



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 5 December 14, 2017

**SUBJECT:** Initial Study Application No. 7275 and Unclassified Conditional Use Permit Application No. 3572

Allow an unmanned telecommunications facility consisting of a 70-foot-tall monopole tower with 12 antennas and related ground equipment, including an emergency back-up generator, within a 2,500 square-foot lease area enclosed by a six-foot-tall chain-link fence topped with barbed wire on a 9.85-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the south side of Garlock Lane between Gooseberry Lane and Pennyroyal Lane, approximately three and one-third miles south of the unincorporated community of Prather (15899 Garlock Lane) (SUP. DIST. 5) (APN 138-371-45).

**OWNER:** Dawn and Kenneth Cagle

**APPLICANT:** Complete Wireless Consulting

**STAFF CONTACT:** Jeremy Shaw, Planner  
(559) 600-4207

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7275; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3572 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans/Detail Drawings and Elevations
6. Carrier Coverage Maps
7. Approved facilities in vicinity
8. Applicant's Operational Statement
9. Summary of Initial Study Application No. 7275
10. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Specific Plan Reserve in the Sierra North Regional Plan	No change
Zoning	AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	9.85 acres	No change
Project Site	3,134 square-foot Single-Family Residence	70-foot-tall telecommunications tower with related equipment
Structural Improvements	3,134 square-foot conventional residence	70-foot-tall monopole tower with 12 six-foot-tall panel antennas, a microwave dish, an 11-foot 5-inch by 12-foot prefabricated equipment shelter, a propane backup generator with a 500-gallon propane tank, underground gas line, and underground conduit, surrounded by a 6-foot-tall chain-link fence topped with barbed wire

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Nearest Residence	On the subject property, located approximately 352 feet from the proposed tower site	No change
Surrounding Development	Surrounding the subject parcel to the north, east, south and west are primarily single-family residences	No change
Operational Features	N/A	Unmanned wireless communications facility
Employees	N/A	No change
Customers	N/A	No change
Traffic Trips	Residential and recreational traffic	One additional round trip per month for routine maintenance
Lighting	Residential	One hooded and downturned LED light attached to the equipment shelter
Hours of Operation	N/A	The wireless tele-communications facility will operate 24 hours per day seven days per week

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, Staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 9.

Notice of Intent to adopt a Mitigated Negative Declaration publication date: October 27, 2017

**PUBLIC NOTICE:**

Notices were sent to 27 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F, are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

This application proposes to allow the construction of a new wireless communications facility consisting of a 70-foot-tall monopole tower with 12 six-foot-tall panel antennas (3 antenna sectors with 4 antennas per sector), a microwave dish, 18 remote radio head (RRH) units, an 11-foot 5-inch by 12-foot equipment shelter, and a 30 kilowatt liquid propane (LP) backup generator with a 500-gallon fuel tank within a 50-foot by 50-foot secured lease area, and surrounded by a six-foot-tall chain-link fence with a 12-foot-wide access gate, topped with barbed wire. The proposed lease area is located on the east side of the 9.85-acre subject parcel, which is currently being utilized for a single-family residence. The proposed tower will be located approximately 352 feet east of the existing residence.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (north): 180 feet Side (east): 250 feet Side (west): 1,025 feet Rear (south): 65 feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Six-foot minimum required	N/A	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	No change	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	N/A

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements, including fencing over six feet in height, will require permits.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections are required, based upon the codes in effect at the time of plan submittal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 1060H, the subject parcel is not subject to flooding from the 100-year/one-percent-chance storm. According to U.S.G.S. Quad Maps, there are existing natural drainage channels adjacent to or traversing the subject parcel.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Staff review of the Site Plan shows that the proposed improvements exceed the minimum building setback requirements of the AL-40 Zone District. No reviewing agencies expressed concerns relating to the adequacy of the size and shape of the site.

Staff finds that there is adequate area on the 9.85-acre parcel to accommodate the proposed use, and that the proposed 20-foot-wide utility easement is adequate to provide access to the project site.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 1 can be made.

*Finding 2:* *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	Garlock Lane	No change
Public Road Frontage	No	N/A	No change
Direct Access to Public Road	No	N/A	No change
Road ADT		Unknown	No change
Road Classification		Local	No change
Road Width		60-foot right-of-way	No change
Road Surface		Unimproved dirt/gravel	No change
Traffic Trips		N/A	Up to two additional trips per month for routine maintenance

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Design Division of the Fresno County Department of Public Works and Planning: No comments.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No comments.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Garlock Lane is a private road and not County maintained. According to FEMA, FIRM Panel 1060H, the subject parcel is not subject to flooding from the one-percent-chance (100-year) annual storm. According to U.S.G.S Quad Maps, there are existing natural drainage channels adjacent to or traversing the subject parcel. Typically, if the subject parcel is located within the State Responsibility Area (SRA) boundary, any development shall be in accordance with the applicable SRA Fire Safe Regulations as they apply to driveway construction and access. Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. A grading permit or voucher may be required for any grading proposed with this application.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

Once construction of the tower is completed, the tower will be unmanned and operate 24 hours per day, year round. According to the Applicant’s submitted operational statement, the project will add up to two additional one-way trips per month on local roads for routine maintenance of the tower. No additional right-of-way is required and no concerns relating to impacts to County roads were expressed by any reviewing agencies. Based on this information, Staff believes that the section of Garlock Lane adjacent to the project site is adequate to allow access to the site.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

**Finding 3:** *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	8.46 acres	Single-Family Residential	AL-40	Approximately 600 feet
South	19.64 acres	Single-Family Residential	AL-40	Approximately 160 feet
East	19.52 acres	Single-Family Residential	AL-40	Approximately 1,060 feet
West	19.51 acres	Single-Family Residential	AL-40	Approximately 760 feet

**Reviewing Agency/Department Comments:**

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No comments.

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans, permits and inspections are required, based upon the codes in effect at the time of plan check submittal.

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, which discusses proper labeling, storage and handling of hazardous wastes.

Fresno County Department of Agriculture: No comments.

Fresno County Fire Protection District (FCFPD): This project shall comply with California Code of Regulations Title 24. The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

This application proposes to allow the construction of a new wireless communications facility consisting of a 70-foot-tall monopole tower and associated ground equipment within a 50-foot by 50-foot lease area located on east side of the 9.85-acre subject parcel. The parcel, although zoned Limited Agricultural, currently contains a single-family residence, as does the majority of the surrounding parcels. The surrounding area has been developed and is primarily residential

in character, with single-family homes on relatively large parcels. Garlock Lane is a private unimproved dirt and gravel road with direct access to State Route 168 (Morgan Canyon Road) approximately three quarter-miles west of the subject parcel. The proposed tower at a height of 70 feet would be the tallest structure in the immediate area, well above the maximum building height of 35 feet for the AL Zone District. The proposed tower would not be easily visible from the nearby State Route 168; however, it would be clearly visible from surrounding properties during daylight hours, as depicted in the Applicant's submitted photo simulations. Although there are existing utility poles running along Garlock Lane on the east side of the subject parcel, the proposed tower being located on a prominent hilltop area would not be screened by the existing utility poles.

A concern with the proximity to surrounding residential development is the use of lights and noisy equipment used during construction and/or during the operation of this facility. Per the Applicant's submitted plans and operational statement, no lighting will be attached to the proposed tower unless required by the Federal Aviation Administration (FAA). There is one proposed hooded and downturned utility light attached to the equipment shelter. A standby generator will be operated for 15 minutes per week, 30 minutes per month for maintenance purposes and utilized during power outages. The testing of the generator will be limited to between the hours of 8:00 A.M. and 7:00 P.M., and is not expected to exceed the acceptable noise levels for the Zone District.

The subject parcel is located in an area considered to be moderately sensitive to archaeological resources. In accordance with California Assembly Bill (AB) 52, this project proposal was routed to four Native American Tribes who had previously requested notification of projects subject to CEQA. One of the tribes declined consultation and one requested consultation on the proposed project. Staff responded with an invitation to consult on the project, and the concerned tribe has communicated with staff that it has no further concerns with this proposal. Although the area of ground disturbance proposed with this project is primarily limited to grading of the 2,500 square-foot lease area, Staff has included a mitigation measure on the project requiring that the Applicant halt all work and follow specified procedures in the event that cultural resources are discovered.

Based on the above information and with adherence to the Mitigation Measures, Conditions of Approval and Project Notes attached as Exhibit 1, Staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

*Finding 4:* *That the proposed development is consistent with the General Plan*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
Policy PF-J.4 - The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.	The County Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
	structures, thus reducing the impacts to the surrounding community. The Applicant has provided a written response to the Wireless Communication Guidelines which describes the criteria for site selection and the justification for a new tower site. After analysis, Staff has determined that the proposal is consistent with this policy.

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject property is not restricted under a Williamson Act Agricultural Land Conservation Contract (ALCC) (see relevant policies listed in the table above).

California Department of Fish and Wildlife: See Mitigation Measure No. 2 included as Exhibit No. 1 of this Staff Report.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

The Wireless Communication Guidelines address several concerns related to the development of cell towers, including site placement, co-location opportunities, and alternative sites. The Wireless Guidelines support the placement of the tower on the east side of the subject parcel in order to minimize aesthetic impacts to surrounding properties. According to the Applicant's project support statement, the proposed facility is designed to structurally accommodate additional antennas for co-location, and additional ground space will be available for at least one future carrier. The Applicant indicated that at least four alternate sites were considered as suitable locations for the proposed tower and that the current site was chosen based on its location being the best choice to meet AT&T's wireless coverage objectives for this area. The Applicant also indicated that co-location opportunities were explored, however according to the Applicant, there are no existing towers within the applied search ring on which to co-locate that would meet the desired coverage objectives.

Based on these factors, the proposal to construct a 70-foot-tall unmanned telecommunications tower and related facilities is consistent with the General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None*

## **CONCLUSION:**

Based on the factors cited in the analysis, Staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3572, subject to the recommended Mitigation Measures, Conditions of Approval and project notes.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7275; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3572, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3572; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7275/Unclassified Conditional Use Permit Application No. 3572**  
**(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Fresno County Department of Public Works and Planning	During ground-disturbing activities
*2.	Biological Resources	Prior to the commencement of any ground-disturbing activities, the project site (50-foot by 50-foot proposed lease area) shall be assessed by a qualified biologist for the presence of potentially suitable California Tiger Salamander (CTS) habitat. If, as a result of the site assessment, it is determined that CTS are present, all ground-disturbing activity shall be halted and the Applicant shall consult with the California Department of Fish and Wildlife to determine appropriate measures in order to avoid potential impacts to CTS, which measures may require the Applicant to obtain an incidental take permit from the California Department of Fish and Wildlife. The site assessment should follow the United States Fish and Wildlife Service (USFWS) "Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander October 2003".	Applicant	Applicant/Fresno County Department of Public Works and Planning	Prior to the commencement of ground-disturbing activities
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Commission.				
2.	Any proposed lighting shall be hooded and downturned so as not to shine on adjacent properties, reducing any potential impacts to a less than significant level.				

**EXHIBIT 1**

3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.
4.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate co-location, such as provision for co-location in a signed lease agreement, additional area within the lease area for co-location of equipment, or other information that demonstrates the facility shall make itself available for co-location.
5.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition.

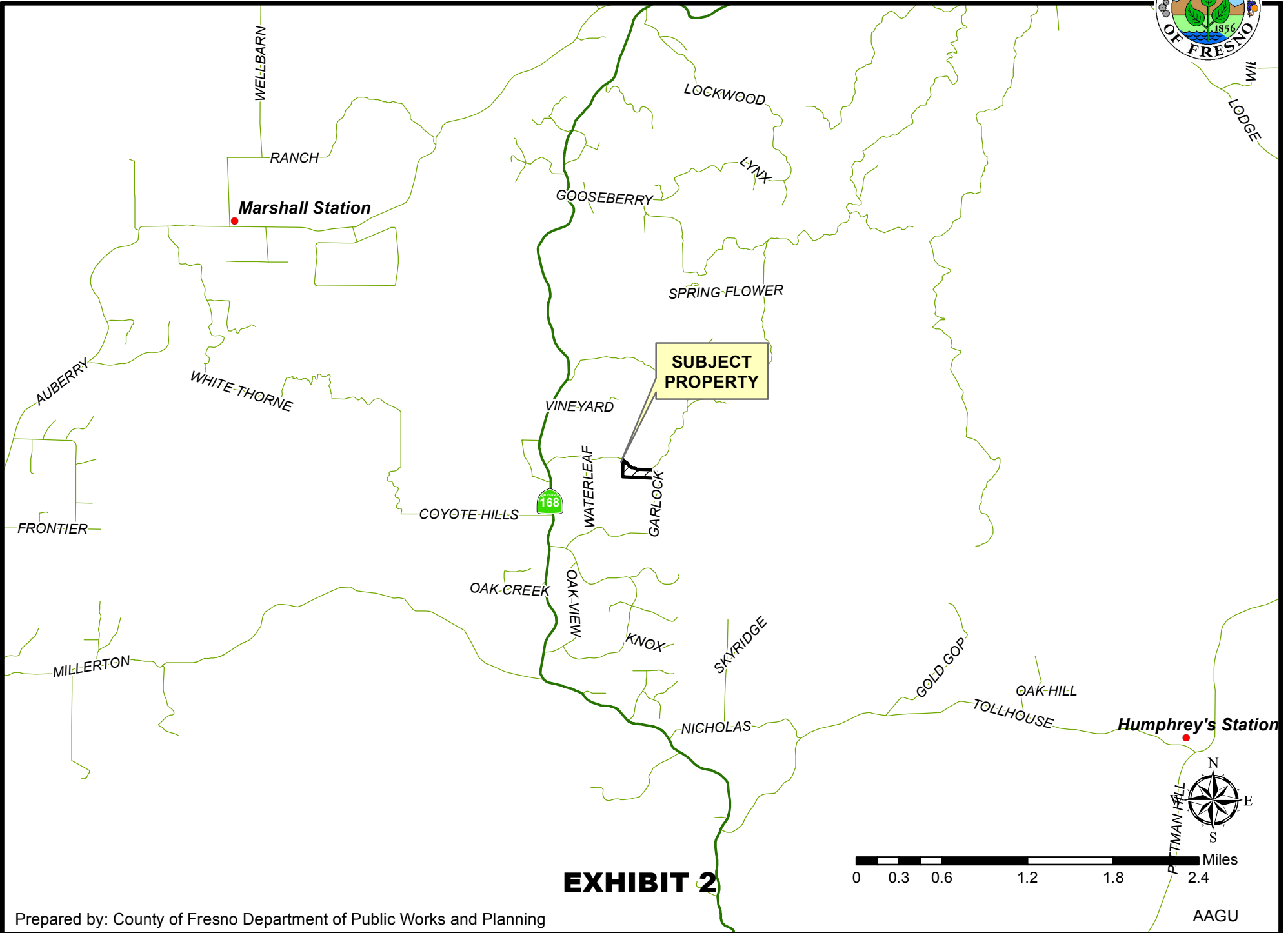
\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
2.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 2, Division 4.5. Chapter 6.5.
3.	A grading permit or voucher is required for any grading proposed with this application.
4.	Plans, permits and inspections are required, including, but not limited to, accessible elements and site development, based upon the codes in effect at the time of plan check submittal.

