



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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Brenda Bonner BJ Burns Robert Cevasco
Louie Figone Marilyn Johnson Teresa Kurtak
Peter Marchi Doniga Markegard Robert Marsh
April Vargas

MEETING PACKET

Date: Monday, June 8, 2015
Time: 7:30 p.m.
Place: San Mateo County Farm Bureau Office
765 Main Street, Half Moon Bay, California

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **Guest Roll Call**
4. Public Announcements/Comments for Items Not on the Agenda
5. Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road, in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. File Number PLN2015-00084. (Gounalakis)
6. Consideration of a Planned Agricultural District Permit and Use Permit pursuant to Sections 6361, 6350, and 6405 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to co-locate a new wireless telecommunication facility at an existing wireless telecommunication site, north of Highway 92, at 78 Pilarcitos Creek in the unincorporated rural Midcoast area of San Mateo County. File Number: PLN 2015-00002 (AT&T Mobility)
7. Consideration of the Action Minutes for the May 11, 2015, regular meeting
8. **Adjournment**

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1814, or by fax at (650) 363-4849, or e-mail srosen@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – June 8, 2015

Agricultural Advisory Committee Attendance 2014-2015

	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
VOTING MEMBERS													
Brenda Bonner	E	X	E	X	X	M	X	M	X	M	X	X	
BJ Burns	X	X	X	X	X	E	E	E	X	E	X	X	
Robert Cevasco	X			X		E		E	X	E	E	X	
Louie Figone	X	X	X	X		T	X	T	X	T	X	X	
Marilyn Johnson			X		X	I	X	I	X	I			
Teresa Kurtak	E	X	E			N	E	N	E	N			
Peter Marchi	X	X	X	X	X	G	X	G	X	G	X	X	
Doniga Markegard		X	X	X	X		X		X		X		
Robert Marsh	X	X	X	X	X	C	X	C	X	C	X	X	
April Vargas	X		X			A	X	A	X	A	X	X	
Vacant						N		N		N			
Natural Resource Conservation Staff						C		C		C			
San Mateo County Agricultural Commissioner	X	E	X	X	X	E	X	E	X	E	E	X	
Farm Bureau Executive Director	E	X	X	X		L	X	L		L			
San Mateo County Planning Staff	X	X	X	X	X	E	X	E	X	E	X	X	
UC Co-Op Extension Representative			X	E	X	D	X	D		D			

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

DATE: June 8, 2015

TO: Agricultural Advisory Committee

FROM: Rob Bartoli, Planning Staff, 650/363-1857

SUBJECT: Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00084 (Gounalakis)

PROPOSAL

History

In 2009, a complaint was filed with the County for unpermitted seasonal activities on the subject property. In 2010, the applicant, Chris Gounalakis, was permitted by the San Mateo County to conduct certain commercial recreation activities for the 2010 fall/winter season under Interim Operating Conditions. In 2011, a Planned Agricultural District Permit (PAD) and a Coastal Development Permit (CDP) for the 2011 season were granted for one (1) year by the Board of Supervisors (Board) followed in 2012 with an amendment to the Williamson Act contract to identify in the contract certain compatible commercial recreation uses. During 2014, the Planning Commission approved a 1-year PAD and CDP for the recreational activities during the 2014 fall/winter season. In 2011 and 2014, appeals were filed with the California Coastal Commission (Commission) though no action was taken by the Commission.

Current Proposal

The applicant now requests a Planned Agricultural District Permit and a Coastal Development District Permit to allow the seasonal commercial recreation activities for the 2015 and 2016 fall/winter season (2-year permit).

The seasonal commercial recreation activities at the Arata Farm property are proposed to take place between August 1 and November 1 for two years. Proposed commercial recreation activities would be limited to a hay maze, a haunted barn, a play set/jumper,

a petting zoo, pony rides, train rides, a snack bar, food truck, and associated parking spaces. In total, seasonal recreation activities would occupy 1.79 acres of the 8.37-acre property (21%), including 0.59 acres for the maze and play set/jumper and 1.2 acres for on-site parking. The castle, arena, and metal gorilla are not proposed.

Table 1 Percentages of Land Use During the Recreational Season		
Proposed Use	Area in Acres	% of Property
<i>Non-Recreational</i>		
Permanent Agriculture	3.77	45%
Undeveloped/Unfarmed	1.93	23%
Permanent Developed Area (structures, driveways)	0.88	11%
Subtotal	6.58	79%
<i>Recreational</i>		
Parking	1.20	14%
Maze and Play Set/Jumper	0.59	7%
Subtotal	1.79	21%
Total	8.37	100%

During the seasonal recreation period, approximately 45% of the property would remain in permanent agriculture. During the remaining nine (9) months of the year, the entire property (with the exception of the developed area and the play set/jumper area) will be used for agricultural production, with seedling/starter plants (non-soil dependent) and agricultural storage in areas used for parking and crop production in all other areas. Crops to be grown are fava beans, pumpkins, corn, bell beans, and Stone Pine Christmas trees. As shown in Attachments B and D and described in Table 2, crops will be grown in six zones, Zone B through F, on the property. Zone A will not be planted with crops as a slide has occurred in the area.

Table 2 Crop Production By Zone, as Shown on Map (Attachment B)							
	A	B	C	D	E	F	
November	No Crops	Fallow/Cover Crop					Seedlings/ Starter Plants
December							
January							
February							
March							
April		Peas*/ Stone Pines*/ Fava Beans	Fava Beans	Corn/ Pumpkins	Stone Pines		
May							
June							
July							
August							
September	Harvest/Sales					None (Parking)	
October							

*Entire zone planted, excluding areas of the hay maze and parking for month of August.

Previously permitted hours of operation: August 1 – November 1 (except October)

Monday – Friday: 9:00 a.m. – 6:00 p.m.

Saturday: 9:00 a.m. – 9:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

No changes are proposed.

Previously permitted hours of operation: October

Monday – Friday: 9:00 a.m. – 7:00 p.m.

Saturday: 9:00 a.m. – 11:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

Proposed hours of operation: October

Monday – Thursday: 9:00 a.m. – 7:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:00 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

At the May 11, 2015 Agricultural Advisory Committee (AAC) meeting, the AAC asked to continue this item for further discussion. The AAC asked for more information regarding the amendment to the Williamson Act contract (AP67-39) that was approved by the San Mateo County Board of Supervisors in 2012 (PLN 2012-00178).

At the same meeting, the AAC and Agricultural Commissioner asked to continue the item for more review time regarding the Williamson Act parcel size exception. Both the AAC and Agricultural Commissioner must determine that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

Regarding the Planned Agricultural District Permit and Coastal Development Permit:

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

Regarding the Williamson Act contract and minimum parcel size exception:

3. What does the AAC and Agricultural Commissioner determine for the minimum parcel size exception? In order to grant an exception to the minimum parcel size, the Agricultural Commissioner and Agricultural Advisory Committee must

determine that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road

APN: 066-310-080

Size: 8.37 acres

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

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and seasonal recreation activities

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0270E; effective October 16, 2012

Setting: The project parcel is located on Verde Road to the east of Cabrillo Highway, is developed and is relatively flat in terrain. Lobitos Creek runs along the northern perimeter of the parcel. The parcel contains a 0.88-acre developed area containing paved driveways and five (5) legal structures: with a 1,500 sq. ft. single-family residence, three barns (1,800 sq. ft., 500 sq. ft. and 300 sq. ft.), and a 900 sq. ft. store building. The buildings were constructed in the 1930s, prior to building permit requirements.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) under California Environmental Quality Act (CEQA) Guidelines were completed for seasonal commercial recreation uses. The public review period for this document was from April 20, 2011 to May 2, 2011. The Board of Supervisors certified the IS/MND on September 13, 2011.

Chronology:

<u>Date</u>	<u>Action</u>
1967	- Property owner enters into Williamson Act contract (AP67-39) with San Mateo County.
1999	- Applicant (Mr. Gounalakis) leases property from the Arata family.
Approximately 2005	- Agricultural operation is expanded without the benefit of permits to include seasonal commercial recreation activities during the months of May through October.
2009	- Complaint filed to the County regarding the expansion of unpermitted activities. Applicant is directed by the County to cease all unpermitted activities on the property until the required permits were secured.
Fall/Winter 2010	- Applicant conducts seasonal recreation activities under "Interim Operating Conditions" issued by the County for 2010 only.
Fall/Winter 2011	- Board of Supervisors approves seasonal recreation uses at the property for 2011 only (PLN 2010-00207). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission.
September 25, 2012	- Board of Supervisors amends the Williamson Act contract for the property to allow commercial recreation uses (PLN 2012-00178).
Fall/Winter 2013	- No hay maze is constructed.
May 12, 2014	- Agricultural Advisory Committee meeting to review proposed activities for 2014.
June 25, 2014	- Planning Commission approves seasonal recreation uses at the property for 2014 only (PLN 2013-00494). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission.
May 11, 2015	- Agricultural Advisory Committee meeting to review proposed activities for 2015. Item continued to June 8, 2015.

Will the project be visible from a public road?

The western edge of the property runs along Cabrillo Highway, a portion that is designated as a State scenic corridor. As proposed, the western portion of the property would remain in agricultural production (i.e., corn and pumpkin fields). The “castle,” metal gorilla, and “arena” seen in the past would not be installed on the property as part of this project.

The temporary hay maze structure and other commercial recreation uses are located on the eastern half of the property and would be somewhat visible from Cabrillo Highway. The applicant proposes to construct a main portion of the maze in areas of non-prime soil south of Lobitos Creek and immediately adjacent to developed areas of the property (see Map of Prime Soil and Seasonal Commercial Recreation Activities included as Attachment C). In this location, the hay maze would cover a smaller area of prime soils and would be located further and be less visible from Cabrillo Highway. Also, the pony ride will continue to be located in the developed areas of the property. In the past, the applicant had constructed a “castle” and “arena” and located a train ride on prime soils. These elements are not included in this proposal.

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

The hay maze will be located temporarily in areas used for agriculture and will not result in the removal of vegetation. The proposed parking is not located on prime soils and will not result in the removal of vegetation. The starter plants that are located in the parking area are not soil dependent and are instead container based.

Is there prime soil on the project site?

As shown in Attachment B, a majority of the site is characterized by prime soils, consisting of Class II (TuB – Tunitas clay loam, gently sloping) and Class IV Cld2 (Sandy Loam, moderately steep). Areas of prime soils are largely occupied by agricultural uses, with the exception of developed areas and a small portion that will be occupied by parking and a section of the hay maze during the recreational season.

Remaining areas consist of Class VII (Ma – Mixed alluvial), areas considered “lands suitable for agriculture.” These areas are largely occupied by agricultural uses (mostly container-based, non-soil dependent agriculture), with the exception of developed areas and areas occupied by parking and the hay maze during the recreational season.

KEY ISSUES

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee’s consideration:

1. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies. Further discussion can be found under Compliance with Local Coastal Program Agriculture Component Policies in Section 2, below.

- The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.
- All development permitted on a site shall be clustered.
- Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
- Small, separate parking areas are preferred to single large parking lots.
- No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major watercourses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed to harmonize with the scenic qualities of scenic corridors.
- Where possible, structural uses shall be located away from prime agricultural soils.

2. Compliance with Agriculture Component Policies of the Local Coastal Program (LCP)

Prime Agricultural Lands

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands*) permits agricultural and agriculturally related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks; and temporary road stands for seasonal sale of produce grown in San Mateo County, among other uses.

For areas of prime soils, the current proposal involves the following: (1) the use of the existing barn and the location of the petting zoo, the pony ride, food truck, snack stand, and train ride are within the developed area for commercial recreation use, (2) the temporary construction of a portion of the hay maze, and (3) location of temporary parking adjoining developed areas of the property. The following is a discussion of each project component and policy compliance:

- Use of Barn and the Location of Petting Zoo, Pony Ride and Train Ride within Developed Area for Commercial Recreation Use: These uses within the existing developed areas of prime soils are consistent with Policy 5.5 since the proposal clusters development in an area where existing development prevents the use of prime soil for agricultural production.
- Temporary Construction of a Portion of the Hay Maze: The area of prime soil that would be occupied temporarily by a portion of the hay maze (approximately 5,600 sq. ft.) has been used as an entrance to the property since at least 2005. The current proposal significantly reduces the acreage of prime soil used for the hay maze by approximately 35% over the 2011 hay maze location. The hay maze is a temporary structure used from July 1 to November 1 and would not deplete the productivity of the soil. At the end of the Halloween/Pumpkin Season on November 1, operation of the hay maze ends. Within 30 days, the applicant will be required to deconstruct the hay maze. In the past, the applicant has stacked the hay in clusters not on prime soils and in areas minimally visible from Highway 1.
- Location of Temporary Parking Adjoining the Developed Area: Temporary parking to support commercial recreation use would be located in areas used in the past for parking. These areas directly adjoin developed areas and are located at the entrance of the property. While leaks from automobiles likely have depleted the productivity of the soil, the applicant proposes to use the area for container-based, non-soil dependent agricultural uses.

Lands Suitable for Agriculture

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on lands suitable for agriculture, including agriculture and non-soil dependent agricultural uses such as greenhouses and nurseries. The policy also conditionally permits commercial recreation including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches. In these areas, the current proposal involves the following: (1) maintenance of a play set; (2) construction of a hay maze; and (3) location of temporary parking to support commercial recreation uses. These commercial recreation uses are permitted with the approval of a Planned Agricultural District (PAD) Permit.

3. Compliance with the Williamson Act

Amended Contract Language

The property has been in a Williamson Act contract (AP67-39) since 1967. Previously, the contract stated that the property “shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes” and that “No structures shall be erected upon said land except structures as may be directly related to and compatible with agricultural use, and residence buildings for such individuals as may be engaged in the management of said land, and their families.” The contract was amended in September 2012 (PLN 2012-00178) to allow for the proposed commercial recreation uses and reads as such (visitor-serving uses underlined):

During the term of this Agreement [Williamson Act Contract] the above described land shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes and certain compatible uses of the underlying land use designation and zoning of the parcel and subject to applicable permits, as follows: structures that are directly related to and compatible with agricultural use; residence buildings for such individuals as may be engaged in the management of said land, and their families; and agriculturally related seasonal visitor-serving uses such as pony rides, hay rides, a farm animal petting zoo, a children’s play area (including up to two inflatable play structures), a seasonally decorated barn, a farm-themed children’s train ride, and a hay bale maze, provided, however, that for all such seasonal visitor-serving uses the Owner will secure, at Owner’s expense, private or public agency traffic safety services satisfactory to the Community Development Director, and further provided that no food shall be prepared on site for sale to visitors. Regardless of the applicability of permit requirements, any seasonal installation of compatible use structures and other materials on the parcel is subject to the timely approval by the Community Development Director of a site plan to ensure that annual agricultural productivity of the parcel is not substantially affected by seasonal activities. Nothing in this Agreement shall prohibit the use of the property as a farm education center pursuant to necessary permits issued by the County so long as the farm continues to be dedicated to the production of agricultural commodities for commercial purposes.

The uses proposed are compliant with the compatible uses outlined in the amended Williamson Act contract.

Compatible Uses Under Williamson Act

The Williamson Act defines “compatible uses” as any use determined by the County, or city, administering the preserve (Government Code Section 51201(e)) provided that uses are consistent with the “principles of compatibility” which include the following: (1) the use will not significantly compromise the long-term

productive agricultural capability of the contracted parcel or other contracted lands in agricultural preserves, (2) the use will not significantly displace or impair current or reasonable foreseeable agricultural operations on the subject contracted parcel or on other contracted lands in agricultural preserves, and (3) the use will not result in the significant removal of adjacent contracted land from agricultural or open space use.

The County's Williamson Act contracts are typically boilerplate, providing standard contract language across parcels. However, some of the County's contracts require commercial agricultural production while also allowing compatible uses, while others do not include language that would allow for compatible uses alongside commercial agricultural operations. This can be based on when the contract was recorded, as contracts entered into prior to 1969 amendments to the Williamson Act, such as the subject contract, are typically more restrictive.

One of the key changes made by the 1969 Williamson Act amendments was to rewrite the sections defining compatible uses. Before the 1969 Act, compatible uses were only those determined by the city or County according to uniform rules, and by statute to include certain utility facilities (former Government Code Section 51201(e), as it read in 1968). With the 1969 Act, the definition of compatible uses was expanded to include "any use determined by the County or city administering the preserve or by this Act to be compatible with the agricultural, recreational or open space use of land within the preserve. 'Compatible use' includes agricultural use, recreational use or open space use unless the board or council finds after notice and hearing that such use is not compatible with the agricultural, recreational or open space use to which the land is restricted by contract" (current Government Code Section 51201(e)).

The procedures for amending contracts to include additional compatible uses are governed by Government Code Section 51253, which states the following: "Any contract or agreement entered into pursuant to this chapter prior to the 61st day following final adjournment of the 1969 Regular Session of the Legislature may be amended to conform with the provisions of this act as amended at that session upon the mutual agreement of all parties. Approval of these amendments to a contract by the Director of Conservation shall not be required." The 1966 contract did not reflect the current law on compatible uses, as amended in 1969, and therefore was eligible for amendment.

On September 9, 2011, the California Department of Conservation (DOC) issued a letter to the Board regarding the existing agritourism uses (e.g., hay bale maze, train ride, haunted barn and other venues) on the subject property and compliance with specific contract terms and Williamson Act legislation. In reviewing the specific contract terms, the DOC determined that the restrictive nature of the contract language prohibited the use of the land for purposes other than commercial agriculture. In reviewing the subject property from the standpoint of the Williamson Act legislation, itself, DOC determined that the agritourism uses

were generally inconsistent with the Williamson Act because the location of the activities had, at that time, partially displaced agricultural operations.

The amendment remedied the concerns regarding the restrictive contract terms. Further, the Planning and Building Department has prepared guidelines to clarify agritourism uses for San Mateo County, as ancillary and accessory to agricultural uses allowed through the PAD zoning district, to ensure that those uses will not significantly compromise the long-term productive agricultural capability and will not significantly displace or impair current or reasonable foreseeable agricultural operations consistent with the principles of compatibility under the Williamson Act and County land use regulations while allowing supplemental sources of revenue to local farms. If, in the future, agritourism uses are requested, compliance with the County’s land use regulations and guidelines, California Land Conservation Act of 1965, and the County’s forthcoming Williamson Act Program update would be required.

