

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

DATE: September 19, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit renewal to allow the continued operation of a communications facility, pursuant to Section 6500(b) of the San Mateo County Zoning Regulations, located on Radio Road atop San Bruno Mountain, in the unincorporated San Bruno Mountain Park area of San Mateo County.

County File Number: PLN 2000-00059 (American Tower Corporation)

PROPOSAL

The applicant proposes to renew the use permit to allow for the continued operation of a communications facility on Radio Road atop San Bruno Mountain. No amendments are proposed.

RECOMMENDATION

That the Zoning Hearing Officer renew the Use Permit, File Number PLN 2000-00059, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: John Merritt for American Tower Corporation

Owner: American Tower Corporation

Location: 200, 300, 350, 375, 400, 500, 645, 700, and 900 Radio Road, San Bruno Mountain (off Guadalupe Parkway)

APNs: 090-120-010, -020, -030, -040, -050, -060, -080, -100 and -110

Size: 21 acres

Existing Zoning: RM (Resource Management)

General Plan Designation: General Open Space

Existing Land Use: Satellite/Antennae Telecommunications Facility; Open Space

Environmental Evaluation: Categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines – continued operation of an existing facility. A Negative Declaration for this facility was certified by the Planning Commission in 1983 (Use Permit 81-36).

Setting: San Bruno Mountain is a prominent landform, approximately 3,000 acres in size, on the San Francisco Peninsula just south of the San Francisco County line. All of San Bruno Mountain lies within San Mateo County, and portions of it are within the jurisdictions of three surrounding cities: Brisbane, South San Francisco and Daly City. Although urban development surrounds San Bruno Mountain, most of the Mountain remains in open space, included in and part of San Bruno Mountain County Regional Park.

Ten major towers stand along the ridge of the site, extending about one-half mile, and there are seven buildings housing the transmitting equipment of the various site users. There are also 17 earth/station satellite antennas. This area is accessible to the public via Radio Road through the County Park entrance, which is open only during daylight hours.

A number of rare and endangered species surround and to some extent inhabit the project area. The dominant vegetation community found on the project site is coastal scrub/chaparral, with smaller areas of grassland intermixed in the scrub/chaparral. There are several rare plant species found on San Bruno Mountain, including two California State listed endangered plants, Montara Mt. manzanita and Pacific manzanita. The Mountain contains habitat for three federally listed endangered butterflies: the Mission Blue, the San Bruno Elf and the Callippe Silverspot.

Chronology:

<u>Date</u>	<u>Action</u>
April 2, 1982	- UP 82-4 approved to allow erection of a 10-meter earth-station antenna and an equipment microvan. For purposes of long-term permit renewal and review, this permit was combined with UP 81-36.
June 22, 1983	- UP 81-36 (including UP 83-14 and UP 83-15) approved to allow for the provision of 21 sites for the eventual erection of 21 earth-station antennas with associated buildings, equipment, fences and underground utilities, and a 250-foot radio tower.

- June 6, 1985 - Variance VA 85-5 approved to allow lesser side yard setbacks for a building and radio tower than are required, as well as a 250-foot tower.
- June 26, 1986 - Administrative review of UP 81-36 completed and approved.
- July 1, 1987 - Administrative review completed and approved.
- June 8, 1988 - Use permit renewal and amendment approved.
- November 18, 1991 - Received application for use permit renewal and amendment.
- July 14, 1993 - Revisions to use permit amendment are submitted. This use permit amendment was tied up in court for several years. Subsequently, the property was sold and the current owner has expressed no interest in pursuing these amendments at this time.
- January 25, 2000 - Received application for use permit renewal. No amendments proposed.
- July 6, 2000 - Zoning Hearing Officer approved the use permit renewal.
- October 27, 2006 - Received application for use permit renewal. No amendments proposed.
- February 10, 2009 - Board of Supervisors adopts Habitat Easement as required by San Bruno Mountain Habitat Conservation Plan (HCP).
- May 21, 2009 - Zoning Hearing Officer approved the use permit renewal.
- June 5, 2019 - Received application for use permit renewal.
- September 19, 2019 - Zoning Hearing Officer Hearing.

KEY ISSUES

A. CONFORMANCE WITH PAST USE PERMIT CONDITIONS

Below is a summation of conformance with the conditions of approval from the 2009 permit renewal.

Current Planning Section

With regard to the continued operation of the entire telecommunications facility on San Bruno Mountain, the owner shall:

1. **This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer on May 21, 2009. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect the most recent hearing date. This is a standard condition and which accompanies most discretionary approvals.

2. **This use permit shall be valid for ten (10) years and shall be reviewed administratively twice at three (3) years (May 2012) and seven (7) years (May 2016) from the date of approval. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six (6) months prior to expiration.**

Compliance with Condition? Partially. The administrative inspections were conducted in a timely manner but the renewal was submitted less than 6 months prior to expiration.

Recommend to Retain Condition? Yes, but modified to reflect the most recent hearing date. This is a standard condition which accompanies most discretionary/renewable approvals.

3. **Comply with mitigation measures set forth for Management Units 3-01-01 to 3-01-03. (See Attachment E for HCP requirements.)**

Compliance with Condition? Yes. The mitigation measures detail requirements for the initial construction at the site and have continued to be applied to subsequent development. The Plan Administrator has enforced the measures and the applicant has consistently complied.

Recommend to Retain Condition? Yes. These requirements remain necessary to protect sensitive habitats and to remain in compliance with the Habitat Conservation Plan.

4. **Comply with the planning assistance requirements set forth in the Operating Program for Management Units 3-01-01 to 3-01-03, on pages VII 225-226 of Volume II of the HCP. (See Attachment E.)**

Compliance with Condition? Yes. The planning assistance requirements detail the Plan Operator's responsibility in ensuring that the impacts of proposed development are minimized. This includes a requirement that a pre-development assessment of the locations of the San Bruno Elfin butterfly be conducted prior to any construction and that careful monitoring

of the area be conducted after a project's completion to assess the future needs of a site.

Recommend to Retain Condition? Yes. These requirements remain vital to the protection of sensitive habitats located on the site, as they address both the before and after impacts of development.

5. **All future construction shall have all activities supervised by a qualified biologist to assure no species of concern are taken during the course of construction.**

Compliance with Condition? Yes. A qualified biologist under contract with the County has monitored all previous construction at the project site.

Recommend to Retain Condition? Yes. While no new construction is proposed under this use permit renewal, any future construction would still be subject to this requirement. This requirement remains necessary to protect sensitive habitats and species.

6. **Prior to any construction within Administrative Parcel 3-01, the landowner shall provide for the following:**

- a. **Construction Provisions. In accordance with the adopted Habitat Easement, the landowner shall not disturb any land in areas outside the existing and proposed development areas except as provided in Condition Nos. 1 and 2.**

Compliance with Condition? Yes. The habitat easement was established prior to the last renewal and the applicant has consistently worked with the Plan Administrator to not disturb any land in areas outside the existing and proposed development areas.

Recommend to Retain Condition? Yes, while no modifications are proposed at this time the condition remains valid to ensure compliance with the HCP.

- b. **Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter dedicated as Conserved Habitat, the landowner shall prepare a reclamation plan for approval by the County in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, erosion and runoff controls, and revegetation with native grassland species to the satisfaction of the HCP Plan Operator. In addition, the landowner shall clearly define on the ground (by snow fencing or 2-strand wire fencing, or other methods) the limits of disturbance anticipated, and shall limit the construction disturbance to said limits as provided in fencing**

and signing provisions of the Agreement with respect to San Bruno Mountain and Chapter 5 of the HCP.

Compliance with Condition? Yes. The applicant has coordinated with and obtained site activity permits from the HCP Plan Operator for all grading and site disturbance activities.

Recommend to Retain Condition? Yes. This condition is largely applicable to construction related activities and while this renewal does not include any proposal for new development, maintenance of this provision is important for the protection of the surrounding sensitive habitat.

- c. **Funding Provisions.** The landowner shall participate in the regulatory and funding provisions of the Section 10(a) Permit Agreement by becoming a signatory to the Agreement and provide an annual contribution to the San Bruno Mountain Habitat Trust Fund or its successor funding instrument of \$3,384 a year in perpetuity.

Compliance with Condition? Yes. The landowner has become a signatory to the Agreement and provides an annual contribution to the San Bruno Mountain Habitat Trust Fund.

Recommend to Retain Condition? Yes. The participation of the landowner is essential to the success of the HCP as it contributes to the fund that supports the reclamation, rehabilitation, and preservation activities that occur as part of the plan.

- d. **Pesticide Control.** The landowner shall establish covenants and restrictions encumbering development areas in favor of the County prohibiting the use of aerial or large scale spraying of pesticides without the approval of the Plan Operator.

Compliance with Condition? Yes. See discussion under Reclamation Provisions.

Recommend to Retain Condition? Yes.

- e. **Inspection.** The landowner shall, in carrying out reclamation plans for Administrative Parcel 3-01, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

Compliance with Condition? Yes. See discussion under Reclamation Provisions.

Recommend to Retain Condition? Yes.

- 7. If the permanent fencing requires repairs or replacement, only one fence shall be built around all of the stations, and research biologists and the HCP Plan Operator shall be allowed access for research and monitoring purposes. Such fencing shall be at least 20 feet from the antennas.**

Compliance with Condition? Yes. All the tower sites each have an individual fence delineating their respective boundaries. Furthermore, in accordance with previous conditions, the fences have incorporated a dielectric material coating over the chain link fence.

Recommend to Retain Condition? Yes. In the event the fences need to be replaced, this condition is relevant to the design, materials, and placement of said fences.

- 8. If and when the earth-station satellite antennas become obsolete and are no longer actively used, the owner shall remove them in a manner which shall have the least impact on the species of concern.**

Compliance with Condition? Yes. Outdated or unused materials have been removed.

Recommend to Retain Condition? Yes. This condition remains relevant in the event the remaining satellite antennas become obsolete.

- 9. Any additional amendments or changes shall be reviewed by this department and may be subject to an amendment of this use permit.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes. This condition remains relevant in the event amendments or changes to the site are proposed.

Nuisance Abatement

- 10. Any and all graffiti on the site shall be cleaned up.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes. Graffiti is an ongoing problem on the site. Therefore, the retention of this condition is appropriate in the event graffiti occurs in the future.

- 11. Weeds shall be cleared within 30 feet of all structures as a fire prevention measure where not in conflict with the HCP.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

Fire Department (Cal-Fire)

12. **The storage of flammable liquids shall be prohibited without prior approval of this office.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

13. **Applicant shall coordinate and resolve (if necessary) with North County Fire potential issues regarding fire department access, knox box/locks, addressing, signage (including alternative power supplies), and preplan site plans for all facilities within three months of this approval.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified. Cal-Fire provided revised language for this condition and it should now read as follows: Knox locks or Knox key switch are required on all access gates. Please confirm Fire Department access is available to all sites related to this use permit. Contact our office at 650/573-3846 for an application, if needed.

Building Inspection Section

14. **The owner shall obtain a building permit for all subject work through this department.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

Geotechnical Section

15. **The owner shall submit current evidence from the applicant's geotechnical consultant that no significant changes have occurred on this site since the last report was issued within three months of this approval.**

Compliance with Condition? No. This report was not provided.

Recommend to Retain Condition? Yes. A review by the Geotechnical Section determined that this requirement remains valid and outstanding.

B. ADDITIONAL CONDITION FOR RENEWAL

The San Mateo County Parks Department has requested that the following conditions be added as a reminder to the applicant of their obligations under the Habitat Conservation Plan. These will be added to the end of the conditions of approval as new conditions.

1. The landowner must submit a Site Activity Review application to the HCP Operator (County Parks), for any activities involving maintenance, modification, vegetation management, or other activities. The HCP operator will assess the application for impacts to natural resources and outline measure to prevent of limit resource impacts.
 - a. The application can be found online here:

<https://parks.smcgov.org/webforms/scientific-permit-site-activity-review-application>
2. The Landowner shall comply with the commitments as outlined within the HCP document. Landowners shall be required to:
 - a. Demonstrate compliance with the Agreement and the Section 10(a) Permit as described in Paragraph A of the HCP Institutional Program.
 - b. Participate in the Funding Program as set forth in the Agreement.
 - c. Comply with applicable provisions of the Agreement and the conditions of the Section 10(a) Permit.
 - d. Comply with the requirements for grading permits set forth in the Agreement
 - e. Stop grading work immediately upon the issuance of a stop work order duly and properly issued by the local government having land use jurisdiction.

C. COMPLIANCE WITH USE PERMIT REGULATIONS

This facility is allowed under Section 6500(b) of the County Zoning Regulations. Section 6500(b) allows for the location of public utility or public service uses in any district when found to be necessary for the public health, safety, convenience or welfare. With the common use of satellite and cellular communications and the continuing demand for television and radio communications antennas, the project site constitutes an important public service. In order to approve a renewal of this use permit, the Zoning Hearing Officer must make the following finding:

That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental

to the public welfare or injurious to property or improvements in the neighborhood.

After review of the site, project, and all other applicable information pertaining to this permit, the continued operation of this facility will not be detrimental to the public welfare. The previous conditions of approval where still applicable have been met and there is no evidence from the record or from the site inspection that the continued operation of this use will be detrimental to the public welfare or damage neighboring property. The individual tower sites are individually fenced and provide warning signs regarding electromagnetic frequency and radio wave exposure to restrict public access. Further, the site is sufficiently distanced from development in the surrounding cities to avoid impacts to those areas.

D. ENVIRONMENTAL EVALUATION

The project qualifies for a categorical exemption under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines – continued operation of an existing facility.

E. AGENCY INPUT

	APPROVE	CONDITIONS	DENY
Building Inspection Section	X	None	
Cal-Fire	X	Yes	
Geotechnical Section	X	Yes	
Parks Department	X	Yes	

ATTACHMENTS

- A. Recommended Findings and Conditions
- B. Location Map
- C. Project Plans
- D. HCP Operating Program and Management Unit Requirements

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2000-00059 Hearing Date: September 19, 2019

Prepared By: Angela Chavez
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from CEQA, under Section 15301 of the CEQA Guidelines, regarding the continued operation of an existing facility.

Regarding the Use Permit, Find:

2. Find that the establishment and/or conducting of the use will not, under the circumstances of this particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood. As the previous conditions of approval where still applicable have been met and there is no evidence from the record or from the site inspection that the continued operation of this use will be detrimental to the public welfare or damage neighboring property. Furthermore, that the project site constitutes an important public service for various communications related services.

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 Zoning Hearing Officer on September 19, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. This use permit shall be valid for ten (10) years and shall be reviewed administratively twice at three (3) years (September 2022) and seven (7) years (September 2026) from the date of approval. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six (6) months prior to expiration.

3. Comply with mitigation measures set forth for Management Units 3-01-01 to 3-01-03. (See Attachment E for HCP requirements.)
4. Comply with the planning assistance requirements set forth in the Operating Program for Management Units 3-01-01 to 3-01-03, on pages VII 225-226 of Volume II of the HCP. (See Attachment E.)
5. All future construction shall have all activities supervised by a qualified biologist to assure no species of concern are taken during the course of construction.
6. Prior to any construction within Administrative Parcel 3-01, the landowner shall provide for the following:
 - a. Construction Provisions. In accordance with the adopted Habitat Easement, the landowner shall not disturb any land in areas outside the existing and proposed development areas except as provided in Condition Nos. 1 and 2.
 - b. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter dedicated as Conserved Habitat, the landowner shall prepare a reclamation plan for approval by the County in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, erosion and runoff controls, and revegetation with native grassland species to the satisfaction of the HCP Plan Operator. In addition, the landowner shall clearly define on the ground (by snow fencing or 2-strand wire fencing, or other methods) the limits of disturbance anticipated, and shall limit the construction disturbance to said limits as provided in fencing and signing provisions of the Agreement with respect to San Bruno Mountain and Chapter 5 of the HCP.
 - c. Funding Provisions. The landowner shall participate in the regulatory and funding provisions of the Section 10(a) Permit Agreement by becoming a signatory to the Agreement and provide an annual contribution to the San Bruno Mountain Habitat Trust Fund or its successor funding instrument of \$3,384 a year in perpetuity.
 - d. Pesticide Control. The landowner shall establish covenants and restrictions encumbering development areas in favor of the County prohibiting the use of aerial or large scale spraying of pesticides without the approval of the Plan Operator.
 - e. Inspection. The landowner shall, in carrying out reclamation plans for Administrative Parcel 3-01, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.
7. If the permanent fencing requires repairs or replacement, only one fence shall be built around all of the stations, and research biologists and the HCP Plan Operator

shall be allowed access for research and monitoring purposes. Such fencing shall be at least 20 feet from the antennas.

