

## ADMINISTRATIVE PARCELS – RADIO RIDGE

**Planning Area:** Radio Ridge (3)

**Administrative Parcel:** Antenna Sites (01)

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

**Ownership:** The parcel is owned by Telecommunications Properties.

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

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

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

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

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

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

### Operating Program

**Obligations:** The Landowner has the following obligations:

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

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

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

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

The Plan Operator has the following obligations:

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

### **Management Units:**

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

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

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

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

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

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

FIGURE 3-01 A, ANTENNA SITES  
PARCEL LOCATION

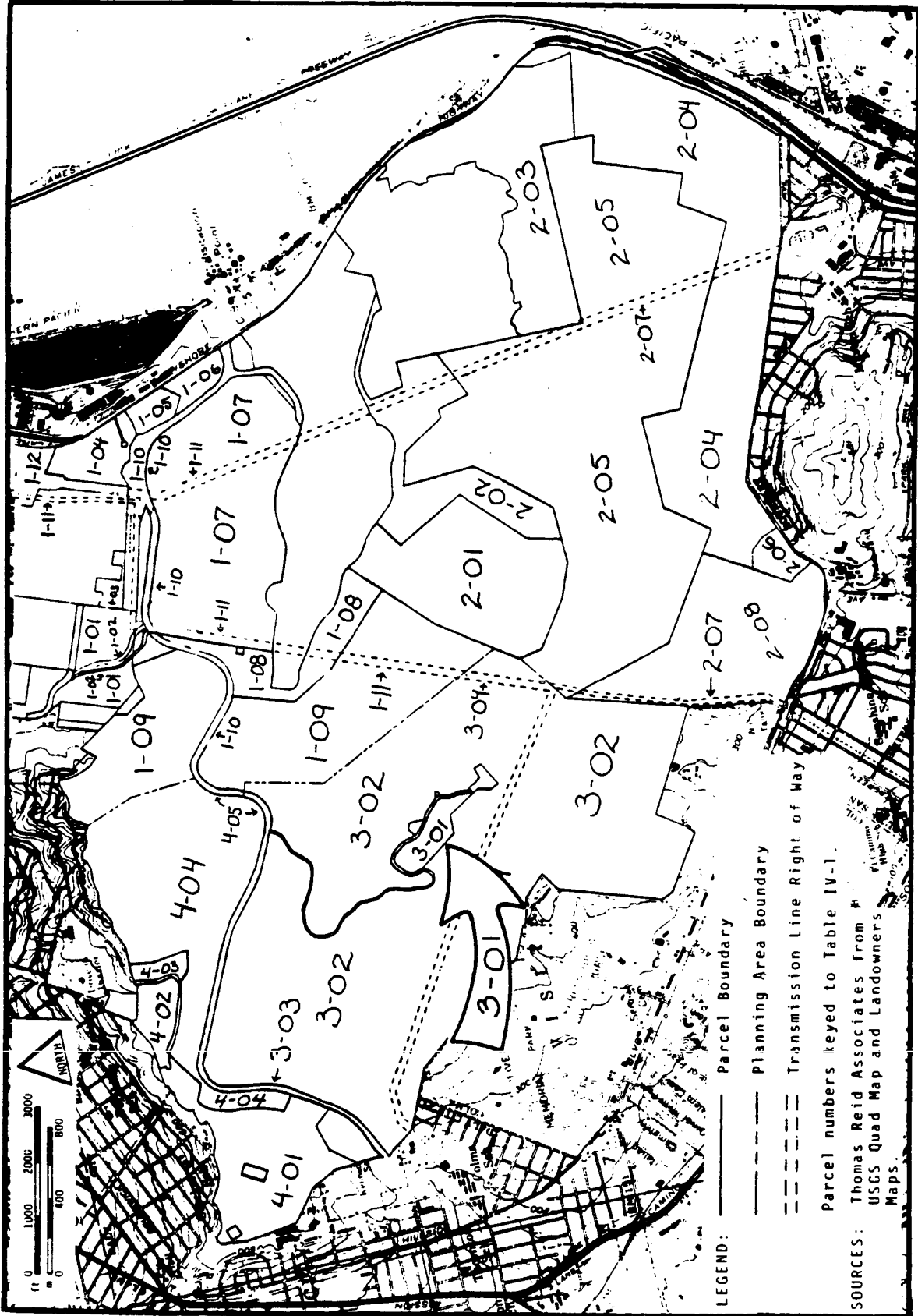
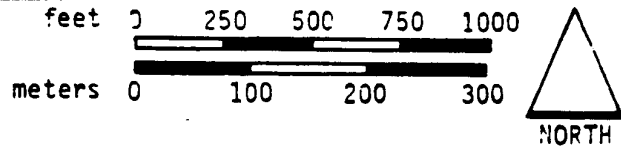
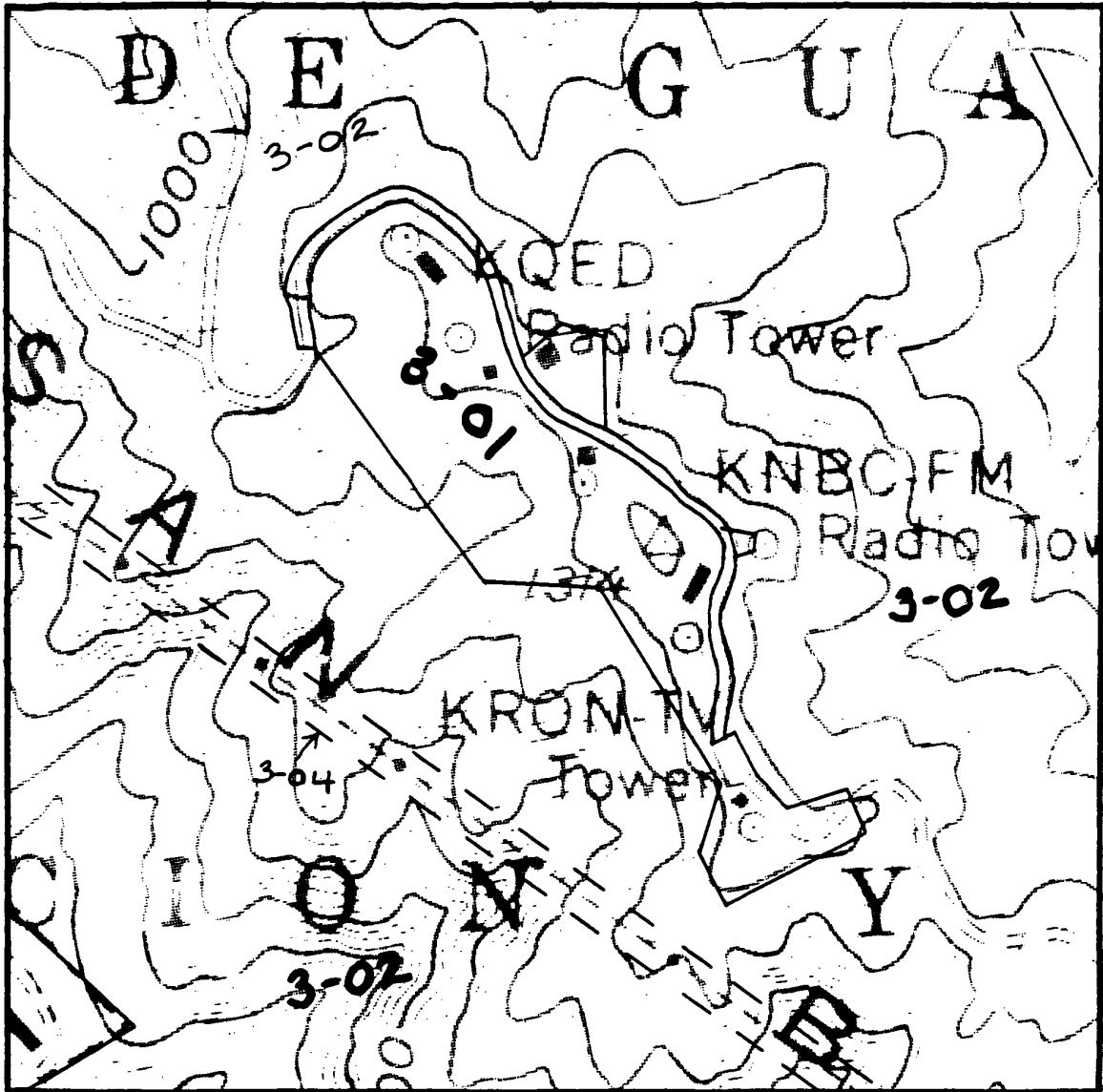
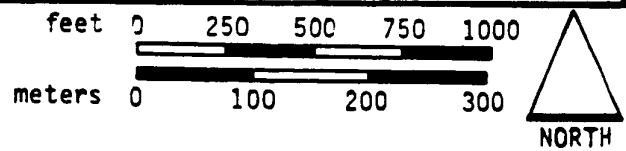
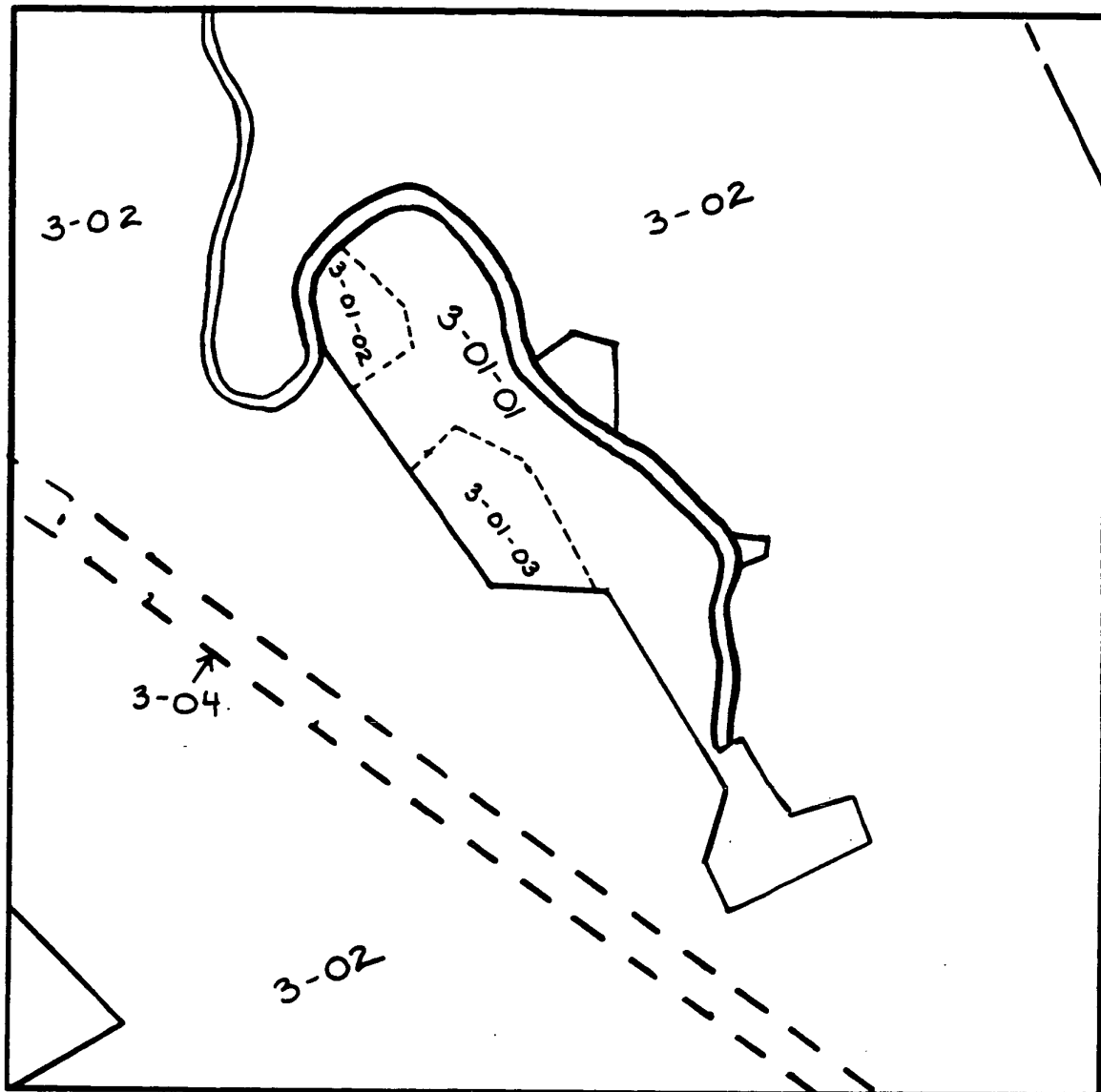