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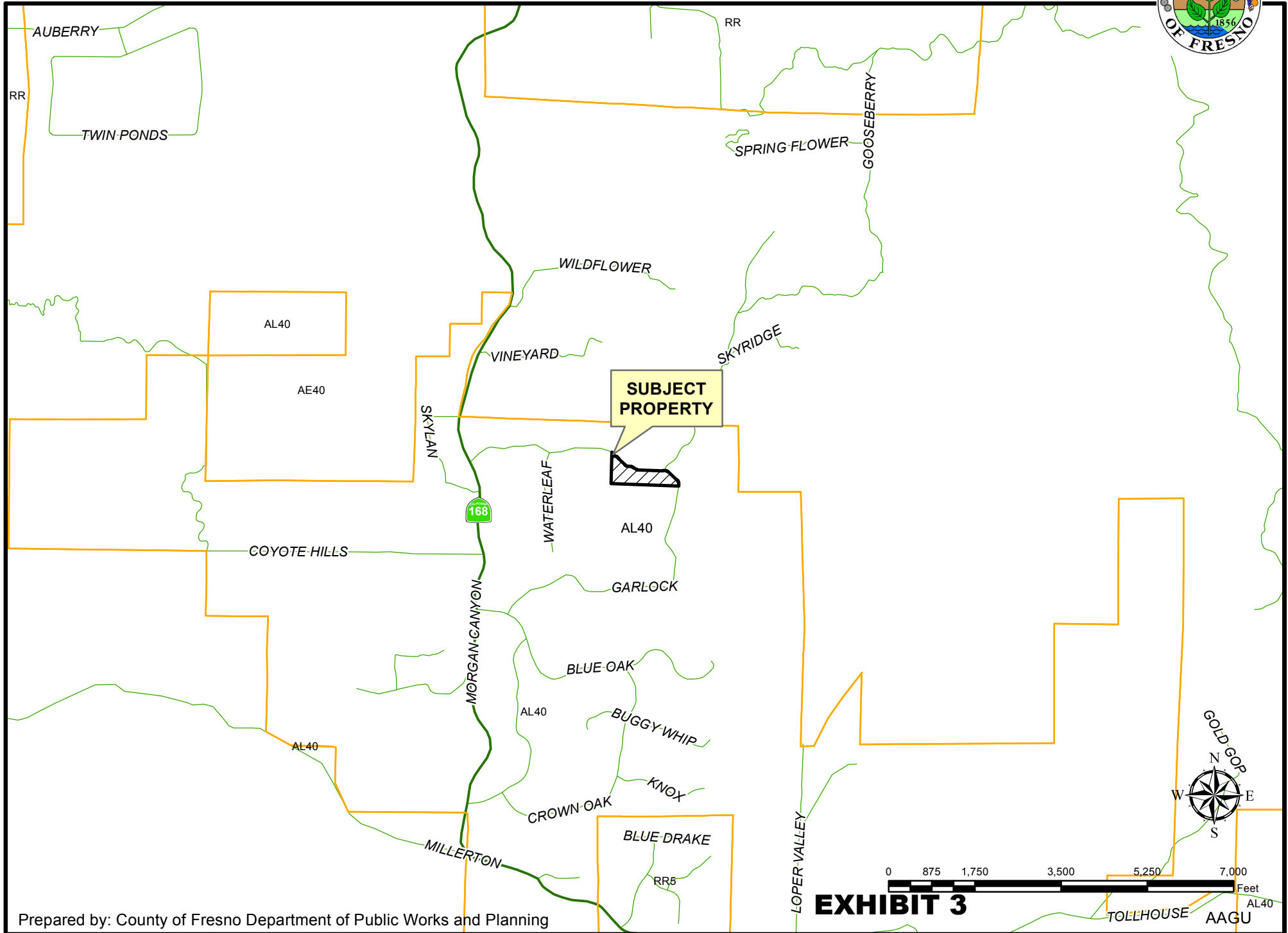
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# LOCATION MAP

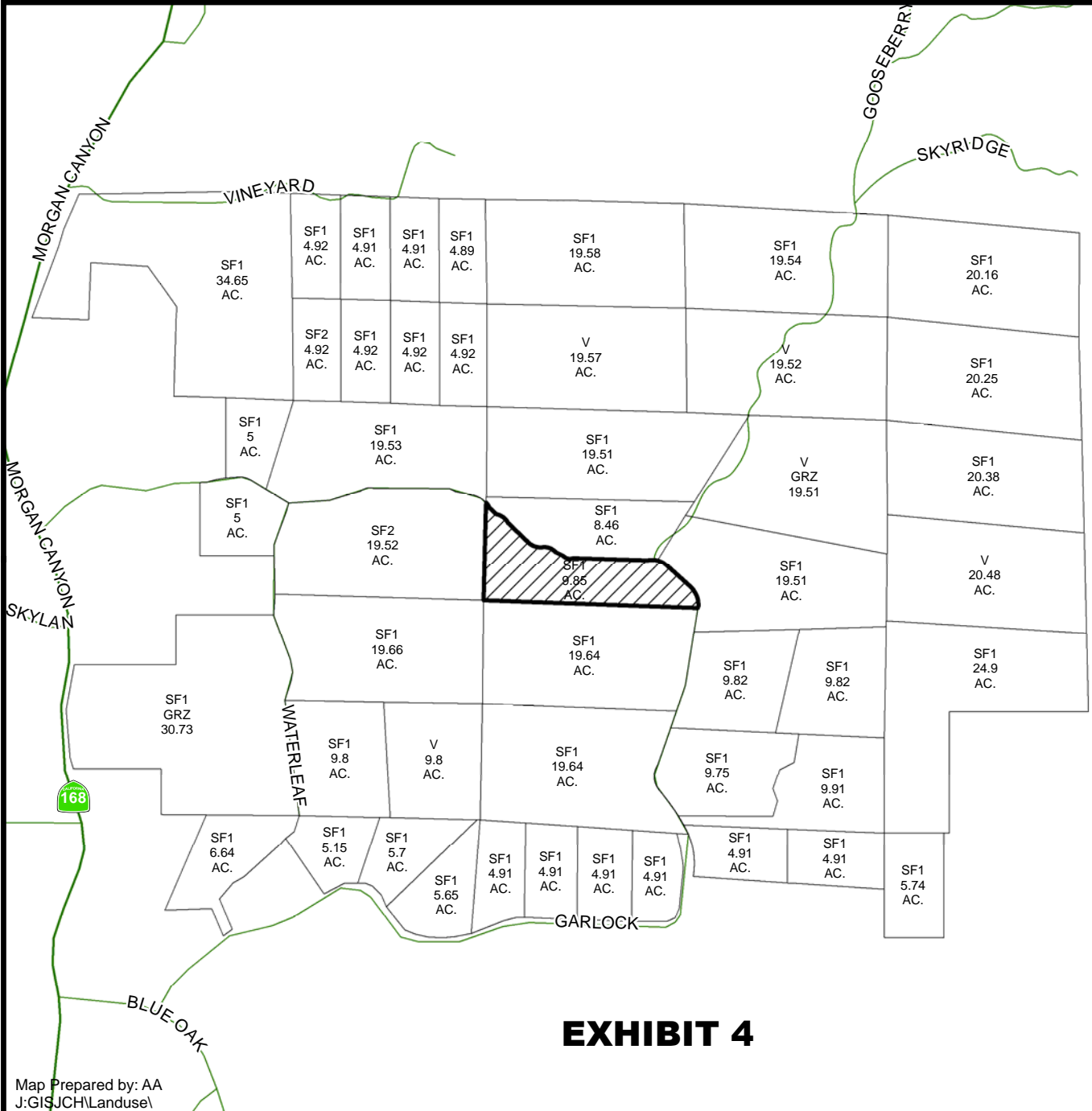


**EXHIBIT 2**



# EXISTING ZONING MAP

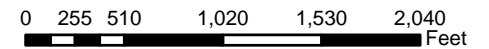
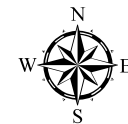


# EXISTING LAND USE MAP



LEGEND	
SF#-	SINGLE FAMILY RESIDENCE
V -	VACANT
GRZ -	GRAZING

- LEGEND:**
-  Subject Property
  -  Ag Contract Land



## EXHIBIT 4





at&t

FA#: 13787646
PTN#: 3701A06RWF
USID#: 174300

SITE NUMBER: CVL03147

SITE NAME: MARSHALL JUNCTION

15899 GARLOCK LANE
PRATHER, CA 93651
JURISDICTION: FRESNO COUNTY
APN: 138-371-45

SITE TYPE: MONOPOLE/SHELTER

Issued For:
MARSHALL JUNCTION
15899 GARLOCK LANE
PRATHER, CA 93651

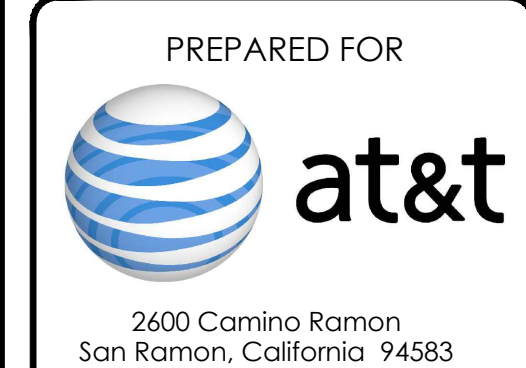


Table with 5 columns: PROJECT DESCRIPTION, PROJECT INFORMATION, PROJECT TEAM, SHEET INDEX, REV. Contains project details, team members, and sheet list.

Table with 2 columns: Field Name, Value. Includes AT&T SITE NO, PROJECT NO, DRAWN BY, CHECKED BY.

Table with 3 columns: REV, DATE, DESCRIPTION. Revision history table.

Table with 2 columns: Code, Description. Lists various code compliance requirements.

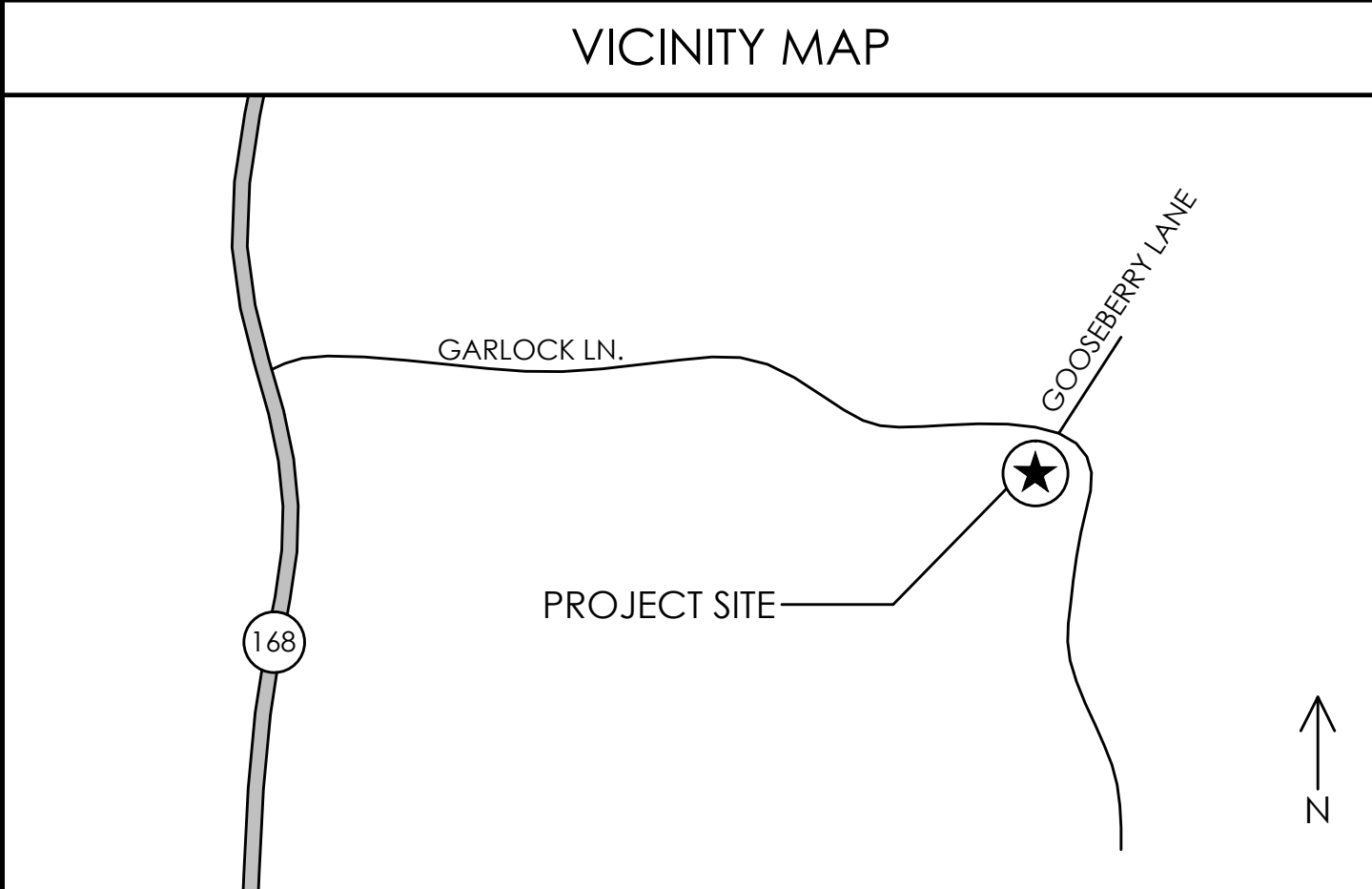


Table with 2 columns: Step, Directions. Provides detailed driving directions from AT&T office to project site.

Table with 3 columns: Field Name, Initials, Date. Approvals table for AT&T, Vendor, R.F., etc.

Table with 2 columns: Type, Description. Occupancy and construction type details.

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36".



Licenser:
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.



SHEET TITLE: TITLE SHEET
SHEET NUMBER: T-1







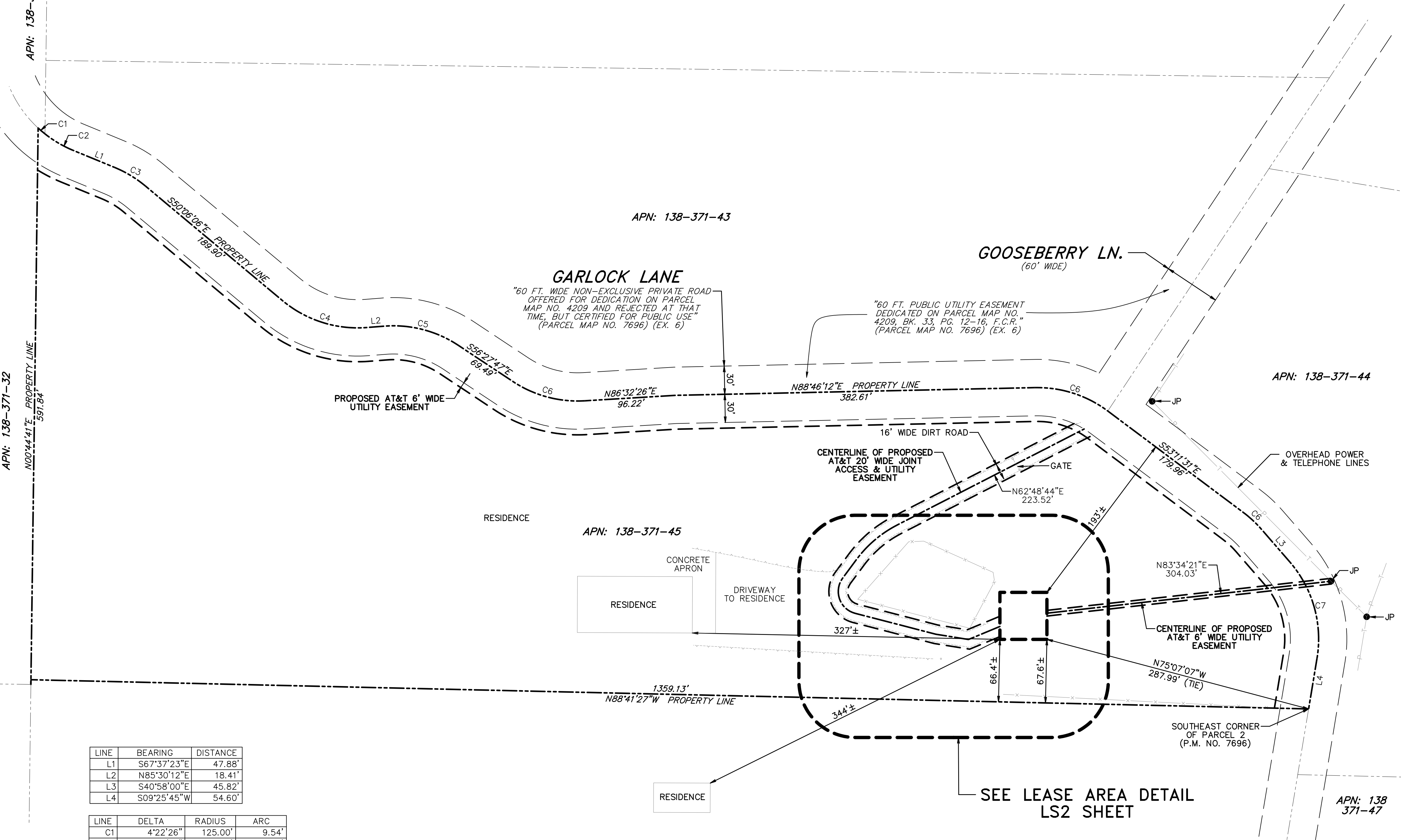
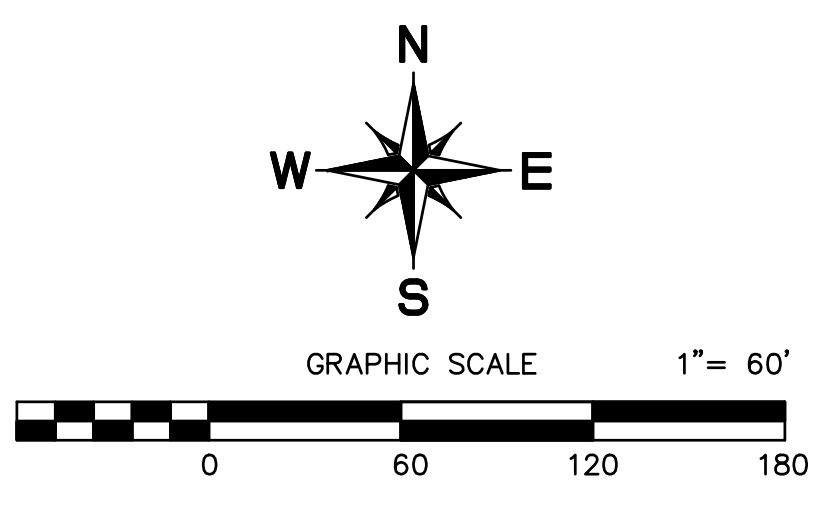
ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.

APN: 138-371-36

APN: 138-371-32

APN: 138-371-43

SITE MAP



LINE	BEARING	DISTANCE
L1	S67°37'23"E	47.88'
L2	N85°30'12"E	18.41'
L3	S40°58'00"E	45.82'
L4	S09°25'45"W	54.60'

LINE	DELTA	RADIUS	ARC
C1	4°22'26"	125.00'	9.54'
C2	15°56'51"	125.00'	34.79'
C3	17°31'17"	125.00'	38.23'
C4	44°23'42"	125.00'	96.85'
C5	38°02'01"	125.00'	82.98'
C6	36°59'47"	125.00'	80.71'
C7	38°02'17"	125.00'	82.99'
C8	12°13'31"	125.00'	26.67'
C9	50°23'45"	125.00'	109.95'

LINE	BEARING	DISTANCE
L1	S67°37'23"E	47.88'
L2	N85°30'12"E	18.41'
L3	S40°58'00"E	45.82'
L4	S09°25'45"W	54.60'

LEGEND	
	MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMS L.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 12/09/16  
 SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075

NOTES:  
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:  
 SEE PRELIMINARY REPORT/CONDITION OF TITLE GUARANTEE EXTRACT, LS3 SHEET.

