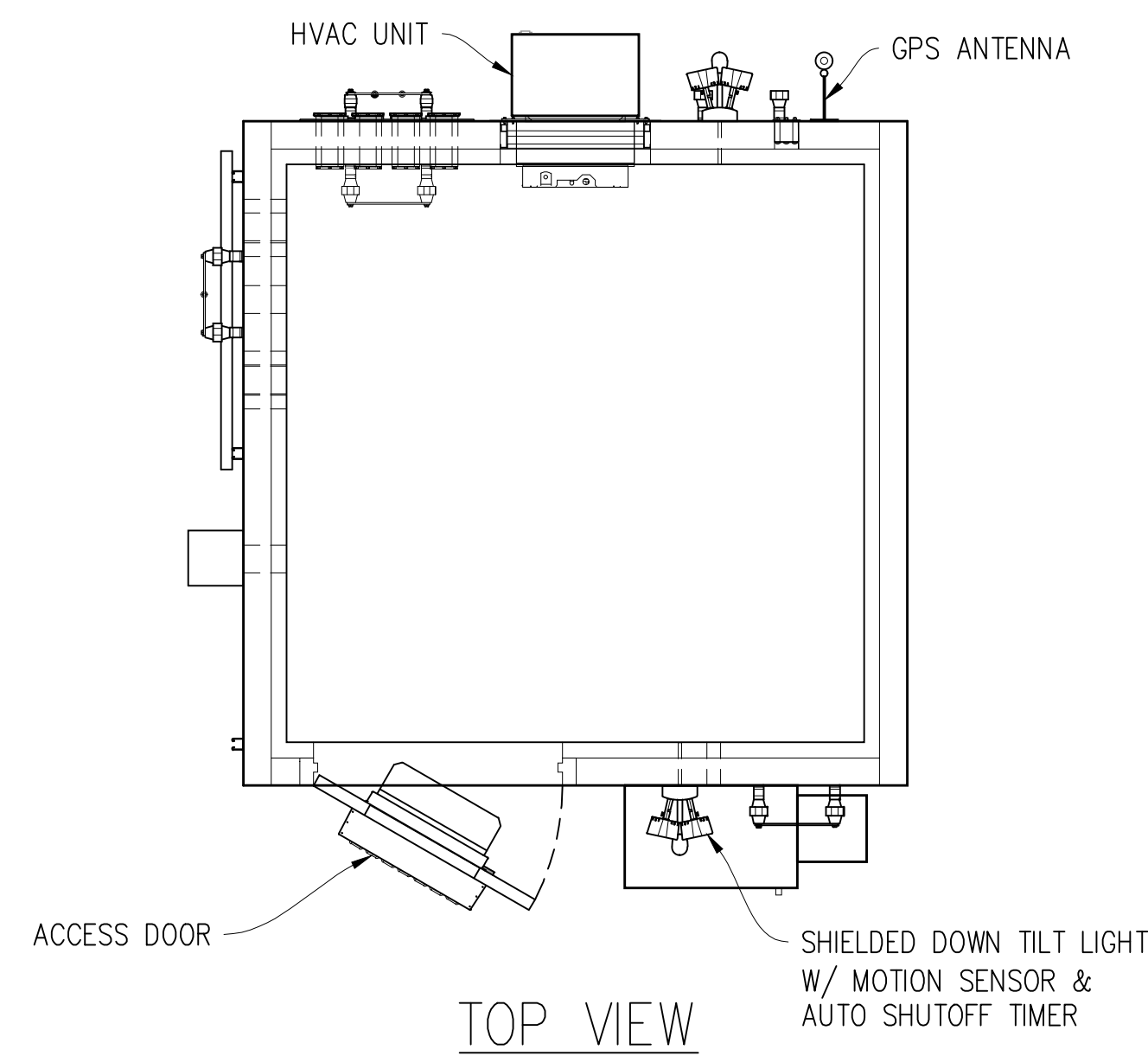
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SHEET TITLE:
ANTENNA
DETAILS

SHEET NUMBER:
A-4.1



Issued For:
CCL01088
DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY
12700 STATE ROUTE 1
POINT REYES STATION, CA 94956

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

Vendor:
COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CCL01088
PROJECT NO: -
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
2	06/06/24	CLIENT REV	S.D.
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Contact: Kevin Sorenson Phone: 916-660-1930
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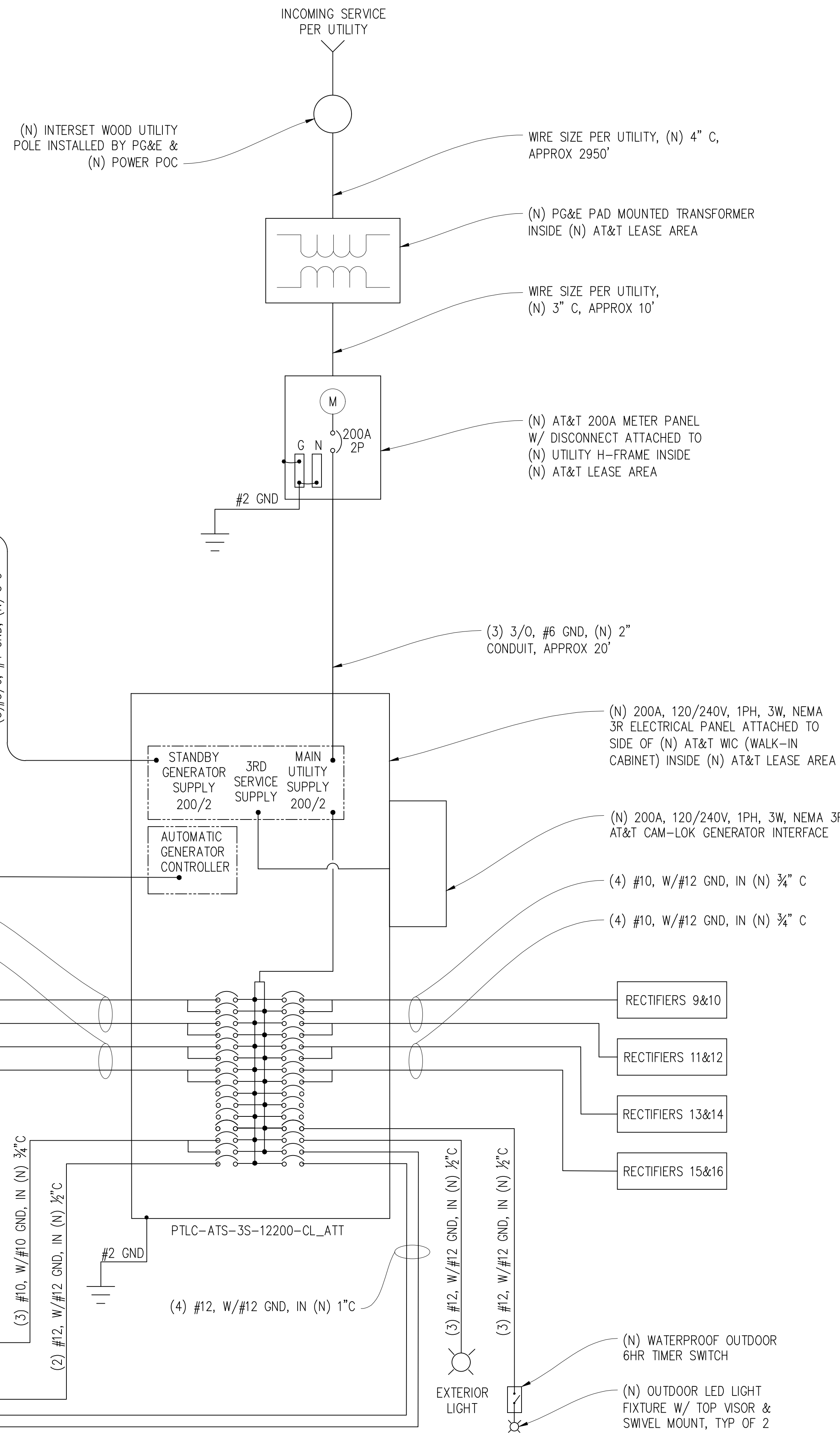
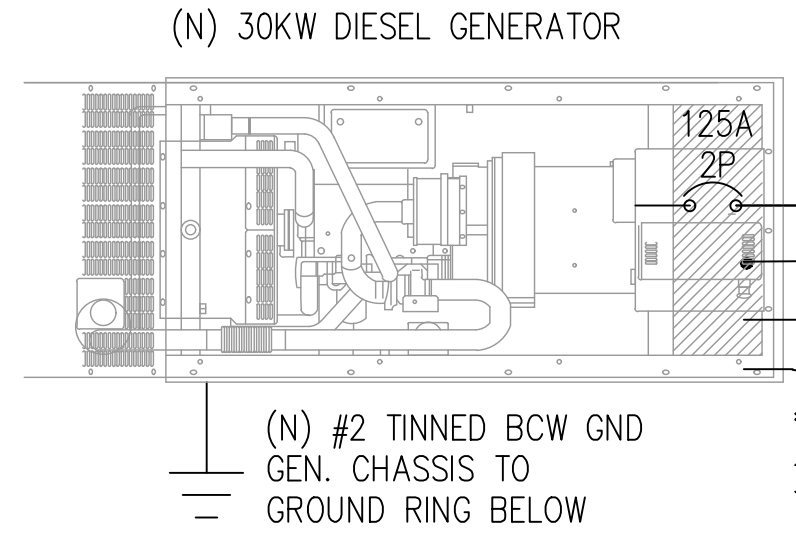
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SHEET TITLE:
**EQUIPMENT
DETAILS**