8. If and when the earth-station satellite antennas become obsolete and are no longer actively used, the owner shall remove them in a manner which shall have the least impact on the species of concern.
9. Any additional amendments or changes shall be reviewed by this department and may be subject to an amendment of this use permit.

Nuisance Abatement

10. Any and all graffiti on the site shall be cleaned up.
11. Weeds shall be cleared within 30 feet of all structures as a fire prevention measure where not in conflict with the HCP.

Cal-Fire

12. The storage of flammable liquids shall be prohibited without prior approval of the Planning and Building Department and Cal-Fire.
13. Knox locks or Knox key switch are required on all access gates. Please confirm Fire Department access is available to all sites related to this use permit. Contact 650/573-3846 for an application, if needed.

Building Inspection Section

14. The owner shall obtain a building permit for all future construction work.

Geotechnical Section

15. The owner shall submit current evidence from the applicant's geotechnical consultant that no significant changes have occurred on this site since the last report was issued within 3 months of this approval.

County Parks Department

16. The landowner must submit a Site Activity Review application to the HCP Operator (County Parks Department), for any activities involving maintenance, modification, vegetation management, or other activities. The County Parks Department will assess the application for impacts to natural resources and outline measure to prevent or limit resource impacts.
 - a. The application can be found online here:

<https://parks.smcgov.org/webforms/scientific-permit-site-activity-review-application>

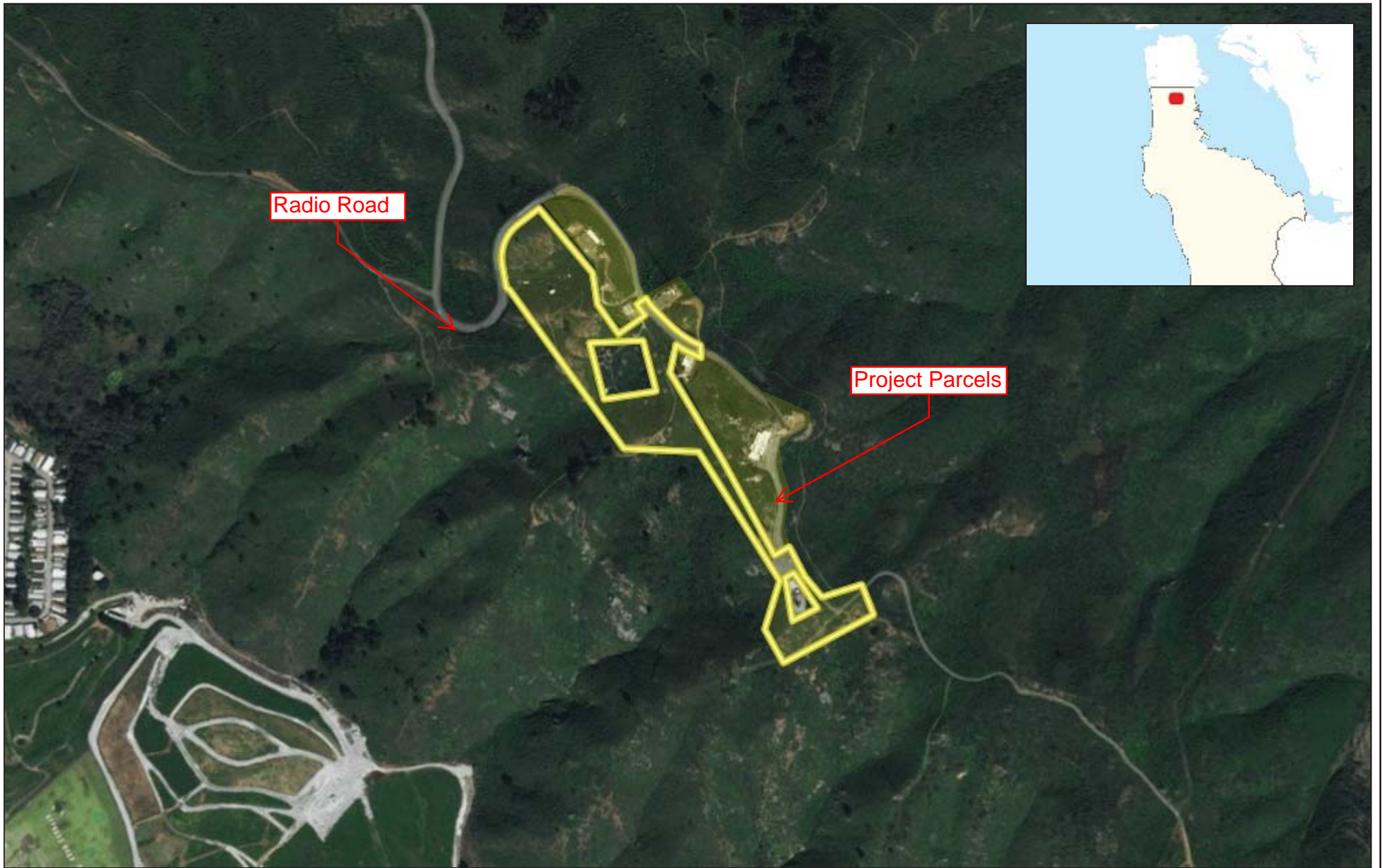
17. The Landowner shall comply with the commitments as outlined within the HCP document – Landowners shall be required to:
 - a. Demonstrate compliance with the Agreement and the Section 10(a) Permit as described in Paragraph A of the HCP Institutional Program.
 - b. Participate in the Funding Program as set forth in the Agreement.
 - c. Comply with applicable provisions of the Agreement and the conditions of the Section 10(a) Permit.
 - d. Comply with the requirements for grading permits set forth in the Agreement.
 - e. Stop grading work immediately upon the issuance of a stop work order duly and properly issued by the local government having land use jurisdiction.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028



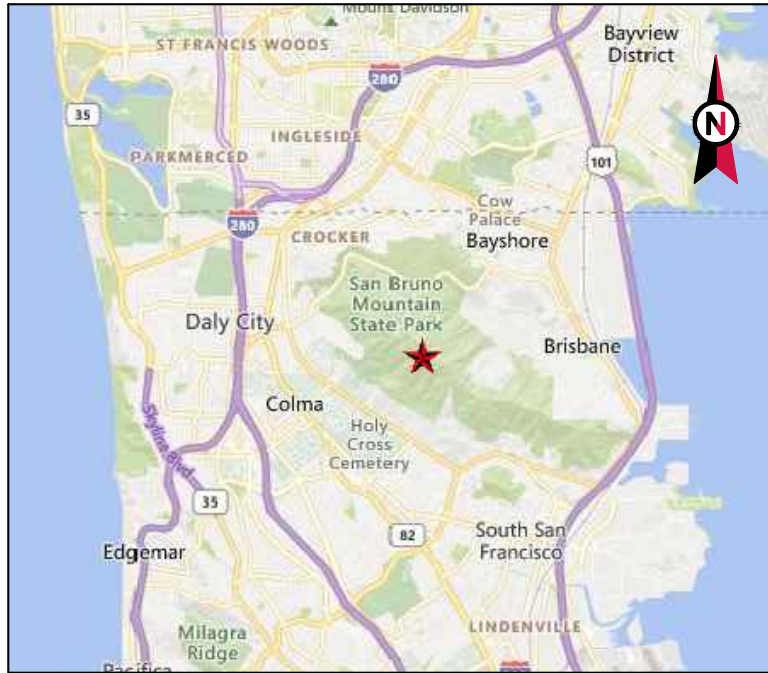
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C



VICINITY MAP



AMERICAN TOWER®

SITE NAME: SAN BRUNO MOUNTAIN TOWER FARM

SITE NUMBERS: 8242, 8243, 8244, 8245, 8246, 8247, 8249, 8250, 8251, 7506, & 8268

SITE ADDRESS: 300-900 RADIO ROAD DALY CITY, CA 94014

CONDITIONAL USE PERMIT RENEWAL



LOCATION MAP

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

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8242
 ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM
 SITE ADDRESS:
 300-900 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

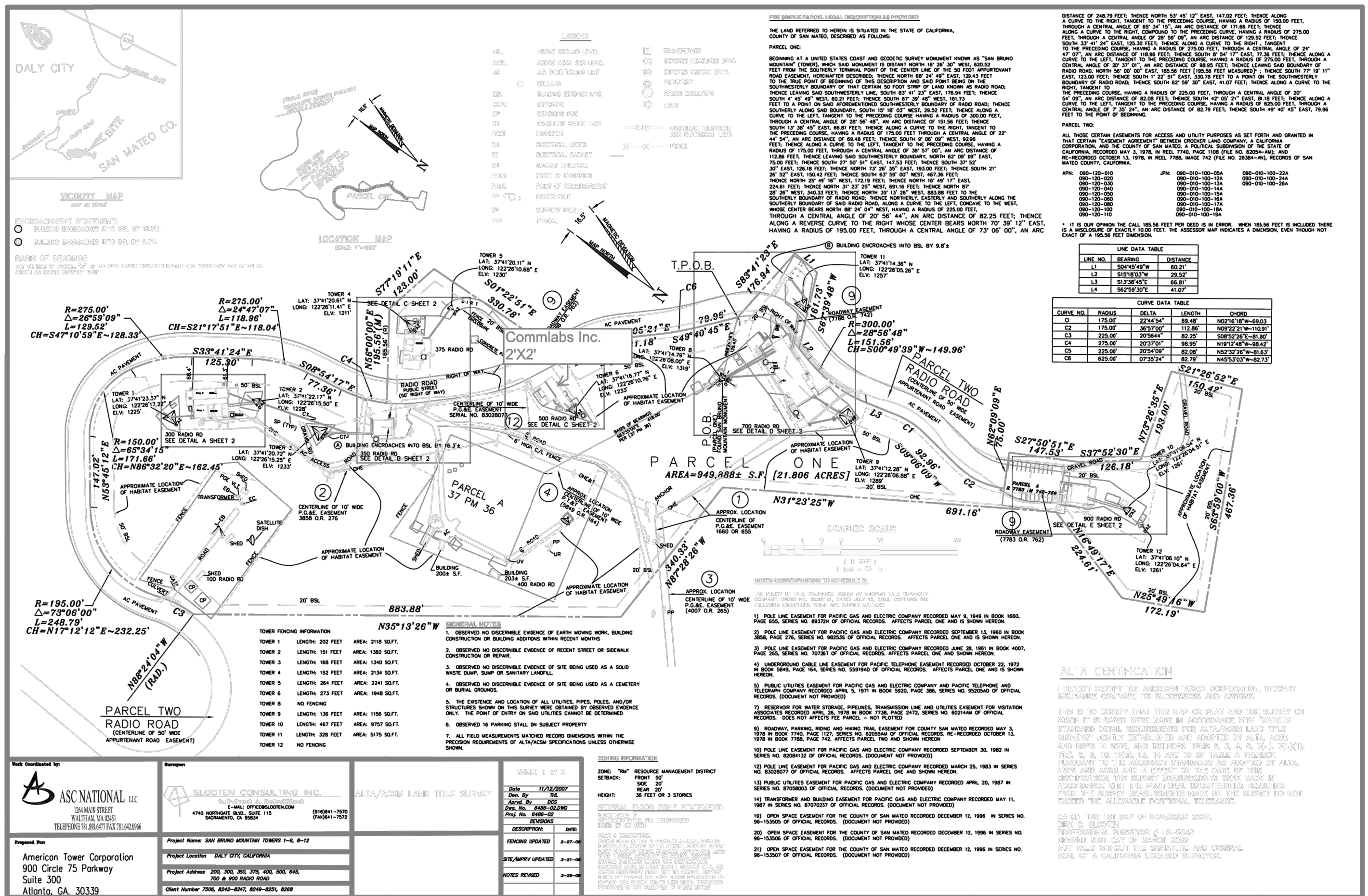
DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TITLE SHEET

SHEET NUMBER:
G-001
 REVISION:
0

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 300-900 RADIO ROAD DALY CITY, CA 94014 COUNTY: SAN MATEO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 37.68744444 LONGITUDE: -122.4355611 GROUND ELEVATION: 1310' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: SAN MATEO COUNTY PARCEL NUMBERS: 090-120-010, 090-120-020, 090-120-030, 090-120-040, 090-120-050, 090-120-060, 090-120-080, 090-120-0100, 090-120-110 ZONING: UNKNOWN	THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN MATEO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	0	04/30/19	ND
		PROJECT LOCATION DIRECTIONS FROM 101 SOUTH: EXIT THIRD ST/ COW PALACE. FOLLOW BAYSHORE FREEWAY APPROX. 2 MI, THEN TURN RIGHT ONTO GUADALUPE CANYON PKWY. GO APPROX. 2 MI TO ENTRANCE TO SAN BRUNO MOUNTAIN STATE AND COUNTY PARK. TURN RIGHT AND FOLLOW ROAD AROUND TO THE RIGHT AND UP TO THE SITES.	V-101	ALTA/ACSM LAND TITLE SURVEY			
UTILITY COMPANIES	PROJECT TEAM <u>TOWER OWNER:</u> AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> AMERICAN TOWERS INC PO BOX 723597 ATLANTA, GA 31139 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801		C-101	OVERALL SITE PLAN	0	04/30/19	ND
			C-102	DETAILED SITE PLAN	0	04/30/19	ND
			C-103	DETAILED SITE PLAN	0	04/30/19	ND
			C-104	DETAILED SITE PLAN	0	04/30/19	ND
			C-105	DETAILED SITE PLAN	0	04/30/19	ND
			C-106	DETAILED SITE PLAN	0	04/30/19	ND
			C-107	DETAILED SITE PLAN	0	04/30/19	ND
			C-201	TOWER ELEVATION	0	04/30/19	ND
			C-202	TOWER ELEVATION	0	04/30/19	ND
			C-203	TOWER ELEVATION	0	04/30/19	ND
			C-204	TOWER ELEVATION	0	04/30/19	ND
			C-205	TOWER ELEVATION	0	04/30/19	ND
			C-206	TOWER ELEVATION	0	04/30/19	ND
			C-501	SIGNAGE	0	04/30/19	ND
			C-502	SIGNAGE	0	04/30/19	ND
			C-503	SIGNAGE	0	04/30/19	ND
			C-504	SIGNAGE	0	04/30/19	ND

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ENCROACHMENT STATEMENT:
 ○ BUILDING ENCROACHES INTO E.S. BY 10.74'
 ○ BUILDING ENCROACHES INTO E.S. BY 6.64'

BASIS OF BEARINGS:
 USE THE MERIDIAN OF PARCEL 79 TO THE 2000 EPOCH DATUM (NAD 83). MEASUREMENT PER TO BE SHOWN AS NORTH OR SOUTHERLY

$R=275.00'$
 $\Delta=26^{\circ}59'09''$
 $L=129.52'$
 $CH=S47^{\circ}10'59''E \sim 128.33'$

$R=275.00'$
 $\Delta=24^{\circ}47'07''$
 $L=118.96'$
 $CH=S21^{\circ}17'51''E \sim 118.04'$

$R=150.00'$
 $\Delta=65^{\circ}34'15''$
 $L=171.66'$
 $CH=N86^{\circ}32'20''E \sim 162.45'$