FIGURE 3-01 B, ANTENNA SITES  
PARCEL TOPOGRAPHY



SOURCES: Thomas Reid Associates from  
USGS Quad Map and Landowners  
Maps.

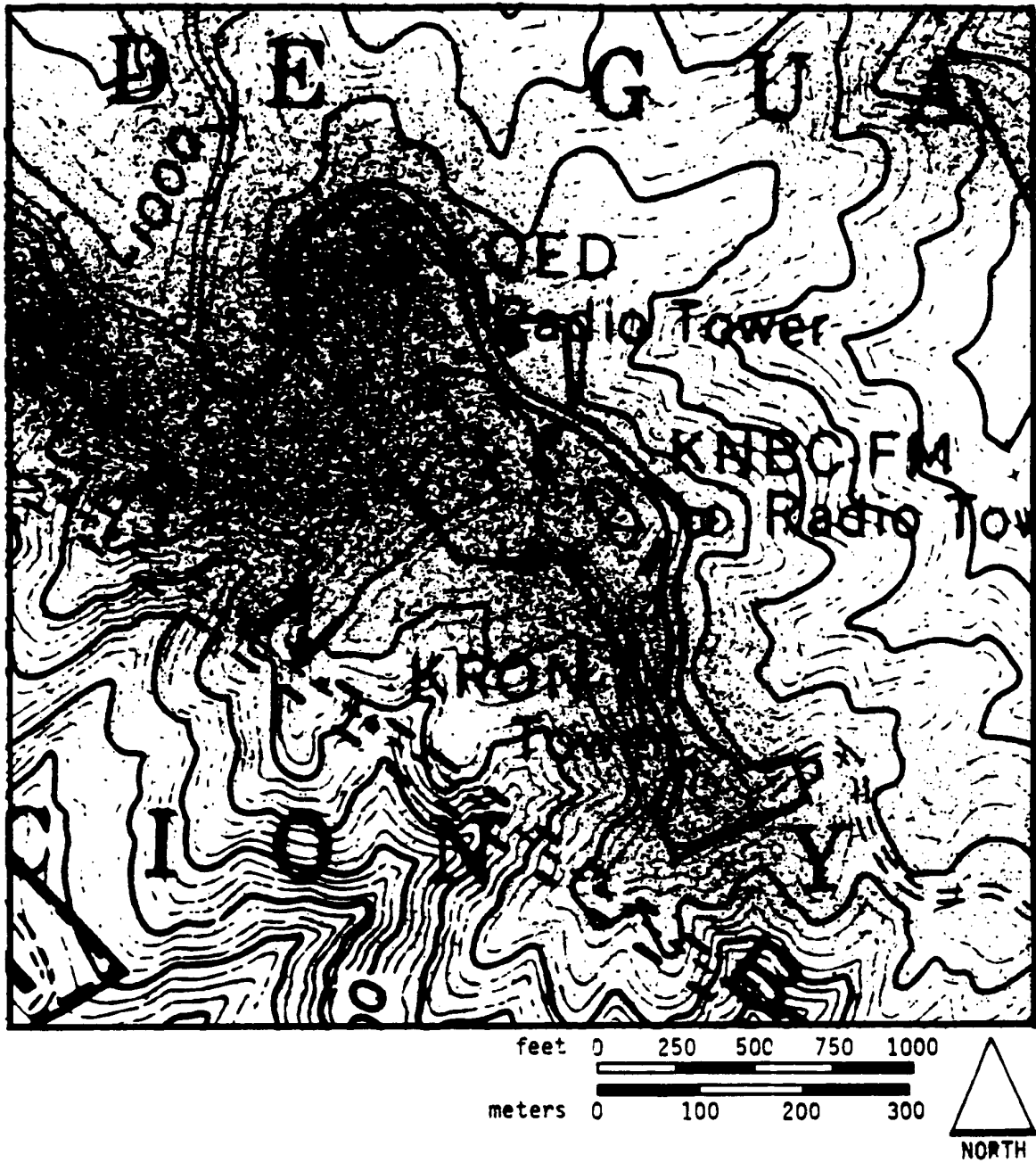
FIGURE 3-01 C, ANTENNA SITES  
MANAGEMENT UNITS



LEGEND:   
 ————— Parcel Boundary   
 - - - - - Planning Area Boundary   
 . . . . . Transmission Line Right of Way   
 Parcel numbers keyed to Table IV-1.