Williamson Act Program Eligibility Requirements

Review of minimum eligibility requirements included Assessor’s Office Agricultural Preserve Questionnaires and documents submitted by the owner. Crop income is held confidential; review of this criterion is identified only as “Completed.”

APN 066-310-080	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	8.37 Acres	No
Prime Soils ³	--	3.95 Acres	--
Non-Prime Soils	--	4.42 Acres	--
Crop Income ^{4,6}	\$10,000	Completed	Yes
Grazing Utilization ^{5,6}	40 Acres	--	--
Horse Breeding	15 Broodmares	--	--
<ol style="list-style-type: none"> 1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone). 2. Parcel size taken from the San Mateo County Assessor's Office records. 3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data. 4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6). 5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7). 6. Crop income and grazing data taken from Assessor's Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding. 			

Agricultural Uses

Commercial agriculture includes 3.77 acres for permanent agriculture. Peas, fava beans, corn, stone pines, pumpkins, and seedlings are grown on the property.

Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area.

Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses required by the Williamson Act Program (Program).

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation

8.37-Acre Parcel:

Agricultural uses: 3.77 acres (45% of parcel) of peas, stone pine trees, fava beans, corn, pumpkins, and seedlings.

Compatible uses: 1.95 acres (23% of parcel) of developed area, parking, hay maze and play set/jumper.

These uses have been determined compatible as amended by the Board in 2012.

Staff Evaluation

Based on the information submitted by the landowner, while an exception is needed for minimum parcel size, as the parcel is less than 40 acres, the property complies with the Williamson Act requirements for crop income and compatibility of uses. The contracted area is otherwise in compliance with the minimum eligibility requirements.

Minimum Parcel Size Exception

In order to grant an exception to the minimum parcel size, the Agricultural Commissioner and Agricultural Advisory Committee must determine that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

Should the AAC and Agricultural Commissioner grant the exception, then the parcel may remain under contract.

Should the determination be unfavorable, the contract will then be presented to the Board at a future public hearing for a decision on the contract.

4. Compliance with the California Environmental Quality Act (CEQA)

An Initial Study and Mitigated Negative Declaration (IS/MND) under CEQA Guidelines were completed for this project. The public review period for this document was from April 20, 2011 to May 2, 2011. The Board of Supervisors certified the IS/MND on September 13, 2011. The IS/MND analyzed the incorporation of seasonal and recreational activities into the normal pumpkin selling activities to occur at the Arata Farm site from July 1 through November 31 annually, including a hay maze, pony rides, train rides, hay rides, haunted barn, pumpkin sales and private parties. The current proposal expands the hours of operations on Friday night, while decreasing hours on Saturday and Sunday. The proposal does involve a train ride and a food truck that will be located on developed areas. All projects impacts would remain the same or would be reduced. Specifically, under this proposal, project impacts to the scenic corridor and to prime soils would remain consistent with the approval from 2014.

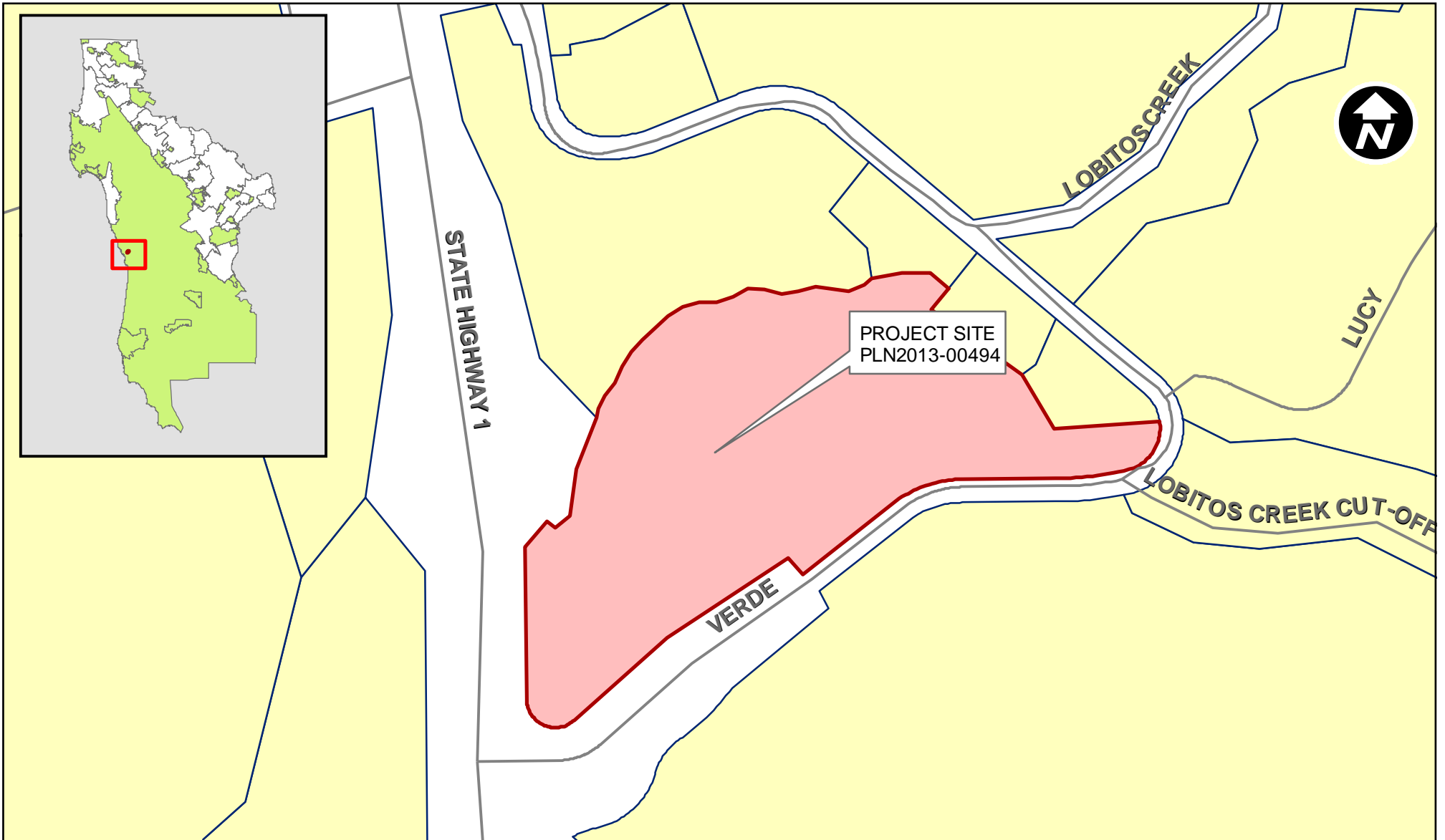
ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Map of Prime Soils and Agricultural Activities
- C. Map of Prime Soils and Seasonal Commercial Recreation Activities 2015
- D. Table of Planting Plan
- E. Map of Prime Soils and Seasonal Commercial Recreation Activities 2014
- F. Map of Prime Soils and Seasonal Commercial Recreation Activities 2011

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Vicinity Map

0 80 160 320 480 640 Feet

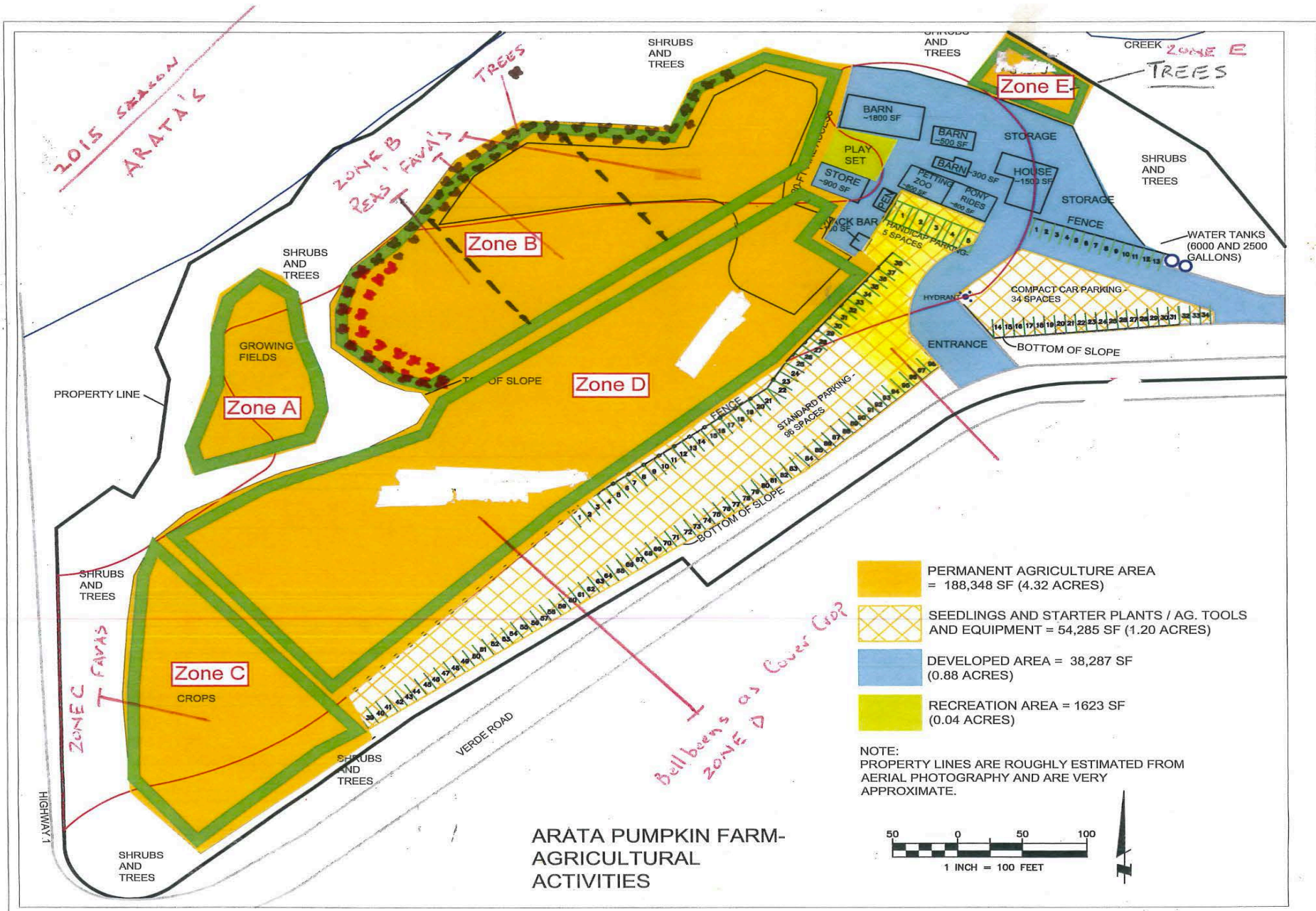


San Mateo County Agricultural Advisory Committee Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

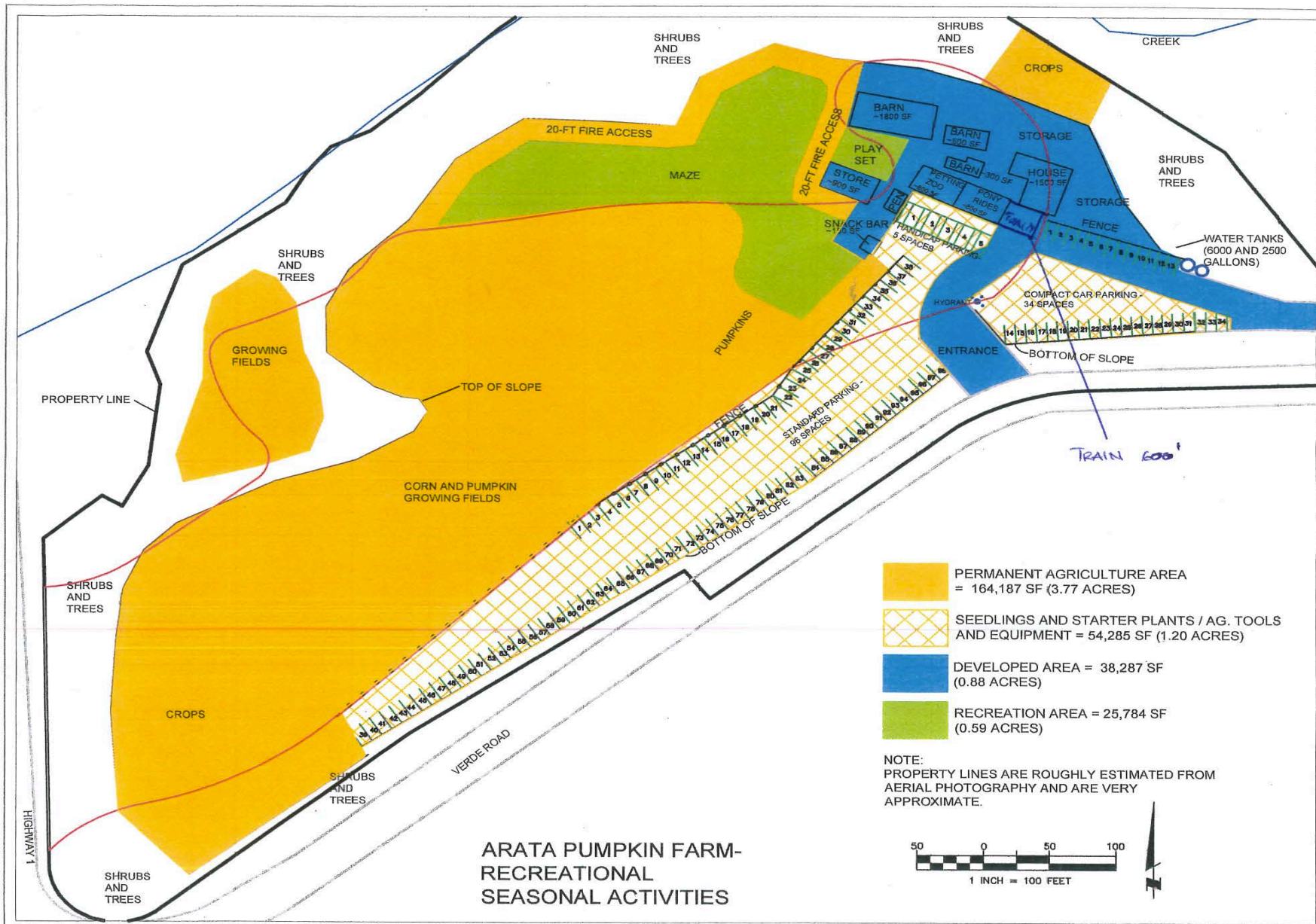


San Mateo County Agricultural Advisory Committee Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



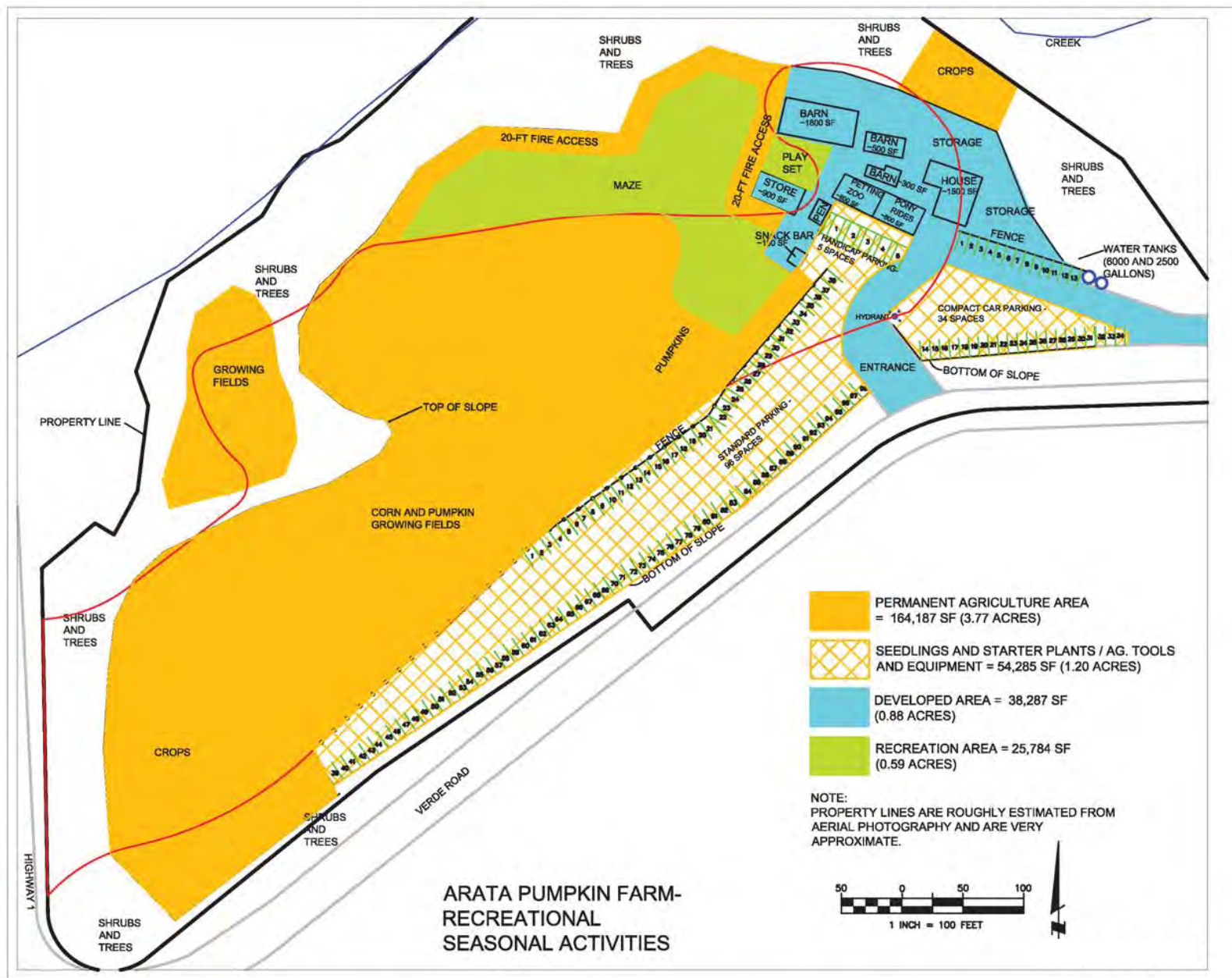
San Mateo County Agricultural Advisory Committee Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Table 2 Crop Production By Zone, as Shown on Map (Attachment B)							
	A	B	C	D	E	F	
November	No crops	Fallow/Cover Crop					
December							
January							
February							
March							
April		Peas*/ Stone Pines*/ Fava Beans	Fava Beans	Corn Pumpkins	Stone Pines	Seedlings/ Starter Plants	
May							
June							
July							
August							
September			Harvest/ Sales				None (Parking)
October			Harvest/ Sales				None (Parking)
*Entire zone planted, excluding areas of the hay maze and parking for month of August.							