$R=195.00'$
 $\Delta=73^{\circ}06'00''$
 $L=248.79'$
 $CH=N17^{\circ}12'12''E \sim 232.25'$

$R=150.00'$
 $\Delta=65^{\circ}34'15''$
 $L=171.66'$
 $CH=N86^{\circ}32'20''E \sim 162.45'$

$R=195.00'$
 $\Delta=73^{\circ}06'00''$
 $L=248.79'$
 $CH=N17^{\circ}12'12''E \sim 232.25'$

$R=150.00'$
 $\Delta=65^{\circ}34'15''$
 $L=171.66'$
 $CH=N86^{\circ}32'20''E \sim 162.45'$

$R=195.00'$
 $\Delta=73^{\circ}06'00''$
 $L=248.79'$
 $CH=N17^{\circ}12'12''E \sim 232.25'$

$R=150.00'$
 $\Delta=65^{\circ}34'15''$
 $L=171.66'$
 $CH=N86^{\circ}32'20''E \sim 162.45'$

$R=195.00'$
 $\Delta=73^{\circ}06'00''$
 $L=248.79'$
 $CH=N17^{\circ}12'12''E \sim 232.25'$

TOWER FENCING INFORMATION

TOWER	LENGTH	AREA
TOWER 1	202 FEET	2118 SQ.FT.
TOWER 2	151 FEET	1382 SQ.FT.
TOWER 3	168 FEET	1340 SQ.FT.
TOWER 4	152 FEET	2134 SQ.FT.
TOWER 5	264 FEET	2241 SQ.FT.
TOWER 6	273 FEET	1948 SQ.FT.
TOWER 8	NO FENCING	
TOWER 9	136 FEET	1156 SQ.FT.
TOWER 10	467 FEET	9757 SQ.FT.
TOWER 11	328 FEET	5175 SQ.FT.
TOWER 12	NO FENCING	

- GENERAL NOTES**
- OBSERVED NO DISCREPANCY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
 - OBSERVED NO DISCREPANCY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - OBSERVED NO DISCREPANCY EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - OBSERVED NO DISCREPANCY EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.
 - THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.
 - OBSERVED 16 PARKING STALL ON SUBJECT PROPERTY
 - ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

Work Coordinated by:
ASC NATIONAL LLC
 1204 MAIN STREET
 WALTHAM, MA 02451
 TELEPHONE 781.896.6477 FAX 781.642.0866

Surveyor:
SLOOTEN CONSULTING INC.
 SURVEYING & ENGINEERING
 E-MAIL: OFFICES@SLOOTEN.COM (916)841-7570
 4740 NORTHGATE BLVD., SUITE 115 (FAX)841-7572
 SACRAMENTO, CA 95834

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 of 2

Date	11/12/2007
Drawn By	TL
Checked By	DCS
Drawn No.	6486-02.DWG
Project No.	6486-02
REVISIONS	
DESCRIPTION	DATE
FENCING UPDATED	2-27-08
SITE/MPRVY UPDATED	3-21-08
NOTES REVISED	3-28-08

ZONING INFORMATION:
 ZONE: TM RESOURCE MANAGEMENT DISTRICT
 SETBACK: FRONT 50' SIDE 20' REAR 20'
 HEIGHT: 36 FEET OR 3 STORES

FEDERAL FLOOD ZONE STATEMENT:
 FLOOD ZONE C
 SPECIAL STUDY HAS BEEN CONDUCTED
 DATE 07-13-2007

NOTE:
 THIS SURVEY IS A PRELIMINARY SURVEY. THE ACCURACY OF THIS SURVEY IS LIMITED BY THE PRECISION OF THE MEASUREMENTS AND THE QUALITY OF THE DATA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AS SHOWN ON THIS MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

Prepared For:
 American Tower Corporation
 900 Circle 75 Parkway
 Suite 300
 Atlanta, GA. 30339

Project Name: SAN BRUNO MOUNTAIN TOWERS 1-6, 8-12
Project Location: DALY CITY, CALIFORNIA
Project Address: 200, 300, 350, 375, 400, 500, 645, 700 & 900 RADIO ROAD
Client Number: 7506, 8242-8247, 8249-8251, 8268

BRIEF PARCEL LEGAL DESCRIPTION AS PROVIDED:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN MATEO, DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 BEGINNING AT A UNITED STATES COAST AND GEODETIC SURVEY MONUMENT KNOWN AS "SAN BRUNO MOUNTAIN" (TOWER), WHICH SAID MONUMENT IS DISTANT NORTH 16° 26' 30" WEST, 620.52 FEET FROM THE SOUTHERLY TERMINAL POINT OF THE CENTER LINE OF THE 50 FOOT APPURTENANT ROAD EASEMENT, HERINAFTER DESCRIBED; THENCE NORTH 68° 34' 49" EAST, 129.43 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 50 FOOT STRIP OF LAND KNOWN AS RADIO ROAD; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 83° 41' 23" EAST, 176.94 FEET; THENCE SOUTH 4° 45' 49" WEST, 60.21 FEET; THENCE SOUTH 67° 39' 48" WEST, 161.73 FEET TO A POINT ON SAID AFOREMENTIONED SOUTHWESTERLY BOUNDARY OF RADIO ROAD; THENCE SOUTHERLY ALONG SAID BOUNDARY, SOUTH 15° 18' 03" WEST, 29.52 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 56' 48", AN ARC DISTANCE OF 151.56 FEET; THENCE SOUTH 13° 38' 45" EAST, 66.81 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 175.00 FEET THROUGH A CENTRAL ANGLE OF 22° 44' 54", AN ARC DISTANCE OF 69.48 FEET; THENCE SOUTH 9° 06' 09" WEST, 92.96 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 38° 57' 00", AN ARC DISTANCE OF 112.86 FEET; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY, NORTH 62° 08' 09" EAST, 75.00 FEET; THENCE SOUTH 27° 50' 51" EAST, 147.53 FEET; THENCE SOUTH 37° 52' 30" EAST, 126.18 FEET; THENCE NORTH 73° 26' 35" EAST, 193.00 FEET; THENCE SOUTH 21° 28' 52" EAST, 150.42 FEET; THENCE SOUTH 63° 59' 00" WEST, 467.36 FEET; THENCE NORTH 28° 49' 16" WEST, 172.19 FEET; THENCE NORTH 16° 49' 17" EAST, 224.61 FEET; THENCE NORTH 31° 23' 25" WEST, 691.16 FEET; THENCE NORTH 87° 28' 28" WEST, 340.33 FEET; THENCE NORTH 35° 13' 26" WEST, 883.88 FEET TO THE SOUTHERLY BOUNDARY OF SAID RADIO ROAD; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RADIO ROAD, ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, WHOSE CENTER BEARS NORTH 88° 24' 04" WEST, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 56' 44", AN ARC DISTANCE OF 82.25 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 70° 39' 12" EAST, HAVING A RADIUS OF 195.00 FEET, THROUGH A CENTRAL ANGLE OF 73° 06' 00", AN ARC

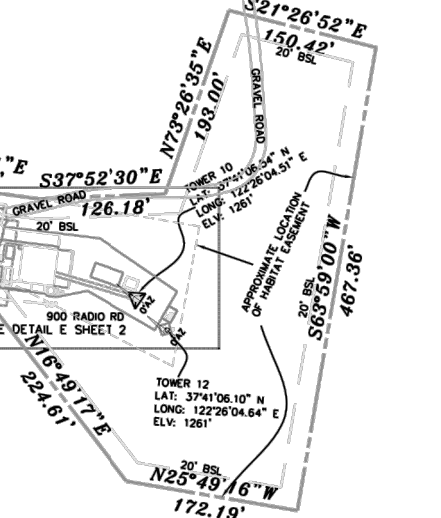
DISTANCE OF 248.79 FEET; THENCE NORTH 53° 45' 12" EAST, 147.02 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 65° 34' 15", AN ARC DISTANCE OF 171.66 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 26° 59' 09", AN ARC DISTANCE OF 129.52 FEET; THENCE SOUTH 33° 41' 24" EAST, 129.30 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 24° 47' 07", AN ARC DISTANCE OF 118.96 FEET; THENCE SOUTH 8° 54' 17" EAST, 77.36 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 37' 01", AN ARC DISTANCE OF 98.95 FEET; THENCE LEAVING SAID BOUNDARY OF RADIO ROAD, NORTH 56° 00' 00" EAST, 185.56 FEET (195.56 FEET MEASURED); THENCE SOUTH 77° 19' 11" EAST, 123.00 FEET; THENCE SOUTH 1° 22' 51" EAST, 330.78 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF RADIO ROAD; THENCE SOUTH 62° 59' 30" EAST, 41.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 54' 09", AN ARC DISTANCE OF 82.08 FEET; THENCE SOUTH 42° 05' 21" EAST, 81.18 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 625.00 FEET, THROUGH A CENTRAL ANGLE OF 7° 35' 24", AN ARC DISTANCE OF 82.79 FEET; THENCE SOUTH 49° 40' 45" EAST, 79.96 FEET TO THE POINT OF BEGINNING.
 PARCEL TWO:
 ALL THOSE CERTAIN EASEMENTS FOR ACCESS AND UTILITY PURPOSES AS SET FORTH AND GRANTED IN THAT CERTAIN "EASEMENT AGREEMENT" BETWEEN CROCKER LAND COMPANY, A CALIFORNIA CORPORATION, AND THE COUNTY OF SAN MATEO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED MAY 3, 1978, IN REEL 7740, PAGE 1108 (FILE NO. 62054-AM); AND RE-RECORDED OCTOBER 13, 1978, IN REEL 7788, PAGE 742 (FILE NO. 26384-AM), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
 APN: 090-120-010 090-010-100-05A 090-010-100-22A
 090-120-020 090-010-100-12A 090-010-100-24A
 090-120-030 090-010-100-13A 090-010-100-26A
 090-120-040 090-010-100-14A
 090-120-050 090-010-100-15A
 090-120-060 090-010-100-16A
 090-120-070 090-010-100-17A
 090-120-100 090-010-100-18A
 090-120-110 090-010-100-19A
 * IT IS OUR OPINION THE CALL 185.56 FEET PER DEED IS IN ERROR. WHEN 185.56 FEET IS INCLUDED THERE IS A MISMEASURE OF EXACTLY 10.00 FEET. THE ASSESSOR MAP INDICATES A DIMENSION, EVEN THOUGH NOT EXACT OF A 195.56 FEET DIMENSION.

LINE DATA TABLE

LINE NO.	BEARING	DISTANCE
L1	S04°45'49"W	60.21'
L2	S15°18'03"W	29.52'
L3	S13°38'45"E	66.81'
L4	S62°59'30"E	41.07'

CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD
C1	175.00'	22°44'54"	69.48'	N02°16'18"W-69.03'
C2	175.00'	38°57'00"	112.86'	N09°22'21"W-110.91'
C3	225.00'	20°56'44"	82.25'	S08°52'26"E-81.80'
C4	275.00'	20°37'01"	98.95'	N19°12'48"W-98.42'
C5	225.00'	20°54'09"	82.08'	N52°32'26"W-81.63'
C6	625.00'	07°35'24"	82.79'	N45°53'03"W-82.73'



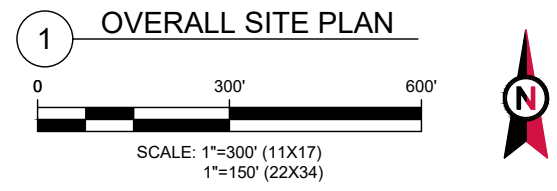
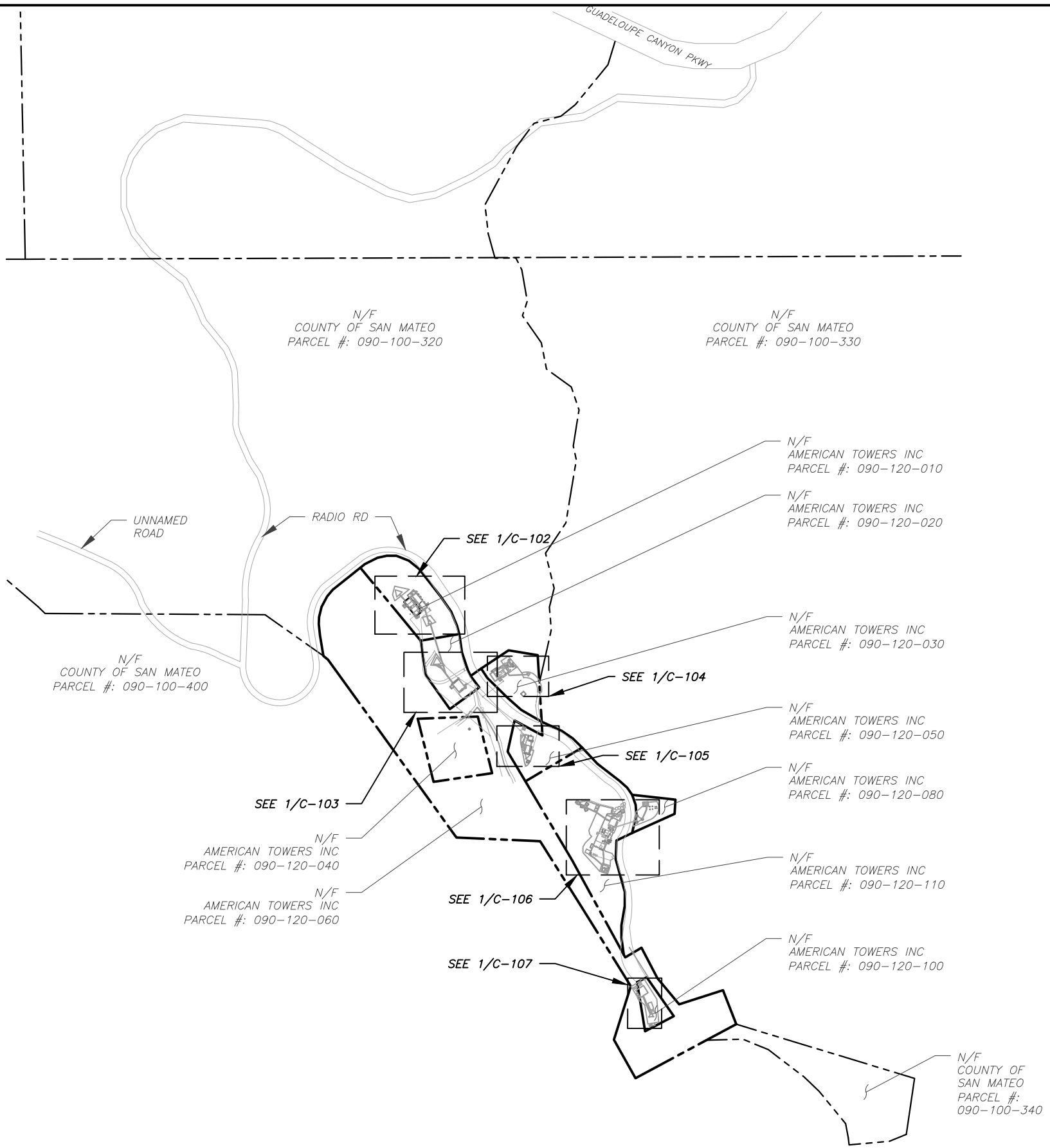
NOTES CORRESPONDING TO SCHEDULE 3:

- THE POLICY OF TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 33008101, DATED JULY 13, 2003, CONTAINS THE FOLLOWING EXEMPTIONS WHICH ARE SURVEY MATTERS:
- POLE LINE EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED MAY 9, 1949 IN BOOK 1660, PAGE 655, SERIES NO. 89372H OF OFFICIAL RECORDS. AFFECTS PARCEL ONE AND IS SHOWN HEREON.
 - POLE LINE EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 13, 1960 IN BOOK 3858, PAGE 276, SERIES NO. 98253S OF OFFICIAL RECORDS. AFFECTS PARCEL ONE AND IS SHOWN HEREON.
 - POLE LINE EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED JUNE 28, 1961 IN BOOK 4007, PAGE 265, SERIES NO. 70726T OF OFFICIAL RECORDS. AFFECTS PARCEL ONE AND IS SHOWN HEREON.
 - UNDERGROUND CABLE LINE EASEMENT FOR PACIFIC TELEPHONE RECORDED OCTOBER 22, 1972 IN BOOK 5849, PAGE 164, SERIES NO. 55919AD OF OFFICIAL RECORDS. AFFECTS PARCEL ONE AND IS SHOWN HEREON.
 - PUBLIC UTILITIES EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 5, 1971 IN BOOK 5920, PAGE 386, SERIES NO. 95203AD OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - RESERVOIR FOR WATER STORAGE, PIPELINES, TRANSMISSION LINE AND UTILITIES EASEMENT FOR VISITATION ASSOCIATES RECORDED APRIL 26, 1978 IN BOOK 7738, PAGE 2472, SERIES NO. 60214AM OF OFFICIAL RECORDS. DOES NOT AFFECTS FEE PARCEL - NOT PLOTTED
 - ROADWAY, PARKING, RIDING AND HIKING TRAIL EASEMENT FOR COUNTY SAN MATEO RECORDED MAY 3, 1978 IN BOOK 7740, PAGE 1127, SERIES NO. 62055AM OF OFFICIAL RECORDS, RE-RECORDED OCTOBER 13, 1978 IN BOOK 7788, PAGE 742. AFFECTS PARCEL TWO AND IS SHOWN HEREON
 - POLE LINE EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 30, 1982 IN SERIES NO. 8208413Z OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - POLE LINE EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED MARCH 25, 1983 IN SERIES NO. 83028077 OF OFFICIAL RECORDS. AFFECTS PARCEL ONE AND IS SHOWN HEREON.
 - PUBLIC UTILITIES EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED APRIL 20, 1987 IN SERIES NO. 87058003 OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - TRANSFORMER AND BUILDING EASEMENT FOR PACIFIC GAS AND ELECTRIC COMPANY RECORDED MAY 11, 1987 IN SERIES NO. 87070237 OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - OPEN SPACE EASEMENT FOR THE COUNTY OF SAN MATEO RECORDED DECEMBER 12, 1996 IN SERIES NO. 96-15350S OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - OPEN SPACE EASEMENT FOR THE COUNTY OF SAN MATEO RECORDED DECEMBER 12, 1996 IN SERIES NO. 96-15350E OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)
 - OPEN SPACE EASEMENT FOR THE COUNTY OF SAN MATEO RECORDED DECEMBER 12, 1996 IN SERIES NO. 96-15350F OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED)

ALTA CERTIFICATION

I HEREBY CERTIFY TO: AMERICAN TOWER CORPORATION, STEWART TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 2006, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(d), 7(e), 8, 9, 10, 11(c), 13, 14 AND 15 OF TABLE A (HEREOF). PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 DATED THIS 1ST DAY OF NOVEMBER 2007,
 DIRK C. SLOOTEN
 PROFESSIONAL SURVEYOR # LS-6342
 REVISED 21ST DAY OF MARCH 2008
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A CALIFORNIA LICENSED SURVEYOR.

- 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 & SURVEY DATED 11/12/2007



- SURVEY LEGEND**
- EXISTING PROPERTY
 - - - EXISTING ADJ. PROPERTY
 - - - - EXISTING EASEMENT
 - x - x - EXISTING CHAINLINK FENCE
 - ▨ EXISTING BUILDING
 - ▬ EXISTING ROAD (PAVED)
 - ▩ EXISTING CONCRETE

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

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8242

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
 300-900 RADIO ROAD
 DALY CITY, CA 94014

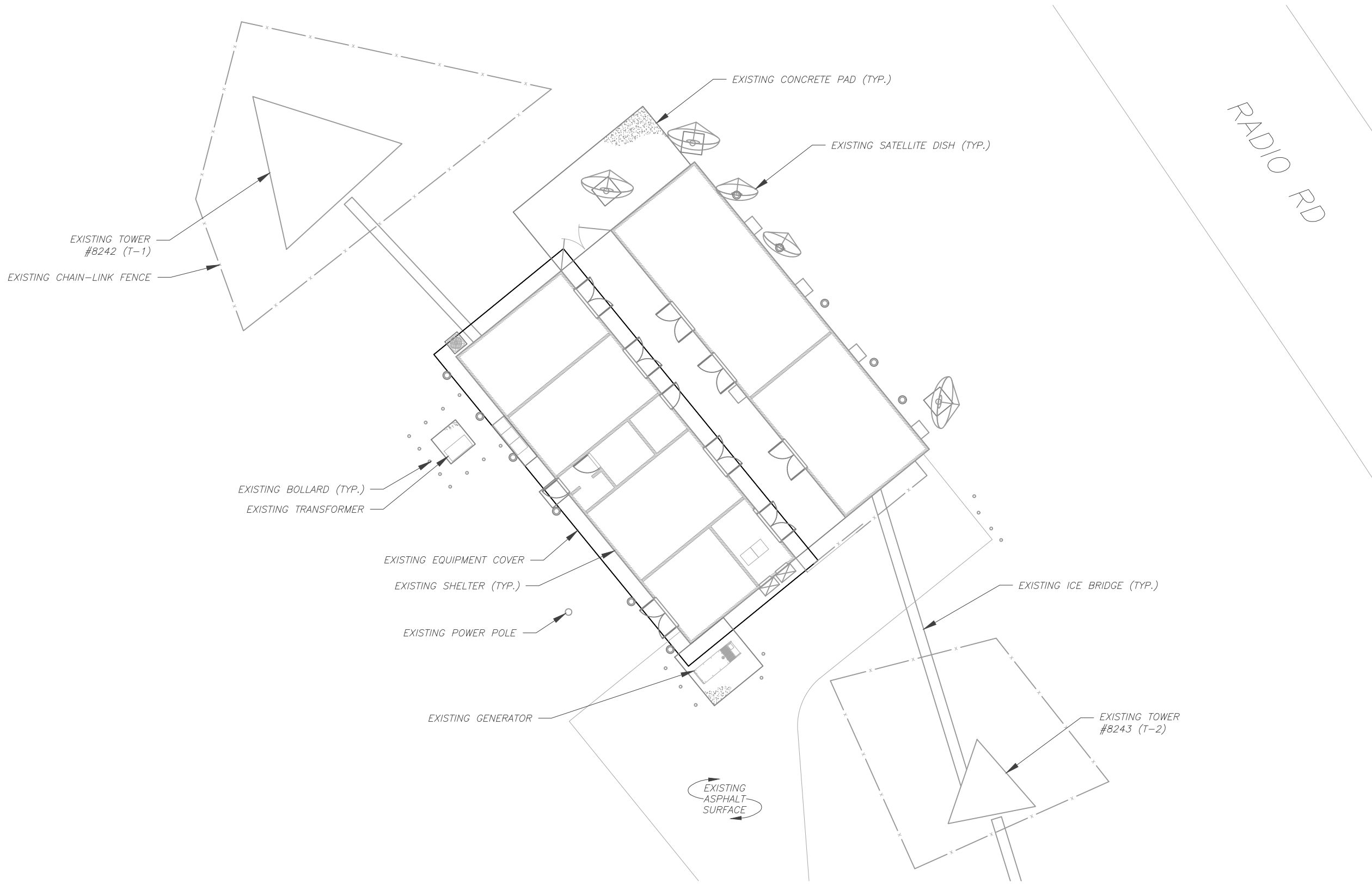
SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

OVERALL SITE PLAN

SHEET NUMBER: C-101	REVISION: 0
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8242, 8243

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

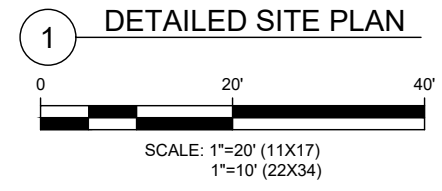
SITE ADDRESS:
 300 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-102	0



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

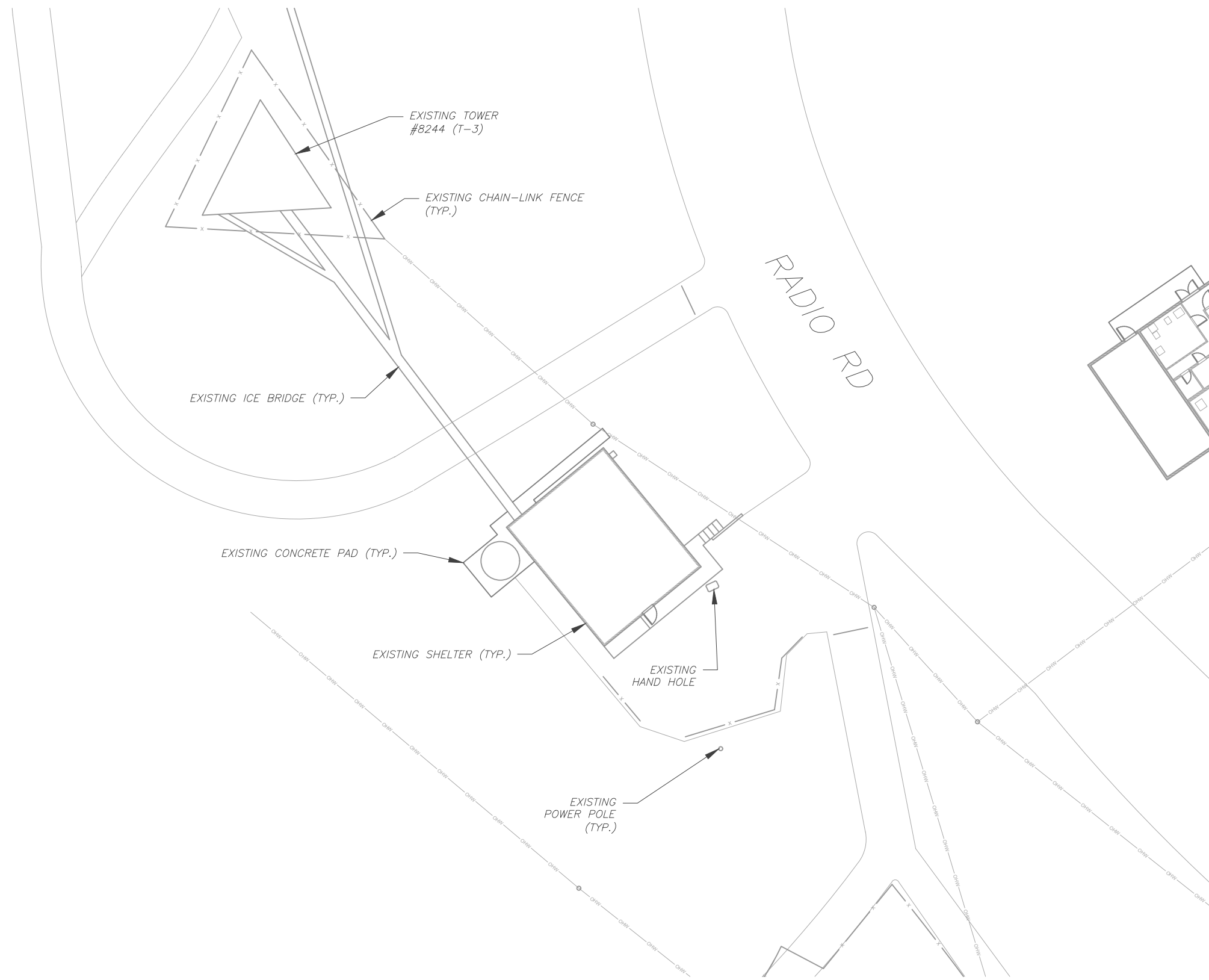
ATC SITE NUMBER:
8244
 ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM
 SITE ADDRESS:
 350 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-103	0



1 DETAILED SITE PLAN
 0 30' 60'
 SCALE: 1"=30' (11X17)
 1"=15' (22X34)



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8245,8246

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
 375 RADIO ROAD
 DALY CITY, CA 94014

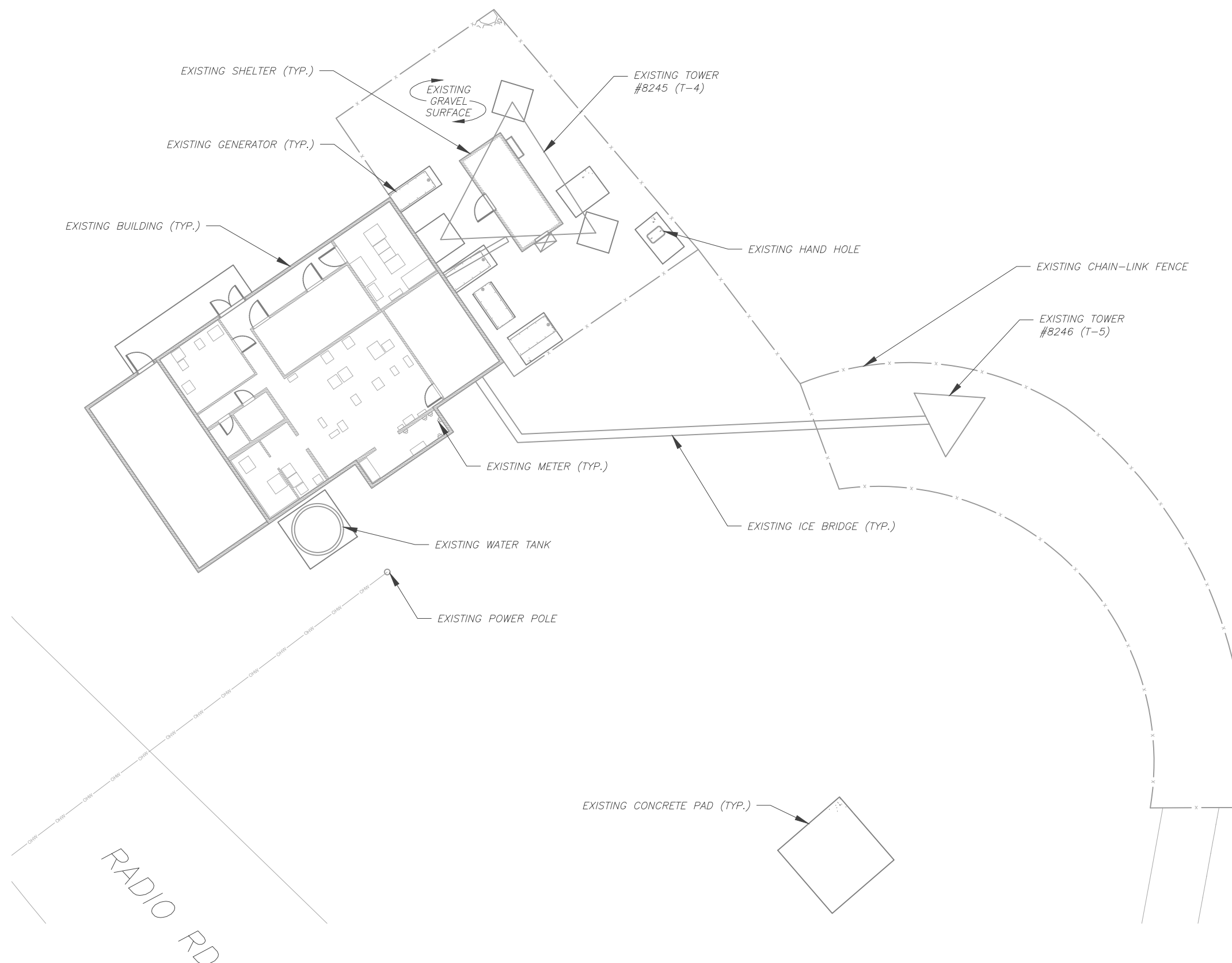
SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

DETAILED SITE PLAN

SHEET NUMBER:
C-104

REVISION:
0



1 DETAILED SITE PLAN

0 20' 40'