LEASE AREA DESCRIPTION:  
 SEE LS3 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:  
 SEE LS3 SHEET.

UTILITY EASEMENT DESCRIPTION(S):  
 SEE LS3 SHEET.

BASIS OF ELEVATIONS: NAVD 88.  
 BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83.

PROJECT BENCH: SEE LS2 SHEET.  
 LANDLORD INFORMATION: DAWN M. CAGLE AND KENNETH GERALD CAGLE, JR.  
 15899 GARLOCK LN.  
 PRATHER, CA 93651-9707 H085

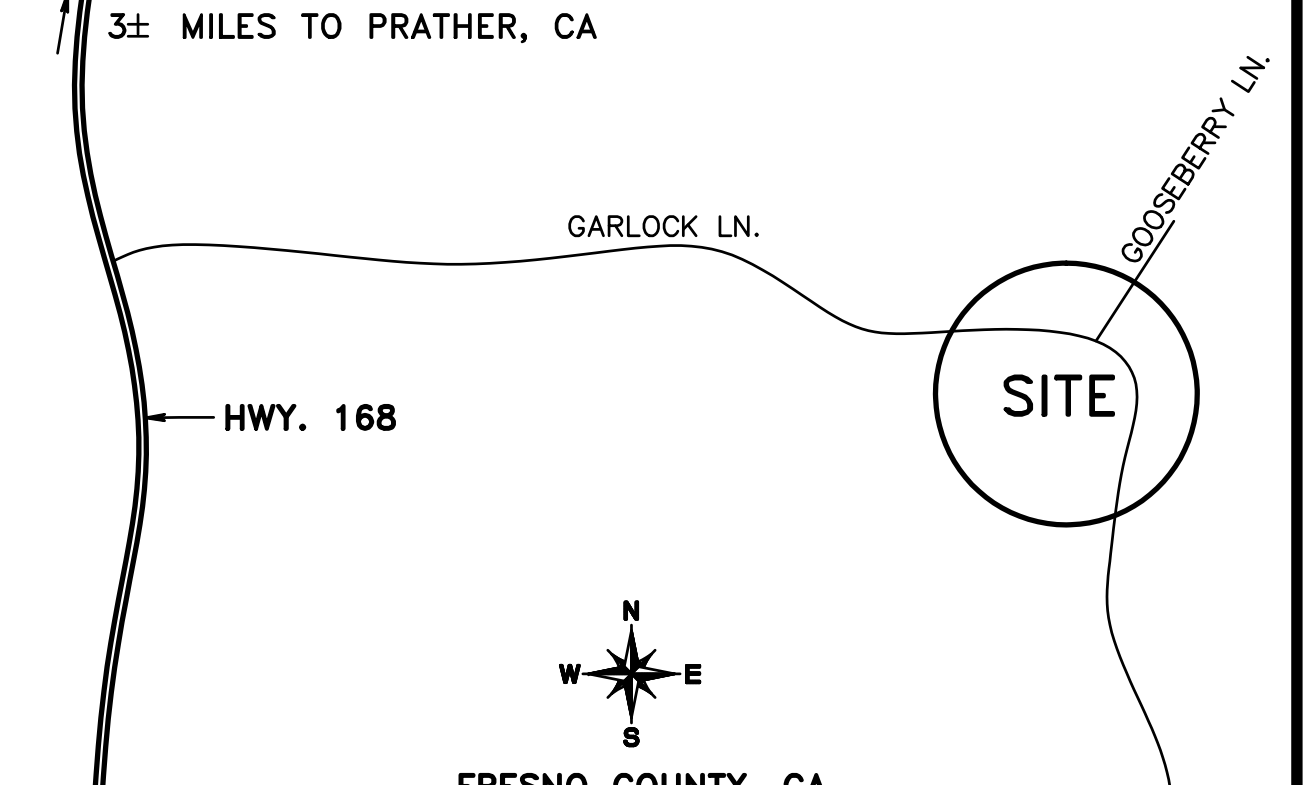
NET AREA OF UNDERLYING PARCEL(S): 11.04± AC.  
 SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06019C1060H, EFFECTIVE DATE 02/18/2006, PER FEMA INTERACTIVE WEBSITE.

FAA 1A CERTIFICATION:  
 LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.  
 ELEVATION OF GROUND AT GPS POINT: 1142.0' AMSL

LATITUDE: N36°59'20.70"  
 LONGITUDE: W119°30'56.01" (NAD 83)  
 LATITUDE: N36.989083°  
 LONGITUDE: W119.515558° (NAD 83)

VICINITY MAP NOT TO SCALE



PREPARED FOR

2600 Camino Ramon, 4W850 N  
 San Ramon, California 94583

Vendor:

Wireless Consulting, Inc.

Surveyor:

**Phil Auer**  
 Surveying

14407 Corte Lejos  
 Bakersfield, CA 93314  
 Phone: (661) 587-6129  
 Mobile: (510) 714-7224  
 E-mail: ls5075@earthlink.net

AT&T SITE NO: CVL03147  
 PROJECT NO: N/A  
 DRAWN BY: TCN  
 CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	01/17/17	FINAL SURVEY

Licenser:

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Issued For:

**MARSHALL JUNCTION**  
 15899 GARLOCK LANE  
 PRATHER, CA 93651  
 FRESNO COUNTY  
 APN: 138-371-45

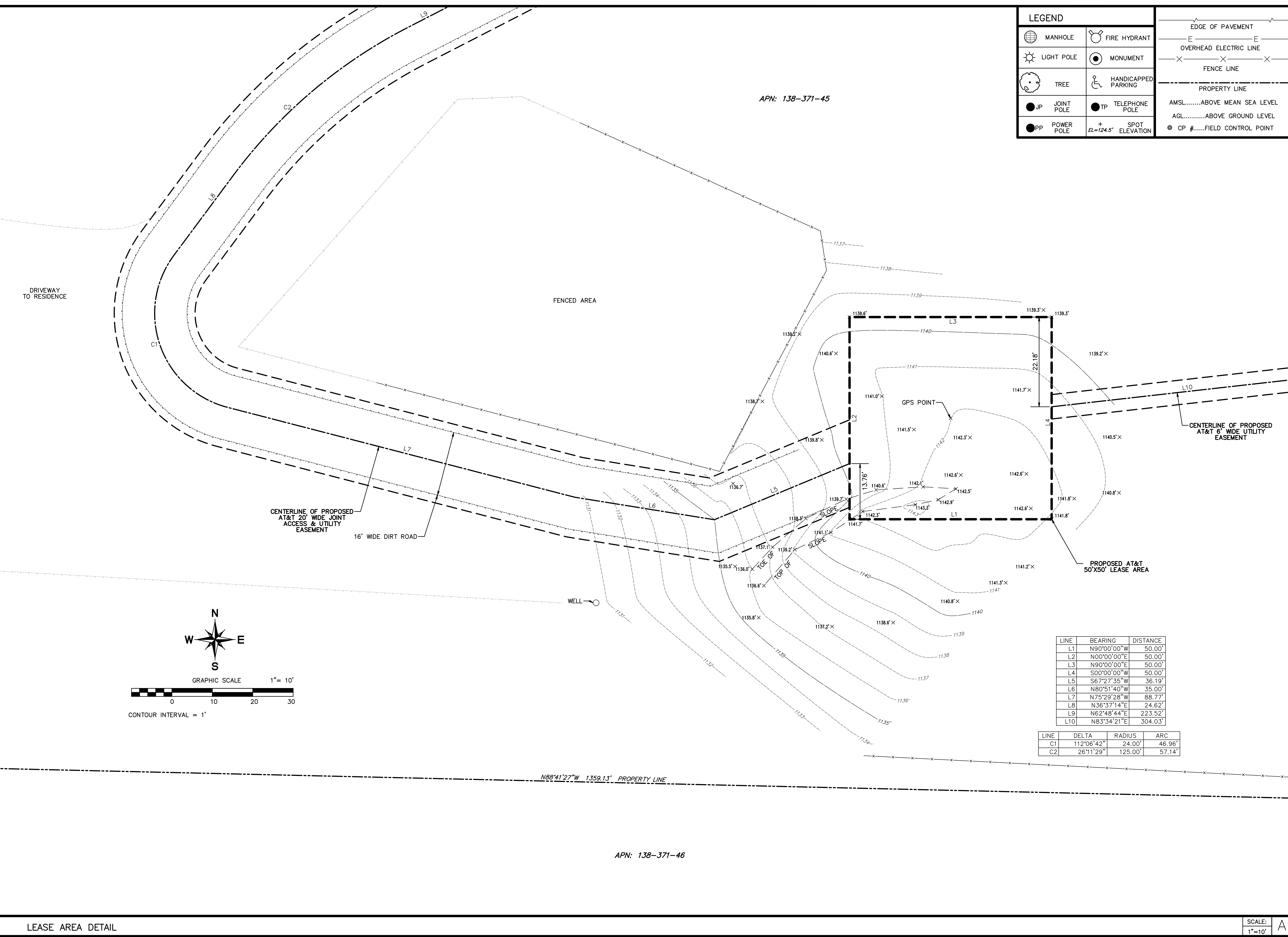
SHEET TITLE:  
**TOPO SURVEY**

SHEET NUMBER:  
**LS1**

SCALE: 1"=60'



ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.



**LEGEND**

	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JP JOINT POLE		TP TELEPHONE POLE
	PP POWER POLE		+ EL=124.5' SPOT ELEVATION

	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMSL.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

PREPARED FOR

2600 Camino Ramon, 4W850 N  
San Ramon, California 94583

Vendor:

**COMPLETE**  
Wireless Consulting, Inc.

Surveyor:

**Phil Auer**  
Surveying

14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (661) 537-6129  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

AT&T SITE NO:	CVL03147
PROJECT NO:	N/A
DRAWN BY:	TCN
CHECKED BY:	OPA

REV	DATE	DESCRIPTION
0	01/17/17	FINAL SURVEY

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Issued For:

**MARSHALL JUNCTION**

15899 GARLOCK LANE  
PRATHER, CA 93651  
FRESNO COUNTY  
APN: 138-371-45

SHEET TITLE:

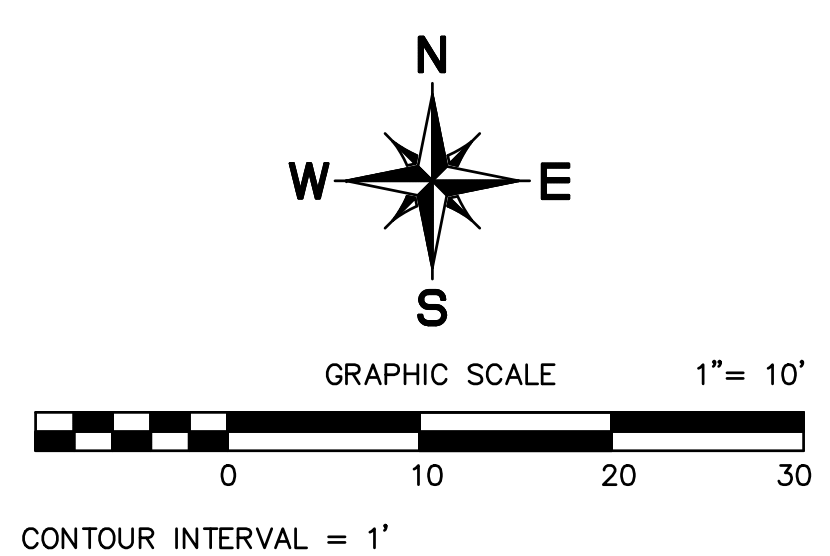
**TOPO SURVEY**

SHEET NUMBER:

**LS2**

LINE	BEARING	DISTANCE
L1	N90°00'00"W	50.00'
L2	N00°00'00"E	50.00'
L3	N90°00'00"E	50.00'
L4	S00°00'00"W	50.00'
L5	S67°27'35"W	36.19'
L6	N80°51'40"W	35.00'
L7	N75°29'28"W	88.77'
L8	N36°37'14"E	24.62'
L9	N62°48'44"E	223.52'
L10	N83°34'21"E	304.03'

LINE	DELTA	RADIUS	ARC
C1	112°06'42"	24.00'	46.96'
C2	26°11'29"	125.00'	57.14'



N88°41'27"W 1359.13' PROPERTY LINE

APN: 138-371-45

APN: 138-371-46

LEASE AREA DETAIL

SCALE:  
1"=10'

A

F:\PROJECTS\OPA\1&T\C\03147 MARSHALL JUNCTION\OFFICE\05 FINAL\ATT\_CVL03147\_FINAL\_01-17-17.dwg

CONDITION OF TITLE GUARANTEE DESCRIPTION EXTRACT

Real property in the unincorporated area of the County of Fresno, State of California, described as follows:  
PARCEL 2 OF PARCEL MAP NO. 7696, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 58 PAGES 62 AND 63 OF PARCEL MAPS, FRESNO COUNTY RECORDS.  
APN: 138-371-45

LEASE AREA DESCRIPTION:

BEGINNING AT A POINT LYING NORTH 75°07'07" WEST 287.99 FEET FROM THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 7696, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 58 PAGES 62 AND 63 OF PARCEL MAPS, FRESNO COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING NORTH 90°00'00" WEST 50.00 FEET; THENCE NORTH 00°00'00" EAST 50.00 FEET; THENCE SOUTH 90°00'00" EAST 50.00 FEET; THENCE SOUTH 00°00'00" WEST 50.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2500 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:


A STRIP OF LAND 20.00 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
BEGINNING AT A POINT ON THE WEST LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 13.76 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 67°27'35" WEST 36.19 FEET; THENCE NORTH 80°51'40" WEST 35.00 FEET; THENCE NORTH 75°29'28" WEST 88.77 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 112°06'42", A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 46.96 FEET; THENCE NORTH 36°37'14" EAST 24.62 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°-11'29", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 57.14 FEET; THENCE NORTH 62°48'44" EAST 223.52 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GARLOCK LANE, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.  
CONTAINING 10240 SQUARE FEET MORE OR LESS

UTILITY EASEMENT DESCRIPTION:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
BEGINNING AT A POINT ON THE EAST LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 22.18 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID POINT OF BEGINNING NORTH 83°34'21" EAST 304.03 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.  
CONTAINING 1824 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 7696, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 58 PAGES 62 AND 63 OF PARCEL MAPS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
A STRIP OF LAND 6.00 FEET IN WIDTH, BOUNDED ON THE WEST BY THE WEST LINE OF SAID PARCEL 2; BOUNDED ON THE NORTH AND EAST BY THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF GARLOCK LANE; AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID PARCEL 2. SAID STRIP INTENDED TO RUN ALONG AND 6.00 FEET SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF GARLOCK LANE.  
CONTAINING 9900 SQUARE FEET MORE OR LESS.