San Mateo County Agricultural Advisory Committee Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



"AS-CONDITIONED" SITE PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

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

DATE: June 8, 2015

TO: Agricultural Advisory Committee

FROM: Rob Bartoli, Planning Staff

SUBJECT: Consideration of a Planned Agricultural District Permit and Use Permit pursuant to Sections 6361, 6350, and 6405 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to co-locate a new wireless telecommunication facility at an existing wireless telecommunication site, north of Highway 92, at 78 Pilarcitos Creek in the unincorporated rural Midcoast area of San Mateo County.

County File Number: PLN 2015-00002 (AT&T Mobility)

PROPOSAL

The applicant, AT&T Mobility, proposed to co-locate a new wireless telecommunication facility on an approximately 196-acre parcel at 78 Pilarcitos Creek north of Highway 92. The proposed facility will be a new 17-foot high monopole consisting of six antennas. This new tower is in the immediate vicinity of the existing three wireless facilities (Sprint, Metro PCS, and T-Mobile) that are currently on the property. The project also includes the construction of a 230 sq. ft. equipment shelter, one diesel backup generator, one GPS antenna, along with associated underground utility lines from existing services (power, telco, and coaxial cable). The equipment shelter will be located adjacent to the existing equipment area for Sprint. There will be a 6-foot fence around the equipment enclosure and a 4-foot fence around the monopole. No trees are proposed to be removed as part of this project.

DECISION MAKER

Zoning Hearing Officer

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

Regarding the Planned Agricultural District Permit and Coastal Development Permit:

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

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner

Owner/Applicant: Daniel and Natalie Sare Trust

Location: 78 Pilarcitos Creek Road

APN: 056-380-110

Size: 196.43 acres

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

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Existing Land Use: Agricultural uses, residence, barns, and accessory buildings

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0260E; effective October 16, 2012

Setting: The project parcel is located on Pilarcitos Creek Road to the north of Highway 92. The approximately 196-acre parcel is developed with a single-family dwelling and associated agricultural buildings. There are three wireless telecommunication facilities located on the southwest portion of the property. There is an existing access road on the property that provides access to the wireless facilities. There are two sets of electrical overhead transmission lines located adjacent to the project site. The remaining portions of the parcel are undeveloped open space or areas used for growing Christmas Trees. Vegetation on the project site consists of grasses and coastal shrubs. The topography and vegetation between the project area and Highway 92 help to screen the project site from public view.

Williamson Act: The subject parcel is not under a Williamson Act contract.

Environmental Evaluation: An Initial Study is currently being prepared for this project.

Will the project be visible from a public road?

The southern edge of the property runs along Highway 92, a portion that is designated as a County scenic corridor. However, the project location is outside of the County scenic corridor. The proposed 17-foot monopole will be below the peak of the surrounding tree tops. The upper portion (approximately 6-8 feet) of the pole is expected to be visible from limited viewpoints along Highway 92. The applicant is proposing to paint the monopole and antennas a non-reflective tan color to match the surrounding monopoles and trees.

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

The proposed co-location will predominantly utilize an already-disturbed area. The access road to the proposed facility is already in place, and no improvements are required to be made. Minimal vegetation will be removed for this project.

Is there prime soil on the project site?

While there is prime soil located on the project site, there is no prime soil within the vicinity of the proposed wireless facility.

KEY ISSUES

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee's consideration:

1. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposed wireless telecommunication facility complies with the applicable policies. The proposed co-location supports the PAD regulations by limiting the area of new development. The project location will predominantly utilize an already-disturbed area. While there is prime soil located on the project site, there is no prime soil within the vicinity of the proposed wireless facility and thus will not impact any lands suitable for agriculture.

2. Compliance with Agricultural Policies of the Local Coastal Program (LCP)

Lands Suitable for Agriculture

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally-related development on lands suitable for agriculture; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks; and temporary road stands for seasonal sale of produce grown in San Mateo County, among other uses. The proposed wireless telecommunication facility does not affect the agricultural uses on the property. No agricultural uses are located in the area of the project. The proposed wireless telecommunication facility is not located on prime soils.

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans
- C. Site Photos

RJB:jlh – RJBZ0389_WJU.DOCX



.....557 Meeting

PLN 2015-00002

Case

A

Attachment



SAN MATEO
COUNTY

APN 056-380-110

SAN MATEO
COUNTY

Project Location

0.45 0 0.22 0.45 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 14,242



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

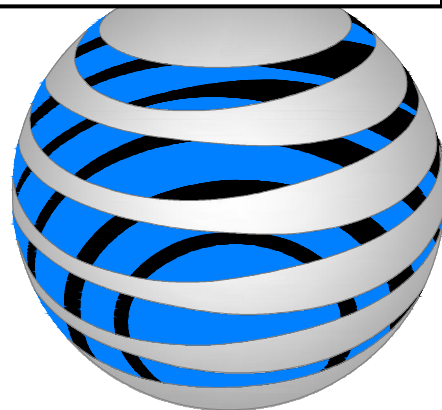
AAC Meeting

PLN 2015-00002

Case

B

Attachment



at&t

SITE NUMBER: CCU4547
SITE NAME: SANTA TREE FARM -
HWY 92 RELO

78 PILARCITOS CREEK ROAD
 HALF MOON BAY, CA 94019
 JURISDICTION: SAN MATEO COUNTY

SITE TYPE: POLE / SHELTER

PREPARED FOR



2600 Camino Ramon, 4W750FF
 San Ramon, California 94583

Vendor:

Architect:



PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV
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NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

- BRING POWER / TELCO / FIBER TO SITE LOCATION
- INSTALL AT&T APPROVED PREMANUFACTURED EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT
- INSTALL (1) NEW GPS UNIT
- INSTALL (1) 17'-0" HIGH POLE
- INSTALL (6) ANTENNAS (3) PER SECTOR, (2) SECTORS TOTAL
- INSTALL (14) RRUS (7) PER SECTOR
- INSTALL 6'-0" HIGH CHAINLINK FENCE W/ GATES
- INSTALL 50KW DIESEL GENERATOR

Property Information:
 Site Name: SANTA TREE FARM - HWY 92 RELO
 Site Number: CCU4547
 Site Address: 78 PILARCITOS CREEK ROAD
 HALF MOON BAY, CA 94019
 A.P.N. Number: 056-380-110
 Current Use: WIRELESS FACILITY
 Proposed Use: U-UNMANNED TELCOM FACILITY
 Jurisdiction: SAN MATEO COUNTY
 Zoning: PAD/CD
 UTM XY: +5 & 6 (" S" B "B58", ' L
 @e b[H XY: %&&&&@ (+ "% K " B58', ' L
 Ground Elevation: 729.3 FT. AMSL (NAVD 88)

Property Owner:
 DANIEL SARE AND NATALIE SARE,
 TRUSTEES
 78 PILARCITOS CREEK ROAD
 HALF MOON BAY, CA 94019

Power Agency:
 PG&E
 245 MARKET STREET, MAIL CODE N10D
 SAN FRANCISCO, CA 94105

Telephone Agency:
 AT&T Wireline
 ph: (650) 872-6028

FA: 12784058
PTN: 3701629480 | USID: 163700

Applicant / Lessee:
 AT&T MOBILITY
 2600 Camino Ramon, 4W750FF
 San Ramon, Ca 94583
 Contact: Alexander Wilson-Desbois
 ph: (415) 527-9276

Architect / Engineer:
 CONNELL DESIGN GROUP
 contact: DAN CONNELL
 e: dconnell@connelldesigngroup.com
 ph: (949) 753-8807

Construction Mgr.:
 VINCULUMS SERVICES, INC.
 contact: JOSH ROBERSON
 email: jroberson@vinculums.com
 ph: (949) 505-4225

Site Acquisition:
 CORTEL, Inc.
 contact: JERRY MARCUS
 email: jerome.marcus@cortel-lc.com
 cell: (415) 713-4862

Zoning Mgr.:
 CORTEL, Inc.
 contact: MISAKO HILL
 email: Misako.Hill@cortel-lc.com
 cell: (415) 533-2540

RF Engineer:
 AT&T
 contact: STEPHEN NELSON
 email: sn149s@att.com
 ph: (925) 395-3690

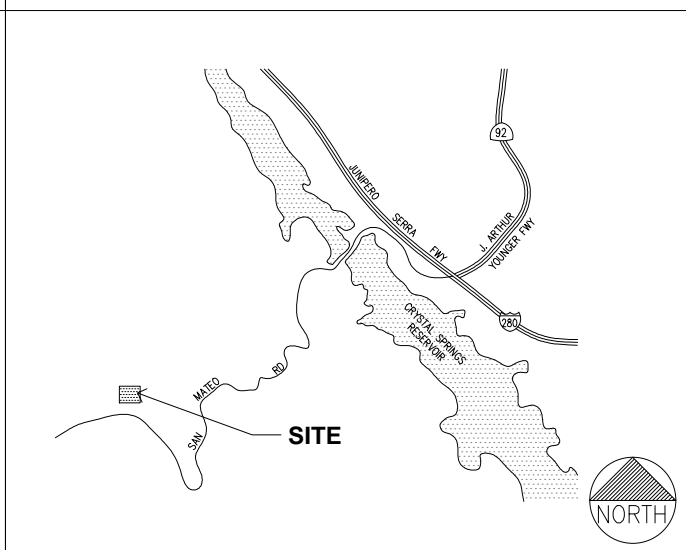
REV	DATE	DESCRIPTION
6		T-1 TITLE SHEET
6		C-1 TOPOGRAPHIC SURVEY
6		A-1 OVERALL SITE PLAN
8		A-1.0 SITE PLAN
8		A-1.1 ENLARGE SITE PLAN
8		A-2 SHELTER LAYOUT
6		A-3 ANTENNA PLAN & DETAILS
6		A-4 PROPOSED SOUTHEAST & SOUTHWEST ELEVATIONS
6		A-5 PROPOSED NORTHEAST & NORTHWEST ELEVATIONS
6		GN-1 GENERAL NOTES
6		GN-2 SITE SIGNAGE
6		G-1 EROSION CONTROL PLAN, DETAILS, NOTES

AT&T SITE NO:	CCU4547
PROJECT NO:	3701629480
DRAWN BY:	HL
CHECKED BY:	JR

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.
- 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS- BEFORE JULY 1, 2014
 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS- AFTER JULY 1, 2014
 - 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)
 - 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H. PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
 - 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)- BEFORE JULY 1, 2014
 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)- AFTER JULY 1, 2014
 - 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
 - 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
 - 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
 - 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
 - 2013 CALIFORNIA ENERGY CODE (CEC)- BEFORE JULY 1, 2014 (PART 6)
 2013 CALIFORNIA ENERGY CODE (CEC)- AFTER JULY 1, 2014 (PART 6)
 - ANSI / EIA-TIA-222-G
 - 2012 NFPA 101, LIFE SAFETY CODE
 - 2013 NFPA 72, NATIONAL FIRE ALARM CODE
 - 2013 NFPA 13, FIRE SPRINKLER CODE

VICINITY MAP



DIRECTIONS FROM AT&T

- DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA
- START OUT GOING SOUTHEAST ON CAMINO RAMON TOWARD BISHOP DR.
 - TAKE THE 2ND RIGHT ONTO BOLLINGER CANYON RD
 - MERGE ONTO I-680 S TOWARD SAN JOSE.
 - MERGE ONTO I-580 W VIA EXIT 30B TOWARD DUBLIN/OAKLAND.
 - KEEP LEFT TO TAKE I-238 N VIA EXIT 34 TOWARD I-880.
 - MERGE ONTO I-880 S/NIMITZ FWY S VIA EXIT 16A TOWARD SAN JOSE/SAN MATEO BR
 - TAKE THE JACKSON ST EXIT, EXIT 27, TOWARD CA-92 W/SAN MATEO/HALF MOON BAY/CA-92 E/DOWNTOWN
 - KEEP RIGHT TO TAKE THE CA-92 W RAMP TOWARD SAN MATEO/HALF MOON BAY/SAN MATEO BR.
 - MERGE ONTO CA-92 W (PORTIONS TOLL).
 - TURN SHARP RIGHT ONTO PILARCITOS CREEK RD.
 - THE SITE IS ON THE RIGHT

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED)
 CONSTRUCTION TYPE: V-B
HANDICAP REQUIREMENTS
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.

SPECIAL INSPECTIONS

- ANCHOR BOLTS WET-SET INTO CONCRETE
- EXPANSION BOLTS INTO EXISTING CONCRETE
- HIGH STRENGTH BOLTING
- WELDING
- STEEL REINFORCEMENT / REBAR PLACEMENT
- STEEL MATERIAL VERIFICATION
- SOILS ENGINEER TO INSPECT DRILLED PIERS

APPROVALS

APPROVED BY:	INITIALS	DATE:
AT&T:		
VENDOR:		
R.F.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

Licensor:

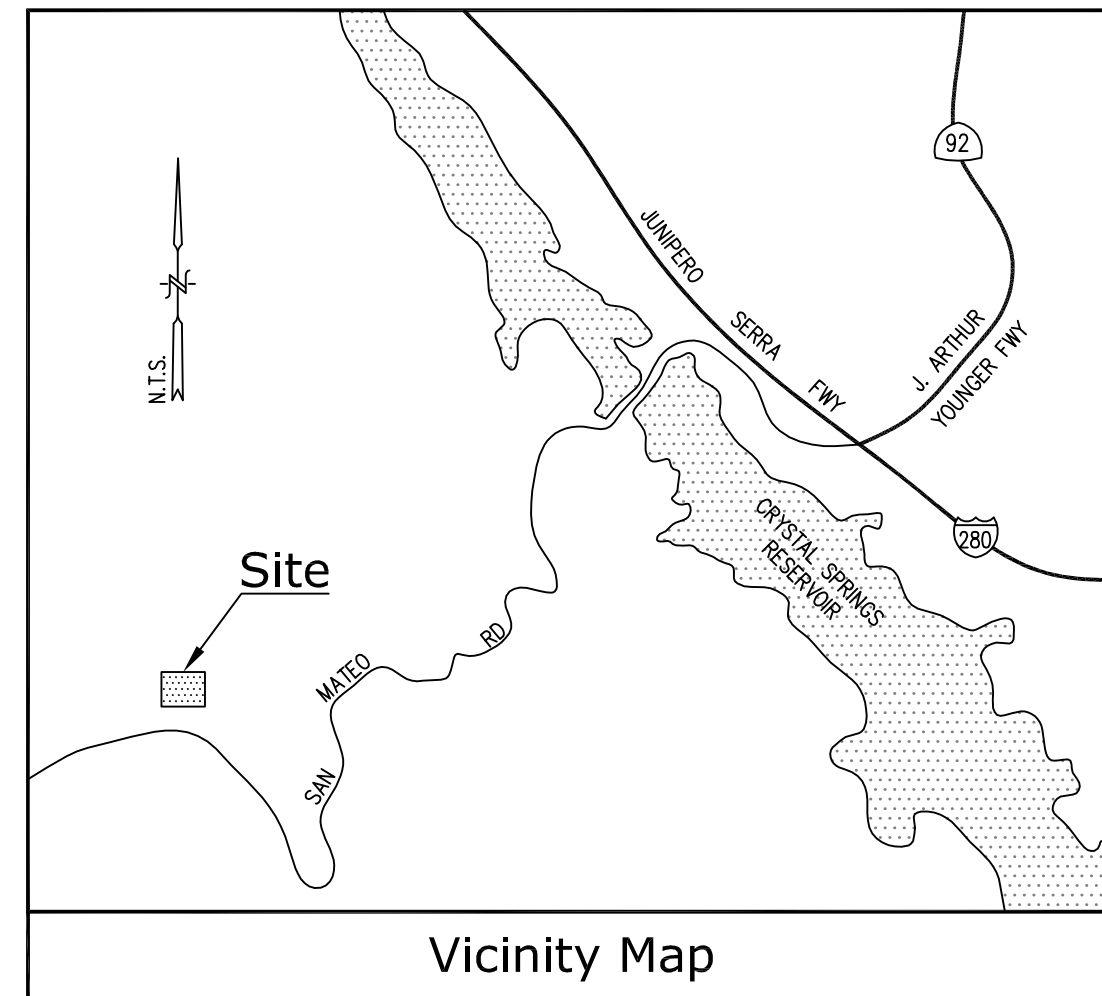
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
 - HWY 92 RELO -
SITE NUMBER:
 CCU4547
 78 PILARCITOS CREEK RD
 HALF MOON BAY,
 CA 94019

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1





Vicinity Map

Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
 ORDER NO.: 0901-4680400
 DATED: MAY 21, 2014

Legal Description

PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAN MATEO COUNTY, CALIFORNIA.