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



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

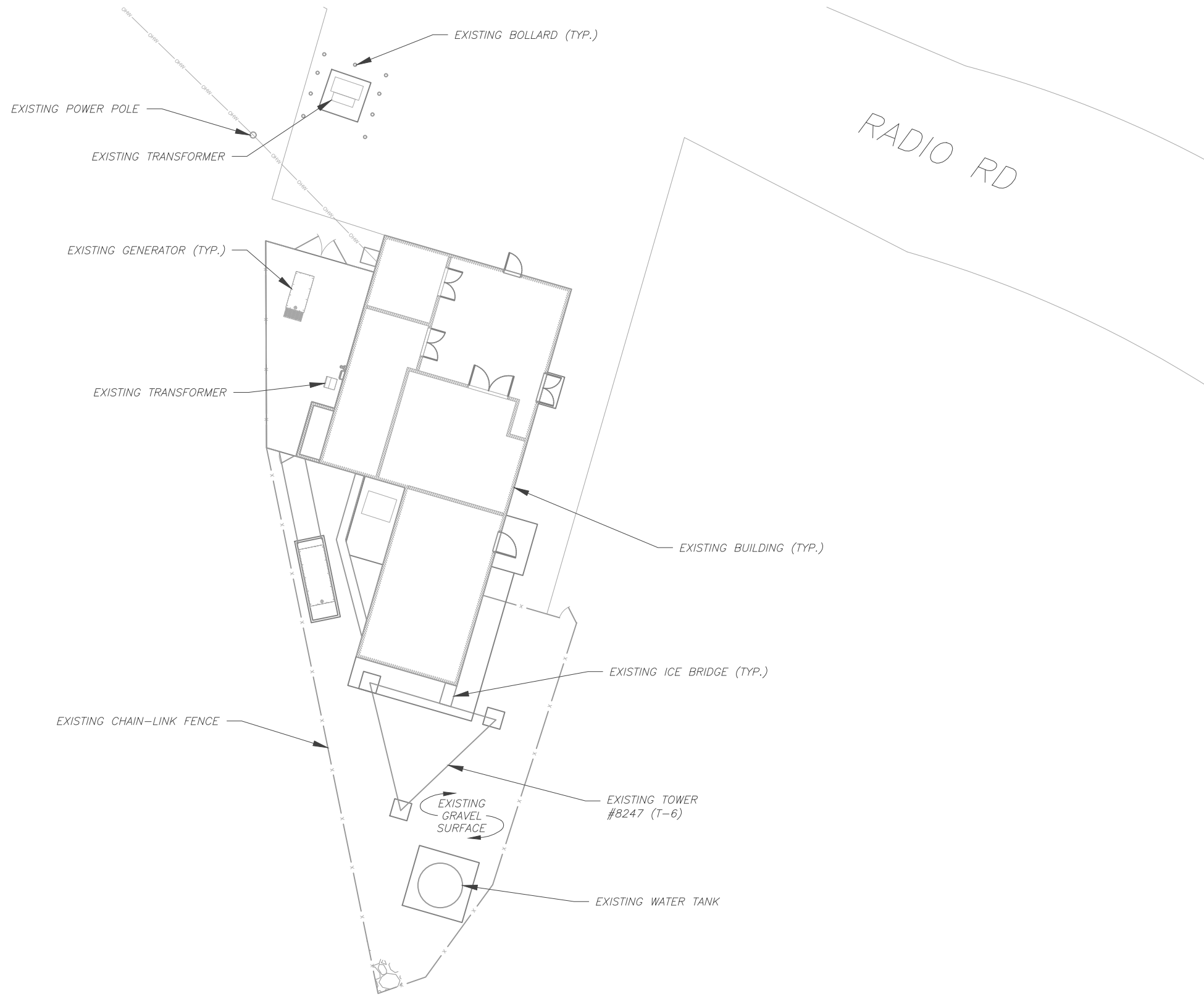
ATC SITE NUMBER:
8247
 ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM
 SITE ADDRESS:
 500 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

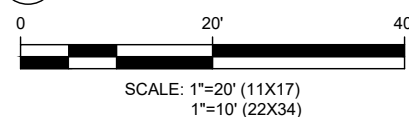
DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

DETAILED SITE PLAN

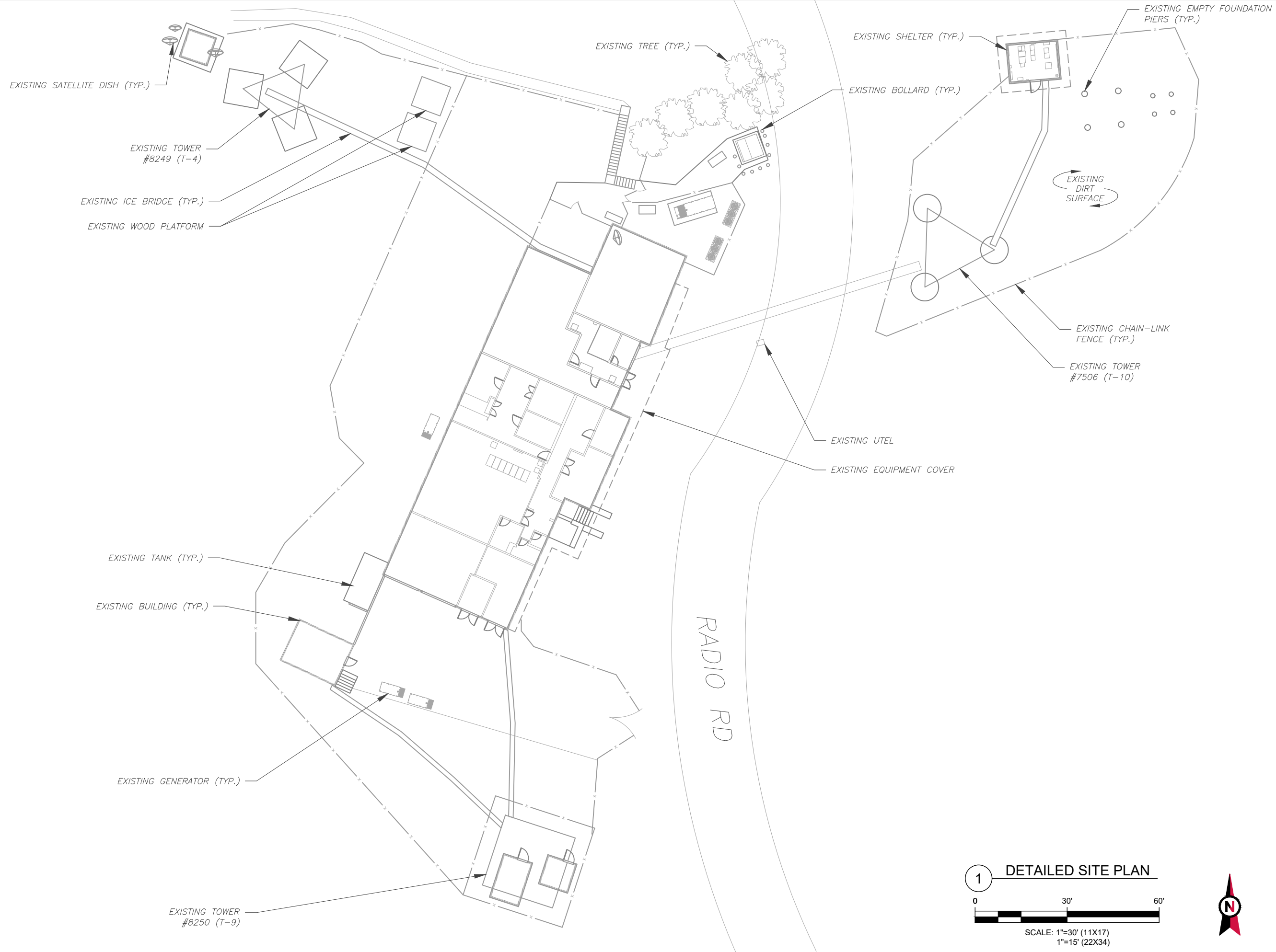
SHEET NUMBER:	REVISION:
C-105	0



1 DETAILED SITE PLAN



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

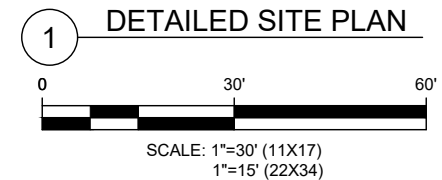
ATC SITE NUMBER:
7506, 8249, 8250

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
 645, 699, 700 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852



DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-106	0

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:

8251, 8268

ATC SITE NAME:
**SAN BRUNO MOUNTAIN
 TOWER FARM**

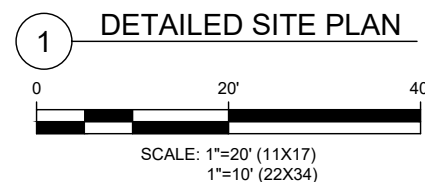
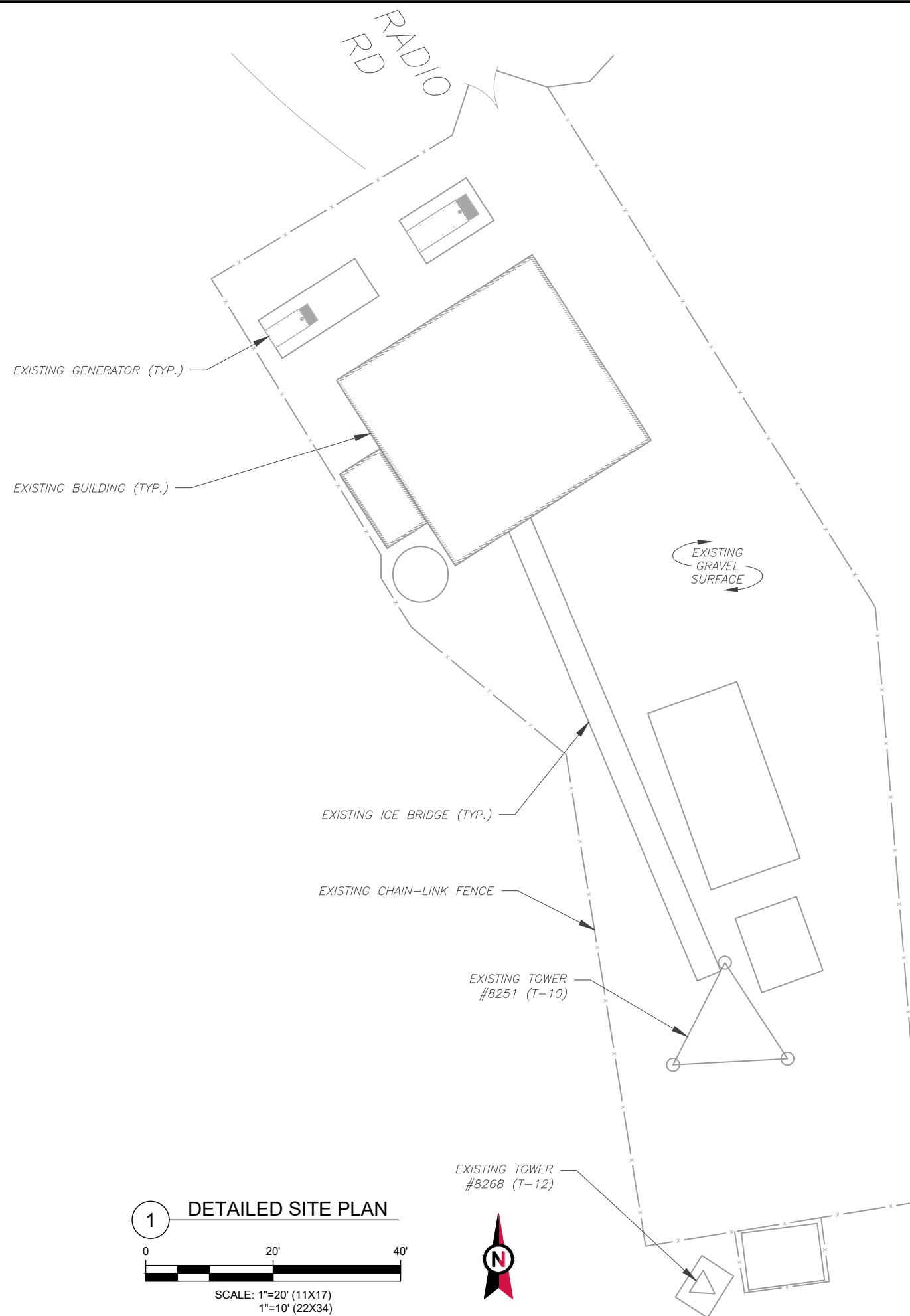
SITE ADDRESS:
 900 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

DETAILED SITE PLAN

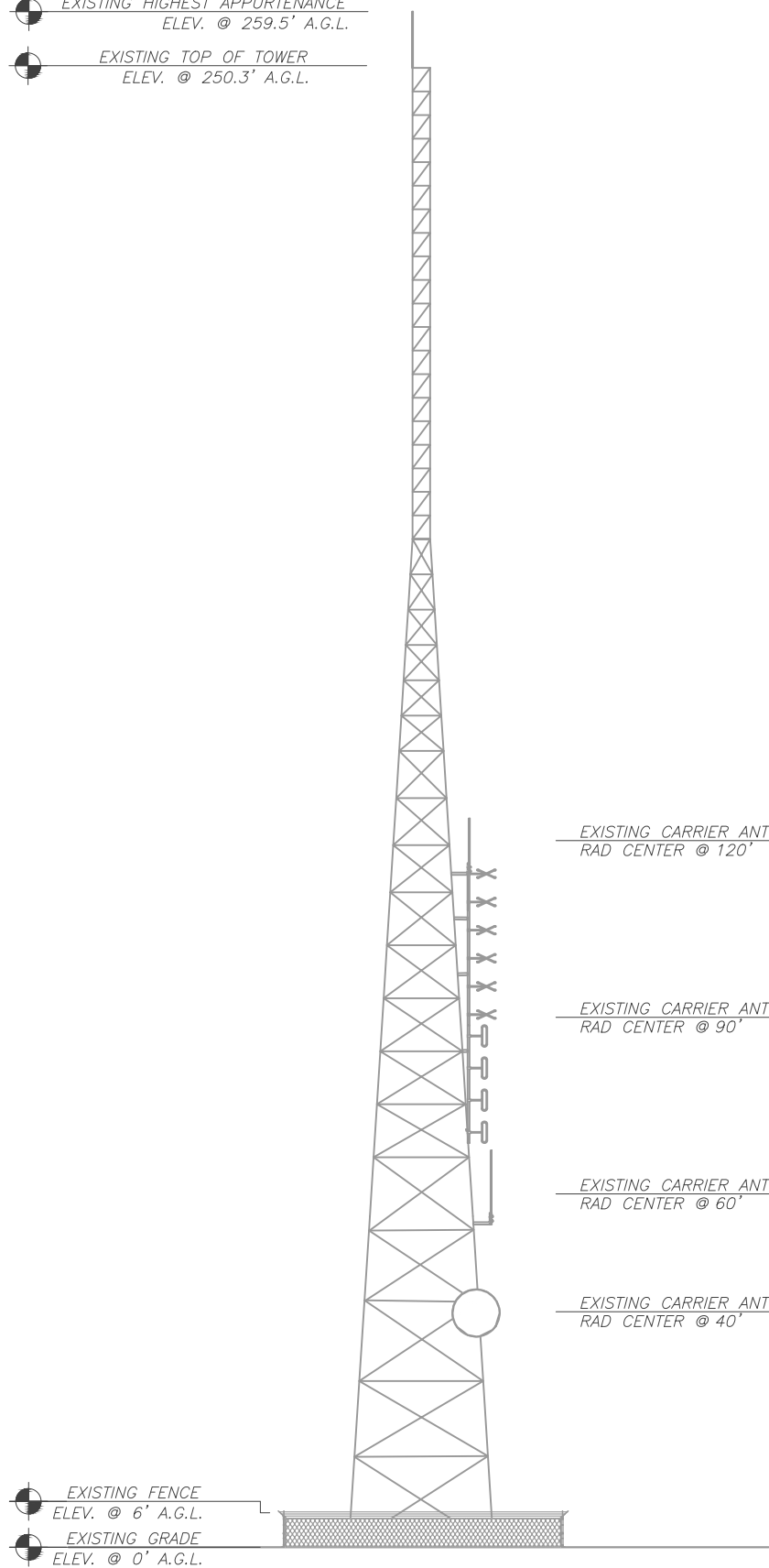
SHEET NUMBER:	REVISION:
C-107	0



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EXISTING HIGHEST APPURTENANCE
ELEV. @ 259.5' A.G.L.