PREPARED FOR  
  
2600 Camino Ramon, 4W850 N  
San Ramon, California 94583

Vendor:  
  
**COMPLETE**  
Wireless Consulting, Inc.

Surveyor:  
**Phil Auer**  
*Surveying*  
14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (861) 527-6129  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

AT&T SITE NO: CVL03147  
PROJECT NO: N/A  
DRAWN BY: TCN  
CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	01/17/17	FINAL SURVEY

Licenser:  


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Issued For:  
**MARSHALL JUNCTION**  
15899 GARLOCK LANE  
PRATHER, CA 93651  
FRESNO COUNTY  
APN: 138-371-45

SHEET TITLE:  
**TOPO SURVEY**

SHEET NUMBER:  
**LS3**



**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

**NOTES:**

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

Issued For:

**MARSHALL JUNCTION**

15899 GARLOCK LANE  
PRATHER, CA 93651

PREPARED FOR



2600 Camino Ramon  
San Ramon, California 94583

Vendor:



**COMPLETE**  
Wireless Consulting, Inc.

AT&T SITE NO: CVL03147

PROJECT NO: 162.1942

DRAWN BY: CTC

CHECKED BY: MST

REV	DATE	DESCRIPTION
02/22/17	100% ZD REV 2	
01/26/17	100% ZD REV 1	
01/09/17	100% ZD	
12/19/16	90% ZD	

Licensor:

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Architect:



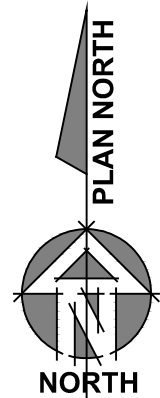
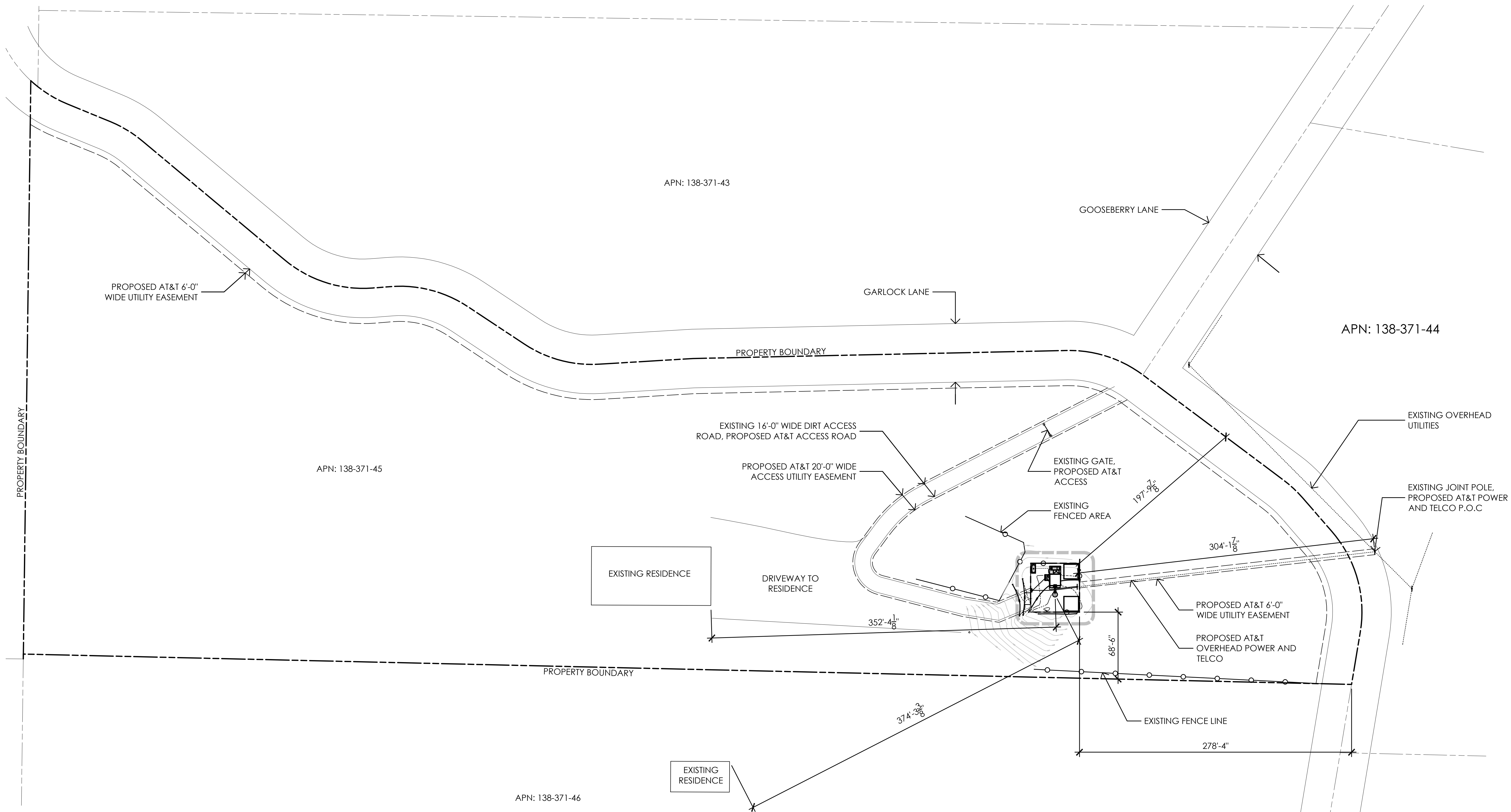
**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:

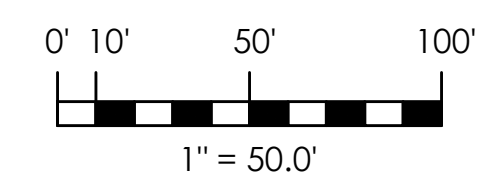
**OVERALL SITE PLAN**

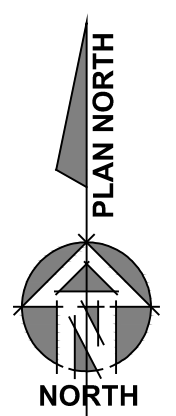
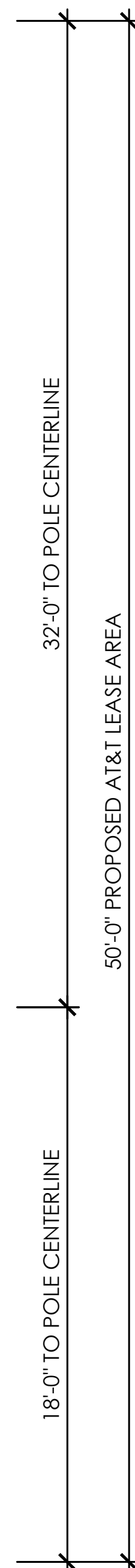
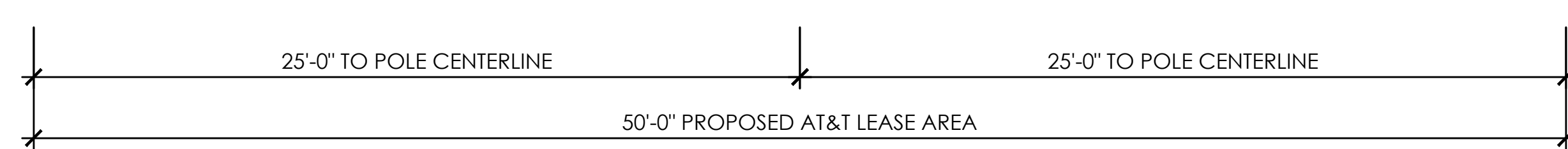
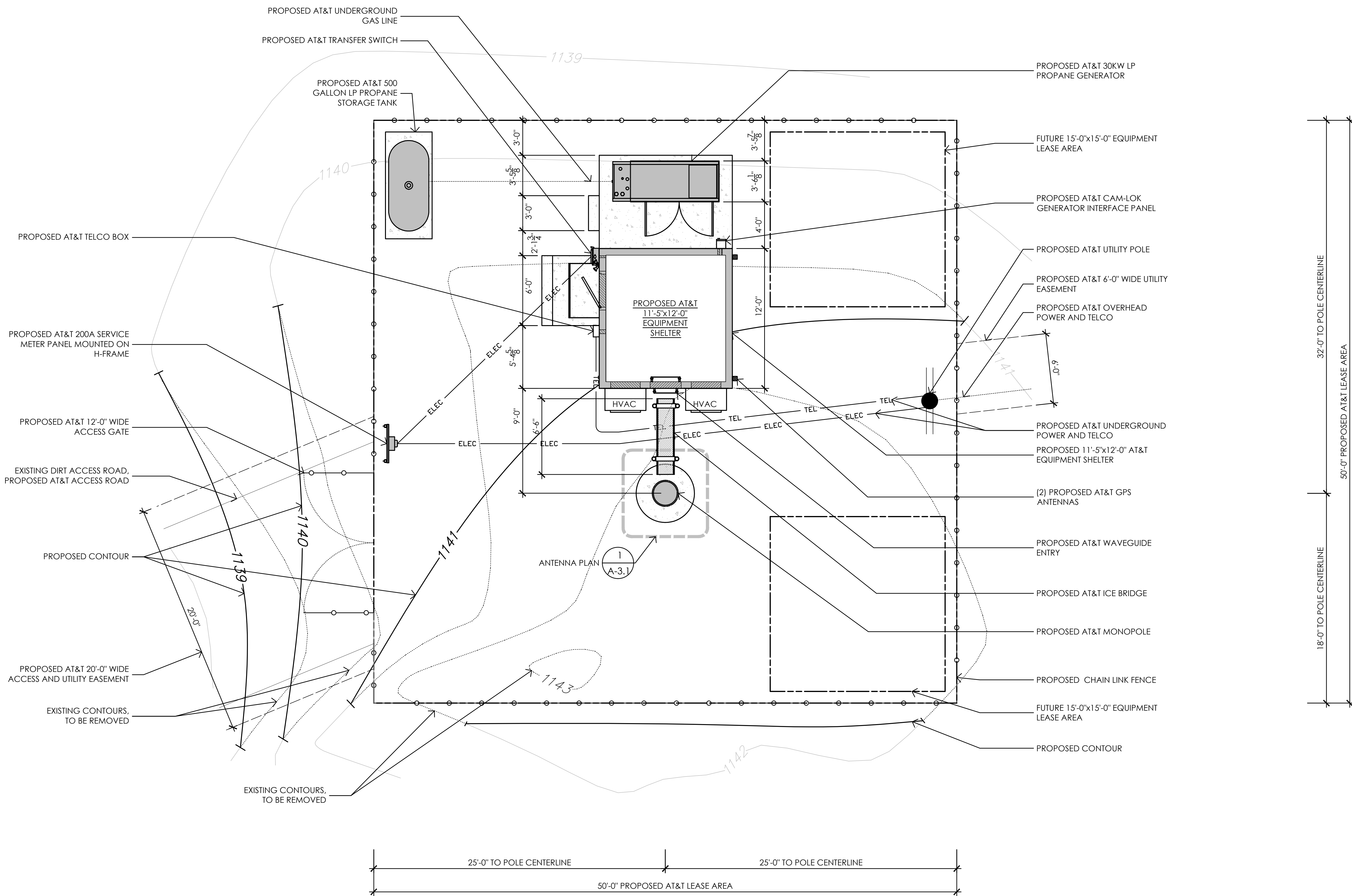
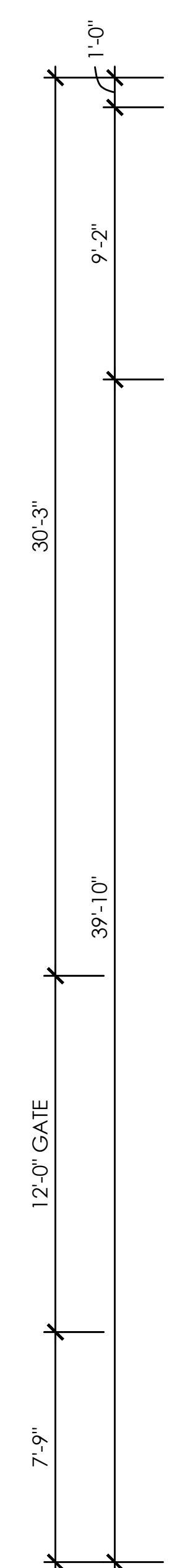
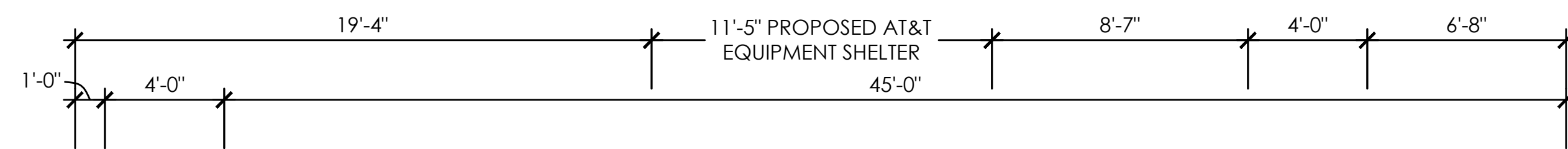
SHEET NUMBER:

**A-1**

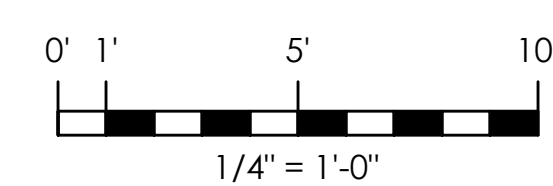


1 SITE PLAN  
1"=50'





1 EQUIPMENT AREA PLAN  
1/2" = 1'-0"



Issued For:  
**MARSHALL JUNCTION**  
15899 GARLOCK LANE  
PRATHER, CA 93651



AT&T SITE NO:	CVL03147
PROJECT NO:	162.1942
DRAWN BY:	CTC
CHECKED BY:	MST

REV	DATE	DESCRIPTION
02/22/17	100% ZD REV 2	
01/26/17	100% ZD REV 1	
01/09/17	100% ZD	
12/19/16	90% ZD	

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SHEET TITLE:  
**EQUIPMENT AREA PLAN**

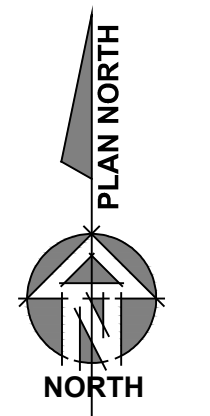
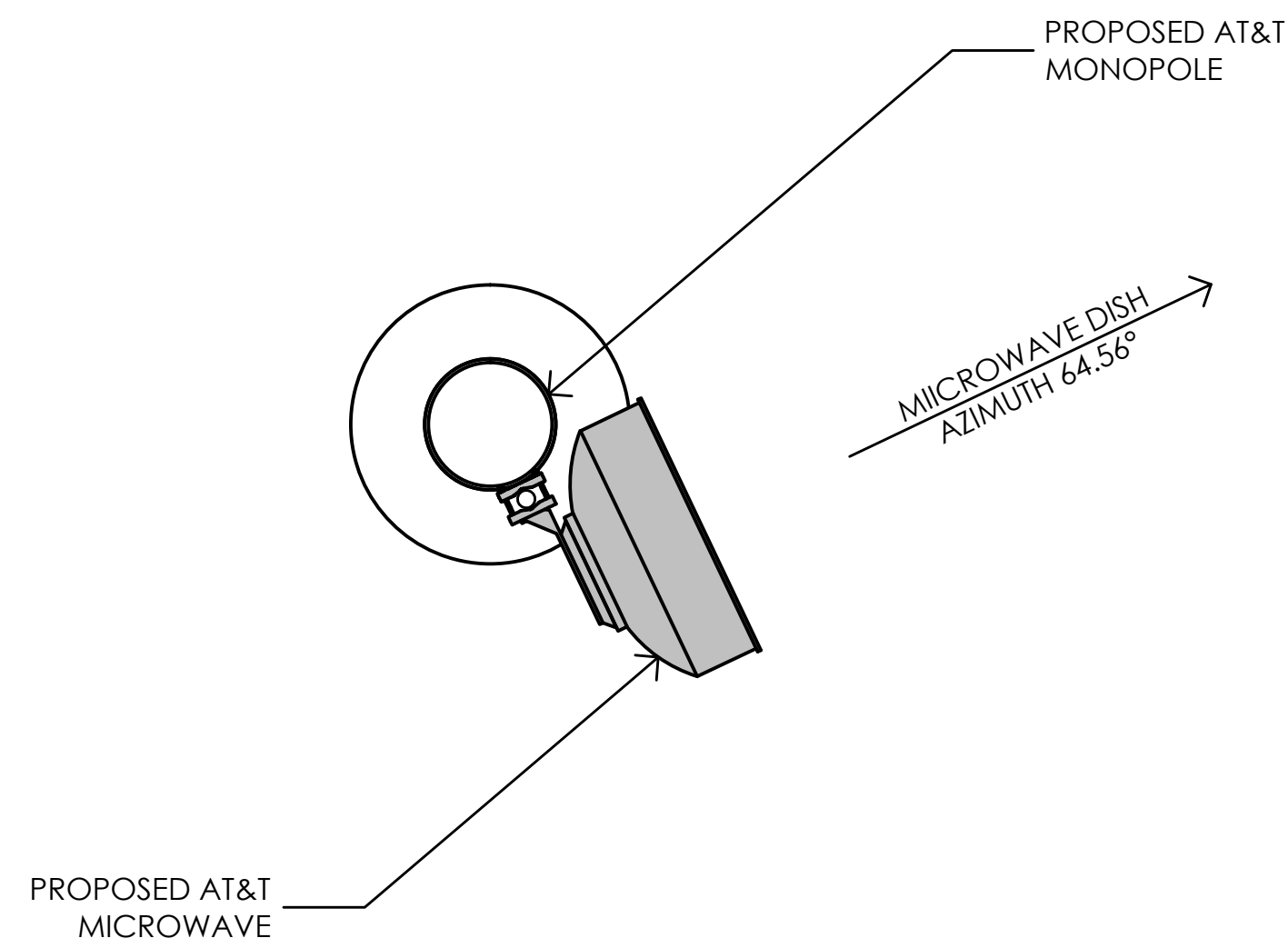
SHEET NUMBER:  
**A-2**



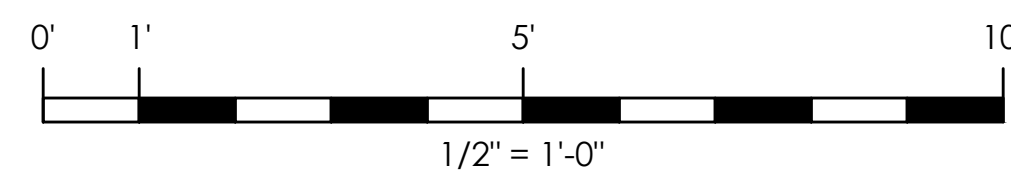
MICROWAVE DISH	
DISH MODEL	HPD3-11
DISH SIZE	3FT
# OF DISHES	1
AZIMUTH	64.56
RAD CENTER	60 FT.
FREQUENCY	11 GHZ
RADIO TYPE	MLTN112X-131T16X
# OF RADIOS	(4+0)
CABLE TYPE	CNT-400
CABLE LENGTH (FT.)	140FT/ODU
TRANSPORT DROP (DS1, ENET, DS3, DS3C)	ENET