THE WESTERLY 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEASTERLY 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-07343J1, OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

PARCEL TWO:

THE SOUTHERLY 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST MOUNT DIABLO BASE AND MERIDIAN, AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 19, 2011 AS INSTRUMENT NO. 2011-080807 AND INSTRUMENT NO. 2011-080808, BOTH OF OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING:

- (A) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS, AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
- (B) THE LANDS CONVEYED TO COASTSIDE COUNTY WATER DISTRICT, BY THAT CERTAIN DEED RECORDED ON OCTOBER 13, 1955 IN BOOK 2893 OF OFFICIAL RECORDS, AT PAGE 216 (FILE NO. 93856-M), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
- (C) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON JULY 20, 1960 IN BOOK 3828 OF OFFICIAL RECORDS, AT PAGE 599 (FILE NO. 73495-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
- (D) THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN DEED RECORDED ON JULY 20, 1960 IN BOOK 3828 OF OFFICIAL RECORDS, AT PAGE 607 (FILE NO. 73497-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
- (E) THE LANDS CONVEYED TO CHARLES F. MASARIK, JR. AND ROY REUTLINGER, BY THAT CERTAIN DEED RECORDED ON SEPTEMBER 11, 1963 IN BOOK 4544 OF OFFICIAL RECORDS, AT PAGE 631 (FILE NO. 37375-W), RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

PARCEL THREE:

A PERPETUAL EASEMENT, AS RESERVED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS, AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, FOR THE USE OF THE EXISTING UNDERPASS LOCATED UNDER SAID HIGHWAY BETWEEN STATION 167+40 AND STATION 167+60 OF OFFICIAL SURVEY THEREOF.

SAID EASEMENT WAS CREATED BY RESERVATION IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 6, 1936 IN BOOK 705 OF OFFICIAL RECORDS AT PAGE 96, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

Assessor's Parcel Nos.

- 056-380-040 (AFFECTS: PORTION OF PARCEL TWO)
- 056-380-050 (AFFECTS: PORTION OF PARCEL TWO)
- 056-380-110 (AFFECTS: PARCEL ONE)
- 056-382-010 (AFFECTS: PORTION OF PARCEL TWO)
- 056-382-040 (AFFECTS: PORTION OF PARCEL TWO)

Date of Survey

JULY 7, 2014

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P178", ELEVATION = 531.88 FEET (NAVD 88).

Easements

- 3. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1871 IN BOOK 12 OF DEEDS, PAGE 379. (NO PLOTTABLE, DOCUMENT ILLEGIBLE).
- 4. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1883 IN BOOK 37 OF DEEDS, PAGE 86. (NO PLOTTABLE, DOCUMENT ILLEGIBLE).
- 5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1924 IN BOOK 102, PAGE 202 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 6. AN EASEMENT FOR LINE OF POLES, WIRES FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1953 IN BOOK 2505, PAGE 375 OF OFFICIAL RECORDS. (PLOTTED HEREON).
- 7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 8, 1953 IN BOOK 2509, PAGE 502 OF OFFICIAL RECORDS. (NO PLOTTABLE DOCUMENT ILLEGIBLE).
- 8. AN EASEMENT FOR A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER, AND A RIGHT OF WAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 2861, PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 9. AN EASEMENT FOR MAINTENANCE, REPAIR AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1955 IN BOOK 2861, PAGE 470 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

Easements (Cont.)

- 10. AN EASEMENT FOR A PERPETUAL EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PIPE LINE FOR THE TRANSMISSION, DISTRIBUTION OF WATER AND ALL CONNECTED OR ASSOCIATED PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1955 IN BOOK 2893, PAGE 216 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 13. AN EASEMENT FOR THE RIGHT FROM TIME TO TIME TO CONSTRUCT, PLACE, INSTALL, INSPECT, REPAIR MAINTAIN, USE, OPERATE, REPLACE AND REMOVE COMMUNICATION FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, PIPES, MANHOLES, SERVICES BOXES, SPLING BOXES, WIRES, CABLES, OTHER ELECTRICAL CONDUCTORS AND ABOVEGROUND MARKER POSTS, RISERS, TERMINALS, GAS VALVES, REPEATERS AND OTHER APPURTENANCES, TOGETHER WITH A RIGHT OF WAY THEREFOR AND THE RIGHT OF INGRESS THERE TO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1965 IN BOOK 5088, PAGE 297 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 15. AN EASEMENT FOR THE RIGHT TO EXCAVATE FOR, INSTALL, REPLACE (OF THE INITIAL OR ANY OTHER SIZE), MAINTAIN AND USE SUCH PIPE LINES AS SECOND PARTY SHALL FROM TIME TO TIME ELECT FOR CONVEYING GAS, WITH NECESSARY AND PROPER VALVES AND OTHER APPLIANCES AND FITTINGS, AND DEVICES FOR CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPE LINES, TOGETHER WITH ADEQUATE PROTECTION THEREFOR, AND ALSO A RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1966 IN BOOK 5244, PAGE 116 OF OFFICIAL RECORDS. (PLOTTED HEREON)

Easements (Cont.)

- 16. AN EASEMENT FOR PIPELINE, ROADWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 88-171254 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 88-171255 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 18. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1990 AS INSTRUMENT NO. 90-138558 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).
- 20. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED OCTOBER 6, 1998 AS INSTRUMENT NO. 98-162346 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 23. AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 2010 AS INSTRUMENT NO. 2010-027876 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SITE).

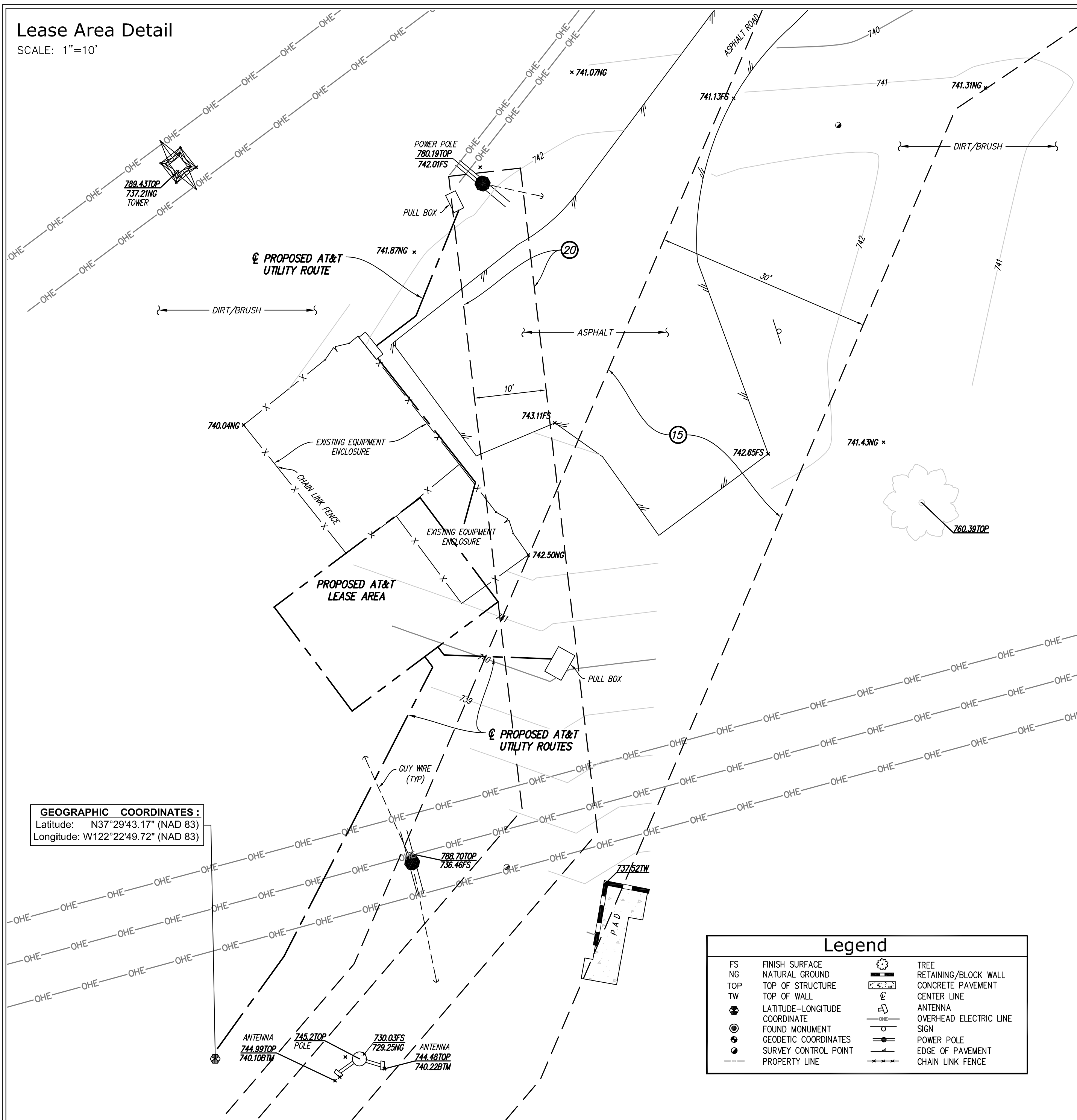
Geographic Coordinates at Proposed Monopole

1983 DATUM: LATITUDE 37° 29' 43.17"N LONGITUDE 122° 22' 49.72"W
 ELEVATION = 729.3 FEET ABOVE MEAN SEA LEVEL.

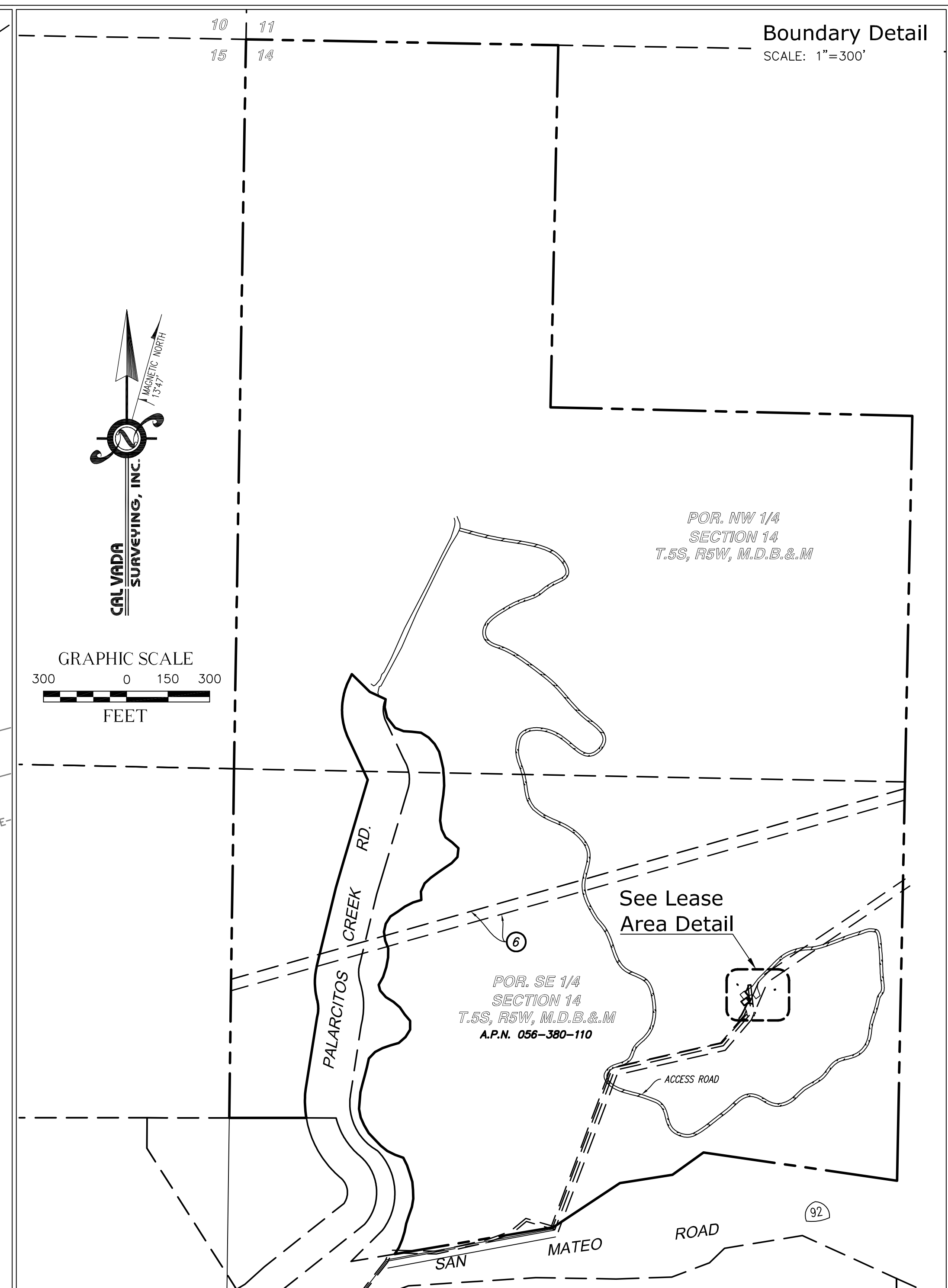
CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Lease Area Detail

SCALE: 1"=10'



GEOGRAPHIC COORDINATES:
 Latitude: N37°29'43.17" (NAD 83)
 Longitude: W122°22'49.72" (NAD 83)



Boundary Detail

SCALE: 1"=300'

<p>SANTA TREE FARM - HWY 92 RELO CCU4547 78 PILARCITOS CREEK ROAD HALF MOON BAY, CA 94019 SAN MATEO COUNTY</p>	<p>2600 CAMINO RAMON, WEST WING SAN RAMON, CALIFORNIA 94583</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>5</td> <td>01/06/15</td> <td>LEASE AREA UPDATE</td> <td>RG</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td>4</td> <td>12/30/14</td> <td>LEASE AREA UPDATE</td> <td>RG</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td>3</td> <td>11/05/14</td> <td>LEASE AREA UPDATE</td> <td>HP</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td>2</td> <td>09/16/14</td> <td>CLIENT COMMENTS</td> <td>RG</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td>1</td> <td>8/19/14</td> <td>TITLE REPORT - FINAL</td> <td>MN</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td></td> <td>7/14/14</td> <td>SUBMITTAL</td> <td>AV</td> <td>RG</td> <td>ADD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> </table>	5	01/06/15	LEASE AREA UPDATE	RG	RG	ADD	4	12/30/14	LEASE AREA UPDATE	RG	RG	ADD	3	11/05/14	LEASE AREA UPDATE	HP	RG	ADD	2	09/16/14	CLIENT COMMENTS	RG	RG	ADD	1	8/19/14	TITLE REPORT - FINAL	MN	RG	ADD		7/14/14	SUBMITTAL	AV	RG	ADD	NO.	DATE	REVISIONS	BY	CHK	APP'D		<p>CAL VADA SURVEYING, INC. 411 Jenks Cir., Suite 205, Corona, CA 92880 Phone: 951-280-9990 Fax: 951-280-9746 Toll Free: 800-CALVADA www.calvada.com JOB NO. 14678</p>	<p>TOPOGRAPHIC SURVEY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT NO.</td> <td>SITE NO.</td> <td>SHEET NO.</td> <td>REV.</td> </tr> <tr> <td></td> <td></td> <td>C-1</td> <td>5</td> </tr> </table>	PROJECT NO.	SITE NO.	SHEET NO.	REV.			C-1	5
5	01/06/15	LEASE AREA UPDATE	RG	RG	ADD																																																		
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		C-1	5																																																				

PREPARED FOR



2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:



AT&T SITE NO: CCU4547

PROJECT NO: 3701629480

DRAWN BY: HL

CHECKED BY: JR

REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

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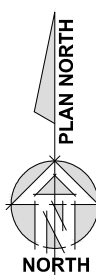
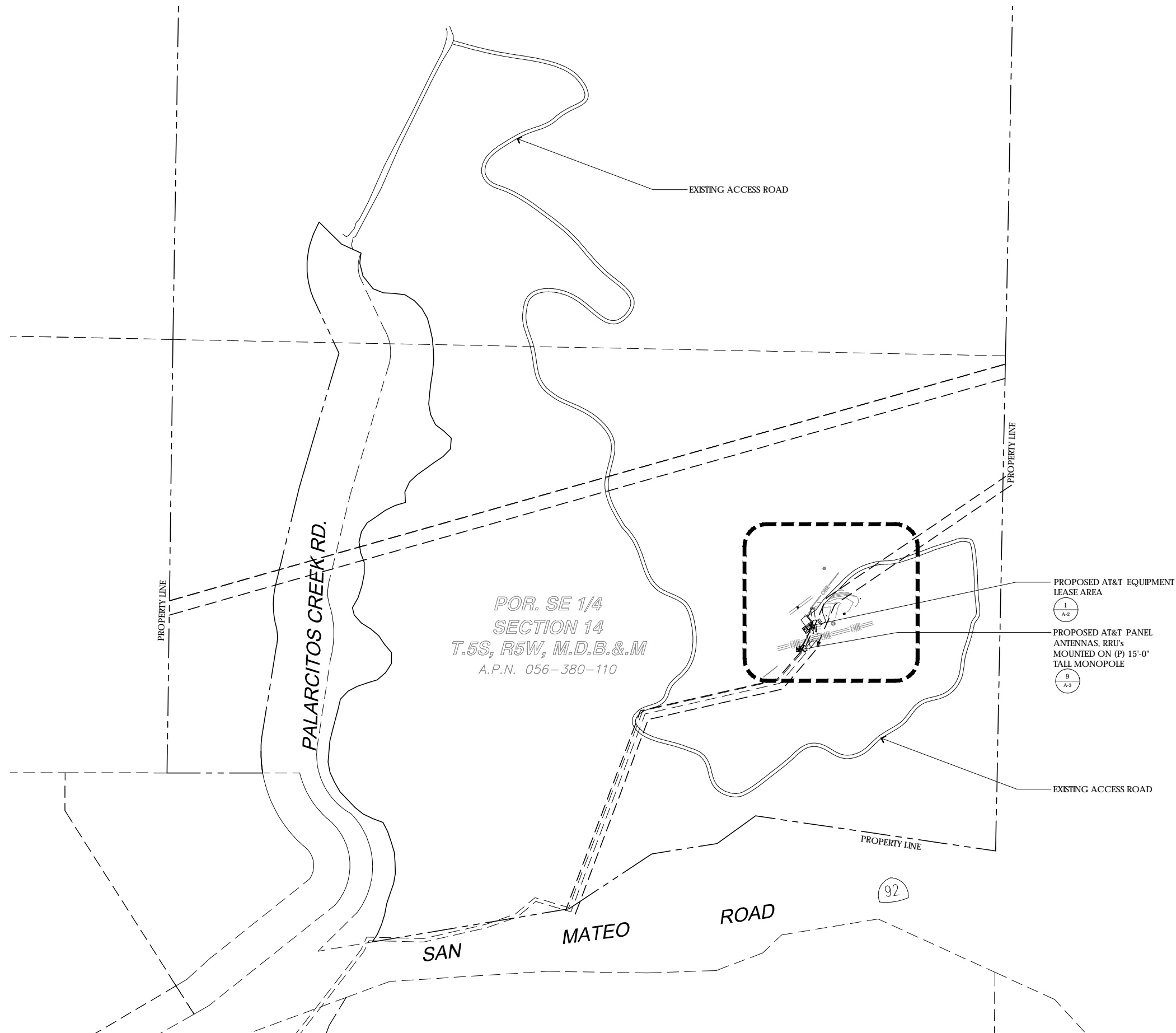
SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:

OVERALL SITE
PLAN

SHEET NUMBER:

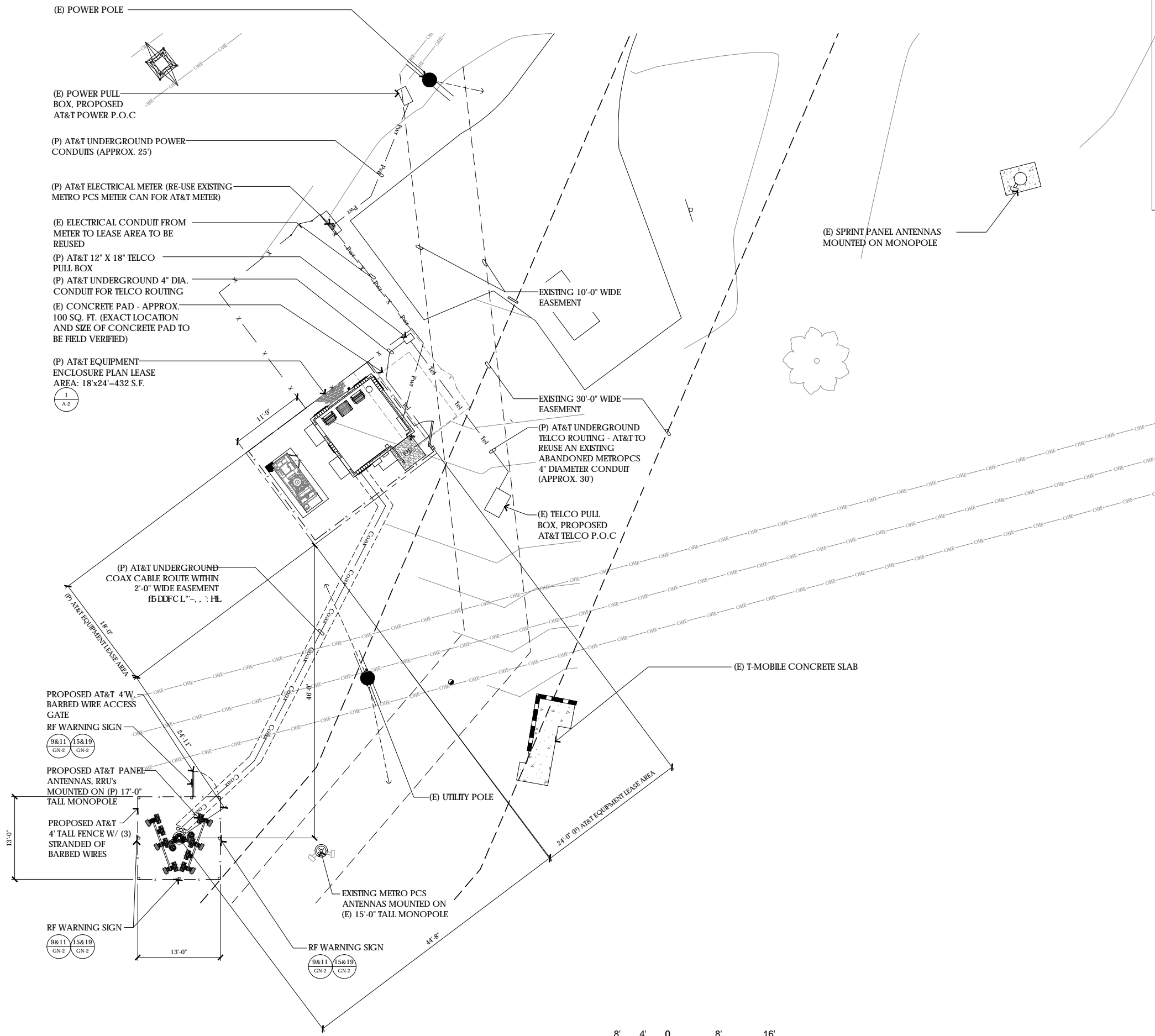
A-1



150' 75' 0 150' 300'
1"=150'-0"

1 OVERALL SITE PLAN
1"=150'-0"

SITE TYPE: POLE / SHELTER



NOTES:

- ANY ELECTRICAL PANEL SUBJECT TO BACK FEED SHALL HAVE AN ADDITIONAL PERMANENT SIGN, RED, IN COLOR, STATING THE LOCATION OF THE ALTERNATE POWER SOURCE. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM 1/2 INCH TALL AND SHALL BE PERMANENTLY AFFIXED ON EACH ELECTRICAL PANEL SUBJECT TO BACK FEED FROM THE ALTERNATE POWER SOURCE.
- ALL ALTERNATE POWER SOURCES SHALL HAVE PERMANENT SIGNAGE, RED IN COLOR, POSTED IN A CONSPICUOUS PLACE AT THE POWER SOURCE, OR ITS MAIN SHUT OFF. SUCH SIGNAGE SHALL STATE INSTRUCTIONS ON HOW TO DISCONNECT POWER FEEDING OTHER ELECTRICAL PANELS INCLUDING ANY ORDERLY SHUTDOWN REQUIREMENTS. ANY OTHER SHUTOFFS SHALL BE IDENTIFIED. LETTERING SHALL BE CONTRASTING TO THE RED BACKGROUND AND BE A MINIMUM 1/2 INCH TALL AND SHALL BE PERMANENTLY AFFIXED.



Vendor:



AT&T SITE NO: CCU4547
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 DRAWN BY: HL
 CHECKED BY: JR

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1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

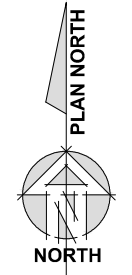
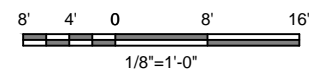
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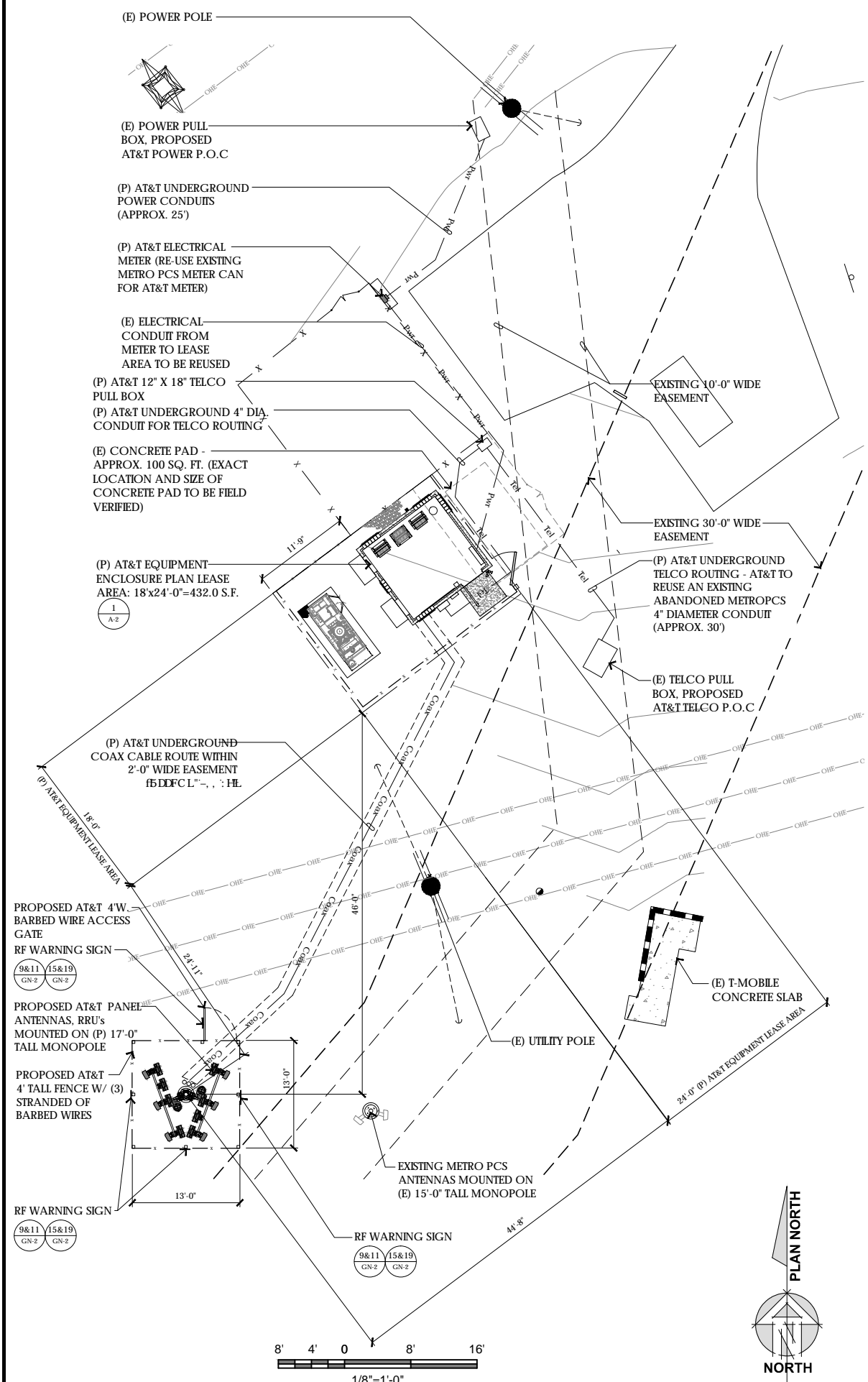
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SANTA TREE FARM
 - HWY 92 RELO -
 SITE NUMBER:
 CCU4547
 78 PILARCITOS CREEK RD
 HALF MOON BAY,
 CA 94019

SHEET TITLE:
 SITE PLAN

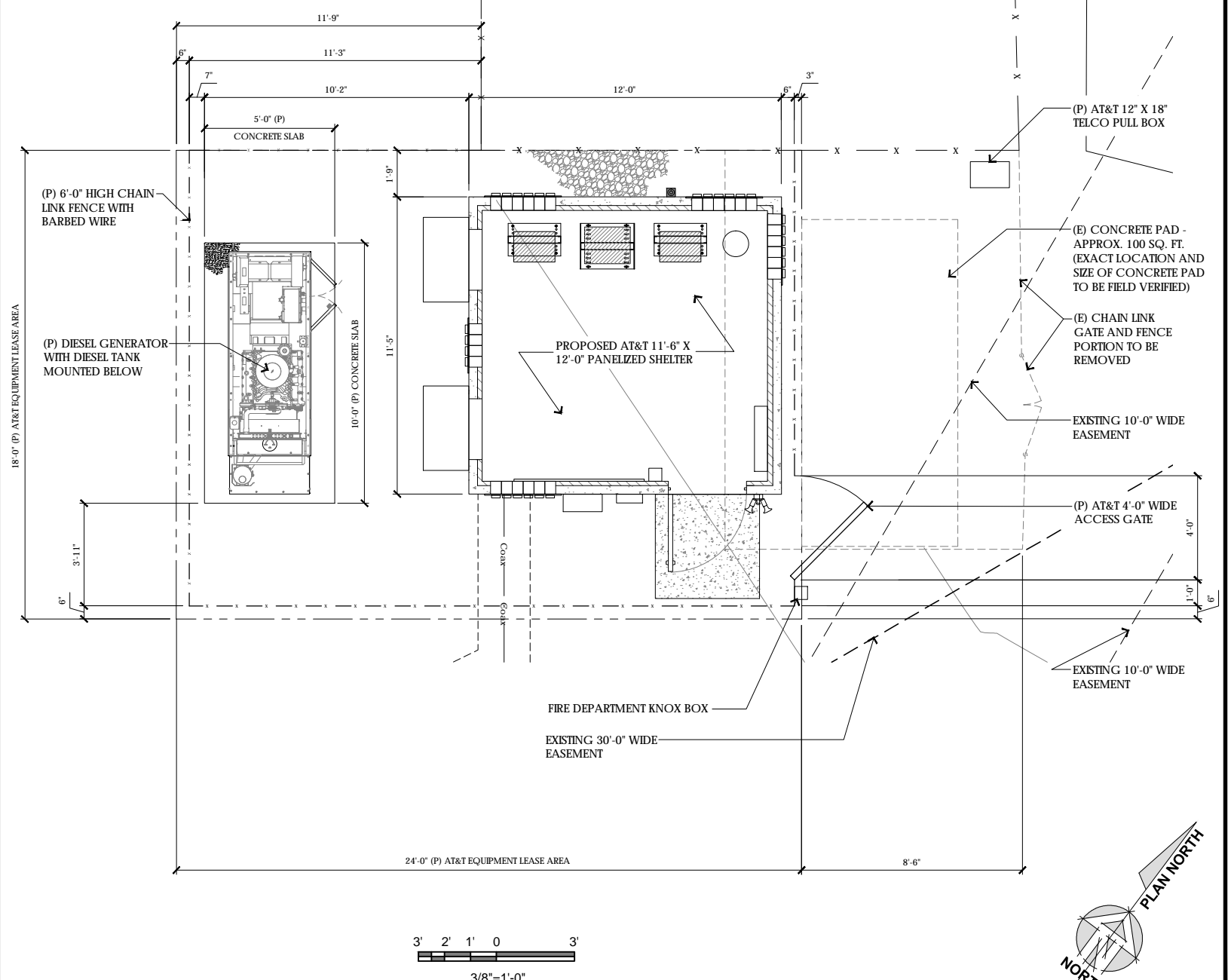
SHEET NUMBER:
 A-1.0





1 ENLARGED SITE PLAN
1/8"=1'-0"

- NOTES:
- A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES, EXISTING AND NEW, TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES
 - TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD AND DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10' TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY
 - REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10' OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5' OF ANY STRUCTURE. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD
 - ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT ON CONTRASTING BACKGROUND AND BE VISIBLE FROM THE ROAD IN THE DIRECTION OF TRAVEL. ADDITIONAL NUMBERS AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE OF ACCESS ROAD. CFC 505.1



2 ENLARGED LEASE AREA
3/8"=1'-0"

SITE TYPE: SHELTER

PREPARED FOR

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEERS
26455 Rancho Pkwy, South Lake Forest, CA 92650
(949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO: CCU4547
PROJECT NO: 3701629480
DRAWN BY: HL
CHECKED BY: JR

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1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

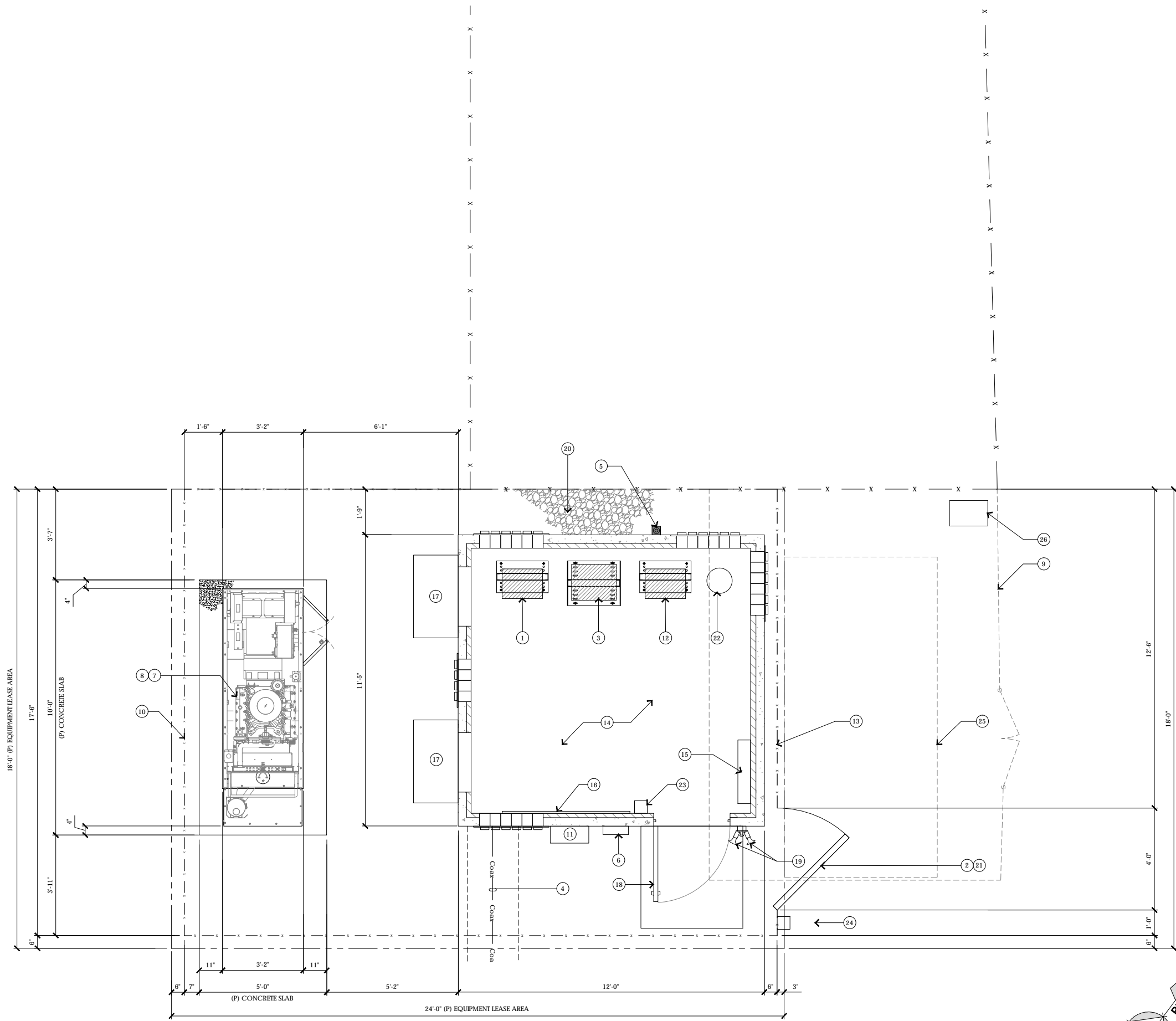
Licenser:

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SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
ENLARGE SITE PLAN

SHEET NUMBER:
A-1.1



KEYNOTES

- 1 (P) DUWS AND DULS
- 2 LOCATION OF (P) EME SITE SIGNAGE
- 3 (P) POWER PLANT RACK
- 4 (P) AT&T UNDERGROUND COAX CABLE ROUTE WITHIN 2'-0" WIDE 95GAA 9BH15DDFC L") : HL
- 5 (P) GPS UNIT (TYP. OF 1)
- 6 (P) CAMLOCK GENERATOR INTERFACE
- 7 (P) 50KW DIESEL GENERATOR
- 8 (P) DIESEL TANK BELOW GENERATOR
- 9 (E) CHAIN LINK FENCE PORTION TO BE REMOVED
- 10 (P) 6'-0" HIGH CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE
- 11 (P) 24"x24"x12" TELCO CAN
- 12 (P) FIF, SIAD, CINEA
- 13 (P) LEASE AREA: 18'x25'-3"=454.5 S.F.
- 14 (P) AT&T 11'-5" x 12'-0" PANELIZED EQUIPMENT SHELTER
- 15 (P) 200A 42 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
- 16 (P) TELCO BOARD
- 17 (P) HVAC. TYP. OF 2
- 18 4'-0" X 4'-0" CONCRETE STOOP
- 19 (P) EXTERIOR SHELTER LIGHT
- 20 (P) 3/4" CRUSHED ROCK BED
- 21 (P) 4'-0" WIDE ACCESS GATE
- 22 FM-200 FIRE SUPPRESSION SYSTEM
- 23 FIRE EXTINGUISHER TYPE 2A10BC
- 24 FIRE DEPARTMENT KNOX BOX
- 25 (E) OUTLINE CONCRETE PAD - APPROX. 100 SQ. FT. (EXACT LOCATION AND SIZE OF CONCRETE PAD TO BE FIELD VERIFIED)
- 26 (P) AT&T 12" X 18" TELCO PULL BOX

PREPARED FOR

2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:

CONNELL DESIGN GROUP, LLC
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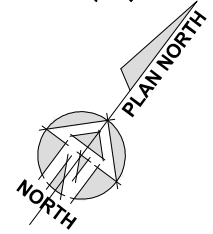
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SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
SHELTER LAYOUT

SHEET NUMBER:
A-2





Vendor:

Architect:



AT&T SITE NO: CCU4547

PROJECT NO: 3701629480

DRAWN BY: HL

CHECKED BY: JR

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78 PILARCITOS CREEK RD
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CA 94019

SHEET TITLE:

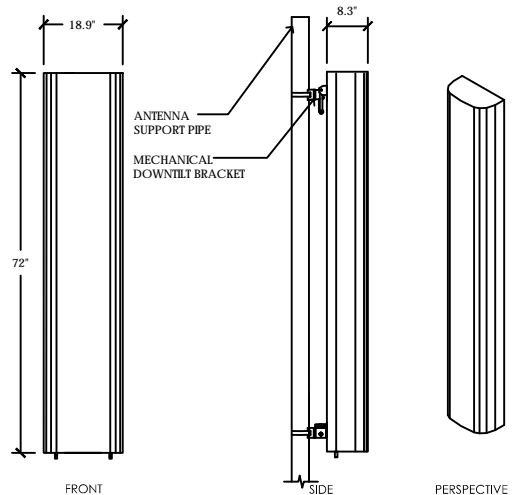
ANTENNA PLAN
& DETAILS

SHEET NUMBER:

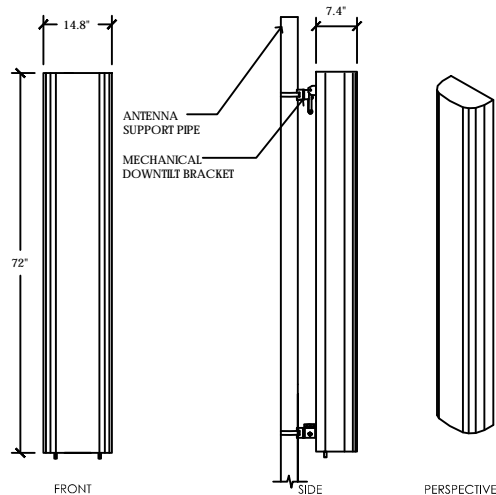
A-3

RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
B E T A	B1	72.0° X 18.9° X 8.3°	8) S	- ¼ BSS	(2) RRHs	- .8BSS	- * BS	1/2"	6
	B2	72.0° X 18.9° X 8.3°	8) S	- ¼ BSS	(3) RRHs	- .8BSS	- * BS	1/2"	6
	B3	72.0° X 18.9° X 8.3°	8) S	- ¼ BSS	(2) RRHs	- .8BSS	- * BS	1/2"	6
	B4								
G A M M A	B1	72.0° X 14.8° X 7.4°	%BSS	- ¼ BSS	(2) RRHs	- .8BSS	- * BS	1/2"	6
	B2	72.0° X 14.8° X 7.4°	%BSS	- ¼ BSS	(3) RRHs	- .8BSS	- * BS	1/2"	6
	B3	72.0° X 14.8° X 7.4°	%BSS	- ¼ BSS	(2) RRHs	- .8BSS	- * BS	1/2"	6
	B4								

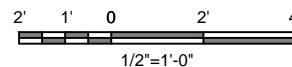
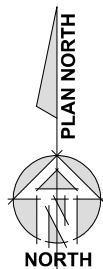
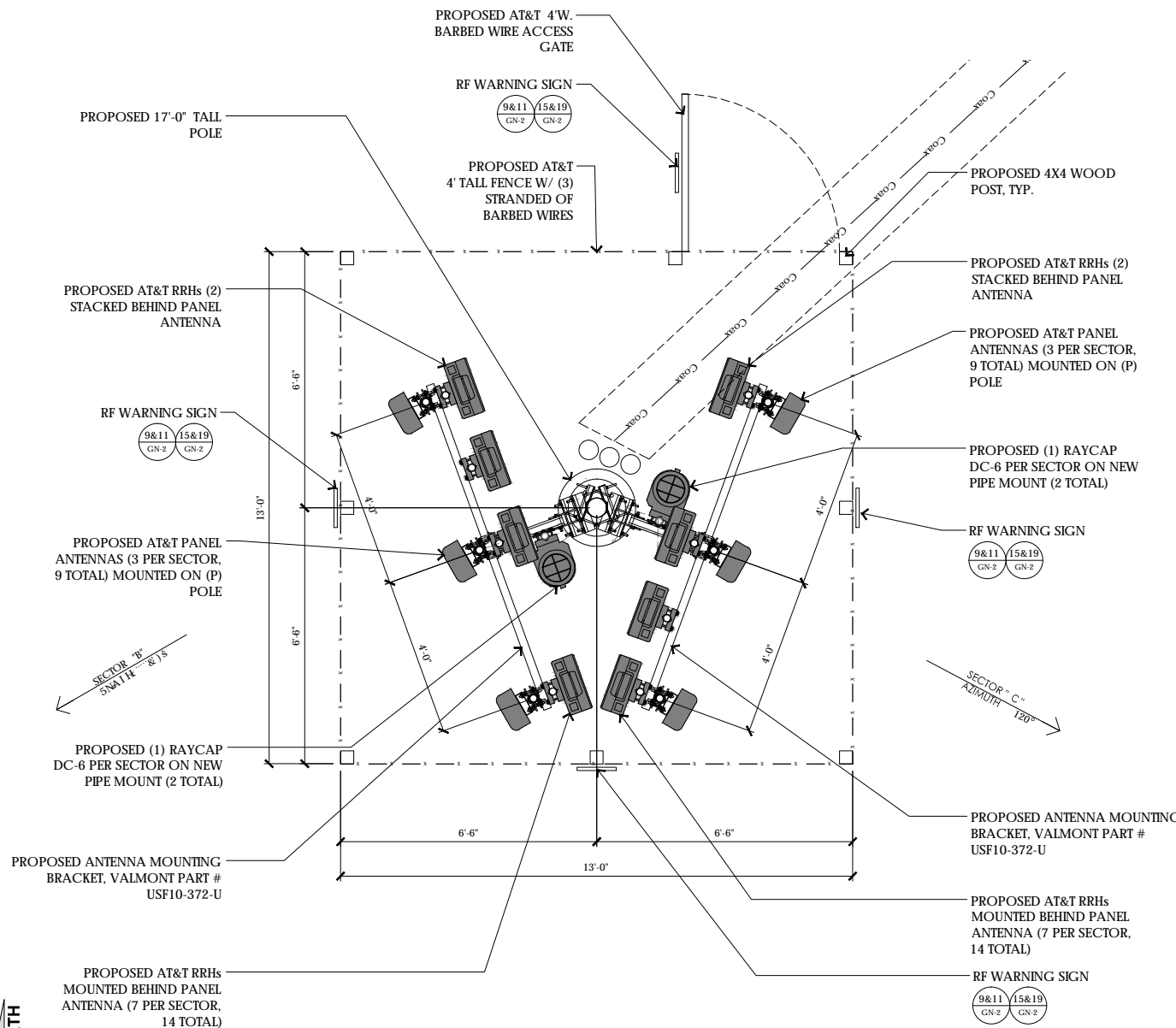
7 RF SCHEDULE
NOT TO SCALE



PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 18.9" X 8.3"



PHYSICAL CHARACTERISTICS AND ENVIRONMENT:
DIMENSIONS (H X W X D): 72.0" X 14.8" X 7.4"

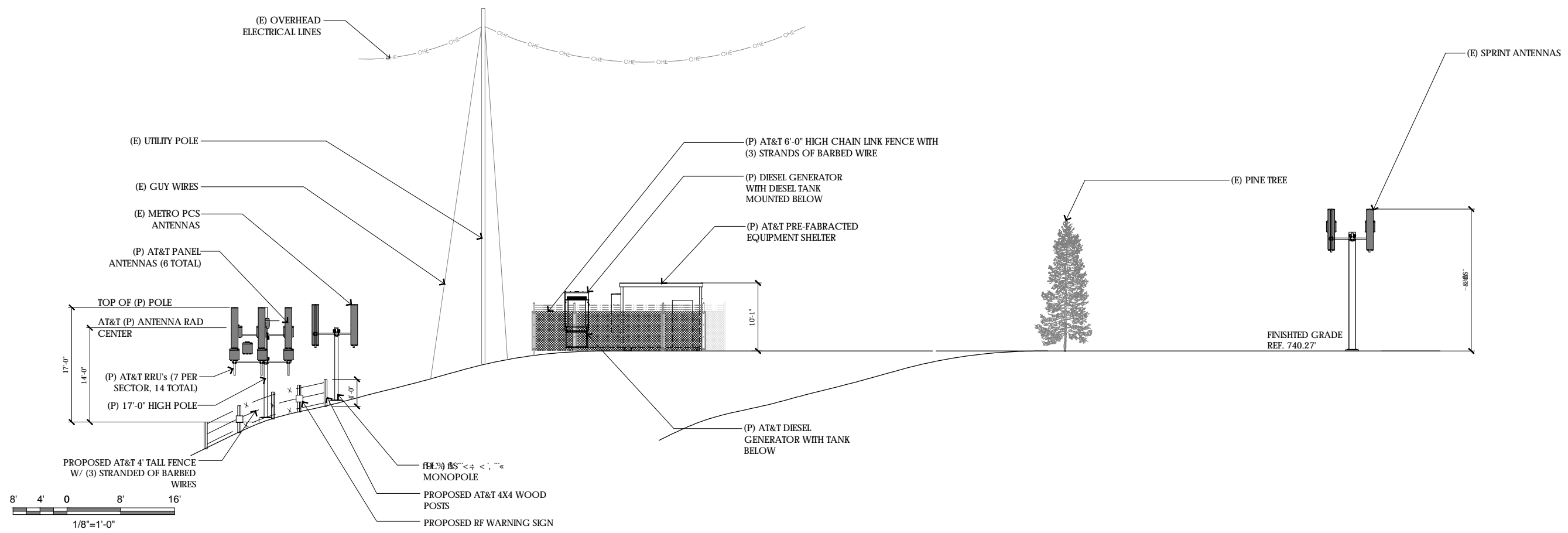


9 ENLARGED ANTENNA PLAN AT 17' CENTERLINE
1/2"=1'-0"

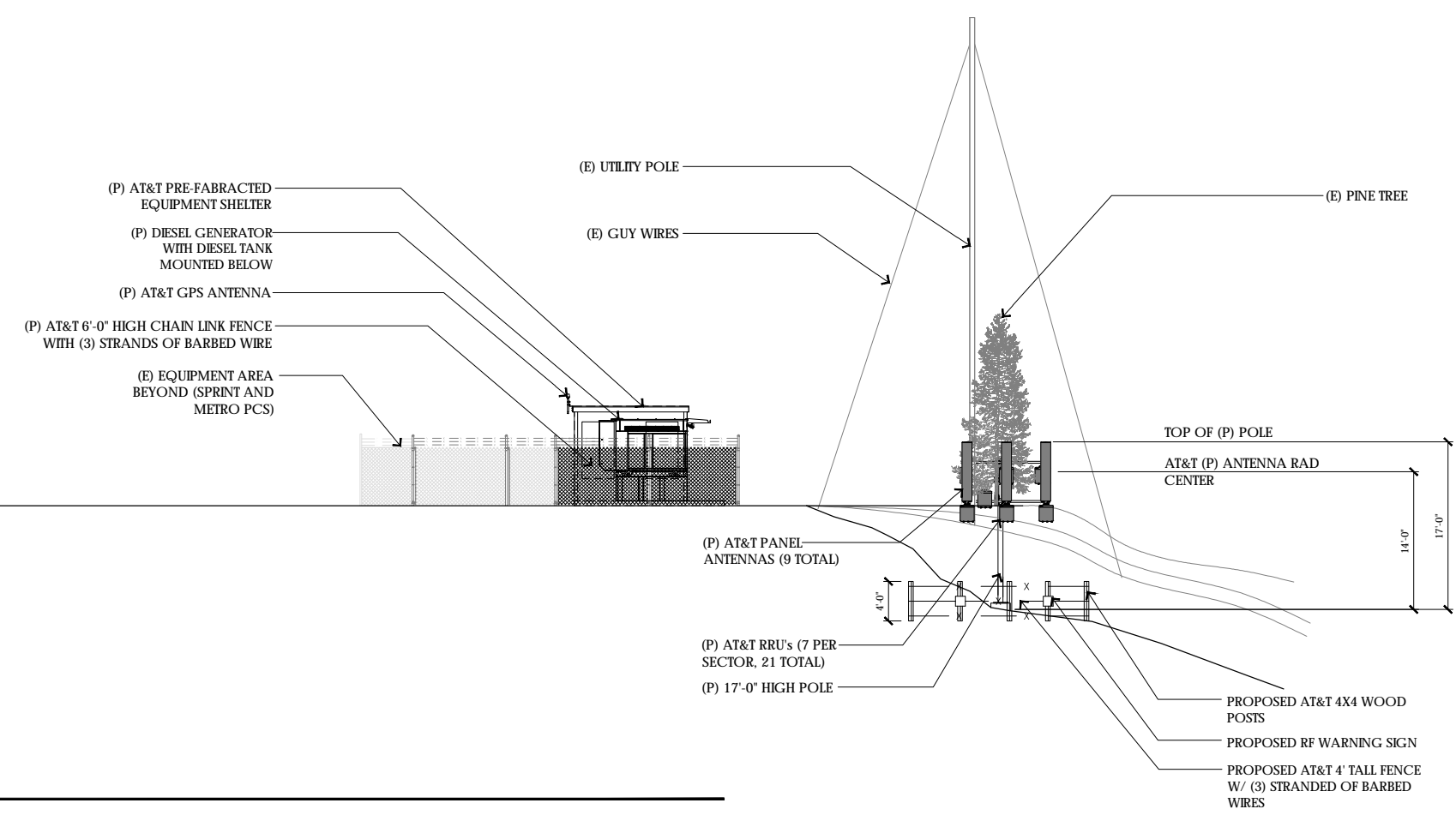
SITE TYPE: POLE / SHELTER

14 HEX ANTENNA SPEC
3/4"=1'-0"


13 HEX ANTENNA SPEC
3/4"=1'-0"



1 PROPOSED SOUTHEAST ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTHWEST ELEVATION
1/8"=1'-0"

PREPARED FOR

 2600 Camino Ramon, 4W750FF
 San Ramon, California 94583

Vendor:

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 CHECKED BY: JR

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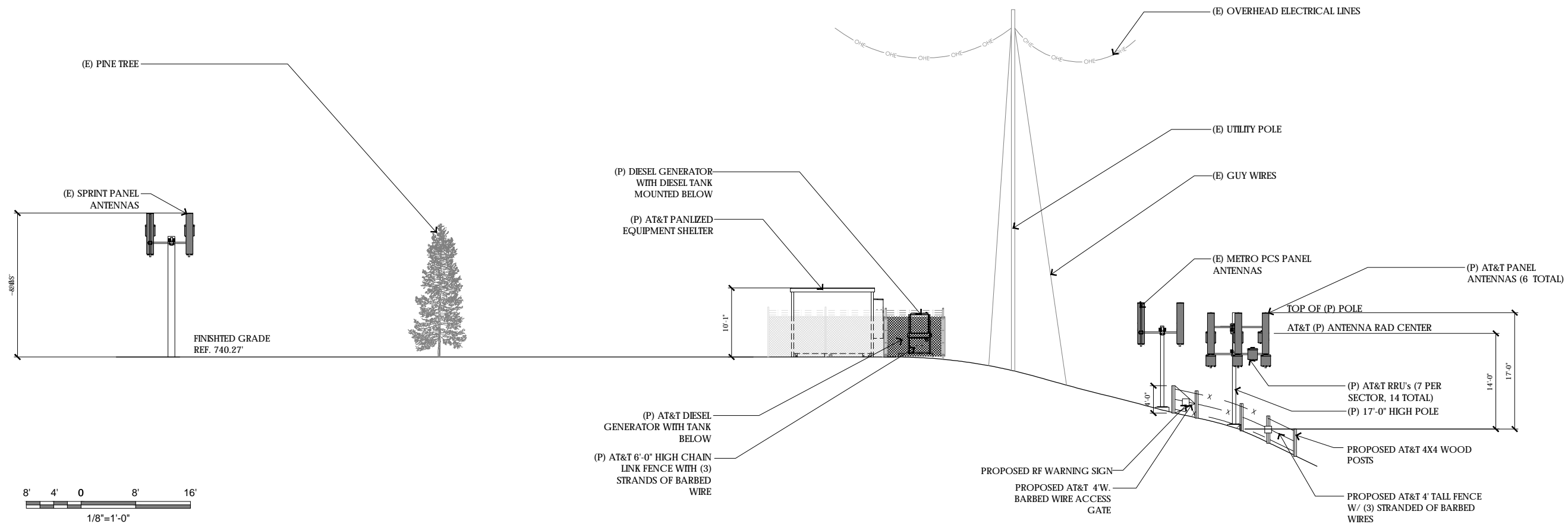
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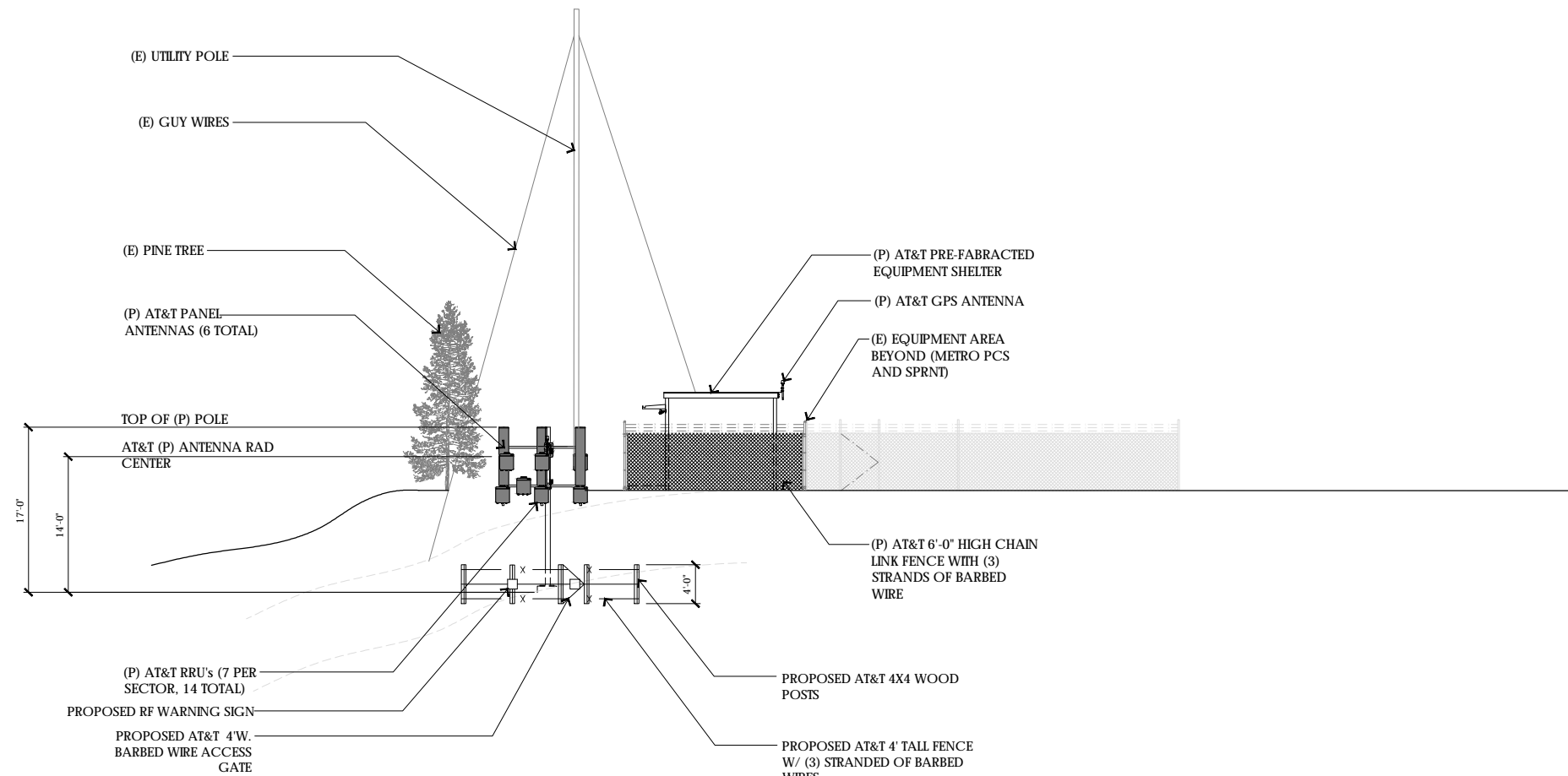
SANTA TREE FARM
 - HWY 92 RELO -
 SITE NUMBER:
 CCU4547
 78 PILARCITOS CREEK RD
 HALF MOON BAY,
 CA 94019

SHEET TITLE:
 PROPOSED SE & SW
 ELEVATIONS

SHEET NUMBER:
A-4



1 PROPOSED NORTHWEST ELEVATION
1/8"=1'-0"



2 PROPOSED NORTHEAST ELEVATION
1/8"=1'-0"

PREPARED FOR



2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:



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SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
PROPOSED NE & NW
ELEVATIONS

SHEET NUMBER:

A-5

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB (#)	POUND(S)
ADD'L	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L	LONG(TUDINAL)
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTCW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
BU	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
d	PENNY (NAILS)	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SH.T.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICK(NESS)
ENG.	ENGINEER	T.N.	TOP NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w/	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	WP.	WEATHERPROOF
FT.(')	FOOT (FEET)	WT.	WEIGHT
FTG.	FOOTING	C	CENTERLINE
G.	GROWTH (CABINET)	L	PLATE, PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(B) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	OFFICE		TELEPHONE CONDUIT
	ROOM NAME		POWER CONDUIT
	ROOM NUMBER		COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

PREPARED FOR



2600 Camino Ramon, 4W750FF
 San Ramon, California 94583

Vendor:

Architect:



CONNELL DESIGN GROUP, LLC
 CONSULTING CIVIL ENGINEERS
 26455 Rancho Pkwy, South, Lake Forest, CA 92650
 (949) 753-8807 OFFICE - (949) 753-8833 FAX

AT&T SITE NO: CCU4547

PROJECT NO: 3701629480

DRAWN BY: HL

CHECKED BY: JR

REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
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3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
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0	08/27/14	ZD 90s

licensor:

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SANTA TREE FARM
 - HWY 92 RELO -
 SITE NUMBER:
 CCU4547
 78 PILARCITOS CREEK RD
 HALF MOON BAY,
 CA 94019

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

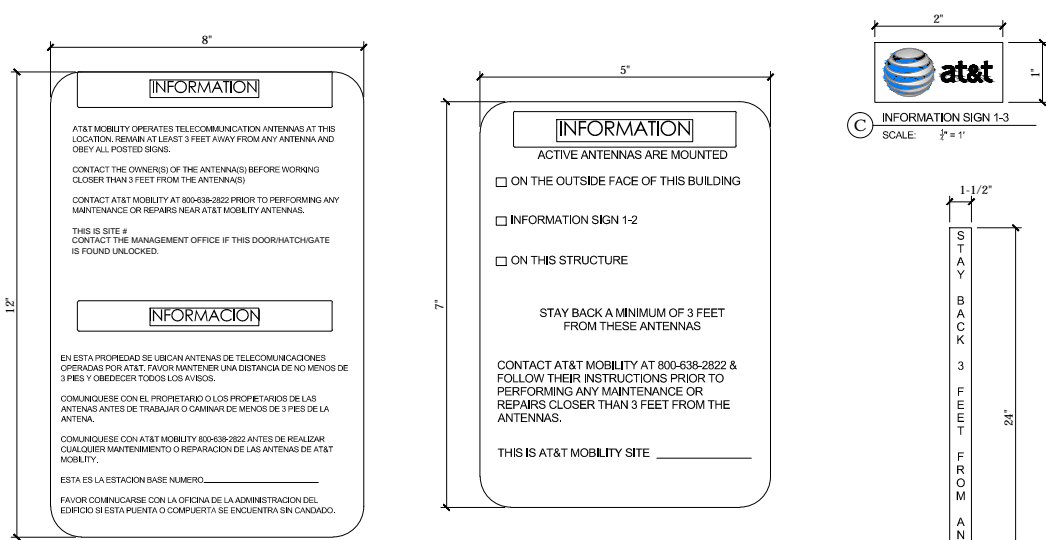
GN-1



This Site Operated by:
AT&T MOBILITY
 2600 CAMINO RAMON, 4W850 N
 SAN RAMON, CA 94583
 IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
 TO DEACTIVATE ANTENNAS CALL THE
 FOLLOWING NUMBER:
 For 24 Hour Emergency Contact and Access Please Call:
 (800)832-6662

Reference Site#: CCU4547
 Site Address: 78 PILARCITOS CREEK RD., HALF MOON BAY, CA 94019

20 FENCED COMPOUND SIGNAGE
N.T.S.



- A INFORMATION SIGN 1-1** SCALE: 3/4" = 1'
- CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
 - FABRICATION:
 - SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET
 - SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/2 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.
 - THE INFORMATION BAND SHALL BE 1/2 INCH SOLID GREEN BAND w/ 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/ 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.
 - THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.
 - ALL PAINT WILL BE BAKED w/ ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
- B INFORMATION SIGN 1-2** SCALE: 3/4" = 1'
- SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET
 - SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.
 - SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET
 - SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.
 - SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET
 - SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/8 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.
- D INFORMATION SIGN 1-4** SCALE: 3/4" = 1'

11 INFORMATION SIGNAGE
N.T.S.

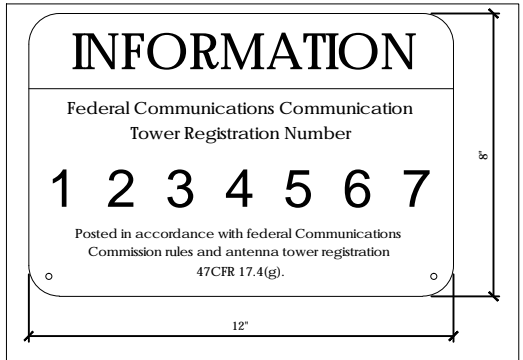
SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mW/cm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/cm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
- PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

3 GENERAL NOTES
N.T.S. rename me to this view "dwg" name



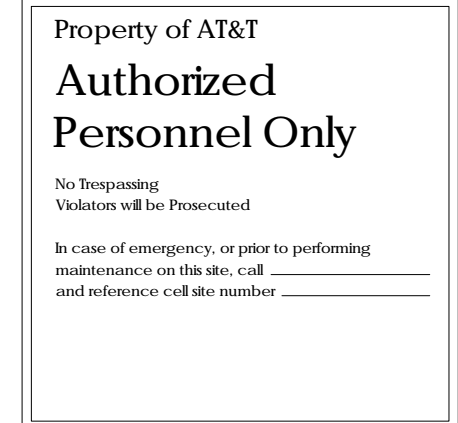
19 FENCED COMPOUND SIGNAGE
N.T.S.



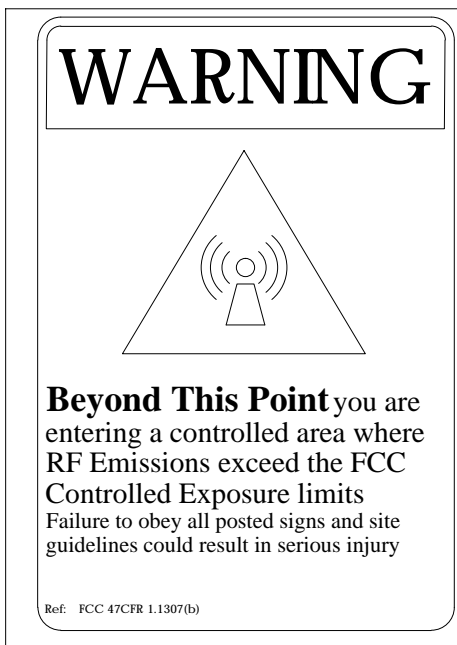
15 FCC ASR SIGNAGE
N.T.S.



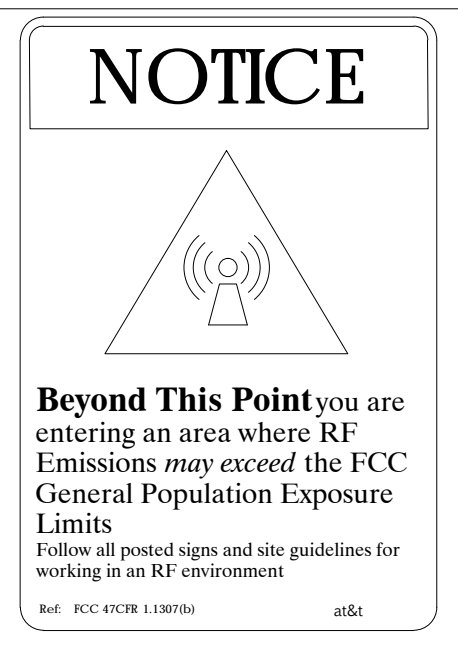
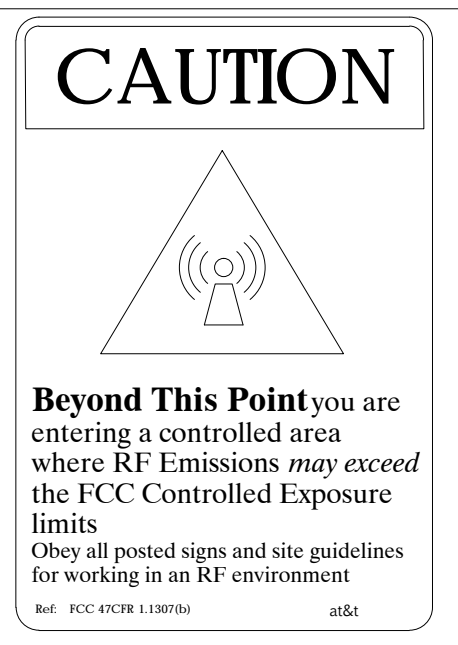
18 DOOR / EQUIPMENT SIGN
N.T.S.



14 GATE SIGNAGE
N.T.S.



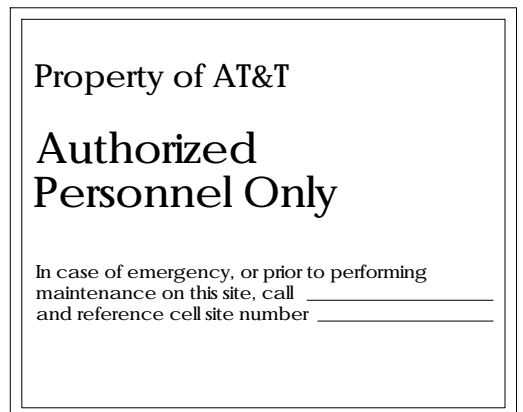
9 CAUTION AND WARNING SIGN
N.T.S.