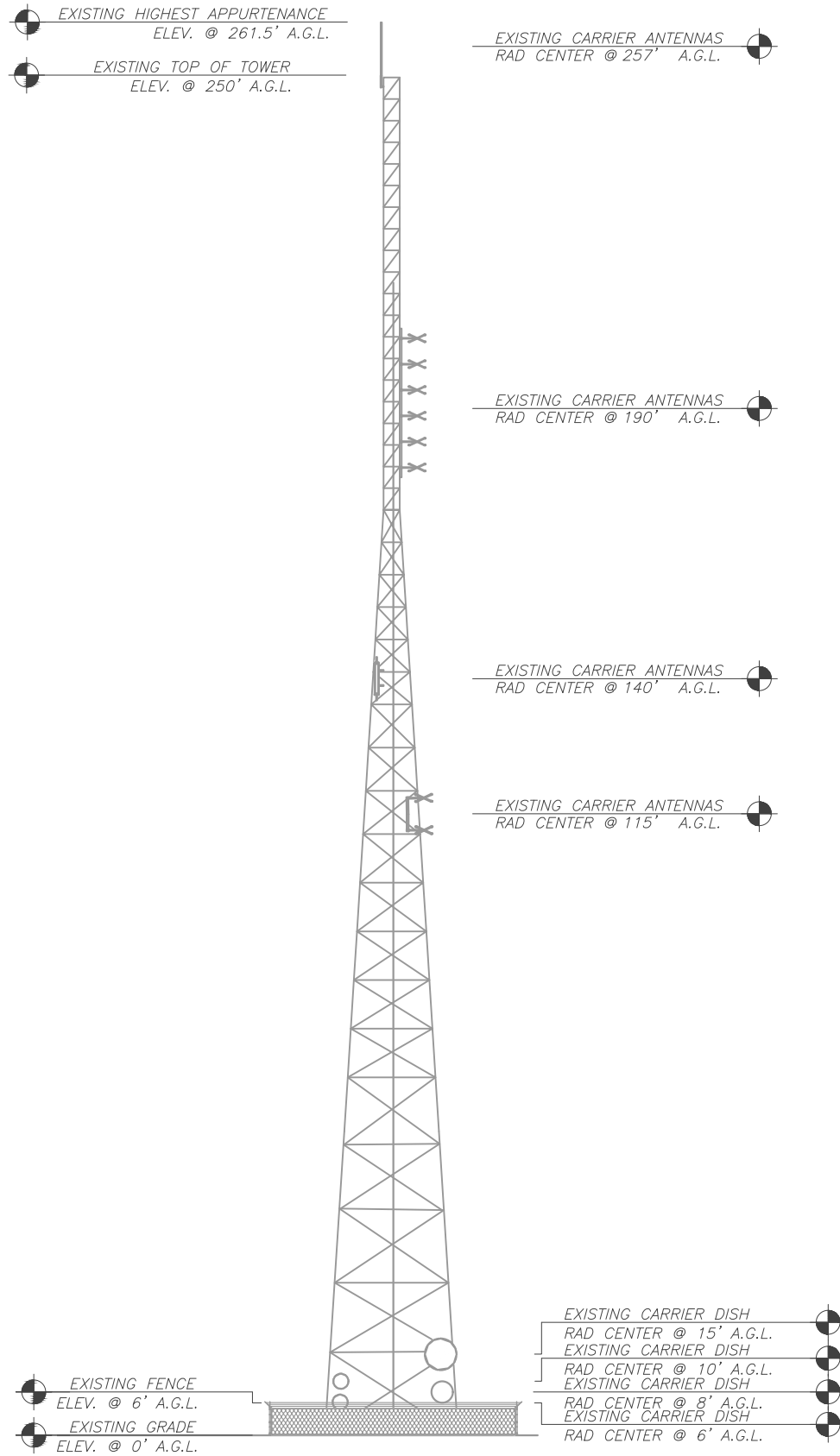
EXISTING TOP OF TOWER
ELEV. @ 250.3' A.G.L.



1 8242 TOWER ELEVATION
SCALE: NOT TO SCALE

EXISTING HIGHEST APPURTENANCE
ELEV. @ 261.5' A.G.L.

EXISTING TOP OF TOWER
ELEV. @ 250' A.G.L.



2 8243 TOWER ELEVATION
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8242, 8243

ATC SITE NAME:
**SAN BRUNO MOUNTAIN
TOWER FARM**

SITE ADDRESS:
300 RADIO ROAD
DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-201	0

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8244, 8245

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
 350, 375 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION

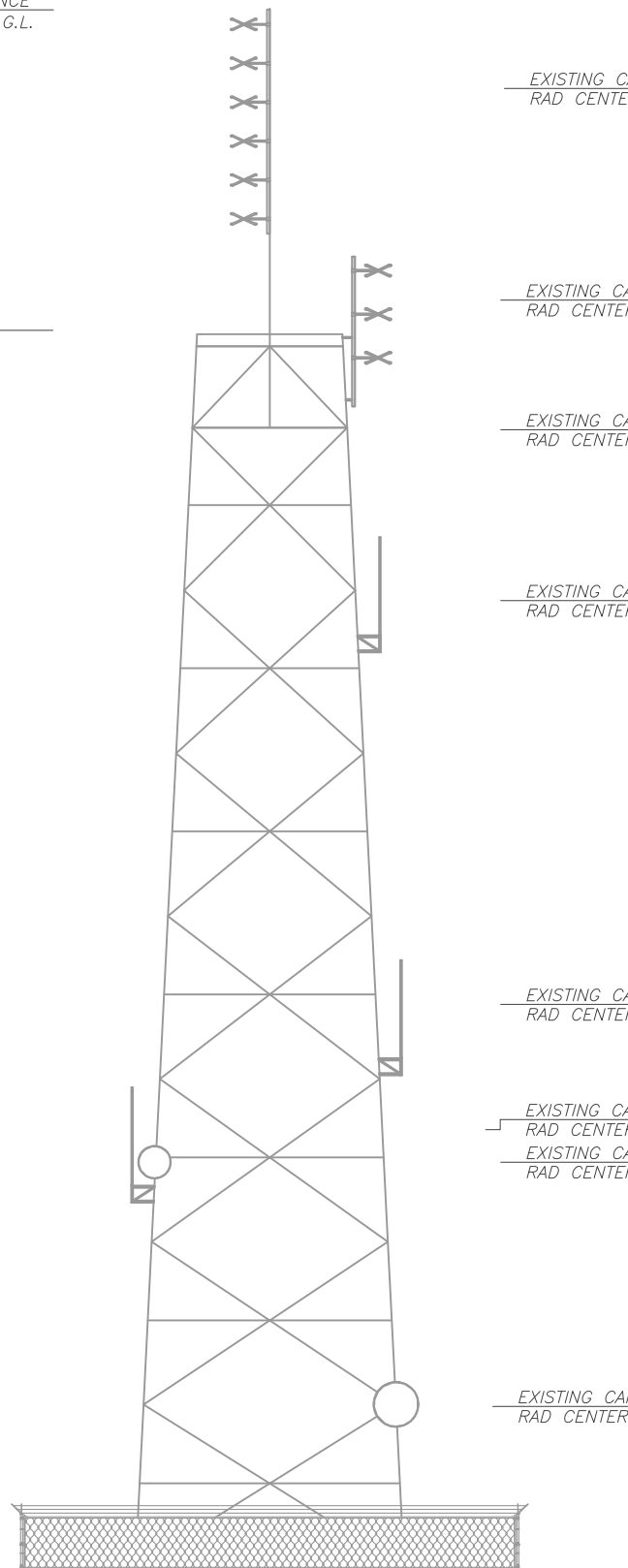
SHEET NUMBER: C-202	REVISION: 0
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EXISTING HIGHEST APPURTENANCE
 ELEV. @ 191.6' A.G.L.

EXISTING TOP OF TOWER
 ELEV. @ 151' A.G.L.

EXISTING FENCE
 ELEV. @ 8' A.G.L.

EXISTING GRADE
 ELEV. @ 0' A.G.L.



1 8244 TOWER ELEVATION
 SCALE: NOT TO SCALE

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 185.8' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 154.5' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 139.7' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 119' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 70' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 54' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 50' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 20' A.G.L.

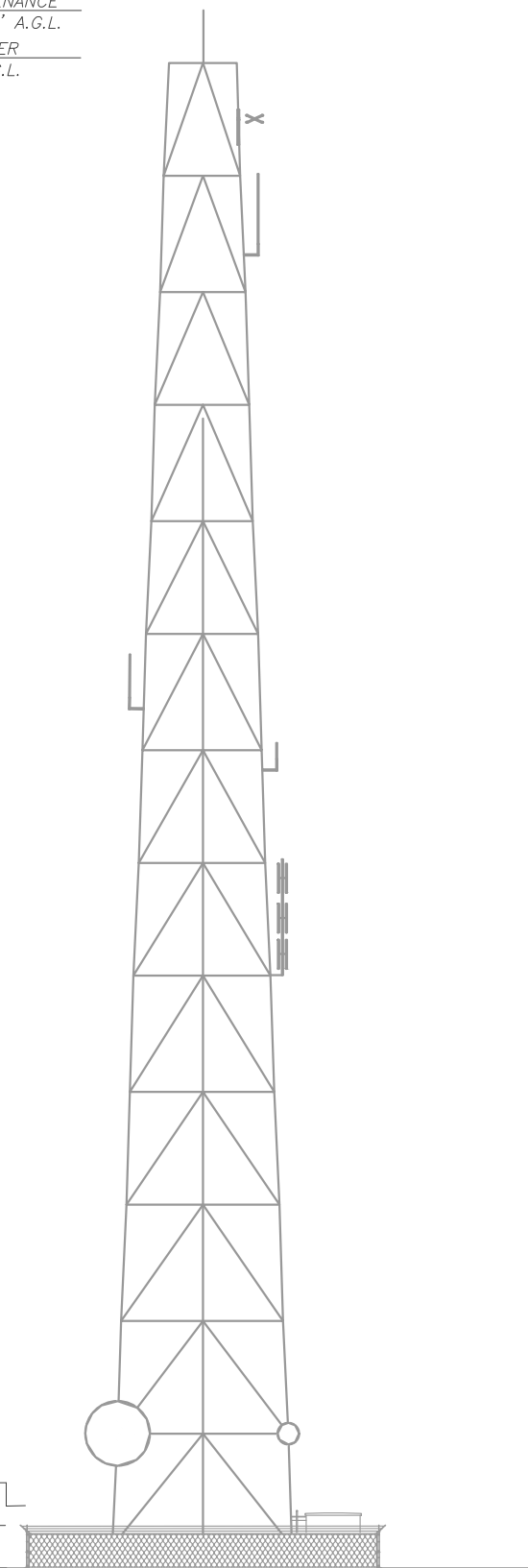
EXISTING HIGHEST APPURTENANCE
 ELEV. @ 289' A.G.L.

EXISTING TOP OF TOWER
 ELEV. @ 279' A.G.L.

EXISTING SHELTER
 ELEV. @ 10' A.G.L.

EXISTING FENCE
 ELEV. @ 8' A.G.L.

EXISTING GRADE
 ELEV. @ 0' A.G.L.



2 8245 TOWER ELEVATION
 SCALE: NOT TO SCALE

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 269' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 250' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 166' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 150' A.G.L.

EXISTING CARRIER ANTENNAS
 RAD CENTER @ 121' A.G.L.

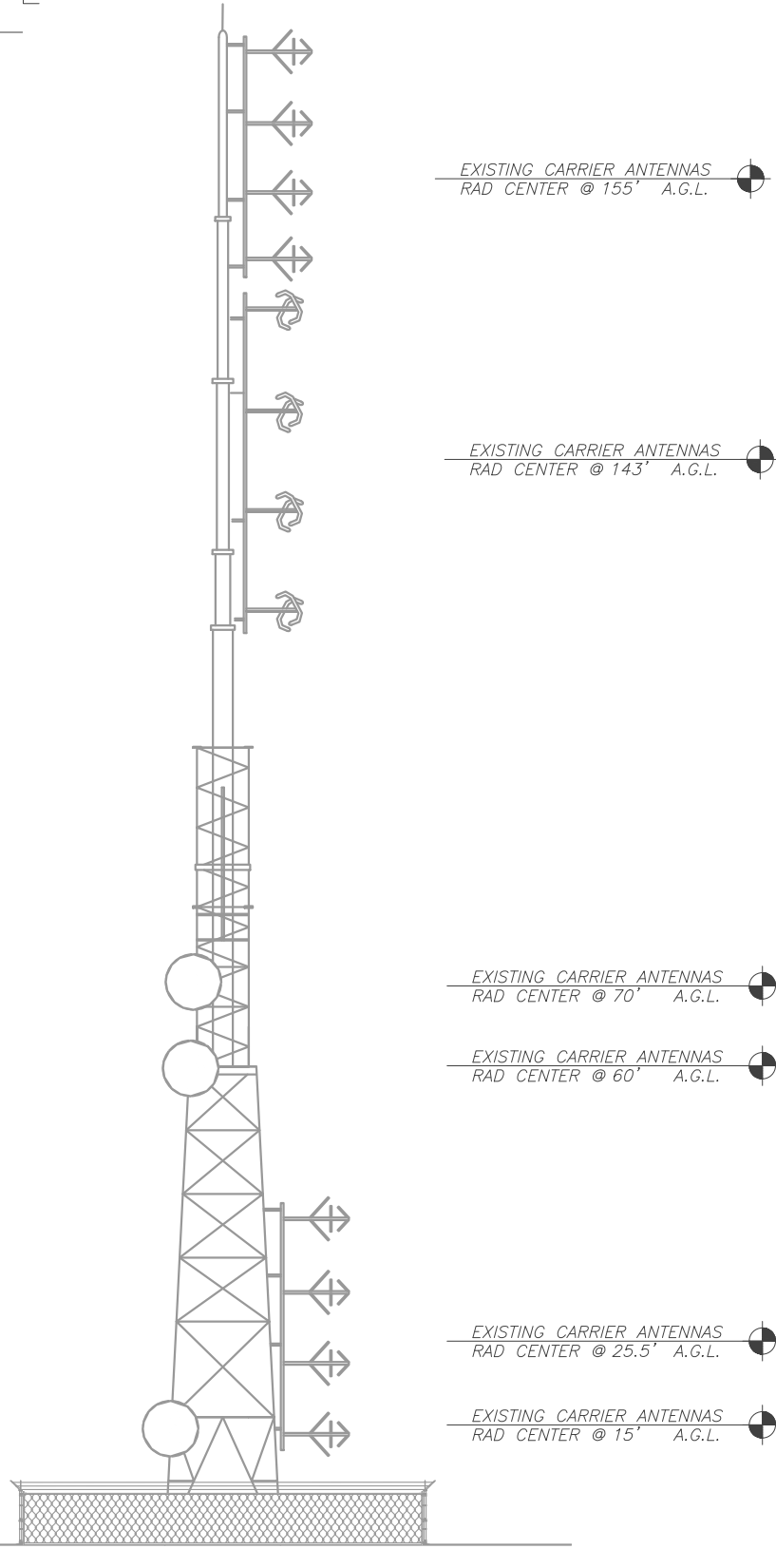
EXISTING CARRIER ANTENNAS
 RAD CENTER @ 25' A.G.L.