4 MICROWAVE DISH SCHEDULE  
NO SCALE

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



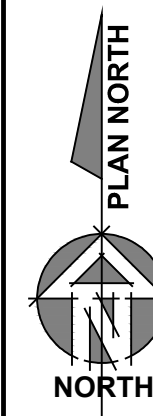
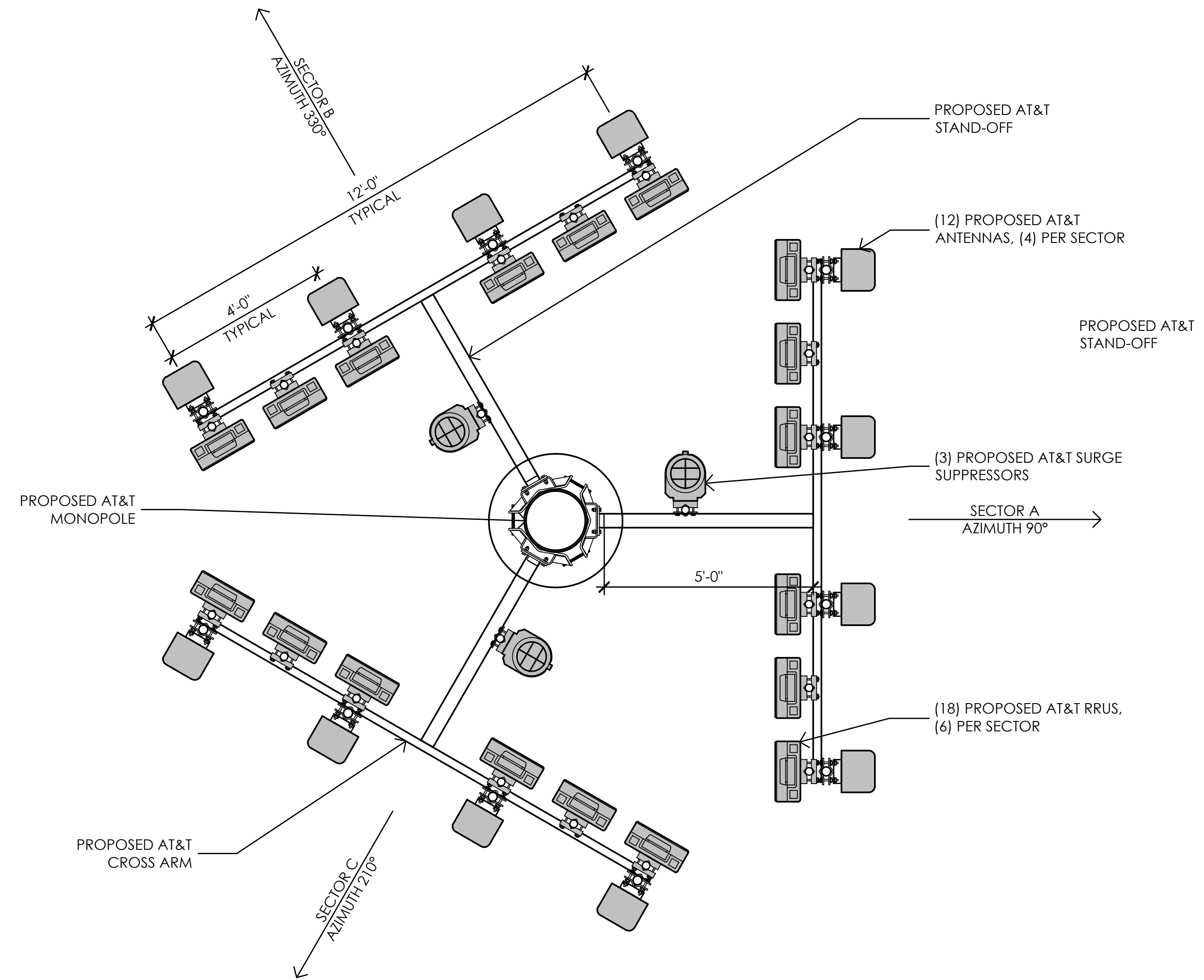
2 ANTENNA LAYOUT PLAN @ 60' CENTERLINE  
1/2" = 1'-0"



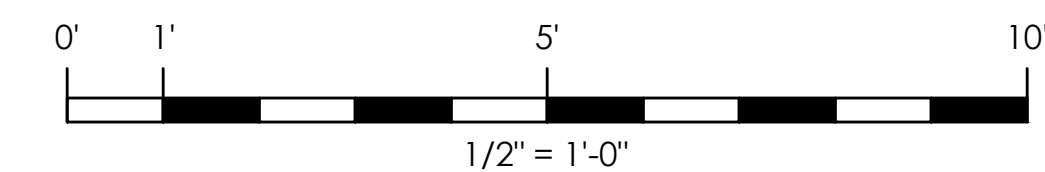
RF SCHEDULE										
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.	
A L P H A	A1	QUINTEL QS6656-3	90°	±67'-0"	(1) RRU-11 / (1) RRU-32-B2	-	±105'-0"	-	-	2
	A2	QUINTEL QS6656-3	90°	±67'-0"	(1) RRU-11 / (1) RRU-32-B66	-	±105'-0"	-	-	2
	A3	QUINTEL QS6656-3	90°	±67'-0"	(1) RRU-11	-	±105'-0"	-	-	1
	A4	QUINTEL QS6656-3	90°	±67'-0"	(1) RRU-32-B30	-	±105'-0"	-	-	1
B E T A	B1	QUINTEL QS6656-3	330°	±67'-0"	(1) RRU-11 / (1) RRU-32	-	±105'-0"	-	-	2
	B2	QUINTEL QS6656-3	330°	±67'-0"	(1) RRU-11 / (1) RRU-32-B66	-	±105'-0"	-	-	2
	B3	QUINTEL QS6656-3	330°	±67'-0"	(1) RRU-11	-	±105'-0"	-	-	1
	B4	QUINTEL QS6656-3	330°	±67'-0"	(1) RRU-32-B30	-	±105'-0"	-	-	1
G A M M A	C1	QUINTEL QS6656-3	210°	±67'-0"	(1) RRU-11 / (1) RRU-32-B2	-	±105'-0"	-	-	2
	C2	QUINTEL QS6656-3	210°	±67'-0"	(1) RRU-11 / (1) RRU-32-B66	-	±105'-0"	-	-	2
	C3	QUINTEL QS6656-3	210°	±67'-0"	(1) RRU-11	-	±105'-0"	-	-	1
	C4	QUINTEL QS6656-3	210°	±67'-0"	(1) RRU-32-B30	-	±105'-0"	-	-	1

3 RF SCHEDULE  
NO SCALE

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.



1 ANTENNA LAYOUT PLAN  
1/2" = 1'-0"



Issued For:

**MARSHALL  
JUNCTION**

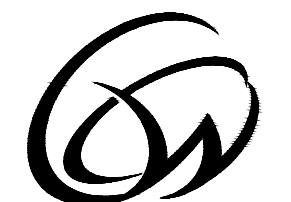
15899 GARLOCK LANE  
PRATHER, CA 93651

PREPARED FOR



2600 Camino Ramon  
San Ramon, California 94583

Vendor:



**COMPLETE**  
Wireless Consulting, Inc.

AT&T SITE NO: CVL03147

PROJECT NO: 162.1942

DRAWN BY: CTC

CHECKED BY: MST

REV	DATE	DESCRIPTION
02/22/17	100% ZD REV 2	
01/26/17	100% ZD REV 1	
01/09/17	100% ZD	
12/19/16	90% ZD	

Licensor:

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Architect:



**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:

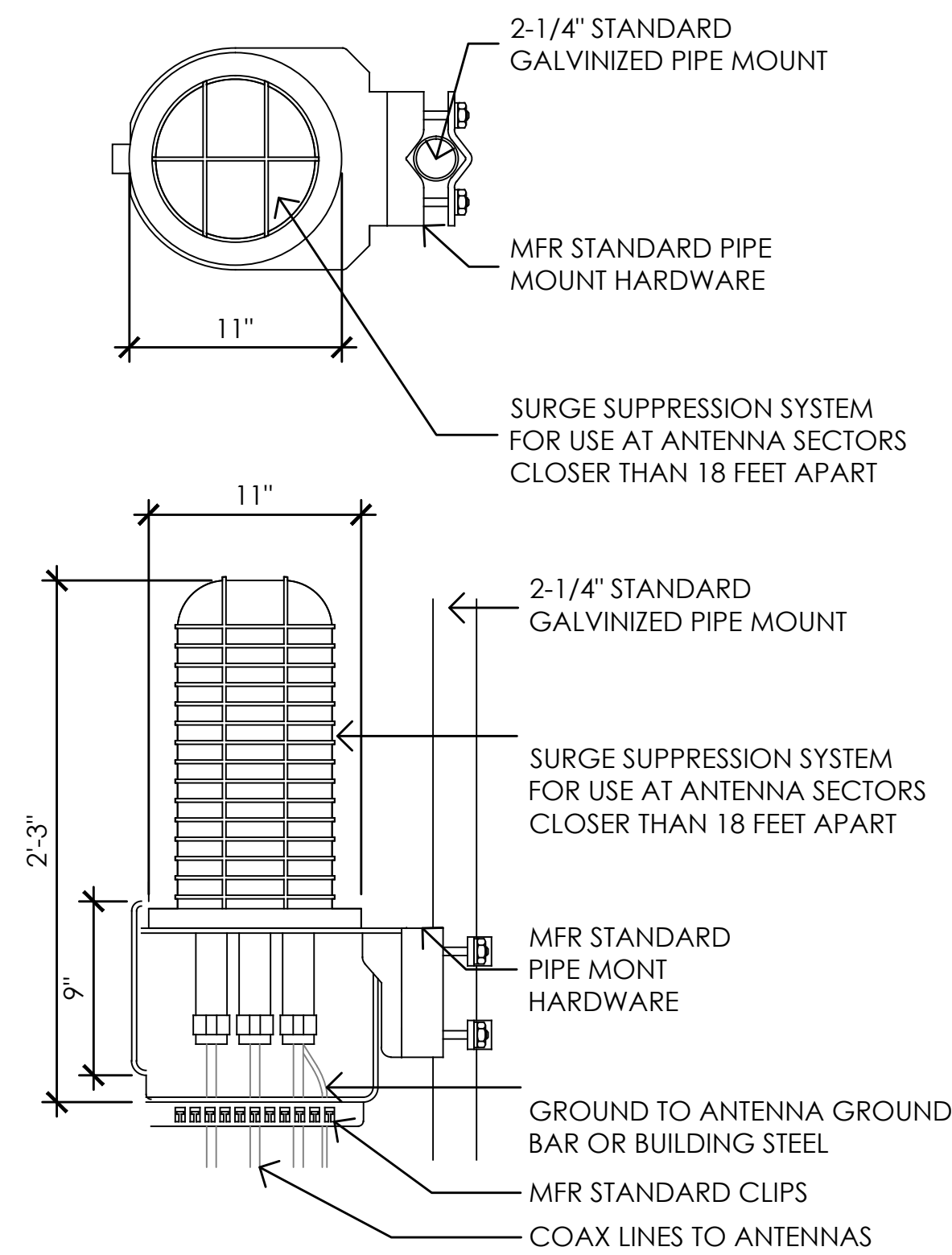
ANTENNA PLANS

SHEET NUMBER:

**A-3.1**

RAYCAP DC6-48-60-18-8F & DC6-48-60-0-8F SURGE SUPPRESSION SOLUTION

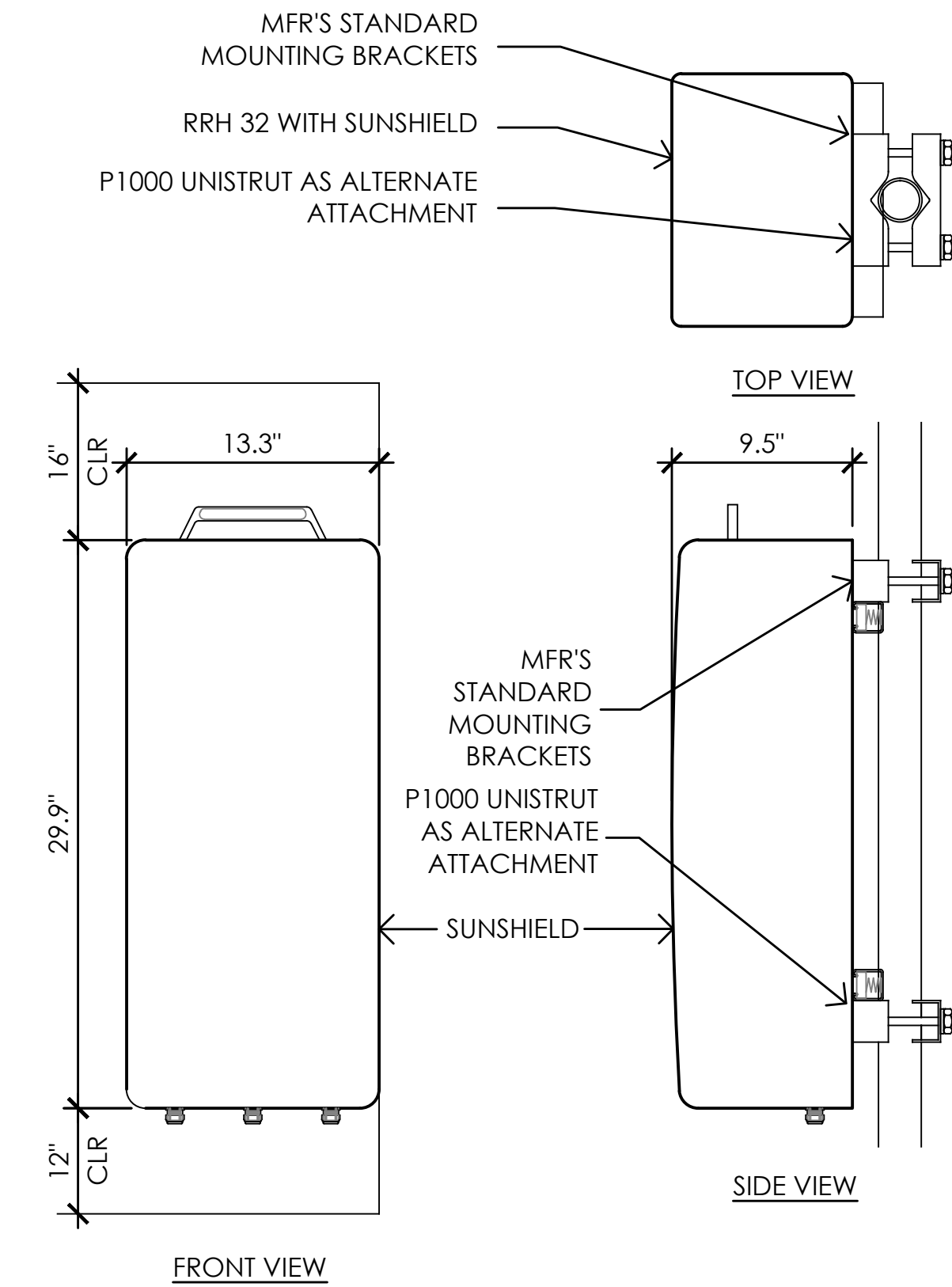
COLOR: BLACK/SILVER  
 DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE  
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



4 DC SURGE SUPPRESSION (SQUID)  
 1-1/2" = 1'-0"

ERICSSON WCS RRH-32

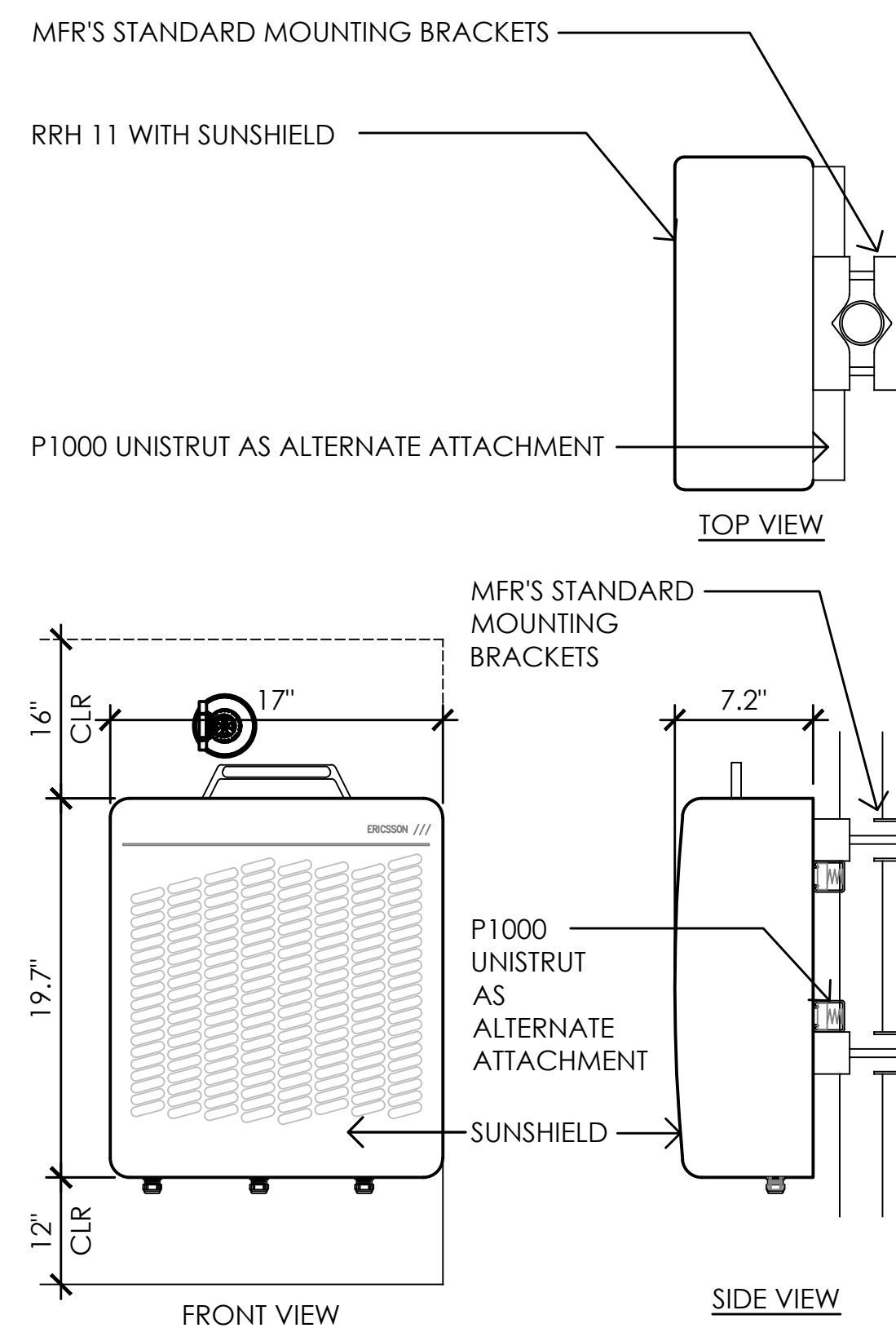
MODEL: KRC161 423/1  
 COLOR: WHITE  
 DIMENSIONS: 29.9" TALL X 13.3" WIDE X 9.5" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: +/- 77LBS. (INCLUDING MOUNTING HARDWARE)