1 NOTICE SIGN
N.T.S. rename me to this view "dwg" name



17 NFPA HAZARD SIGN
N.T.S.



13 SHELTER / CABINET DOORS SIGNAGE
N.T.S.


PREPARED FOR



2600 Camino Ramon, 4W750FF
 San Ramon, California 94583

Vendor:

Architect:



CONNELL DESIGN GROUP, LLC
 CONSULTING CIVIL ENGINEERS
 26455 Rancho Pkwy, South, Lake Forest, CA 92650
 (949) 753-8807 OFFICE - (949) 753-8833 FAX

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Licensee:

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SANTA TREE FARM
 - HWY 92 RELO -
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 CCU4547
 78 PILARCITOS CREEK RD
 HALF MOON BAY,
 CA 94019

SHEET TITLE:
SITE SIGNAGE

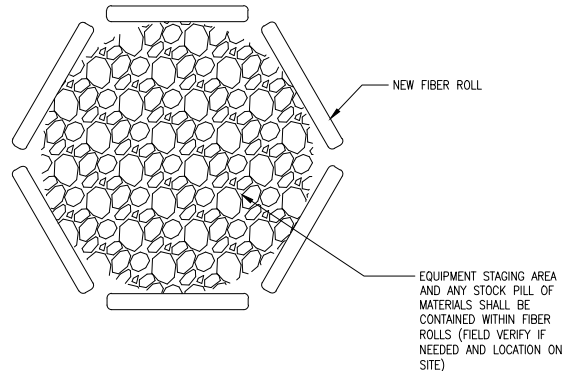
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GN-2

EROSION CONTROL NOTES

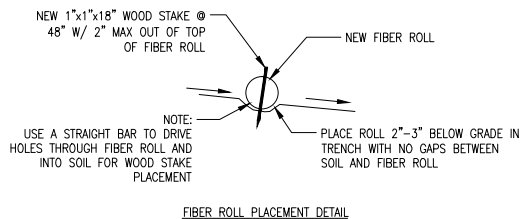
- CONTRACTORS INVOLVED IN CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH LOCAL COUNTY BEST MANAGEMENT PRACTICES, CALIFORNIA STORMWATER QUALITY ASSOCIATION, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA BUILDING GREEN CODE TO PREVENT EROSION, SEDIMENT AND STORM WATER DISCHARGE. EXAMPLES OF STORM WATER POLICY BEST MANAGEMENT PRACTICES (BMP) THAT SHOULD BE REGULARLY IMPLEMENTED AND MAINTAINED INCLUDE BUT IS NOT LIMITED TO CONSTRUCTING PROPER CONSTRUCTION ENTRANCES AND EXITS, INSTALLATION OF FIBER ROLLS, INLET PROTECTION, SWEEPING PAVED PARKING AND STREETS OF CONSTRUCTION GENERATED DIRT AND DEBRIS.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO STOP SEDIMENT YEAR ROUND. ALL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS SHALL BE PROTECTED (COVERED). APPROXIMATE CONSTRUCTION SOIL DISTURBANCE - 620± SF
- CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN A WORKABLE STATE AT ALL TIMES THOUGH OUT CONSTRUCTION. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

- THE EROSION CONTROL MEASURES SHALL BE INSPECTED EVERYDAY AND AFTER EACH STORM.
- FIBER ROLLS, LINED AND UNLINED DITCHES AND ANY MODIFICATIONS ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED TO REPAIR OR IMPROVE THEIR EFFECTIVENESS. CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE COUNTY INSPECTOR AFTER EACH RAINFALL RUN-OFF.
- EXISTING PUBLIC ROADWAY IS TO REMAIN ACCESSIBLE. IT IS IMPORTANT THAT ALL PAVED AREAS BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS YEAR ROUND. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM. PLACE GRAVEL SACKS AND/OR FIBER ROLLS AROUND ALL PUBLIC AND PRIVATE STORM DRAINS AND FILTER FABRIC OVER INLET OPENINGS, POTENTIALLY AFFECTED BY CONSTRUCTION OPERATION. PAVED AREAS SHALL BE CLEANED DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR TO REMOVE CONSTRUCTION GENERATED DIRT, MUD AND DEBRIS. MIGRATION OF DIRT, MUD, AND DEBRIS INTO THE PUBLIC RIGHT OF WAY AND STORM DRAIN SYSTEM IS PROHIBITED AND WILL BE STRICTLY ENFORCED.
- SLURRY FROM CONSTRUCTION OPERATIONS SHALL NOT BE ALLOWED TO ENTER INTO STORM INLETS. CONTRACTOR SHALL SLURRY ALL VACUUM PAVEMENT SAWCUTTING.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND APPROVED BY THE GOVERNING LOCAL JURISDICTION.
- ALL STOCKPILED MATERIAL SHALL BE ENCRICLED WITH FIBER ROLLS / GRAVEL SACKS. STOCKPILED MATERIAL SHALL BE COVERED WITH WEIGHTED DOWN WATERPROOF TARP, AS NEEDED, TO PREVENT WIND BLOWN DUST AND RUNOFF INTO STORM INLETS.
- PAINT AND OTHER HAZARDOUS MATERIAL/LIQUIDS SHALL BE STORED AND DISPOSED OF IN A SAFE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN AREA FOR HAZARDOUS MATERIAL AND WASTE STORAGE. DESIGNATED AREA SHALL BE LOCATED AWAY FROM ALL STORM DRAIN FACILITIES. PROVISIONS SHALL BE IMPLEMENTED TO ELIMINATE ALL POTENTIAL OF HAZARDOUS POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. CONTRACTOR SHALL INSPECT DESIGNATED AREA DAILY AND IMMEDIATELY MAKE ALL REPAIRS AND CLEANUPS, AS REQUIRED.
- THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE CITY OF DUBLIN.

4 GENERAL NOTES
SCALE: NONE



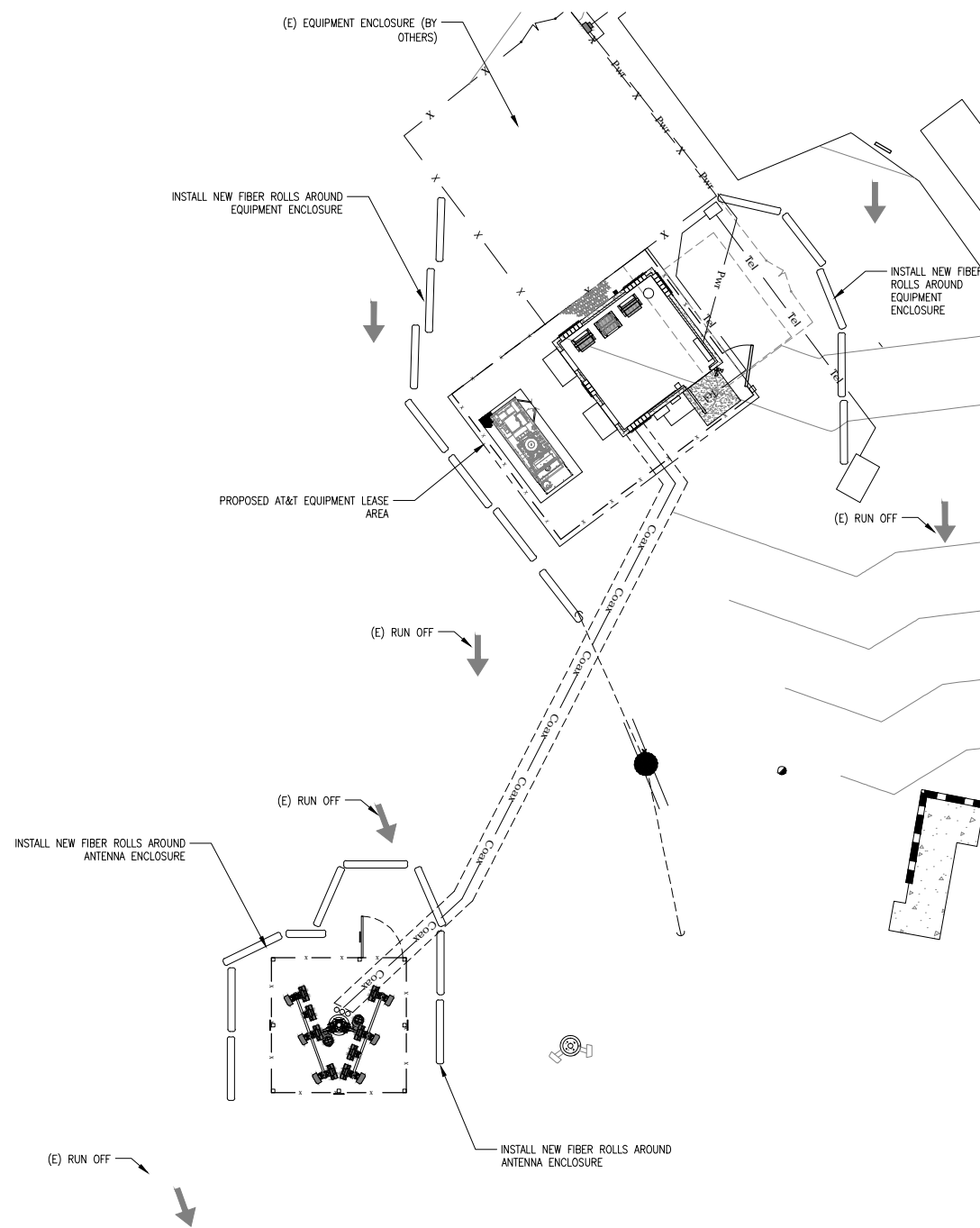
2 DETAIL
SCALE: NONE



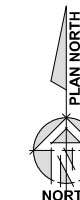
3 DETAIL
SCALE: NONE

FIBER ROLL NOTES:

LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL WITH THE WOODEN STAKES. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL LEAVING ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE ROLL. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH ROLL.



1 ENLARGED SITE PLAN
1/8"=1'-0"
8' 4' 0' 8' 16'



PREPARED FOR



2600 Camino Ramon, 4W750FF
San Ramon, California 94583

Vendor:

Architect:



AT&T SITE NO: CCU4547

PROJECT NO: 3701629480

DRAWN BY: HL

CHECKED BY: JR

REV	DATE	DESCRIPTION
9	05/08/15	ZD 100s
8	04/27/15	ZD 100s
7	04/16/15	ZD 100s
6	03/25/15	ZD 100s
5	01/27/15	ZD 100s
4	12/31/14	ZD 100s
3	12/17/14	RE-DESIGN
2	10/28/14	ZD 100s
1	09/29/14	ZD 100s
0	08/27/14	ZD 90s

Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SANTA TREE FARM
- HWY 92 RELO -
SITE NUMBER:
CCU4547
78 PILARCITOS CREEK RD
HALF MOON BAY,
CA 94019

SHEET TITLE:
EROSION CONTROL
PLAN, DETAILS,
NOTES

SHEET NUMBER:

G-1



EXISTING

PROPOSED:

Monopole with (6) panel antennas





EXISTING

PROPOSED:

Monopole with (6) panel antennas



Existing Sprint pole



EXISTING

PROPOSED:

Monopole with (6) panel antennas





VIEWS



EXISTING

PROPOSED:

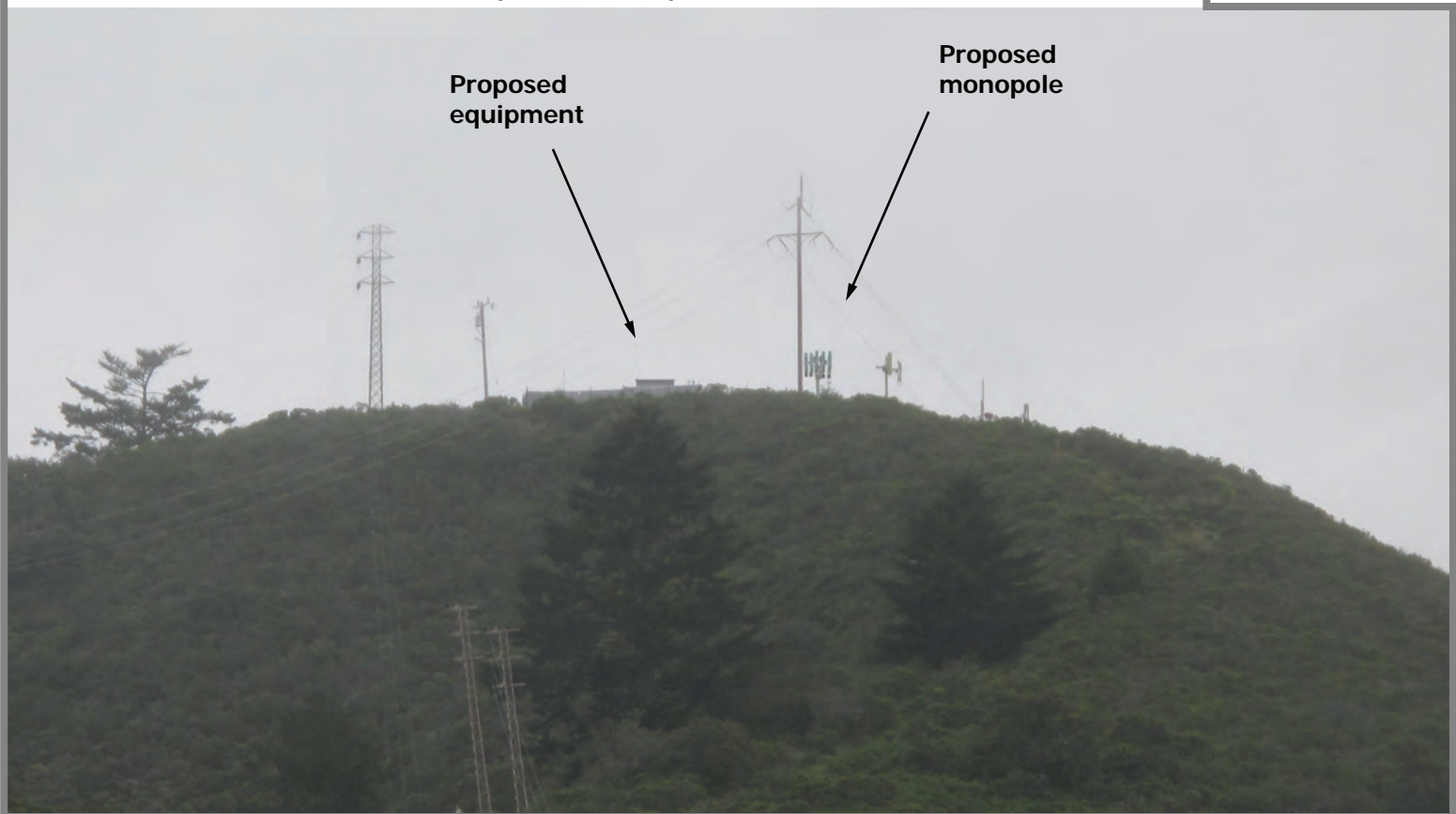
Monopole with (6) panel antennas, RRUs





EXISTING

PROPOSED: Monopole with (6) panel antennas, RRUs



Proposed equipment

Proposed monopole



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161
Fax: 650/363-4849

Meeting Minutes
Regular Meeting May 11, 2015

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:27 p.m. at the San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

2. Member Roll Call

Robert Marsh, AAC Chairman, called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

Brenda Bonner

BJ Burns

Robert Cevalasco

Louie Figone

Peter Marchi

Robert Marsh

April Vargas

Regular Voting Members Absent

Marilyn Johnson

Teresa Kurtak

Doniga Markegard

Nonvoting Members Present

Fred Crowder

Steven Rosen

Nonvoting Members Absent

Virginia Lj Bolshakova

Jim Howard

3. Guest Roll Call

Guests Present

Rob Bartoli

Kerry Burke

Lorene Burns

Joey Figone
Chris Gounalakis
Suniva Gounalakis
Ben Raines
Dante Silvestri

4. Public Announcements/Comments for Items not on the Agenda

7:29 Kerry Burke invited everyone to the Farm Bureau golf tournament.

5. Consideration of Farm Labor Housing Permit Renewals

Item 6	PLN 1999-00386	Deniz
Item 10	PLN 1999-00458	Allen/Fogline Nursery
ITEM 12	PLN 2000-00031	Pastorino

7:29 Steven Rosen provided background for the items.

7:31 Item 5.1. Steven Rosen presented the item. BJ Burns moved to recommend renewal of the permit. Louie Figone seconded. The motion passed unanimously.

7:32 Item 5.2. Steven Rosen presented the item. BJ Burns moved to recommend renewal of the permit. Louie Figone seconded. The motion passed unanimously.

7:33 Item 5.3. Steven Rosen presented the item. Brenda Bonner moved to recommend renewal of the permit. BJ Burns seconded. The motion passed unanimously.

6. Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road, in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. File Number PLN2015-00084. (Gounalakis)

7:35 Rob Bartoli of the Planning Department presented the item.

7:42 Discussion of the Planning Department's method for determining whether parcels encumbered by Williamson Act contracts meet income requirements.

7:44 Rob Bartoli answered questions clarifying information in the staff report.

7:52 The AAC and applicant discussed the parcel's qualification for the Williamson Act contract exception finding.

- 7:55 BJ Burns stated that he believes that the agriculture on the parcel is not viable or the primary activity, and that the contract should be non-renewed for the integrity of the Williamson Act program.
BJ Burns stated that he believes that granting the permit would establish a precedence of preference for recreation over agriculture.
BJ Burns asked that the County show the AAC how the County's Williamson Act program complies with state law.
- 7:58 The applicant explained how the commercial recreation makes agriculture on the parcel viable, and stated that he believes the parcel is producing as much as possible.
- 8:02 Fred Crowder stated that he would visit the farm to determine if he could make the finding to grant an exception to the size requirement of the Williamson Act required of the Agricultural Commissioner.
- 8:05 The Agricultural Advisory Committee discussed the Williamson Act contract for the subject parcel and San Mateo County's Williamson Act program.
- 8:16 The applicant stated that their tax filings showed that his crops are worth between \$20,000 and \$30,000 each year.
- 8:19 Bob Marsh stated that he believes that, regarding the PAD Permit, the hours of operation and noise generated by the activity would not impact agriculture, but that traffic and parking could impact agriculture if access to neighboring farms were blocked.
- 8:27 Fred Crowder suggested that the application needs further review.
- 8:29 Bob Marsh questioned how much agricultural income could be earned from crops grown on the parcel.
- 8:37 BJ Burns moved to ask the County to confirm that the 2012 amendment to Williamson Act contract AP67-73 (PLN2012-00178) to broaden and specify the definition of "compatible uses" and the granting of exceptions to the minimum size requirement are legal.
Louie Figone seconded.
Aye: Bonner, Burns, Cevalasco, Figone, Marsh, Vargas
Nay: Marchi
- 8:50 BJ Burns moved to ask the San Mateo County Agricultural Commissioner to look into whether it is feasible to produce crops worth at least \$10,000 per year on the parcel.
Louie Figone seconded.
The AAC approved the motion unanimously.
- 8:57 BJ Burns moved to continue the discussion of the PAD Permit until the next hearing.

April Vargas seconded.
The AAC approved the motion unanimously.

7. Consideration of the Action Minutes for the April 13, 2015, regular meeting.

9:03 Louie Figone moved to approve the minutes as mailed. BJ Burns seconded the motion. The AAC approved the motion unanimously.

Adjournment