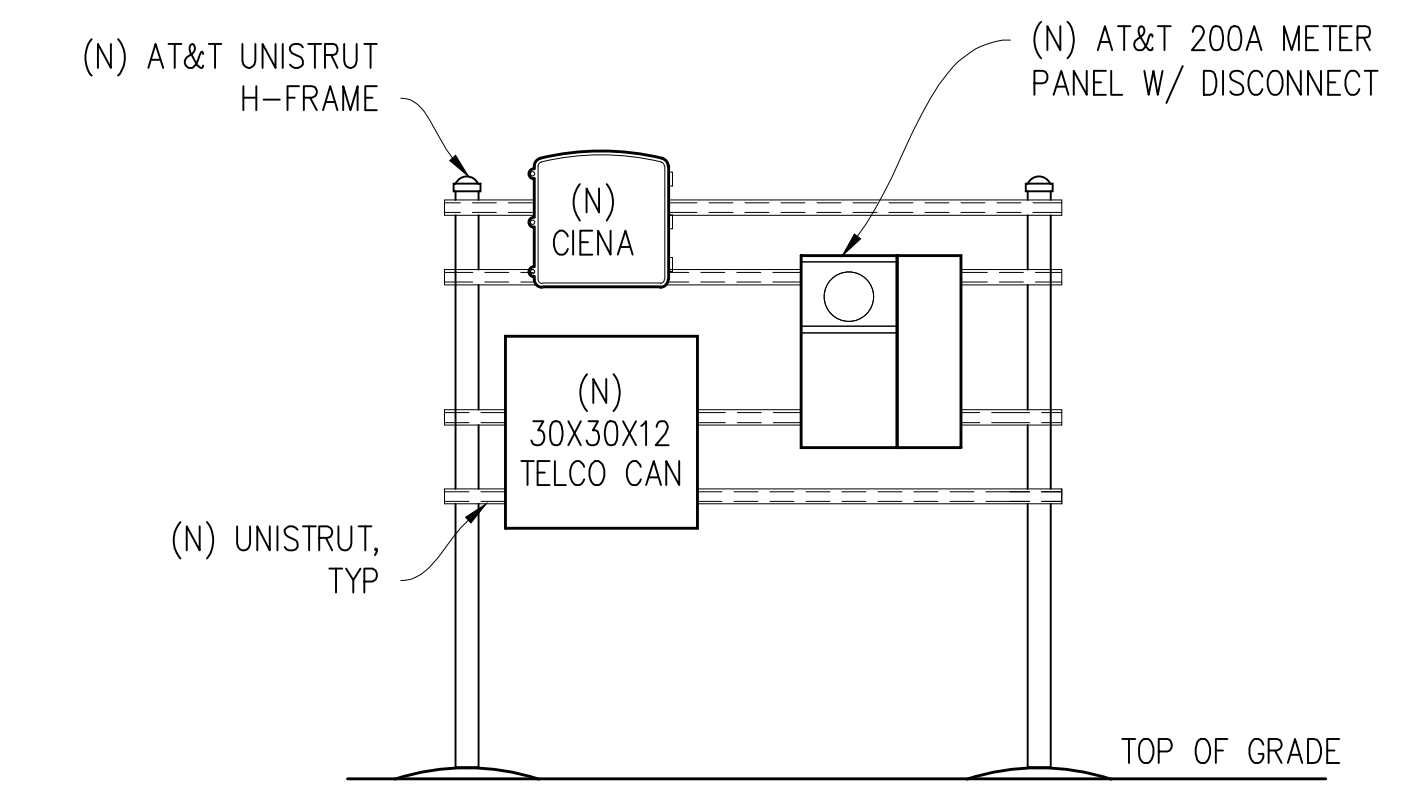
SHEET NUMBER:
A-4.2

ELECTRICAL LEGEND

- (M) MECHANICAL INTERLOCK
- (M) METER
- ⊖ CIRCUIT BREAKER
- ⊖ SERVICE GROUND
- WIRED CONNECTION
- ⊖ TIMER SWITCH, WATERPROOF
- ⊖ OUTDOOR LIGHT
- ⊖ GFI OUTLET, WATERPROOF



SINGLE LINE DIAGRAM



H-FRAME ELEVATION
 1/2" = 1'-0"

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000		VOLTS: 120V/240V, 1Ø				
LOCATION : OUTSIDE		BUS AMPS: 200A						
MOUNTING : WALL		MAIN CB: 200A						
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	ØA	ØB
2150		RECTIFIERS 1&2	30/2	1 2	30/2	RECTIFIERS 9&10	2150	
	2150	" "	" "	3 4	" "	" "		2150
2150		RECTIFIERS 3&4	30/2	5 6	30/2	RECTIFIERS 11&12	2150	
	2150	" "	" "	7 8	" "	" "		2150
2150		RECTIFIERS 5&6	30/2	9 10	30/2	RECTIFIERS 13&14	2150	
	2150	" "	" "	11 12	" "	" "		2150
2150		RECTIFIERS 7&8	30/2	13 14	30/2	RECTIFIERS 15&16	2150	
	2150	" "	" "	15 16	" "	" "		2150
		BLANK	-	17 18	-	BLANK		
		" "	-	19 20	-	" "		
		" "	-	21 22	-	" "		
		" "	-	23 24	20/1	TECH LIGHTS		300
1600		HVAC 1	25/2	25 26	20/1	EXTERIOR LIGHT/DUPLEX RCPT	300	
	1600	" "	" "	27 28	20/1	BATTERY CHARGER BLOCK		1000
180		RECEPTACLE	20/1	29 30	20/1	BATTERY HEATER BLOCK	250	
10380	10200	PHASE TOTALS				PHASE TOTALS	9150	8900
TOTAL VA =	38630	TOTAL AMPS =	161					
TOTAL KVA =	38.63							