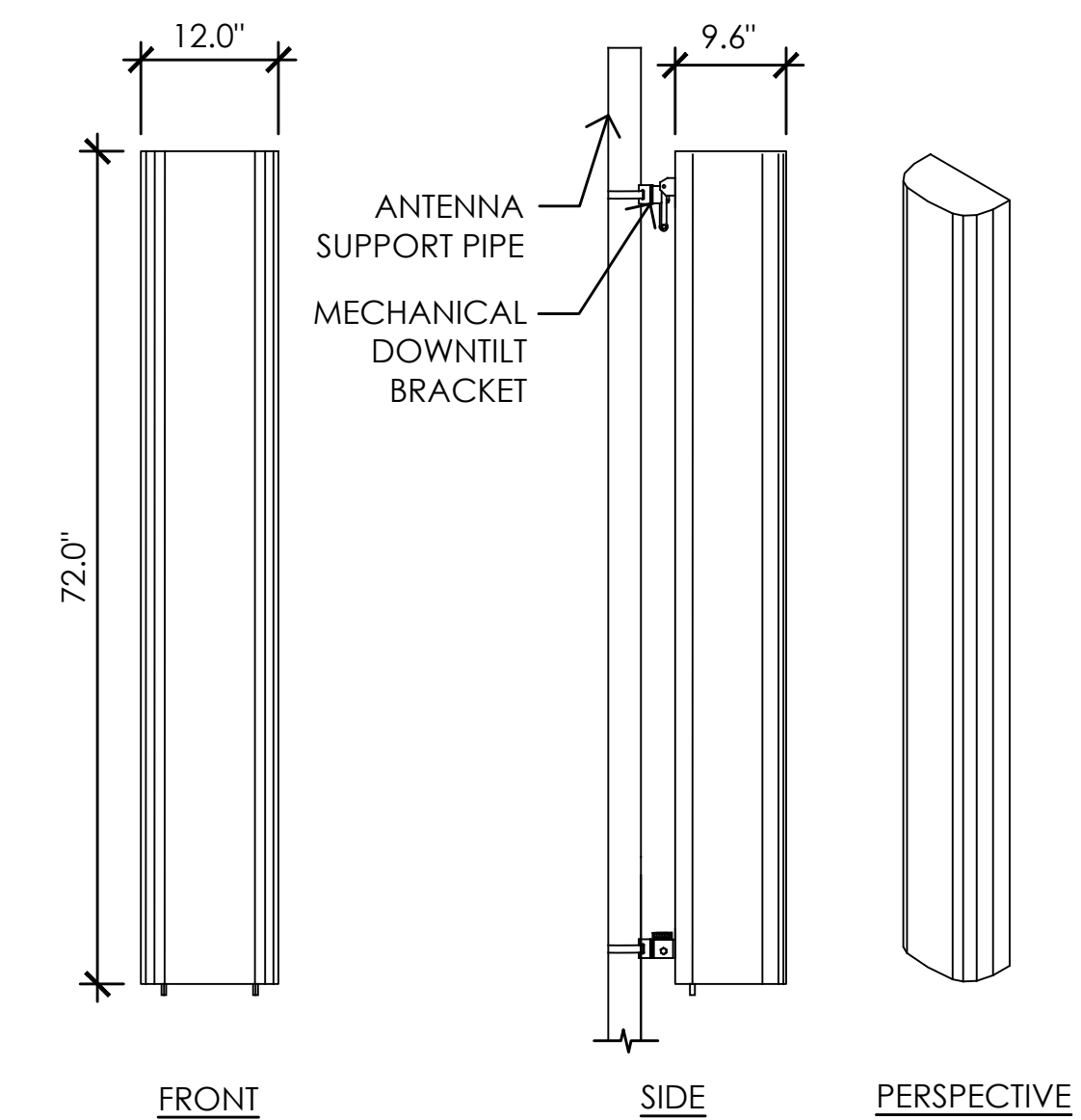
2 ERICSSON WCS RRH-32 REMOTE RADIO UNIT  
 1-1/2" = 1'-0"

ERICSSON RRH 11 REMOTE RADIO UNIT

COLOR: WHITE  
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



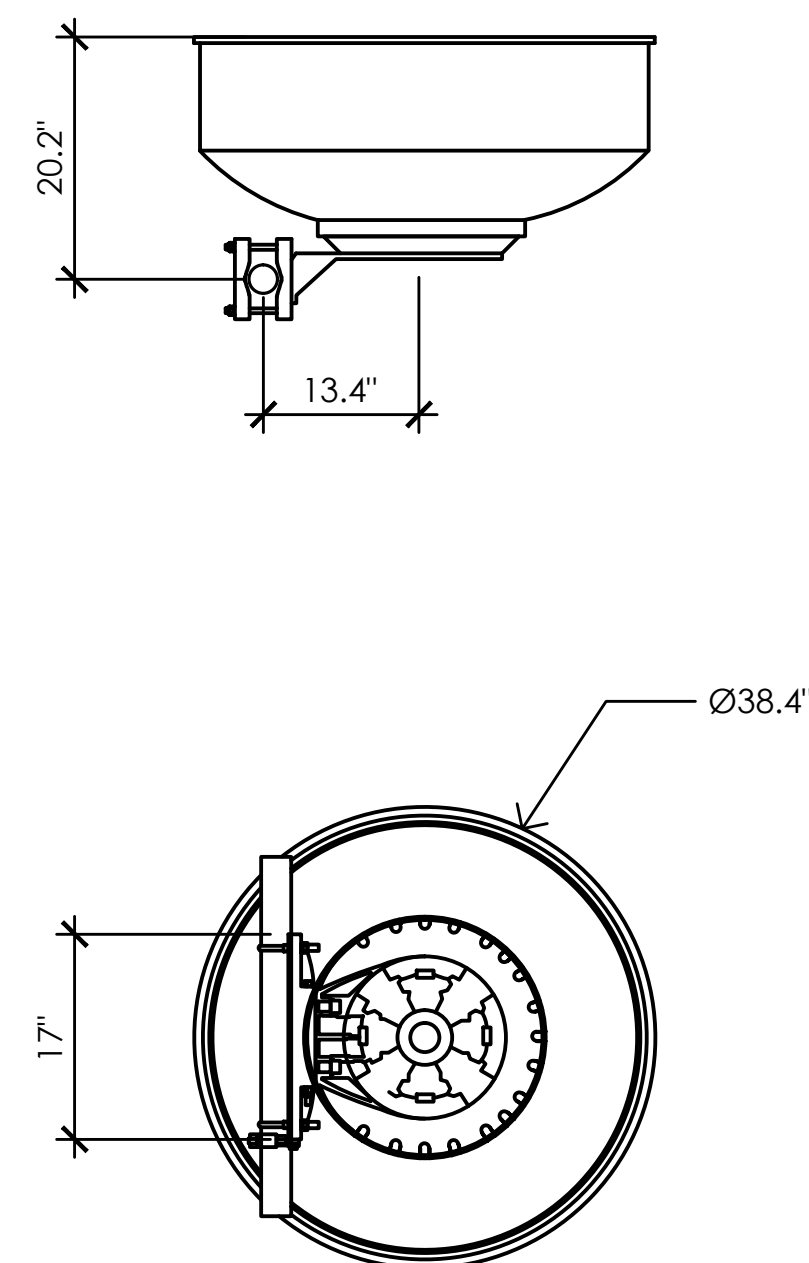
3 ERICSSON RRH-11 REMOTE RADIO UNIT  
 1-1/2" = 1'-0"



EQUIPMENT SUBJECT TO CHANGE

ANTENNA = QUINTEL (QS6656-3)  
 WEIGHT = 65.0 LBS  
 DIMENSIONS = 72.0" (H) x 12.0" (W) x 9.6" (D)

1 PROPOSED ANTENNA SPEC  
 3/4" = 1'-0"



DISH = RADIOWAVES HPD3-11  
 WEIGHT = 50.0 LBS  
 DIMENSIONS = 48.0" (H) x 28.0" (W) x 47.0" (L)

PROPOSED MICROWAVE SPEC  
 3/4" = 1'-0"

Issued For:

MARSHALL JUNCTION

15899 GARLOCK LANE  
 PRATHER, CA 93651

PREPARED FOR



2600 Camino Ramon  
 San Ramon, California 94583

Vendor:



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REV	DATE	DESCRIPTION
02/22/17	100% ZD	REV 2
01/26/17	100% ZD	REV 1
01/09/17	100% ZD	
12/19/16	90% ZD	

Licensor:

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Architect:



SHEET TITLE:

ANTENNA DETAILS

SHEET NUMBER:

A-3.2



Issued For:

# MARSHALL JUNCTION

15899 GARLOCK LANE  
PRATHER, CA 93651

PREPARED FOR



2600 Camino Ramon  
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL03147

PROJECT NO: 162.1942

DRAWN BY: CTC

CHECKED BY: MST

REV	DATE	DESCRIPTION
02/22/17	100% ZD	REV 2
01/26/17	100% ZD	REV 1
01/09/17	100% ZD	
12/19/16	90% ZD	

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.

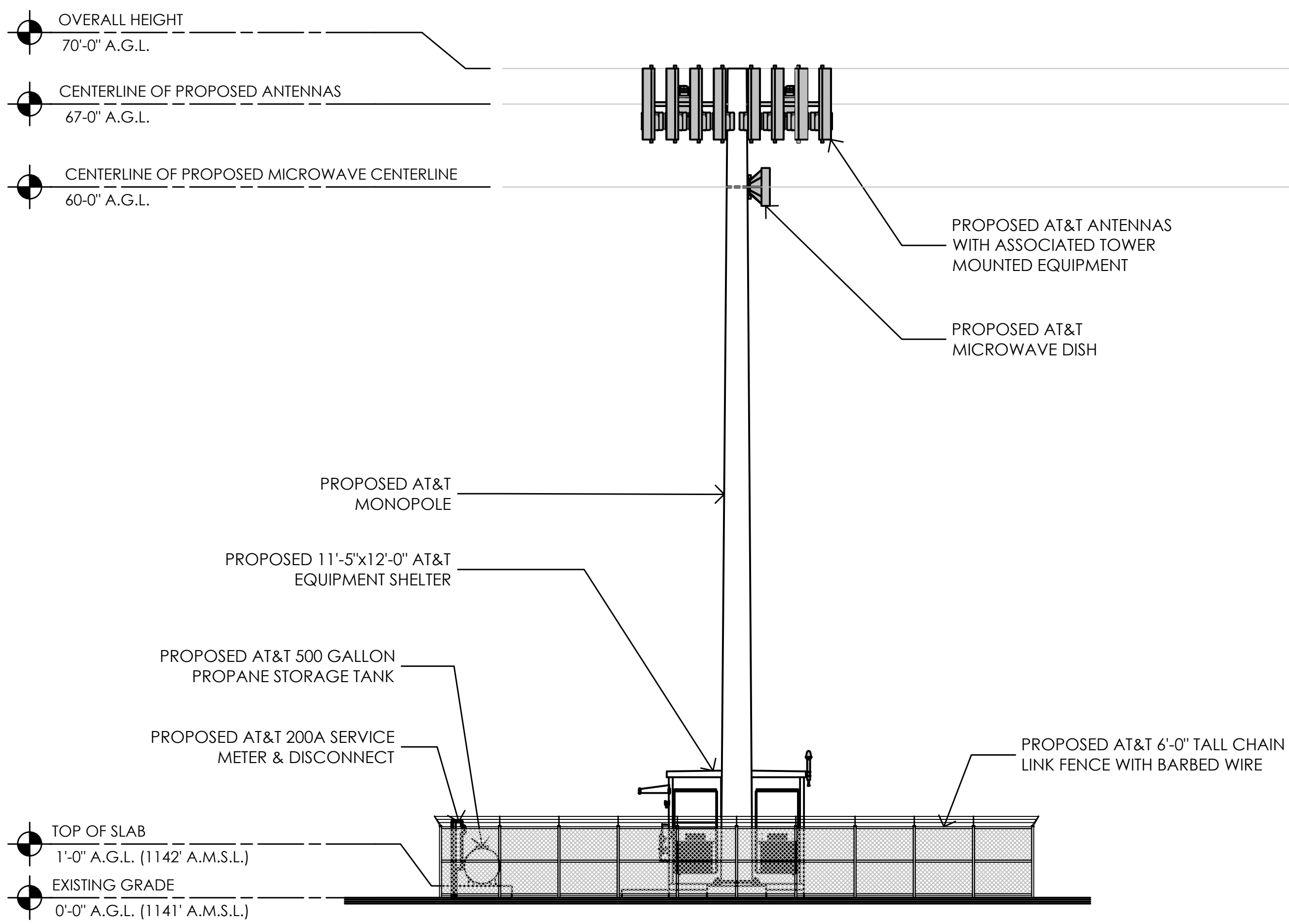
Architect:



SHEET TITLE:  
**PROPOSED ELEVATIONS**

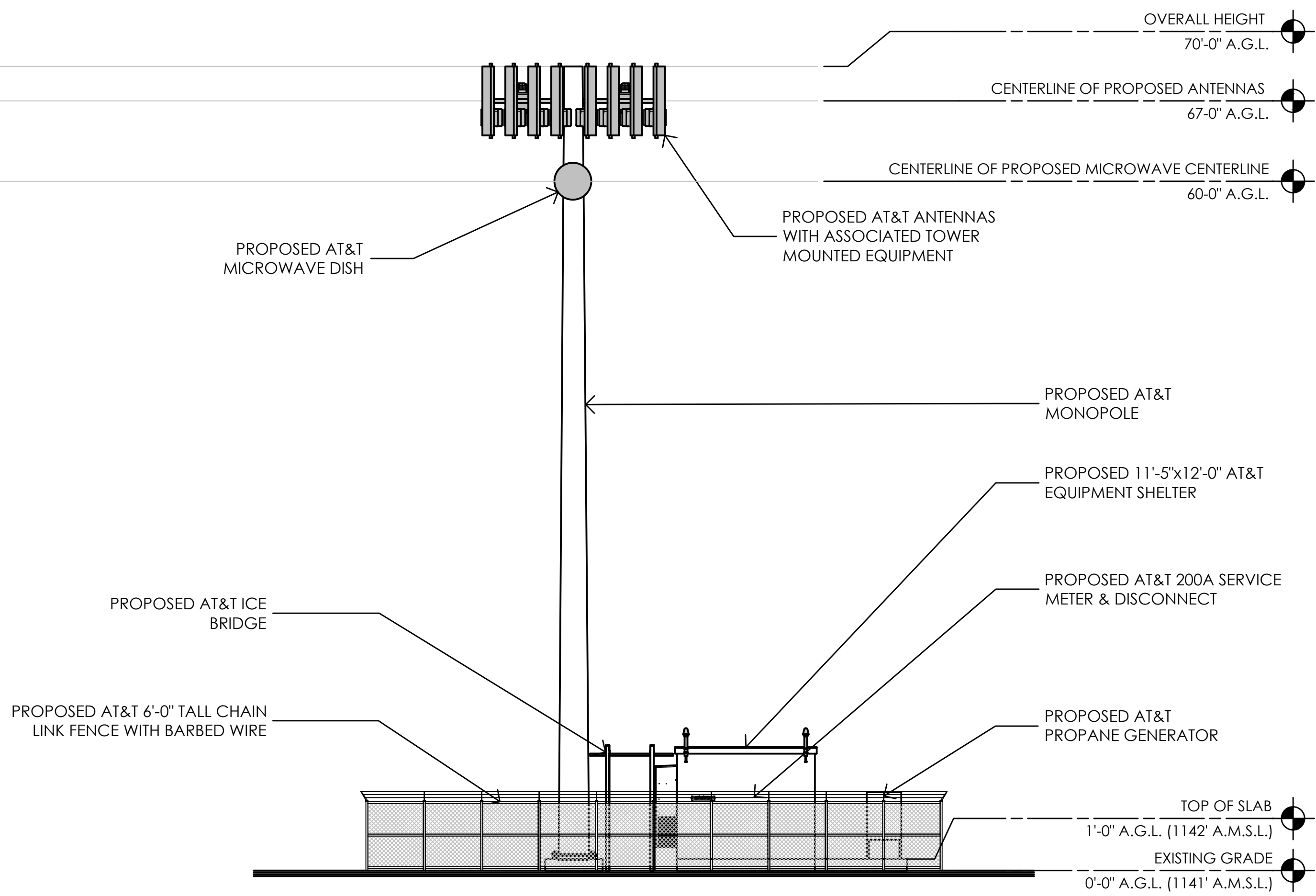
SHEET NUMBER:  
**A-4.1**

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST ONE ADDITIONAL WIRELESS CARRIER