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EXISTING HIGHEST APPURTENANCE
ELEV. @ 193.1' A.G.L.

EXISTING TOP OF TOWER
ELEV. @ 189.6' A.G.L.

EXISTING HIGHEST APPURTENANCE
ELEV. @ 260.1' A.G.L.



EXISTING TOP OF TOWER
ELEV. @ 152.2' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 145' A.G.L.

EXISTING SHELTER
ELEV. @ 10' A.G.L.

EXISTING FENCE
ELEV. @ 8' A.G.L.

EXISTING GRADE
ELEV. @ 0' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 250' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 186' A.G.L.

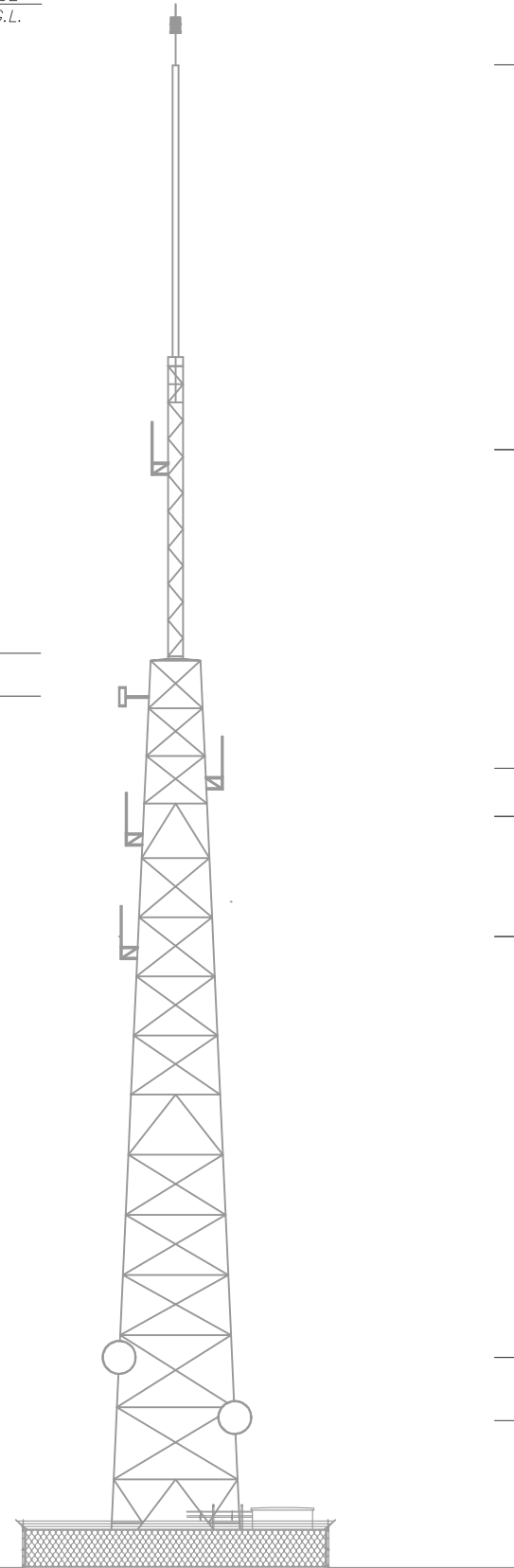
EXISTING CARRIER ANTENNAS
RAD CENTER @ 133' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 125' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 105' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 35' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 25' A.G.L.



1 8246 TOWER ELEVATION
SCALE: NOT TO SCALE

2 8247 TOWER ELEVATION
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8246, 8247

ATC SITE NAME:
**SAN BRUNO MOUNTAIN
TOWER FARM**

SITE ADDRESS:
375, 500 RADIO ROAD
DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION

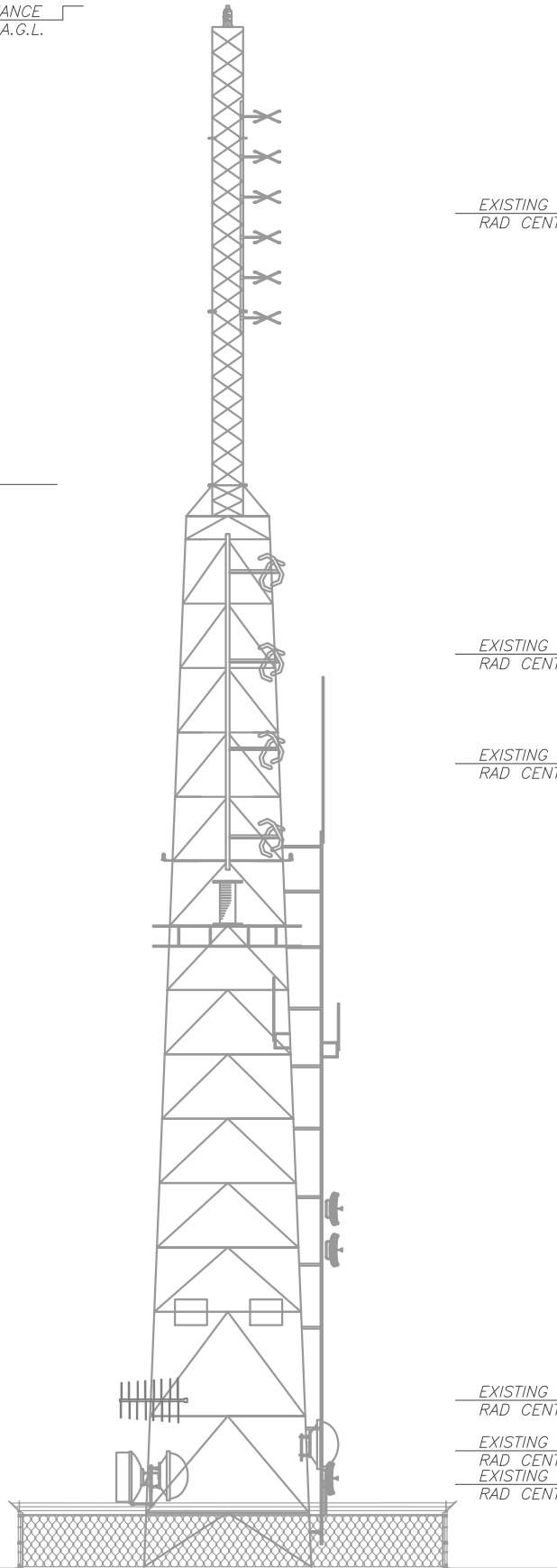
SHEET NUMBER:	REVISION:
C-203	0

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EXISTING HIGHEST APPURTENANCE
ELEV. @ 185.7' A.G.L.

EXISTING TOP OF TOWER
ELEV. @ 138' A.G.L.

EXISTING GRADE
ELEV. @ 0' A.G.L.



EXISTING CARRIER ANTENNAS
RAD CENTER @ 161' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 114' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 101' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 20' A.G.L.

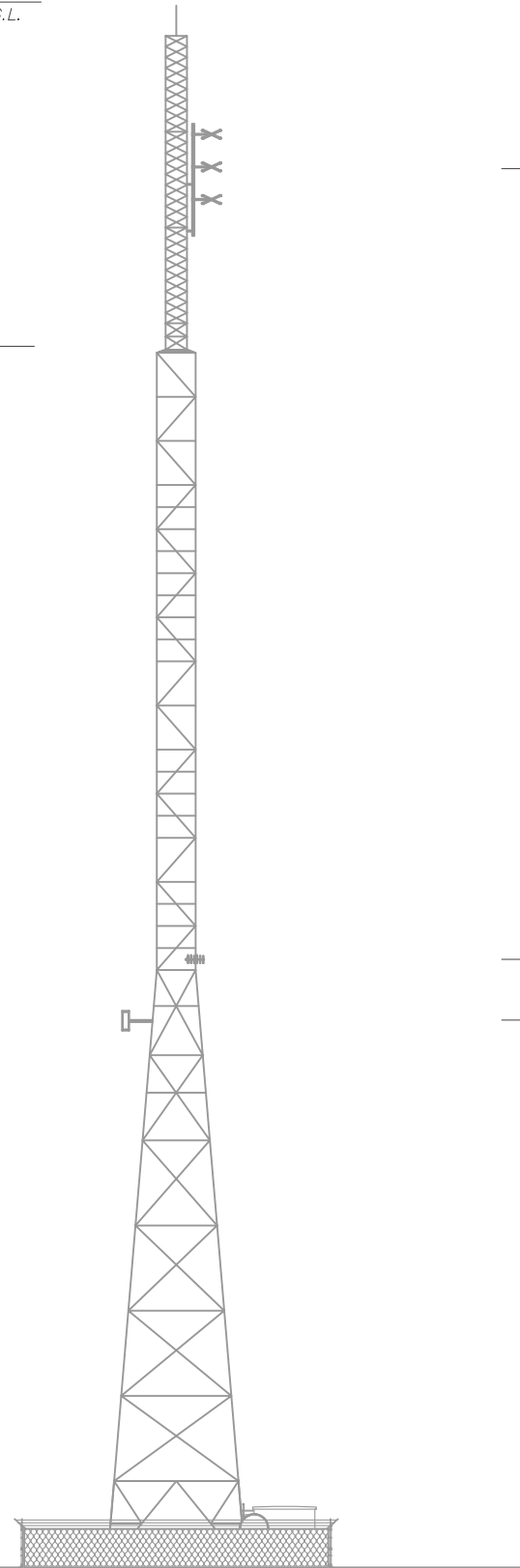
EXISTING CARRIER ANTENNAS
RAD CENTER @ 14' A.G.L.
EXISTING CARRIER ANTENNAS
RAD CENTER @ 10' A.G.L.

EXISTING HIGHEST APPURTENANCE
ELEV. @ 256.8' A.G.L.

EXISTING TOP OF TOWER
ELEV. @ 200.8' A.G.L.

EXISTING SHELTER
ELEV. @ 10' A.G.L.
EXISTING FENCE
ELEV. @ 8' A.G.L.

EXISTING GRADE
ELEV. @ 0' A.G.L.



EXISTING CARRIER ANTENNAS
RAD CENTER @ 230' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 100' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 90' A.G.L.

1 8249 TOWER ELEVATION
SCALE: NOT TO SCALE

2 8250 TOWER ELEVATION
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
8249, 8250

ATC SITE NAME:
**SAN BRUNO MOUNTAIN
TOWER FARM**

SITE ADDRESS:
600, 700 RADIO ROAD
DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-204	0

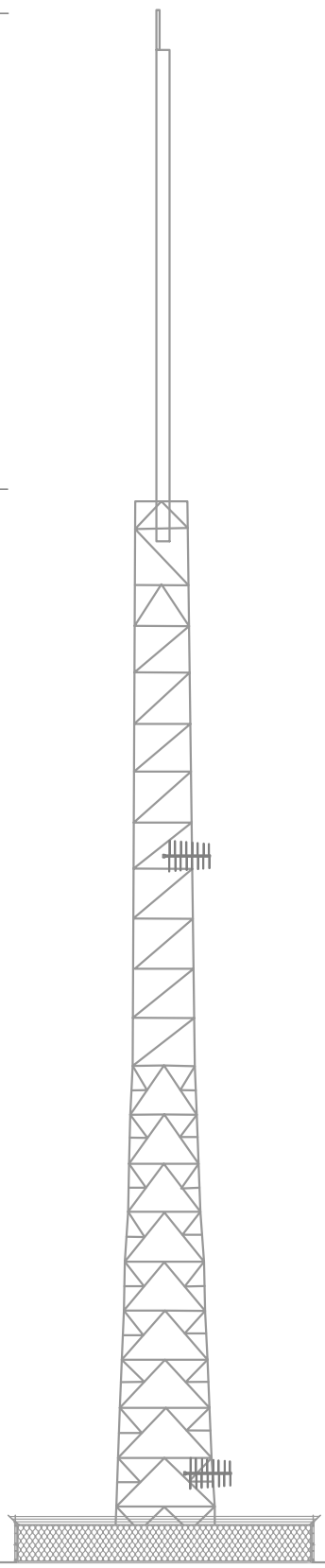
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EXISTING HIGHEST APPURTENANCE
ELEV. @ 287.9' A.G.L.

EXISTING TOP OF TOWER
ELEV. @ 182.7' A.G.L.

EXISTING FENCE
ELEV. @ 8' A.G.L.

EXISTING GRADE
ELEV. @ 0' A.G.L.



EXISTING CARRIER ANTENNAS
RAD CENTER @ 120' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 15' A.G.L.

EXISTING HIGHEST APPURTENANCE
ELEV. @ 310.1' A.G.L.

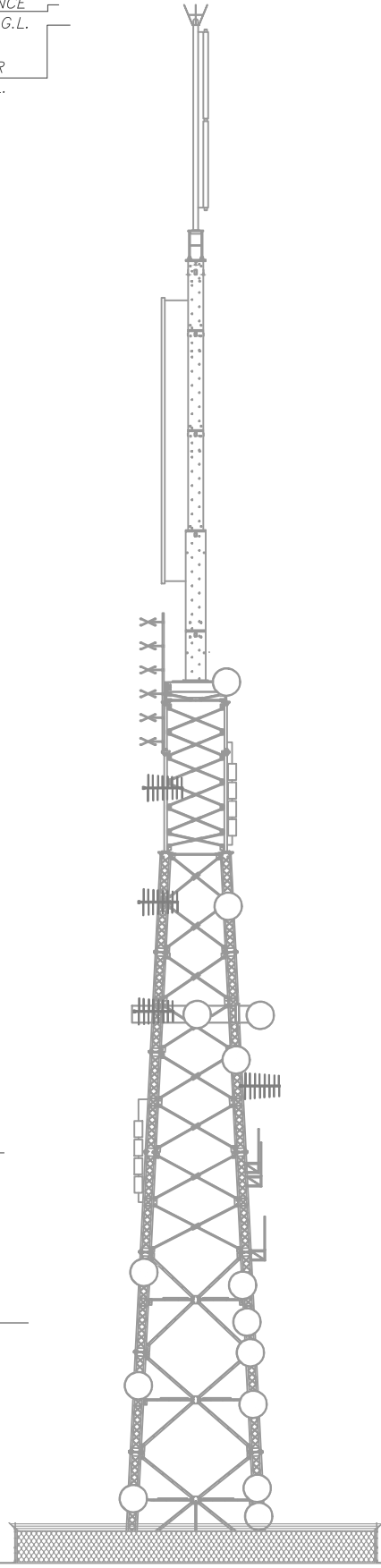
EXISTING TOP OF TOWER
ELEV. @ 306' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 82' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 48' A.G.L.

EXISTING FENCE
ELEV. @ 8' A.G.L.

EXISTING GRADE
ELEV. @ 0' A.G.L.



EXISTING CARRIER ANTENNAS
RAD CENTER @ 254' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 175' A.G.L.
EXISTING CARRIER ANTENNAS
RAD CENTER @ 173.5' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 155' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 132' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 110' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 100' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 95' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 81' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 65' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 58' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 55' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 42' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 35' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 32' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 15' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 13' A.G.L.

EXISTING CARRIER ANTENNAS
RAD CENTER @ 10' A.G.L.