Issued For:
CCL01088
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 POINT REYES STATION, CA 94956

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

COMPLETE
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SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1

GRADING AND DRAINAGE PLANS FOR CCL01088 - DRAKES VIEW AND & BUCKLIN TRAIL

12700 STATE ROUTE 1 POINT REYES STATION, CA 94956 APN: 119-020-29

GENERAL CONSTRUCTION NOTES:

- ALL GRADING AND EROSION CONTROL SHALL CONFORM TO MARIN COUNTY MUNICIPAL CODE TITLE 24, CHAPTER 24.04, SECTION VIII.
- FOR SITE PREPARATION, SUITABLE FILL MATERIAL, GRADING AND EARTHWORK ACTIVITIES, AND OTHER GEOTECHNICAL RECOMMENDATIONS, REFER TO THE GEOTECHNICAL PAVEMENT DESIGN LETTER NO. 05728-02 PREPARED BY MID PACIFIC ENGINEERING, INC., DATED MAY 6, 2022.
- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED ENGINEER OR GEOTECHNICAL ENGINEER.

SURVEY NOTES:

EXISTING TOPOGRAPHIC SURVEY PREPARED BY KENNETH D. GEIL, R.C.E. 14803, FIELD WORK PERFORMED ON JUNE 08, 2016 (REFER TO ARCHITECTURAL PLAN SHEETS C-1 AND C-2 FOR FURTHER INFORMATION).

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON USGS NAVD 88 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

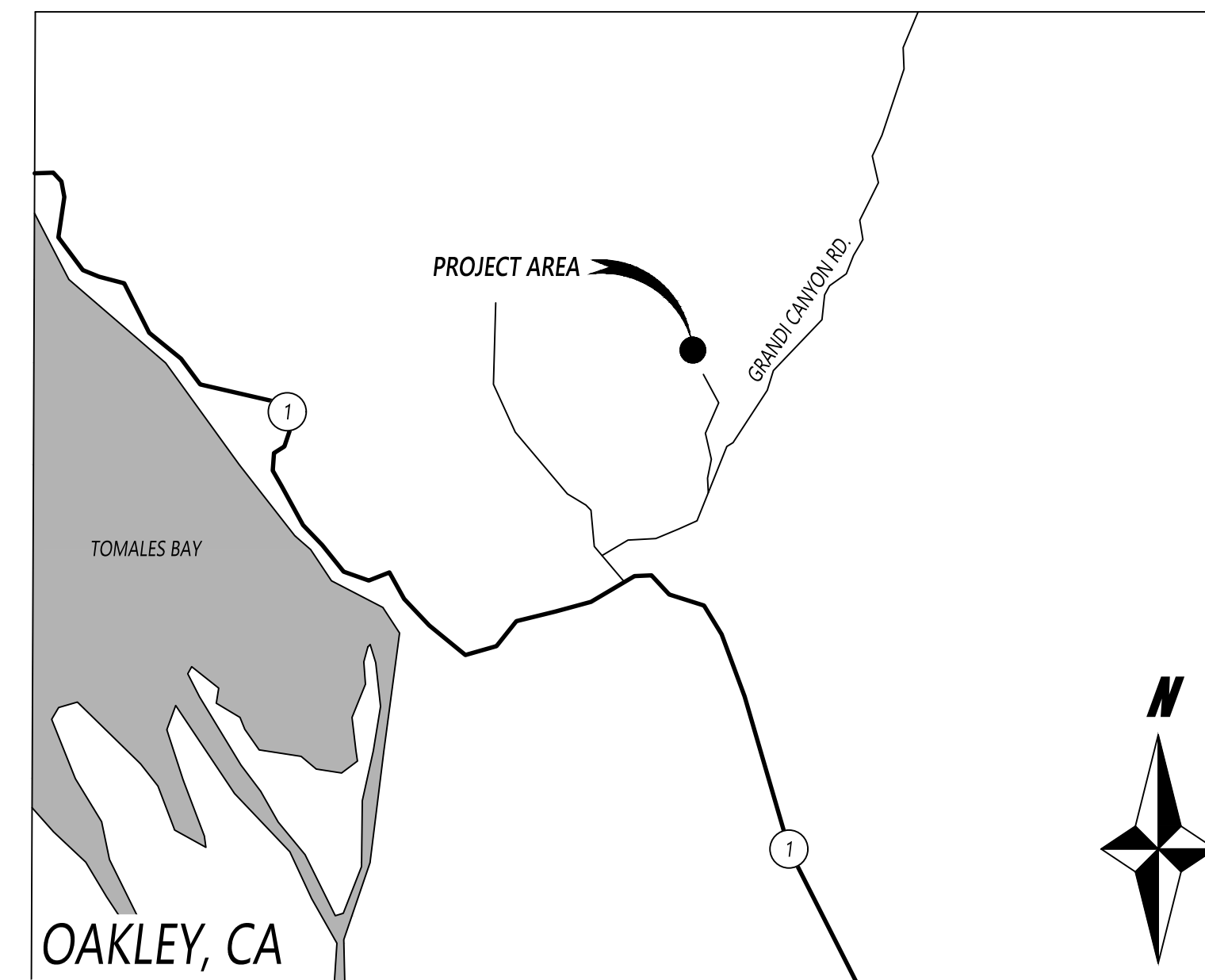
NGVD 1929 CORRECTION: SUBTRACT 2.64' FROM ELEVATIONS SHOWN.

PROPERTY OWNER:

STEPHEN D DOUGHTY
12700 STATE ROUTE 1
POINT REYES STATION, CA 94956

CIVIL ENGINEER:

CARTWRIGHT NOR CAL
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CA 95661
CONTACT: MIKE MICHELS, PROJECT MANAGER
EMAIL: MIKEM@CARTWRIGHTENGINEERS.COM
PHONE: 916-978-4001



VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.