2 SOUTH ELEVATION  
1/8" = 1'-0"

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST ONE ADDITIONAL WIRELESS CARRIER



1 EAST ELEVATION  
1/8" = 1'-0"

Issued For:

# MARSHALL JUNCTION

15899 GARLOCK LANE  
PRATHER, CA 93651

PREPARED FOR



2600 Camino Ramon  
San Ramon, California 94583

Vendor:



**COMPLETE**  
Wireless Consulting, Inc.

AT&T SITE NO: CVL03147

PROJECT NO: 162.1942

DRAWN BY: CTC

CHECKED BY: MST

REV	DATE	DESCRIPTION
02/22/17	100% ZD REV 2	
01/26/17	100% ZD REV 1	
01/09/17	100% ZD	
12/19/16	90% ZD	

Licenser:

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Architect:



**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

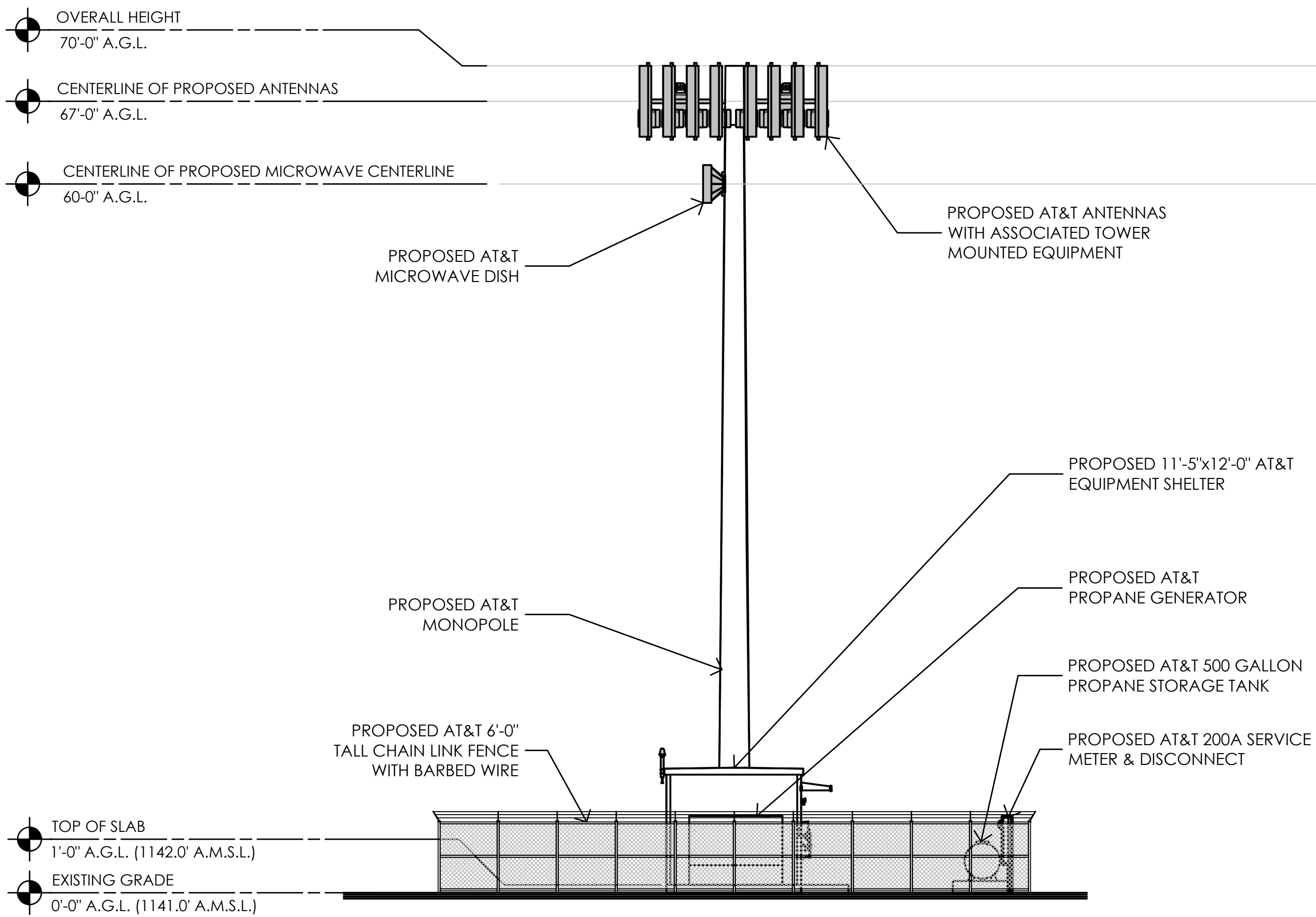
SHEET TITLE:

**PROPOSED ELEVATIONS**

SHEET NUMBER:

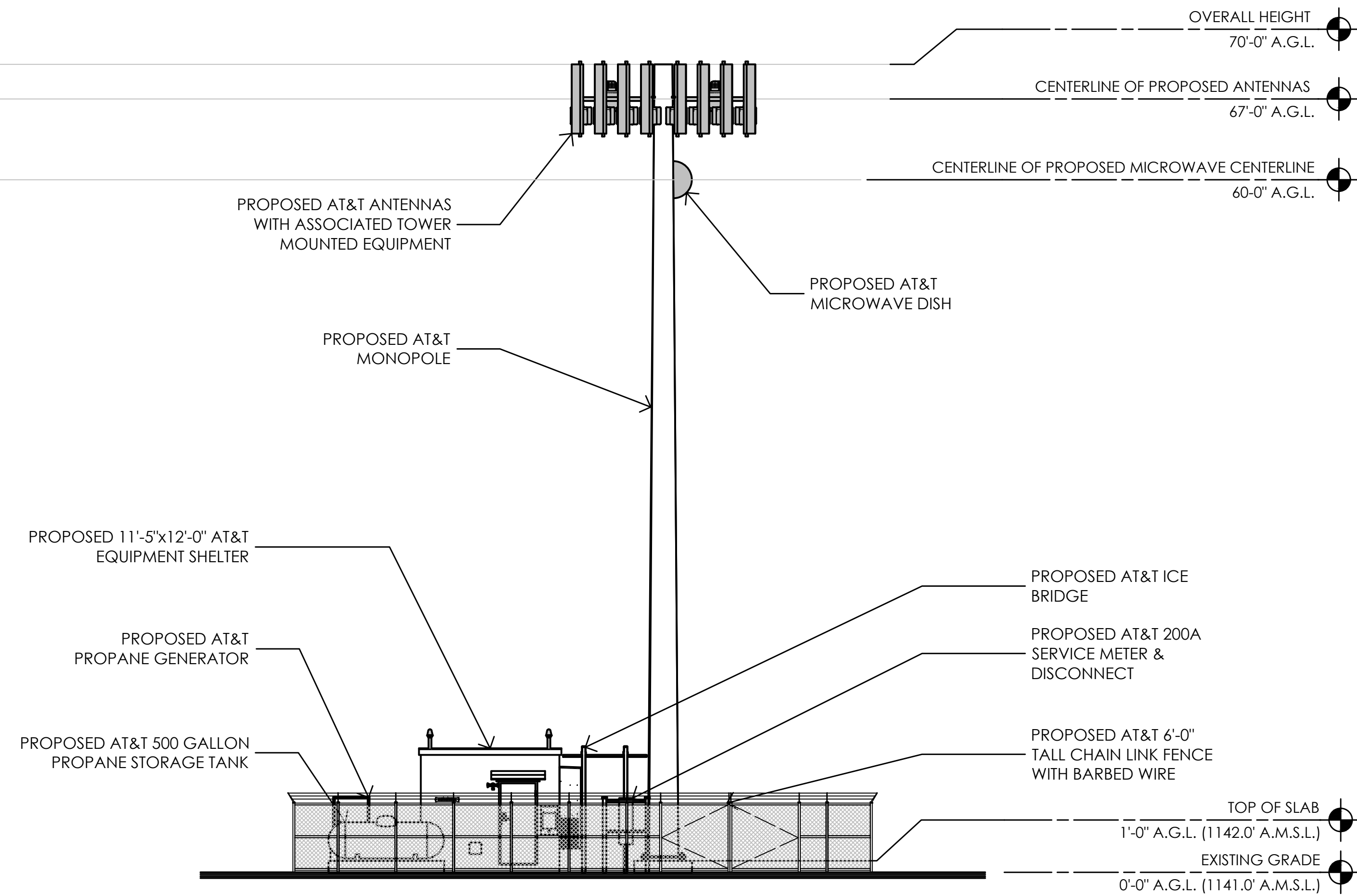
# A-4.2

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST ONE ADDITIONAL WIRELESS CARRIER



2 NORTH ELEVATION  
1/8" = 1'-0"

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST ONE ADDITIONAL WIRELESS CARRIER