1 8251 TOWER ELEVATION
SCALE: NOT TO SCALE

2 7506 TOWER ELEVATION
SCALE: NOT TO SCALE

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
7506, 8251

ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
6345, 900 RADIO ROAD
DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION	
SHEET NUMBER: C-205	REVISION: 0

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ND	04/30/19

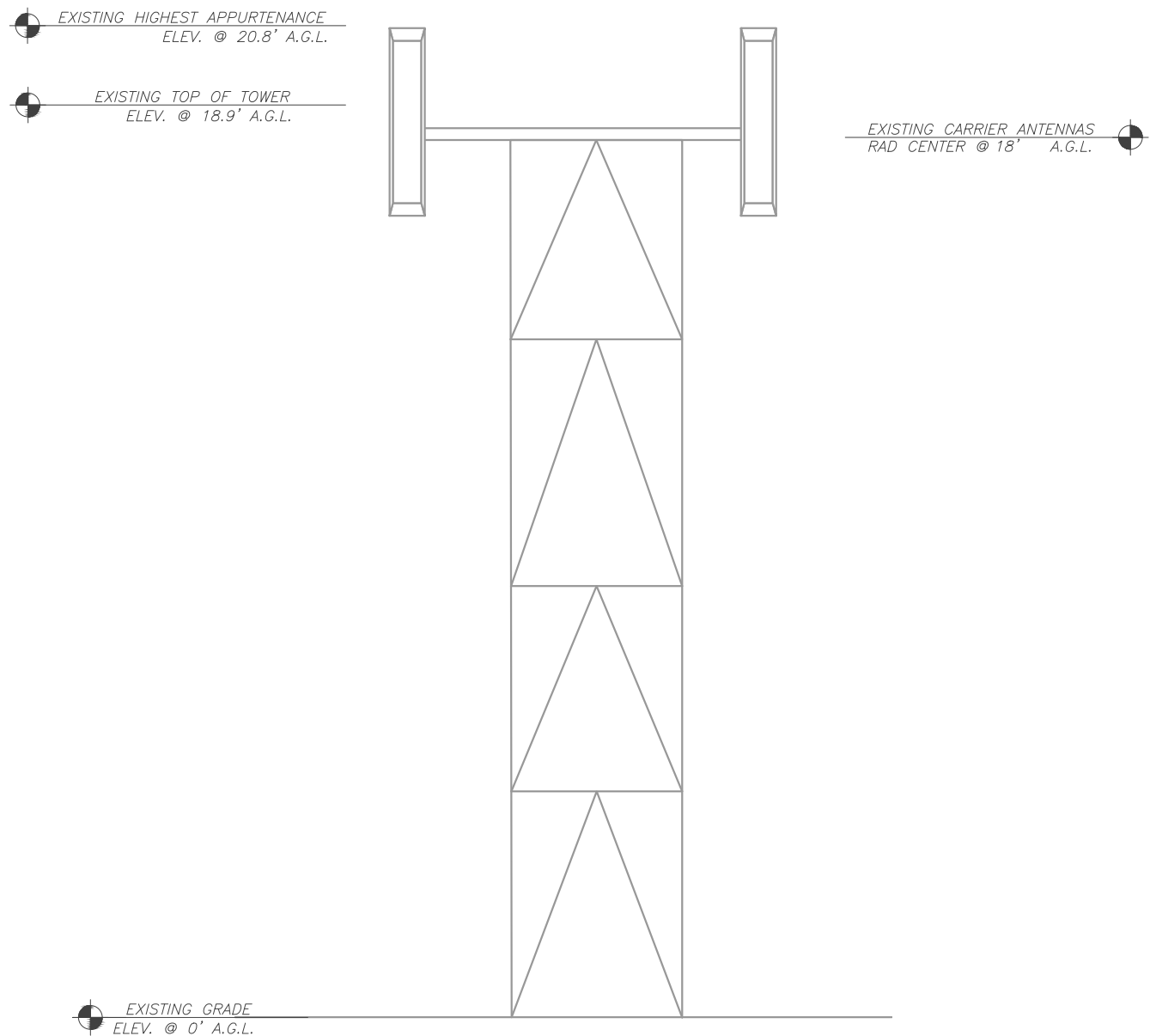
ATC SITE NUMBER:
8268
 ATC SITE NAME:
**SAN BRUNO MOUNTAIN
 TOWER FARM**
 SITE ADDRESS:
 900 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-206	0



1 **8268 TOWER ELEVATION**
 SCALE: NOT TO SCALE

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CAUTION



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

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

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

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



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

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

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

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

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

ATC RF PROGRAM NOTICE SIGN

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ATC SITE NUMBER:
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ATC SITE NAME:
**SAN BRUNO MOUNTAIN
TOWER FARM**

SITE ADDRESS:
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SEAL:

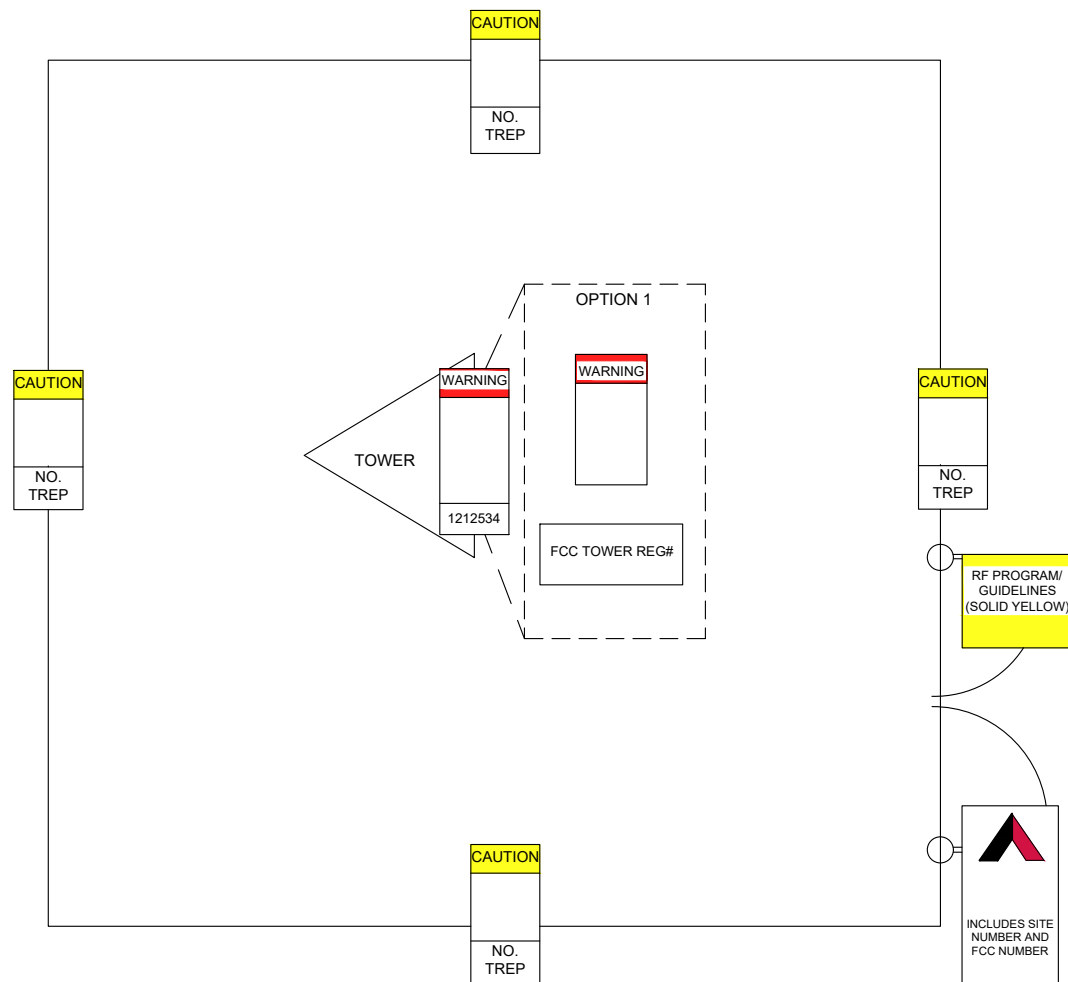
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APPROVED BY:	WG
DATE DRAWN:	04/30/19
ATC JOB NO:	12944852

SIGNAGE

SHEET NUMBER:
C-501

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



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

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

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

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0	FOR CONSTRUCTION	ND	04/30/19

ATC SITE NUMBER:
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ATC SITE NAME:
SAN BRUNO MOUNTAIN TOWER FARM

SITE ADDRESS:
 300 RADIO ROAD
 DALY CITY, CA 94014

SEAL:

DRAWN BY:	ND
APPROVED BY:	WG
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SITE ADDRESS:
 300 RADIO ROAD
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County of San Mateo - Planning and Building Department

ATTACHMENT D

ADMINISTRATIVE PARCELS – RADIO RIDGE

HCP Objectives -- Specific Conservation Needs: All projects require planning assistance by the Plan Operator in order to minimize the impact of the proposed development. A pre-development assessment of the locations of San Bruno Elfin is required to assure that no aspects of construction will destroy any of the insects. In addition, careful monitoring should be done after the development is completed to assess future needs.

Operating Program

Obligations: The Landowner has the following obligations:

1. Compliance with mitigation measures set forth for Management Units 3-01-01 to 3-01-03.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Units 3-01-01 to 3-01-03.
3. At some point before development takes place have all development areas assessed for the presence of the San Bruno Elfin by a qualified Biologist approved by the Plan Operator. During construction have all activities supervised by the qualified biologist to assure no San Bruno Elfin are taken during the course of construction.
4. Prior to any construction within Administrative Parcel 3-01, the Landowner shall provide for the following:
 - a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate or grant a habitat easement to the County all lands within Administrative Parcel 3-01 which are outside existing and proposed development areas.
 - b. HCP Funding Program. During the pre-development phase of the HCP, the landowner/developer will contribute to a pre-development fund. During the project development phase, the developer will enter into a contract with the Plan Operator to pay the reasonable cost of supervising the HCP restrictions on grading and supervising the reclamation of habitat. Finally, after development the Landowner shall obligate future residents, through C C & R's and covenants running with the land to an annual assessment of \$20.00 per dwelling unit or the equivalent adjusted for inflation to 1983 dollars. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.
 - c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in areas outside the existing and proposed development areas except as provided in 2d below.
 - d. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter dedicated as Conserved Habitat, the Landowner shall prepare a Reclamation Plan for approval by the County in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, erosion

ADMINISTRATIVE PARCELS – RADIO RIDGE

Planning Area: Radio Ridge (3)

Administrative Parcel: Antenna Sites (01)

Location and descriptions: The antenna sites are located at the top of Radio Ridge and are accessed via Radio Road. Existing facilities on the 21 acre parcel include 10 towers, 8 control buildings, and 1 earth/satellite station. Currently all of these, except the earth/satellite station, are adjacent to Radio Road. Flora on the site is principally made up of various brush species and scattered areas of native grasses and wildflowers (See Figures 3-01 A-C).

Ownership: The parcel is owned by Telecommunications Properties.

Project: The project is a major subdivision consisting of three phases. The first phase consists of seven lots located at the southwestern portion of the site (see Figure 3-01 F). Each lot is 75' square and will contain one earth/satellite station. Each station is about 30' high and 30' wide and is built on either a 25 square foot concrete slab or a pier foundation. In addition to the earth/satellite stations there will be a graveled access road. The first earth/satellite station to be constructed within the Phase 1 area is currently being evaluated by Thomas Reid Associates and the County and will be constructed through a use permit from the County. It will be situated in an area already cleared of vegetation. Because of the presence of rare and endangered species in the area, its construction is being overseen by Thomas Reid Associates.

The second part of the project (Phase 2 and 3) consists of the development of 6 additional earth/satellite stations in the same general location as an existing station antenna (Phase 2), and some new development in and around the existing towers and control buildings (Phase 3). The earth/satellite stations will be identical to those described above. The new development will consist of a 200 to 250 foot high tower, and a control building. In addition, there will be a small addition to an existing control building.

Status: This is a planned parcel. Both projects are currently under review by the San Mateo County Planning Department. Some environmental assessment has taken place on the first phase of the project.

Biological Issues: The entire parcel is located in an environmentally sensitive area. Both rare and endangered plants (*Arctostaphylos* spp.) and animals (Mission Blue and San Bruno Elfin Butterflies) exist in and around the site (See Figures 3-01 D-E).

Impact: Both aspects of the project may result in the loss of habitat or taking of the endangered species, however, it appears that the minor subdivision (Phase 1) entails the least impact, especially if minor site changes or restrictions on construction are incorporated. The second part of the project (Phases 2 and 3) appear to threaten the endangered species to a greater degree, however a more thorough assessment of the area for the San Bruno Elfin is needed to verify this. Because the San Bruno Elfin will not be included under the Section 10A permit, no takings of this animal can occur.

ADMINISTRATIVE PARCELS – RADIO RIDGE

and run-off controls, and revegetation with native grassland species approved by the Plan Operator. In addition, the Landowner shall clearly define on the ground (by snow or two strand wire fencing or other methods) the limits of disturbance anticipated and shall limit the construction disturbance to said limits as provided in fencing and signing provisions of the MOU and Chapter 5. The fencing shall be constructed at the boundary between reclaimed areas and area 1-07-04 shown on Figure 1-07 H. At the time of approval of the reclamation plan(s), those plans shall substitute for the more generalized maps referenced in this section.

e. **Pesticide Control.** The Landowner shall establish covenants and restrictions encumbering Development Areas in favor of the County prohibiting the use of aerial or large-scale spraying of pesticides without the approval of the Plan Operator.

f. **Inspection.** The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 3-01, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-07;
2. Monitor the effect of all activities within Development Areas on adjacent Conserved Habitat and provide advice and direction to the Landowner to assist his compliance with the obligations described above with respect to Administrative Parcel 3-01.
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 3-01 in a timely fashion to avoid delays in the implementation of such Plans;
4. If applicable, accept dedications of Conserved Habitat within Administrative Parcel 3-01.

Management Units:

1. 3-01-01. This unit contains the first development phase - construction of 7 transmitting and receiving earth/satellite stations.
 - a. Have each proposed earth/satellite station site (7 in all) surveyed for their precise location.
 - b. Have a qualified biologist (S.M. County approved) check the surveyed sites for presence of endangered species. Plan modification may be required if impacts are significant.
 - c. Construct the permanent graveled access road in an area which is approved by the biologist.

ADMINISTRATIVE PARCELS – RADIO RIDGE

- d. Under the supervision of the biologist, lay down foundations in a manner which will have the least impact on the species of concern.
- e. Under the supervision of the biologist, construct the stations in a manner which will have the least impact on the species of concern.
- f. During or prior to construction remove stands of pioneering exotics.
- g. If permanent fencing is required only one fence should be built around all of the stations and research biologists and the Plan Operator should be allowed access for research and monitoring purposes.
- h. If and when the stations become obsolete and are no longer actively used, remove them in a manner which will have the least impact on the species of concern.

2. 3-01-02. This unit contains the second development phase - construction of 6 receiving earth/satellite stations.

- a. Have each proposed earth/satellite station site (6 in all) surveyed for their precise location.
- b. Have a qualified biologist (S.M. County approved) check the surveyed sites for presence of endangered species. Minor plan modification may be required if impacts are significant.
- c. Construct the access road, which will later be used as a foot path once the construction is completed, in an area which is approved by the biologist.
- d. Under the supervision of the biologist, lay down foundations in a manner which will have the least impact on the species of concern.
- e. Under the supervision of the biologist, construct the stations in a manner which will have the least impact on the species of concern.
- f. During or prior to construction remove stands of pioneering exotics.
- g. If permanent fencing is required only one fence should be built around all of the stations and research biologists and the Plan Operator should be allowed access for research and monitoring purposes.
- h. If and when the stations become obsolete and are no longer actively used, remove them in a manner which will have the least impact on the species of concern.

3. 3-01-03. This Management Unit will contain the Phase 3 development - various additions to the total facility, towers and control buildings, as well as the remaining open space within the parcel.

- a. Have any areas in which new facilities are to be constructed appraised for the presence of the San Bruno Elfin by a qualified biologist. Minor plan modifications may be required if impacts are significant.
- b. Have the biologist or Plan Operator oversee the construction activities. Make any changes recommended by the overseer.
- d. Once construction is completed fencing may be required to guard against vandalism. If so allow access to research biologists and the Plan Operator for research and monitoring purposes.
- e. In order to mitigate impacts caused by development of units 3-01-01 to 3-01-03 be prepared to fund habitat enhancement to other areas within this unit if necessary.
- g. Remove stands of pioneering exotics (particularly gorse).