CIVIL SHEET INDEX

SHEET #	SHEET TITLE
C0.0	CIVIL COVER AND GENERAL NOTES SHEET
C1.0	ACCESS DRIVE PLAN
C1.1	ACCESS DRIVE PLAN
C1.2	ACCESS DRIVE PLAN
C2.0	EROSION AND SEDIMENT CONTROL PLAN
C3.0	DETAILS SHEET

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM



1-26-23

REVISIONS

DELTA	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

ENGINEER'S OPINION OF EARTHWORK:

EARTHWORK SUMMARY (CY)			
	CUT	FILL	NET (CUT-FILL)
RAW SURFACE GRADING	1474	423	1051
SUBGRADE ADJUSTMENTS			
AC DRIVE (2.5 AC/10" AB)	150		150
PCC REPLACEMENT (4 PCC/4" AB)	209		209
GRAVEL ACCESS DRIVEWAY (15" CLASS II AB)	291		291
LEASE AREA (3" GRAVEL)	23		23
TOTAL (CY)	2147	423	1724

IMPERVIOUS AREA = 0.28 ACRES
TOTAL DISTURBED AREA = 0.77 ACRES
MAX CUT DEPTH = 7.58 FT
MAX FILL HEIGHT = 5.48 FT

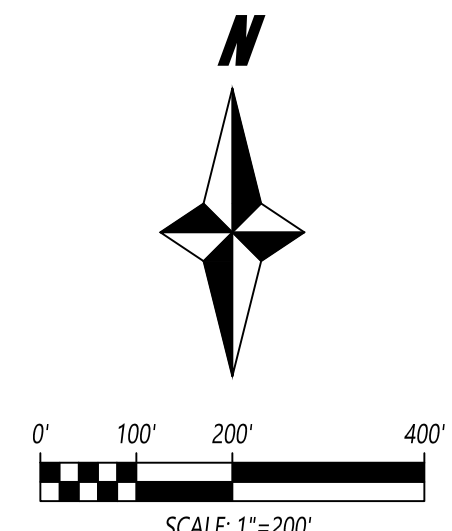
NOTE: ENGINEER'S ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON EXISTING GROUND SURFACE OF THE SITE AT THE TIME OF THE SURVEY. IT INCLUDES ESTIMATED EXCAVATION FOR THE GRAVEL ACCESS ROAD AND THE GRAVEL LEASE ACCESS. THE ESTIMATE DOES NOT INCLUDE ANY ADJUSTMENTS FOR OVER-EXCAVATION, LOOSE OR DISTURBED SOIL MITIGATION, SHRINK OR SWELL FACTORS, OR CONCRETE EQUIPMENT SLABS. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO BID.

ABBREVIATIONS:

BP: ALIGNMENT BEGINNING	FG: FINISH GRADE	PVI: POINT OF VERTICAL INTERSECTION
EP: ALIGNMENT END	N: NORTHING	BVC: BEGIN VERTICAL CURVE
STA: STATION	E: EASTING	EVC: END VERTICAL CURVE
ELEV: ELEVATION	L: LENGTH	APPROX: APPROXIMATE
EX: EXISTING	R: RADIUS	CH: CHORD DIRECTION & LENGTH
TYP: TYPICAL	Δ: DELTA ANGLE	SF: SQUARE FEET
MAX: MAXIMUM	PT: POINT OF TANGENT	AB: AGGREGATE BASE
MIN: MINIMUM	PC: POINT OF CURVE	CL: CENTERLINE
EG: EXISTING GRADE	LVC: LENGTH OF VERTICAL CURVE	



OVERALL SITE MAP



**CIVIL IMPROVEMENT PLANS FOR
CCL01088 - DRAKES VIEW & BUCKLIN
TRAIL - DOUGHTY
12700 STATE ROUTE 1, POINT REYES STATION, CA 94956**

PROJECT#: 221061

SCALE: AS NOTED

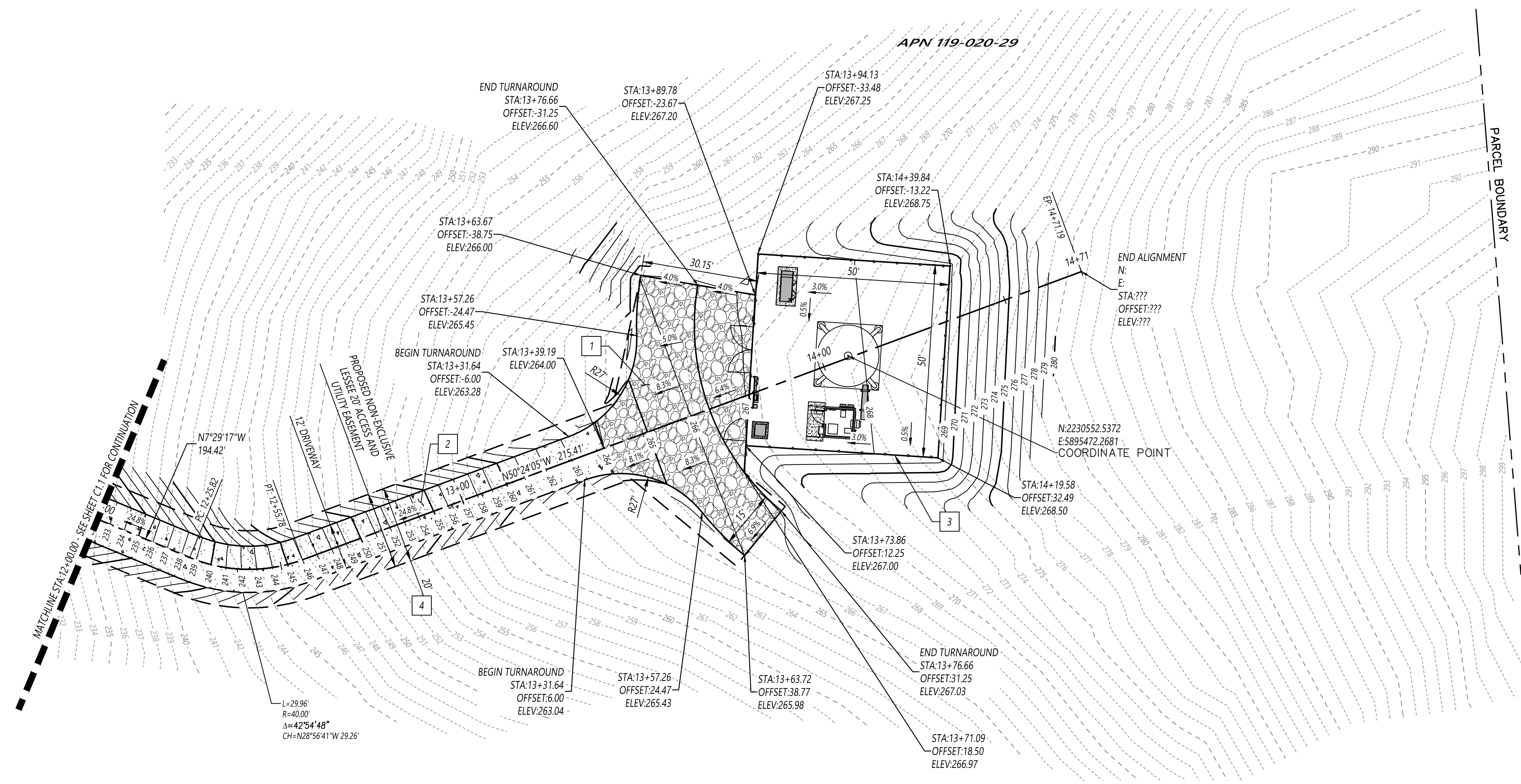
DATE: 01/24/2023

APPROVALS	
DESIGNED BY:	MM/FS
DRAWN BY:	FS
CHECKED BY:	AM

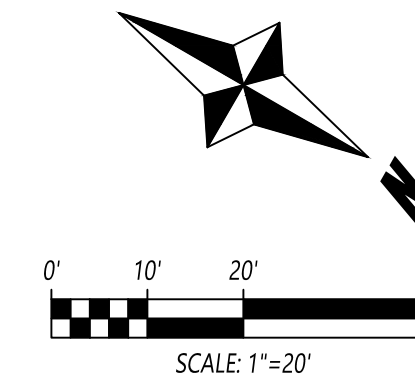
SHEET TITLE
CIVIL COVER AND
GENERAL NOTES SHEET

SHEET NUMBER

C0.0



APN 119-020-31



LEGEND:

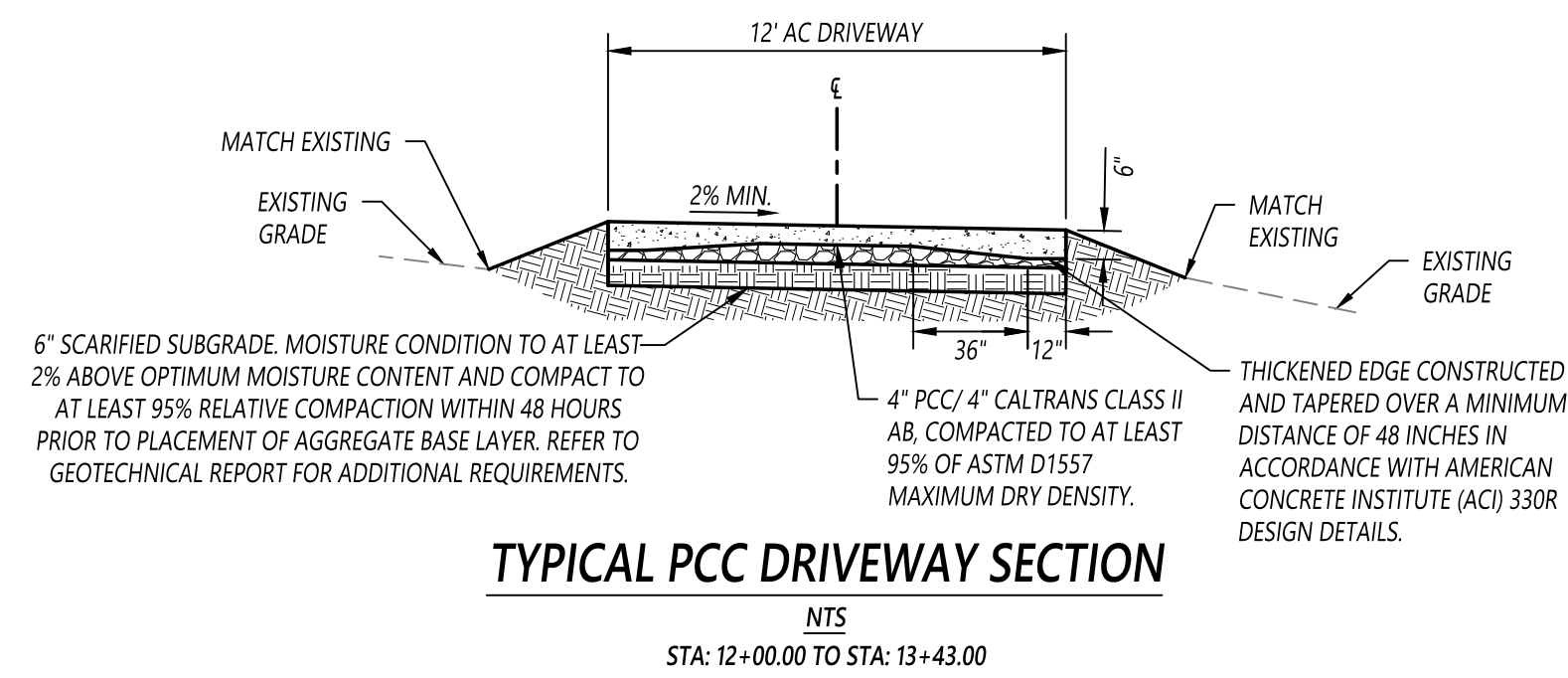
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- PROPOSED FENCE LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ACCESS DRIVE CENTERLINE
- PROPOSED GRAVEL ACCESS DRIVE (15' AB) FOR GRADES UP TO 12%
- PROPOSED PCC ACCESS DRIVE - (4'PCC/4'AB) FOR GRADES BETWEEN 18% AND 25%
- EXISTING TREE TO REMAIN - PROTECT IN PLACE PER CONSTRUCTION KEYNOTE #10

GRADING LEGEND:

- PROPOSED GROUND SLOPE
- EXISTING GROUND SLOPE
- PROPOSED FINISH GRADE ELEVATION

SITE CONSTRUCTION NOTES:

- 1 CONSTRUCT 12' WIDE ALL-WEATHER GRAVEL ACCESS DRIVE TURNAROUND PER PLAN AND TYPICAL SECTIONS. GRAVEL SHALL BE USED WHERE DRIVEWAY CENTERLINE GRADES ARE LESS THAN 12%.
- 2 CONSTRUCT 12' WIDE ALL-WEATHER PCC PAVEMENT ACCESS DRIVE PER PLAN AND TYPICAL SECTIONS. PCC PAVEMENT SHALL BE USED WHERE DRIVEWAY CENTERLINE GRADES ARE AT OR ABOVE 18%. CONCRETE PAVEMENT SURFACE SHALL BE BROOMED TO PROVIDE A ROUGHENED FINISHED.
- 3 PROPOSED 50'X50' AT&T LEASE AREA ENCLOSED BY 6' TALL BOLLARD CHAIN LINK FENCE AND ACCESS GATE. SEE ARCHITECTURAL PLANS FOR TOWER, EQUIPMENT, AND FENCING DETAILS.
- 4 PROVIDE A 20' WIDE DEFENSIBLE SPACE ZONE ALONG ALL PORTIONS OF ACCESS DRIVE. VEGETATION IS TO BE MAINTAINED YEARLY WITHIN THIS ZONE.



CARTWRIGHT NOR CAL
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 3010 LAVIA RIDGE COURT, SUITE 160
 ROSEVILLE, CALIFORNIA 95661
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1-26-23

REVISIONS		
DELTA	DATE	DESCRIPTION
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CIVIL IMPROVEMENT PLANS FOR
CCL01088 - DRAKES VIEW & BUCKLIN
TRAIL - DOUGHTY
 12700 STATE ROUTE 1, POINT REYES STATION, CA 94956

PROJECT#: 221061

SCALE: 1"=20'