SOURCE: Thomas Reid Associates from  
Assessors and Landowners Maps

FIGURE 3-01 D, ANTENNA SITES  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

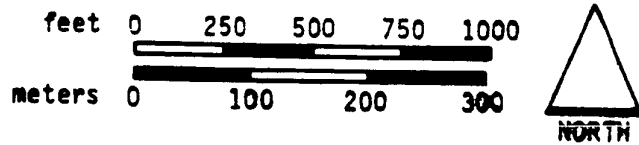
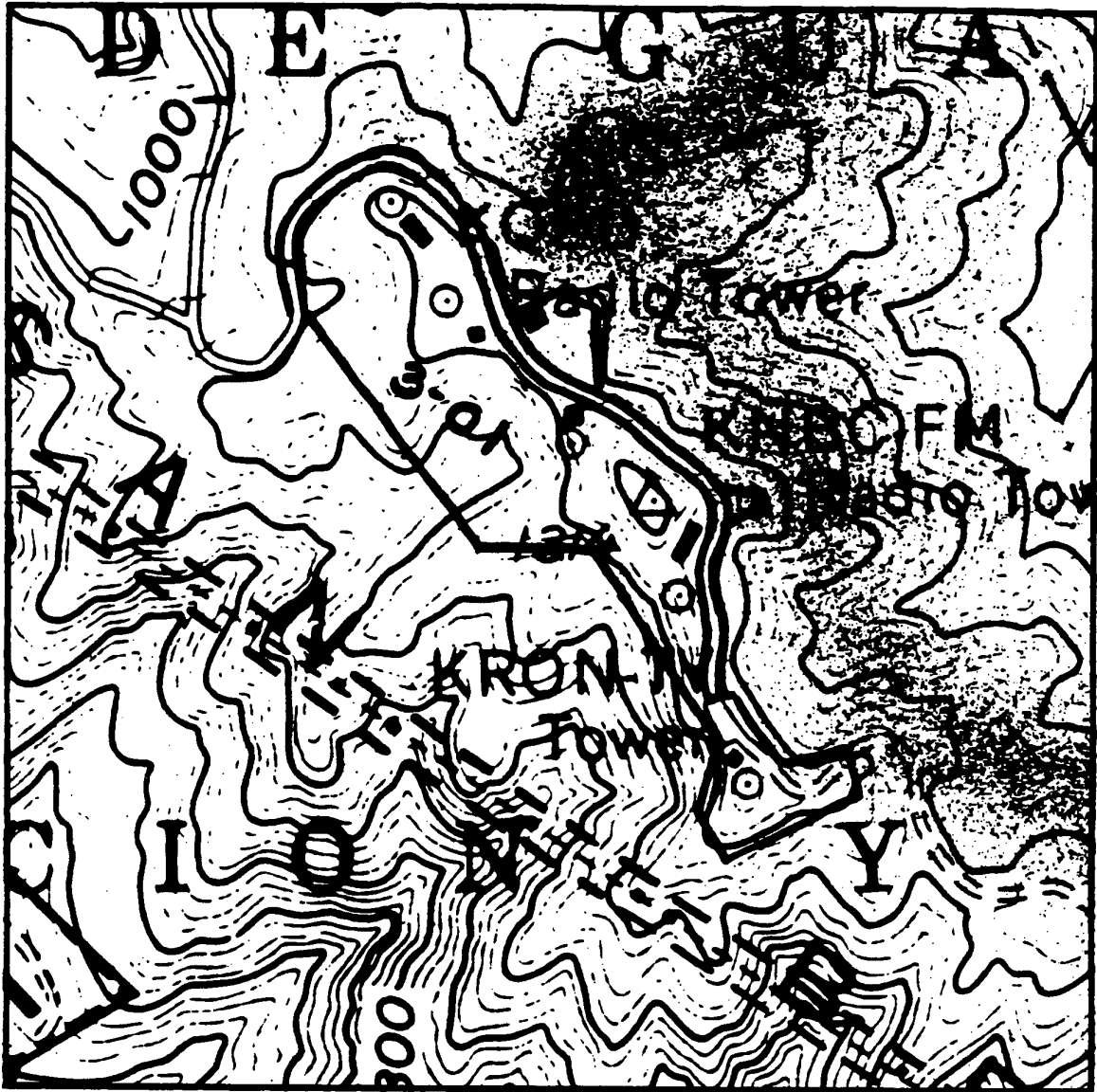


SOURCE: Thomas Reid Associates  
Biological Study, 1981.