DATE: 01/24/2023

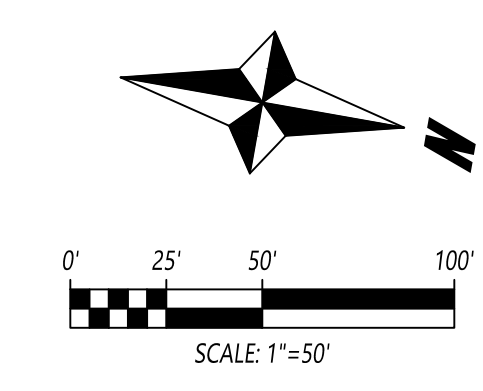
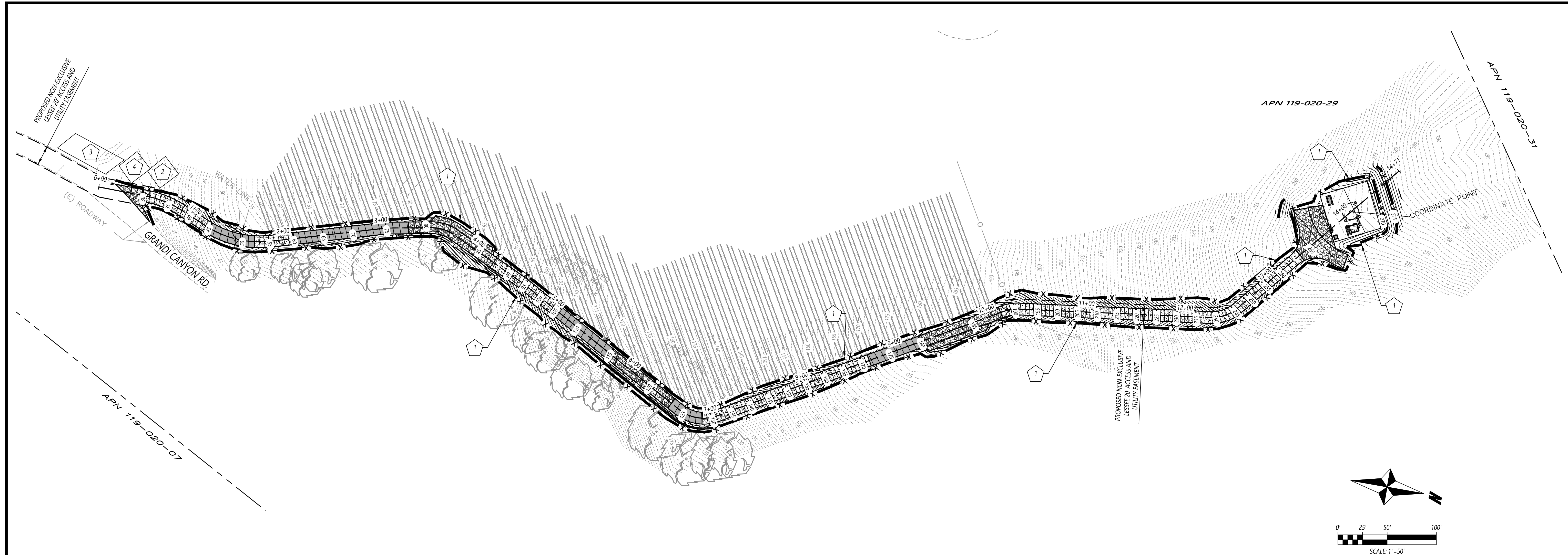
APPROVALS	
DESIGNED BY:	MM/FS
DRAWN BY:	FS
CHECKED BY:	AM

SHEET TITLE
 ACCESS DRIVE PLAN

SHEET NUMBER

C1.2

LogIn Name: francis
 Plot Date: January 25, 2023 - 6:16 pm
 File Name: U:\221061-MS1-Drakes View\CD\Production Drawings\221061-CD-C2-D-EROS.dwg



LEGEND

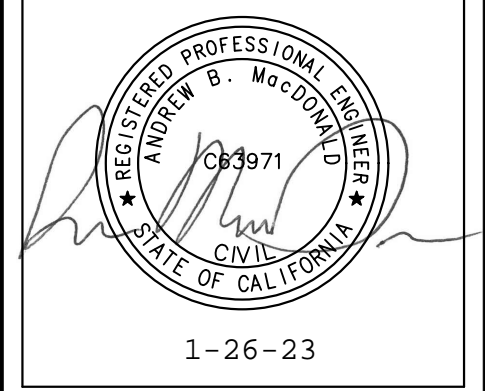
	FIBER ROLL PER CASQA SE-5
	EXISTING 1-FT CONTOUR
	EXISTING 5-FT CONTOUR
	PROPOSED 1-FT CONTOUR
	PROPOSED 5-FT CONTOUR
	PROPOSED GRAVEL ACCESS DRIVE
	PROPOSED AC ACCESS DRIVE
	PROPOSED PCC ACCESS DRIVE

EROSION AND SEDIMENT CONTROL NOTES:

- CONSTRUCT PERIMETER EROSION CONTROL - UTILIZE FIBER ROLLS PER CASQA STD. DWG. SE-5. SEE SHEET C3.0.
- PROPOSED SITE CONCRETE WASHOUT PER CASQA STD. DWG. WM-8. SEE SHEET C3.0.
- PROPOSED CONSTRUCTION STOCKPILE LOCATION.
- PORTABLE TOILET. ACTUAL LOCATION PER CONTRACTOR.

NOTE: CONSTRUCT PERMANENT EROSION CONTROL BY SEEDING ALL EXPOSED EARTH SLOPES AS SOON AS POSSIBLE AFTER THE GRADING OPERATION CEASES THEN COVER THE SLOPES WITH BIODEGRADABLE EROSION CONTROL BLANKETS AFTER SEEDLINGS HAVE EMERGED PER CASQA STD. DWG. NO. EC-7 ON SHEET C3.0. CONTRACTOR TO PROVIDE WATERING AS REQUIRED UNTIL VEGETATION HAS ESTABLISHED. ALL AREAS THAT ARE DISTURBED SHALL BE STABILIZED WITH PERMANENT EROSION CONTROL MEASURES PRIOR TO CONTRACT CLOSEOUT. REFER TO COUNTY OF SONOMA EROSION PREVENTION AND SEDIMENT CONTROL NOTES.

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DELTA	DATE	DESCRIPTION
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CIVIL IMPROVEMENT PLANS FOR
CCL01088 - DRAKES VIEW & BUCKLIN
TRAIL - DOUGHTY
 12700 STATE ROUTE 1, POINT REYES STATION, CA 94956

PROJECT#: 221061
 SCALE: 1"=50'
 DATE: 01/24/2023

APPROVALS

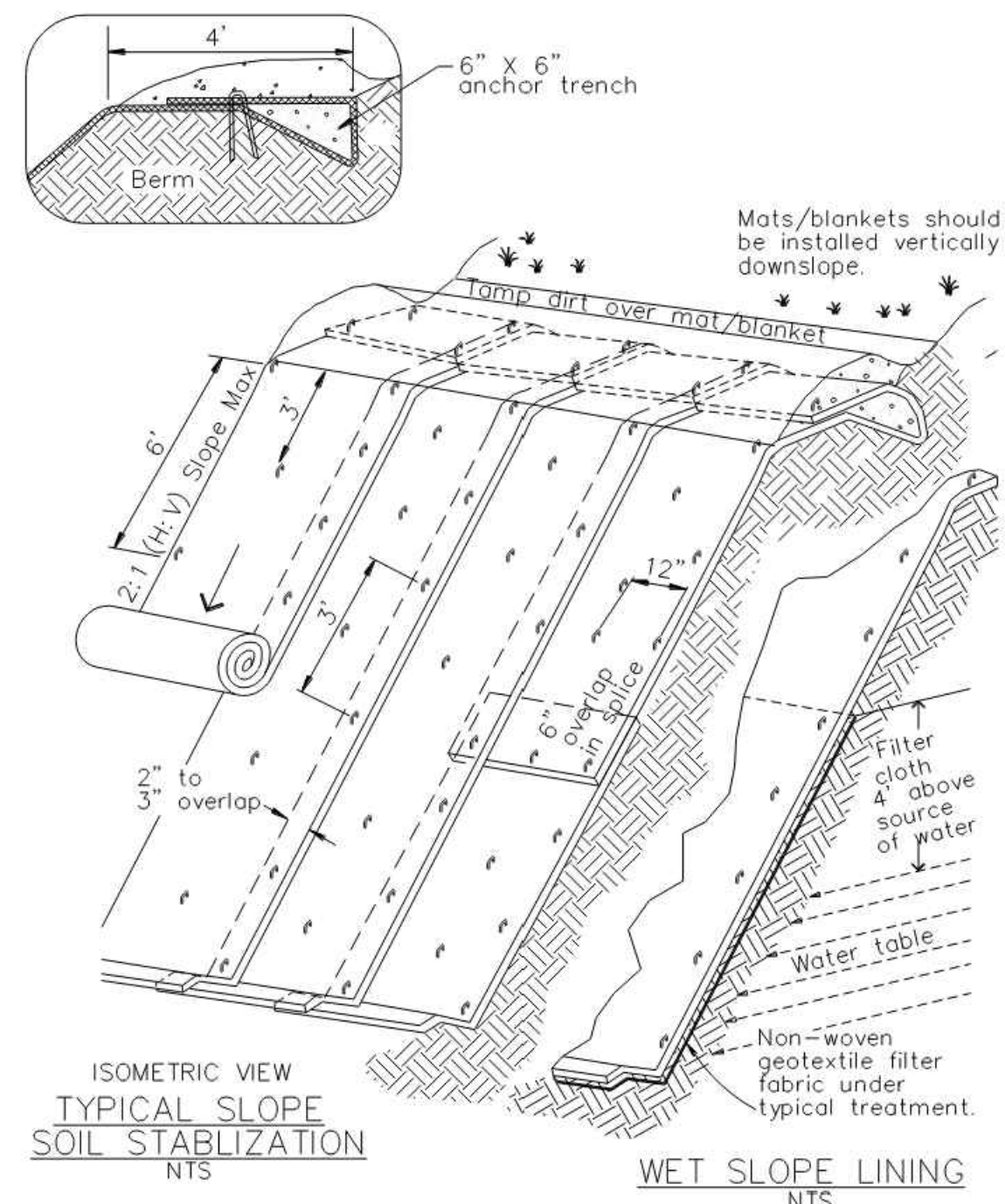
DESIGNED BY:	MM/FS
DRAWN BY:	FS
CHECKED BY:	AM