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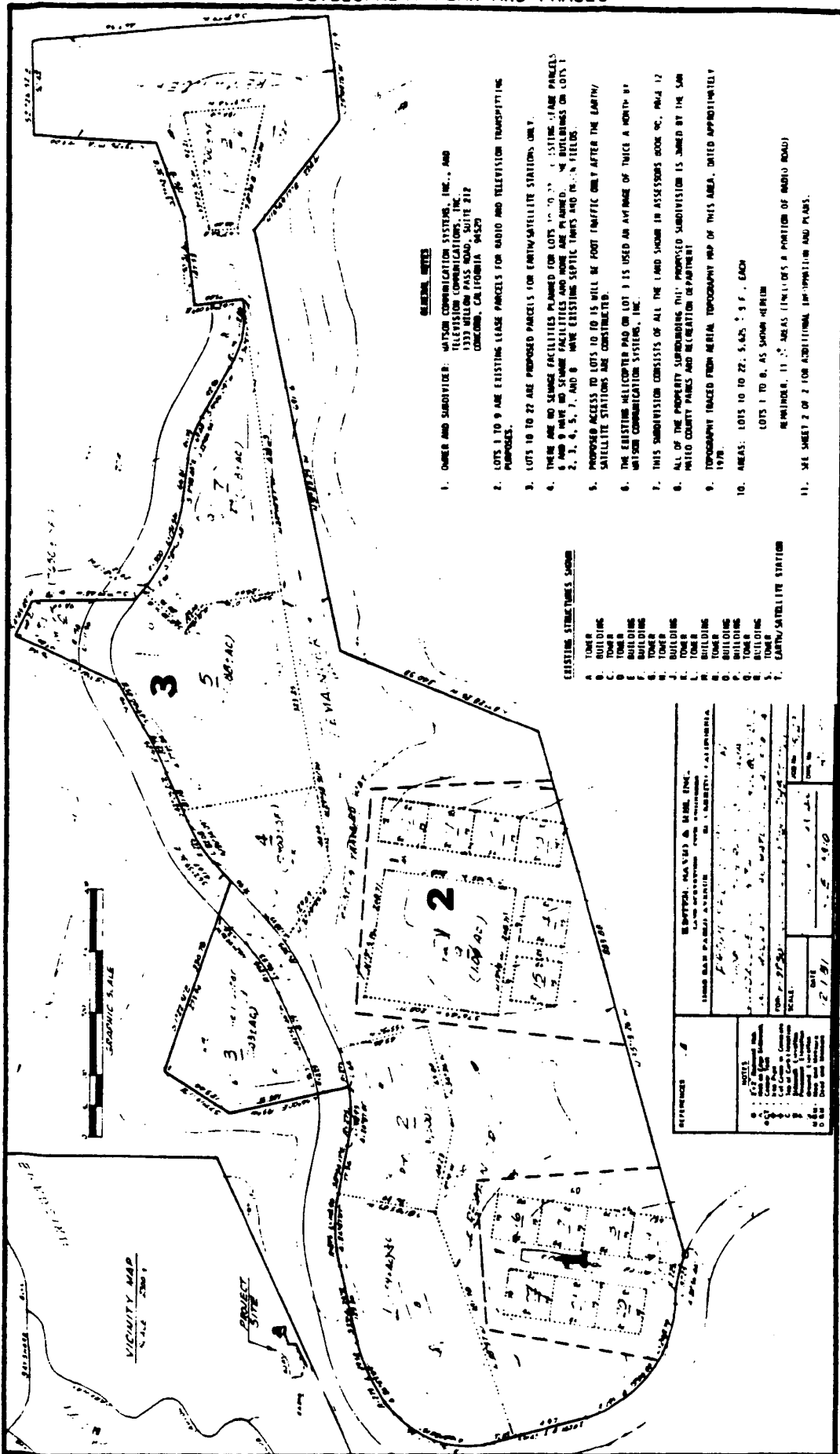
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FIGURE 3-01 E, ANTENNA SITES  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates  
Biological Study, 1981.

# FIGURE 3-01 F, ANTENNA SITES DEVELOPMENT PLAN AND PHASES



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SOURCE: THOMAS REID ASSOCIATES AND WATSON COMMUNICATIONS.