SHEET TITLE
 EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
 C2.0

Geotextiles and Mats

EC-7



ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION
NTS

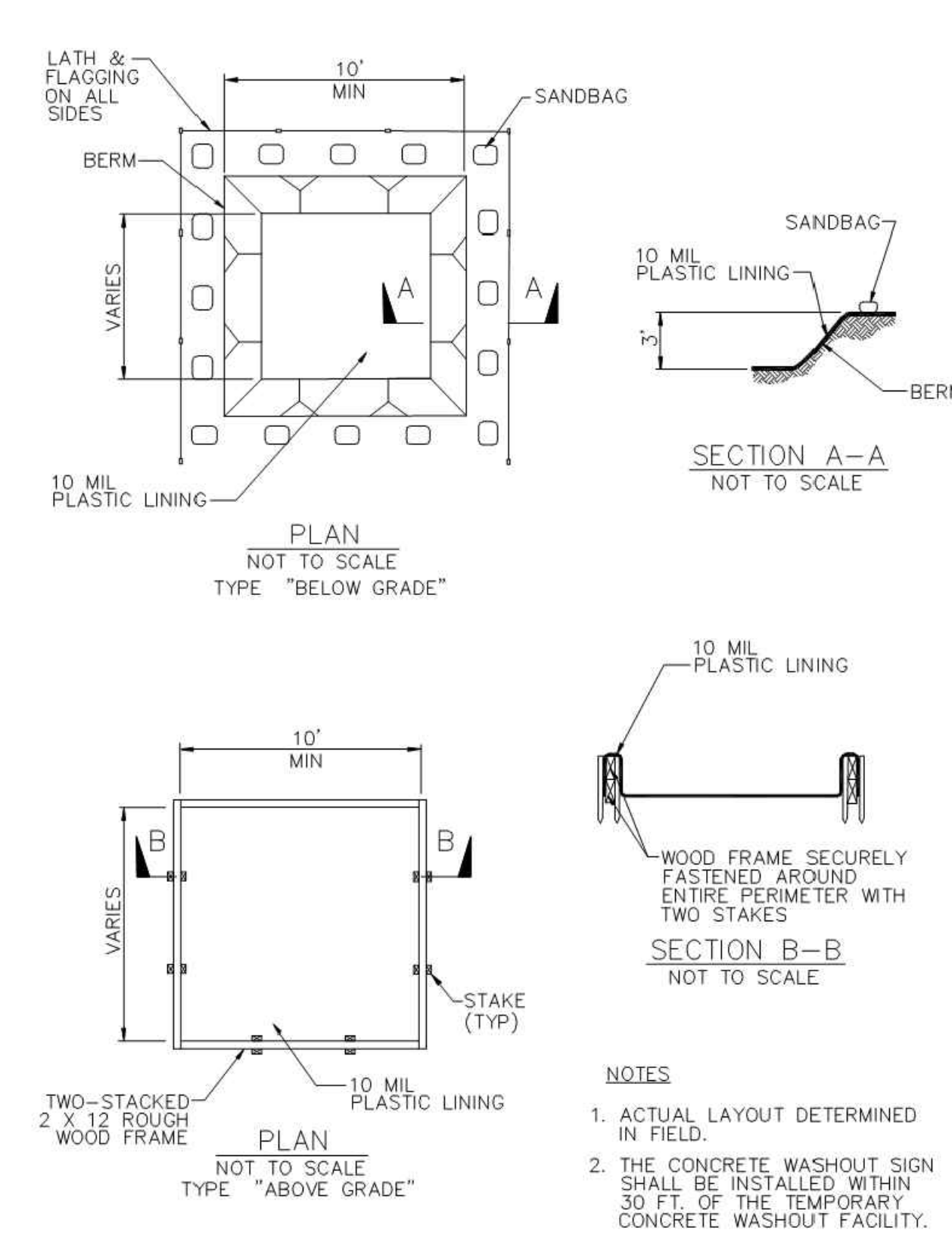
WET SLOPE LINING
NTS

NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

Concrete Waste Management

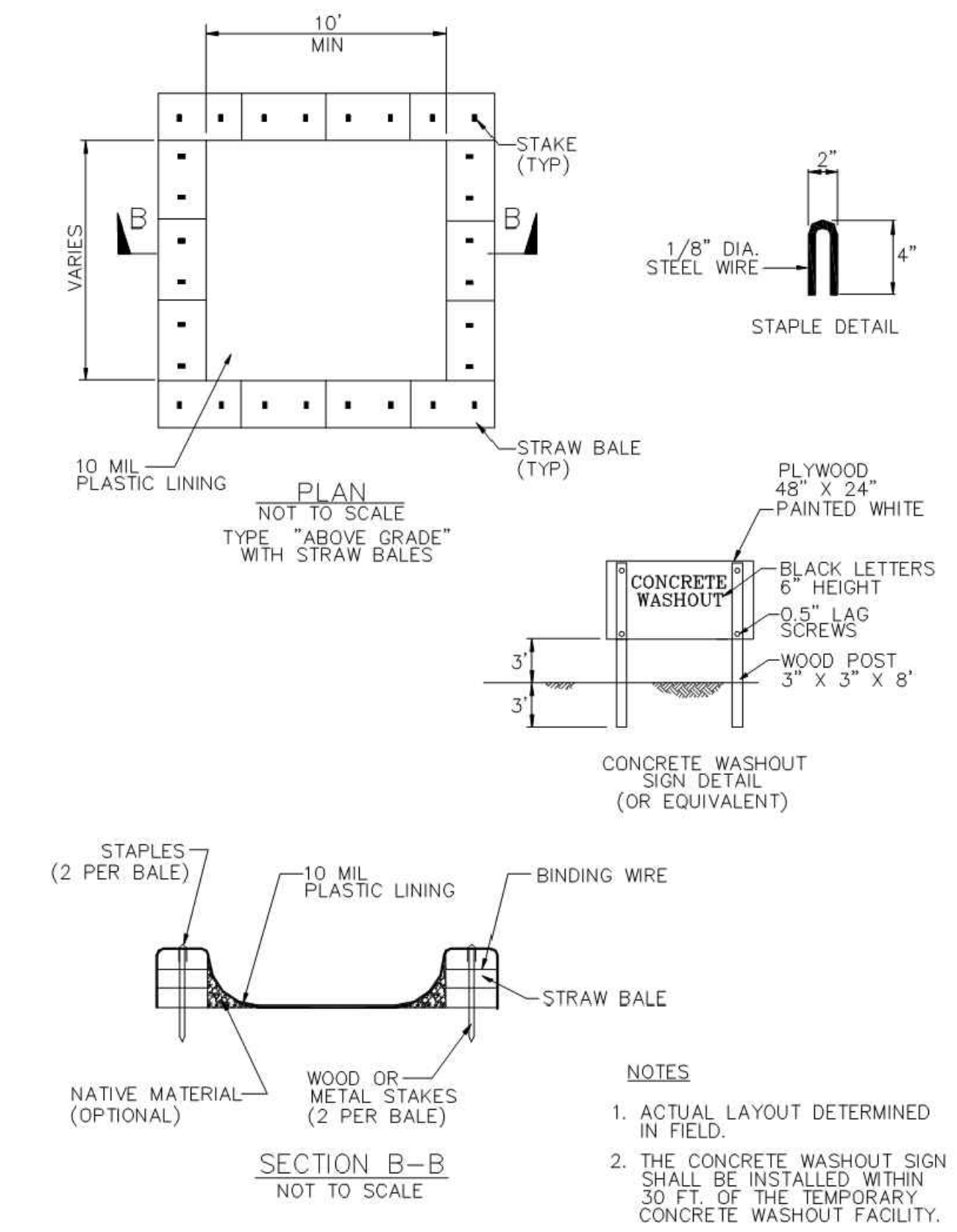
WM-8



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Concrete Waste Management

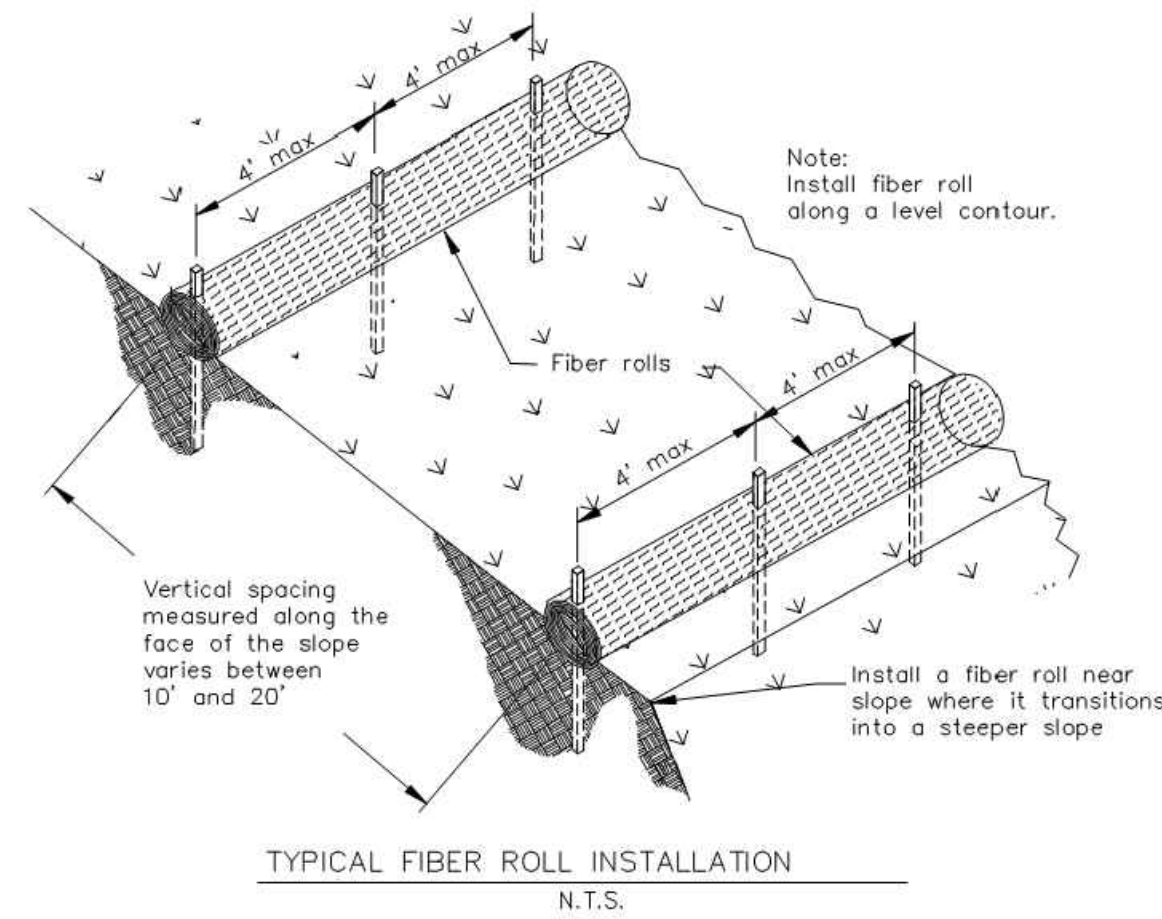
WM-8



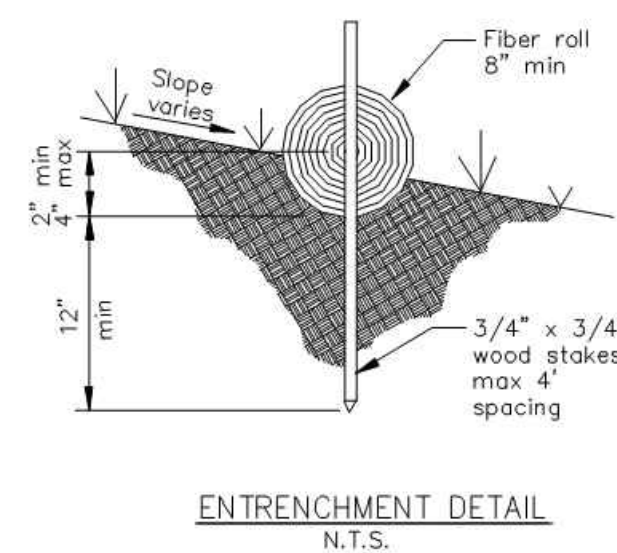
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Fiber Rolls

SE-5



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

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DELTA	DATE	DESCRIPTION
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CIVIL IMPROVEMENT PLANS FOR
CCL01088 - DRAKES VIEW & BUCKLIN TRAIL - DOUGHTY
12700 STATE ROUTE 1, POINT REYES STATION, CA 94956

PROJECT#: 221061

SCALE: NONE

DATE: 01/24/2023

APPROVALS

DESIGNED BY:	MM/FS
DRAWN BY:	FS
CHECKED BY:	AM

SHEET TITLE
DETAILS SHEET

SHEET NUMBER

C3.0

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