1 WEST ELEVATION  
1/8" = 1'-0"

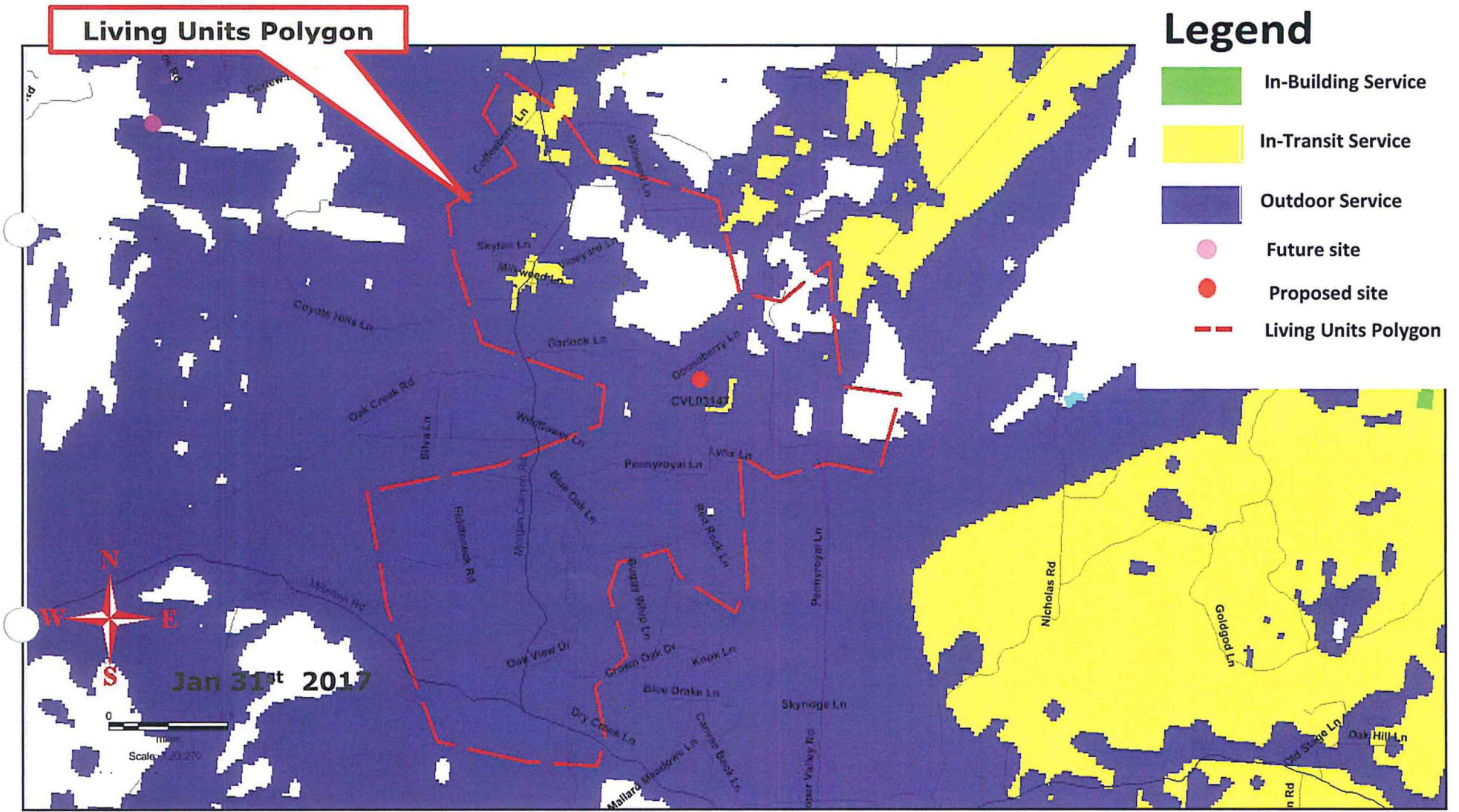


# CVL03147 Zoning Propagation Map

January 31st , 2017

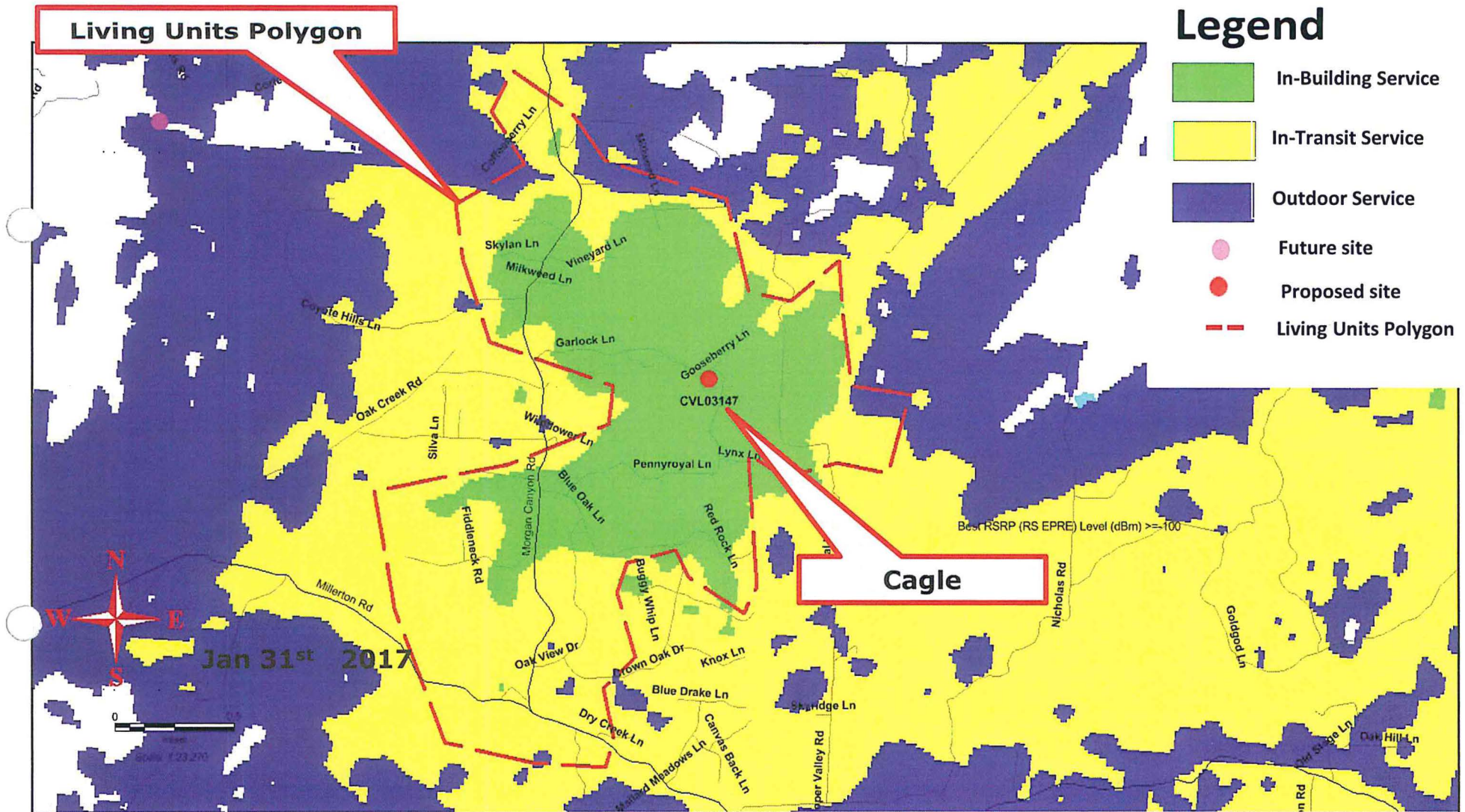


# Existing LTE 700 Coverage

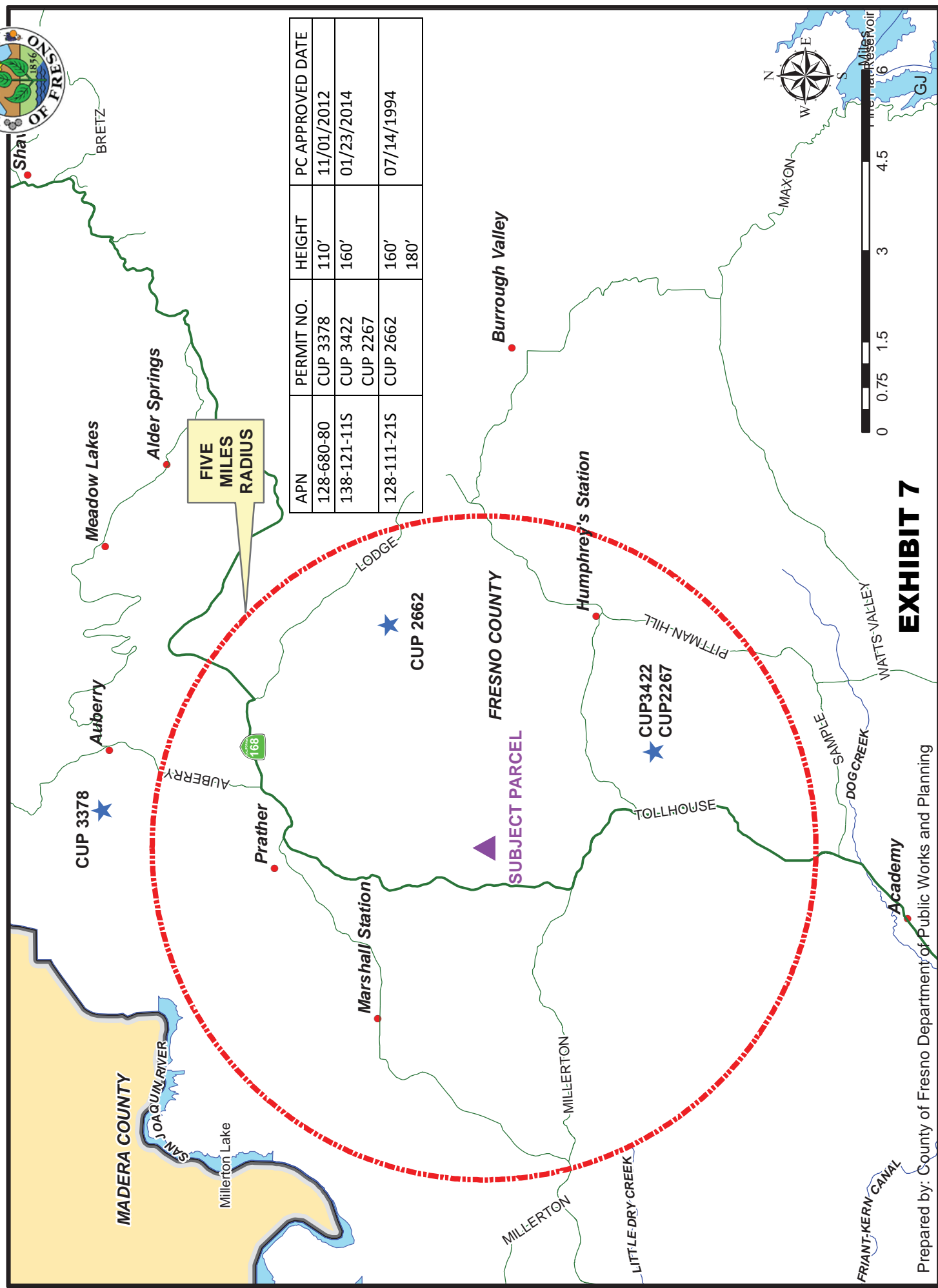




# Proposed LTE 700 Coverage (RC =62ft) supports Living Units = 283



# CELL TOWER VICINITY MAP



## EXHIBIT 7

**OPERATIONAL STATEMENT**

AT&T MOBILITY SITE CVL03147 MARSHALL JUNCTION  
15899 GARLOCK LANE, PRATHER, CA 93651  
APN: 138-371-45

RECEIVED  
COUNTY OF FRESNO

MAR 23 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

RECEIVED  
COUNTY OF FRESNO

MAR 23 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**Response to Operational Statement Checklist**

**Nature of the operation--what do you propose to do? Describe in detail.**

AT&T is proposing communications facility for this location. This is an unmanned, remotely monitored facility that operates 24 hours per day, 7 days per week, 365 days per year, to provide high speed broadband and cellular coverage to this underserved area of Fresno County.

*Included as part of this wireless facility will be the following:*

*50'x50' Fenced, secured lease area including:*

*70' monopole with (3) Antenna sectors with (4) antennas per sector*

*18 Remote Radio Heads*

*Equipment Shelter*

*Propane standby generator*

*6' chain link fence with 10' access gate.*

**Operational time limits:**

*This unmanned facility will provide service 24 hours a day, 7 days a week.*

**Number of customers or visitors:**

*The facility will not be open for visitors or customers.*

**Number of employees:**

*The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance. The site will be entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.*

**Service and delivery vehicles:**

*This site will have a technician visit an average of once a month for a short visit.*

**Access to the site:**

*The proposed facility will be accessed from Garlock Lane.*

**Number of parking spaces for employees, customers, and service/delivery vehicles.**

*The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance. The technician will park on the access drive during this time. It should be noted that this is an unmanned facility and remotely monitored 24 hours a day, 7 days a week.*

**Are any goods to be sold on-site?**

**If so, are these goods grown or produced on-site or at some other location?**

*No. Not applicable.*

**What equipment is used?**

*Wireless telecommunications related equipment and a standby generator will be installed at the project.*

**EXHIBIT 8**

OPERATIONAL STATEMENT – AT&T MOBILITY SITE CVL03147 MARSHALL JUNCTION

**What supplies or materials are used and how are they stored?**

*Please see above.*

**Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?**

*Please review the site plans and photosims regarding project appearance.*

*The only two sources of sound associated with the proposed facility will be 1) air conditioners that cool the equipment shelter, and 2) the standby generator, which will be operated for an average of 30 minutes per month for maintenance purposes. The generator will be utilized during power outages. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation.*

*There are no sources of glare, dust, or odor associated with the operations of the project.*

**List any solid or liquid wastes to be produced.**

*Not applicable.*

**Estimated volume of water to be used (gallons per day).**

*Not applicable.*

**Describe any proposed advertising including size, appearance, and placement.**

*Not applicable.*

**Will existing buildings be used or will new buildings be constructed?**

*A new 70' monopole will be constructed at the location. As well as a prefabricated equipment shelter will be installed inside the lease area.*

**Explain which buildings or what portion of buildings will be used in the operation.**

*An equipment shelter will be used to house technology equipment at this location.*

**Will any outdoor lighting or an outdoor sound amplification system be used?**

*No outdoor lighting or sound amplification will be used.*

**Landscaping or fencing proposed?**

*A 6' security fence will surround the entire 50' X 50' proposed project lease area.*

**Any other information that will provide a clear understanding of the project or operation.**

*Please review project drawings, project support statement, photo-simulations, and coverage maps.*

**Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

*AT&T Mobility*





# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: AT&T Mobility c/o Complete Wireless Consulting
- APPLICATION NOS.: Initial Study Application No. 7275 and Unclassified Conditional Use Permit Application No. 3572
- DESCRIPTION: Allow an unmanned wireless telecommunications facility consisting of the following equipment: A 70-foot tall monopole tower with 12 antennas and related ground equipment, including, a 10-foot wide access gate, an 11-foot five inch by 12-foot prefabricated equipment shelter and a propane backup generator with a 500 gallon propane storage tank, enclosed by a six-foot tall chain link fence topped with barbed wire, within a 50-foot-by 50-foot (2,500 square-foot) lease area portion of a 9.85-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the south side of Garlock Lane, between Gooseberry Lane and Pennyroyal Lane (15899 Garlock Lane, Prather, CA 93651) (SUP. DIST. 5) (APN 138-371-45).

### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in a rural residential foothill area, on a 9.85-acre parcel with an existing single-family residence. There are existing trees and rock outcroppings on and surrounding the subject parcel, however the proposed lease area has been previously developed and graded, and the proposal does not entail the removal of any existing trees or rock outcroppings. Additionally, no historic buildings, scenic resources or scenic vistas were identified by any of the reviewing agencies during the project analysis. The subject parcel and proposed tower site are located in the vicinity of State

Route 168 which is designated a Scenic Highway per Figure OS-2 of the Fresno County General Plan. However, the proposed tower site would be located approximately three quarter-miles east of the highway, reducing potential adverse impacts to the Scenic Highway to a less than significant level.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT:

One shielded motion sensor light adjacent to the door of the equipment shelter at the base of the proposed tower is indicated in the applicant's project support statement. No lights will be placed on the proposed tower unless required by the FAA. A Condition of Approval shall be included requiring that any lighting be hooded and downturned so as not to shine on adjacent properties, reducing any potential impacts to a less than significant level.

## II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of statewide importance to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located on lands classified by the 2014 Fresno County Important Farmland map as Rural Residential. The proposed tower site is on a residential parcel, surrounded by other residential parcels and open space in a foothill area. No prime or unique farmlands or farmland of statewide importance will be converted to non-agricultural use with this proposal.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not restricted under Williamson Act contract, nor is it zoned as forestland, timberland, or for timberland production. As the proposed lease area is limited in size to 2,500 square feet, and not located on farmland, the project will not result in conversion of farmland to non-agricultural uses. The Fresno County Department of Agriculture reviewed the proposal and expressed no concerns.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

- E. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not zoned for Timberland Production, or near any sites so zoned. The application does not propose any rezoning and proposes no changes to the environment that could result in the conversion of farmland or forestland to non-agricultural or non-forest use. The footprint of the project is a 50-foot by 50-foot lease area located on a rural residential parcel in a foothill area.

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The San Joaquin Air Pollution Control District (Air District) reviewed this proposal and expressed no concerns with the project. The project will not create objectionable odors affecting people on or near the subject property. The area consists of Rural Residential parcels and open space. The existing residence on the subject parcel is located approximately 327 feet +/- west of the proposed lease area. The nearest residence not on the subject parcel, is located approximately 344 feet +/- southwest of the proposed lease area on a neighboring parcel.

### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is located in an oak woodland and grassland area characterized by dispersed residential, open space and some limited commercial development and as such, has been previously disturbed, additionally the subject property and surrounding

property has been utilized for residential development and therefore, has also been previously disturbed. This proposal was referred to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. The California Department of Fish and Wildlife (CDFW) commented that the project could potentially have a significant adverse effect upon the habitat of the state and federally threatened California Tiger Salamander (CTS).

\* **Mitigation Measure(s)**

1. *Prior to the commencement of any ground-disturbing activities, the project site (50-foot by 50-foot proposed lease area) shall be assessed by a qualified biologist for the presence of potentially suitable California Tiger Salamander (CTS) habitat. If, as a result of the site assessment, it is determined that CTS are present, all ground-disturbing activity shall be halted and the applicant shall consult with the California Department of Fish and Wildlife to determine appropriate measures in order to avoid potential impacts to the CTS; which measures may require the applicant to obtain an incidental take permit from the California Department of Fish and Wildlife. The site assessment should follow the United States Fish and Wildlife Service (USFWS) "Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander October 2003".*

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

\* **Mitigation Measure(s)**

*See recommended mitigation measures under subsection (A.) above.*

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There are no riparian habitats, sensitive natural communities, or wetlands within the project site. This project proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns. This project proposal was also referred to the California Department of Fish and Wildlife (CDFW), which identified concerns

over potential impacts to the habitat of the state and federally threatened California Tiger Salamander (CTS), whose habitat could potentially occur in the vicinity of the project site depending on the occurrence of vernal pools and/or the existence of stock ponds in the vicinity. No other concerns were identified relating to; any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS, or Federally-protected wetlands as defined by Section 404 of the Clean Water Act; or the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites.

\* **Mitigation Measure(s)**

*See recommended mitigation measures under subsection (A.) above.*

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: NO IMPACT:

There are no local policies or ordinances protecting biological resources in the area and there are no local, regional, or state habitat conservation plans in the area.

## V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property and surrounding area of moderate archaeological sensitivity, however the surrounding area has been developed with single-family residences and therefore contains areas in which the soil have been previously disturbed. The following

mitigation has been included to address the possibility of cultural resource finds during ground-disturbing activities:

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
  1. Rupture of a known earthquake; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction; or
  4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an area at risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an area at risk of erosion according to Figure 7.3 of the Fresno County General Plan Background Report (FCGPBR). Grading activities could result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size (2,500 square feet) of the project area, the proposal is not expected to result in substantial erosion or loss of topsoil. The Development Engineering Section of the Fresno County Department of Public Works and Planning indicated that a Grading Permit or Voucher shall be required for any grading proposed with this application.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: LESS THAN SIGNIFICANT IMPACT

The project is located in an area of steep slopes per Figure 7-2 (FCGPBR), the soil type in this region of Eastern Fresno County has been identified as exhibiting moderately high to high erosion potential, however the scope of the grading activities proposed with this project would be limited to the 2,500 square-foot lease area, per the discussion above. The project was reviewed by the Water/Geology/Natural Resources, and Development Engineering Sections, of the Fresno County Department of Public Works, which did not express any concerns with regard to the risk of landslide, lateral spreading, subsidence, liquefaction or collapse. According to U.S.G.S. Quad Maps, there are existing natural drainage channels adjacent to or traversing the subject parcel. As with all projects, any additional runoff generated by the proposed development must be retained on site or disposed of per County Standards.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located in an area of expansive soils, per Figure 7-1 (FCGPBR).

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

The proposal is for an unmanned cell-phone tower and no septic tanks or other sanitary facilities are proposed as part of this project.

## VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for reducing the emissions of greenhouse gases?

FINDING: NO IMPACT:

No comments received from any of the reviewing agencies, expressed no concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will utilize a propane standby generator with a 500-gallon fuel storage tank on site. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

There are no schools located within one quarter-mile of the project site. The nearest school to the project site is Foothill Elementary, located approximately three and one half miles north of the proposed tower site.

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

Per review of the project area using the United States Environmental Protection Agency's NEPAssist, no hazardous materials sites are located within the boundaries of the subject parcel.

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan, and the project site is over four miles from the nearest public or private use airport.



- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site would not physically interfere with an adopted Emergency Response Plan; additionally the subject parcel is not near an urbanized area nor is it within a wildland area.

#### IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting a monthly visit by a technician and no sanitary facilities are required. Project runoff will be retained on site or disposed of per County standards.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. According to U.S.G.S. Quad Maps, there are existing natural drainage channels adjacent to or traversing the subject parcel. As with all projects, any

additional runoff generated by the proposed development must be retained on site or disposed of per County Standards.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this application.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 1060H, the parcel is not subject to flooding from the one-percent-chance storm event.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The project site is not located in an area at risk of dam failure flood inundation as defined by Figure 9-8 (FCGPBR), nor is the site prone to seiche, tsunami, or mudflow.

## X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

There are approximately eight residences within a one-quarter mile radius of the project site including one located on the subject parcel. However, as the proposed lease area is limited to 2,500 square feet and a proposed 304-foot long by six-foot wide utility easement to connect to an existing utility pole, and no existing residences will be relocated or removed in conjunction with this proposal, the project will not physical divide an established community.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Specific Plan Reserve in the Fresno County Adopted Sierra North Regional Plan and is located in an area of open space and rural residential uses. The parcel is zoned AL-40 (Limited Agricultural, 40-acre minimum parcel size) and is not restricted under Williamson Act, Agricultural Land Conservation Contract. The

project will not conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project site is not located in an area subject to a Habitat Conservation Plan or Natural Community Conservation Plan.

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area identified in Figure 7-7 (FCGPBR).

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: NO IMPACT:

According to the applicants' operational statement, the only sources of noise associated with the proposed telecommunications facility will be air conditioners for cooling the equipment shelter, and the standby generator, which will be operated for an average of 30 minutes per month for maintenance purposes. The project will not generate severe noise levels or excessive vibration. There will be no permanent increase in ambient noise levels in the project vicinity.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or

- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The subject parcel is not located in the vicinity of a public airport or private airstrip, and is not impacted by airport noise. The nearest airport or airstrip, Westside Field Station, is located approximately four miles south of the proposed project site.

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

No housing is proposed with this application. The project is an unmanned wireless telecommunications facility requiring no on-site employees. No housing or people will be displaced as a result of the project. The nearest residential dwellings are located on the subject parcel approximately 327 feet +/- west of, and on the neighboring parcel to the south, approximately 344 feet +/- southwest of the proposed tower site.

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection; or
  - 2. Police protection; or
  - 3. Schools; or
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in additional need for additional public services. The subject application was specifically reviewed by the Fresno County Fire Protection District and the Fresno County Sheriff's Department, both of which had no concerns regarding impacts on public services. There are no parks within the project site vicinity and the

nearest school is Foothill Elementary, located approximately three and three-quarter miles north-northwest of the proposed tower site.

## XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

No impacts on recreational resources were identified in the project analysis.

## XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT:

After construction, the tower will be unmanned. Maintenance workers will access the site from a proposed 20-foot-wide joint access and utility easement (existing unimproved driveway accessing the subject property approximately once per month to perform routine maintenance. It will not conflict with any plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or conflict with any congestion management program. The project will add one round trip per month, which is a less-than-significant increase to traffic on the roads.

- C. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?
- D. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project proposal is not in conflict with an applicable congestion management program. The project site is not within the review zone of any airport. There are no airports within five miles of the proposed project site.

- E. Would the project substantially increase traffic hazards due to design features; or
- F. Would the project result in inadequate emergency access; or

- G. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not interfere with emergency access or any adopted plans, policies or programs regarding public transit, bicycle, or pedestrian facilities.

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or
- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Once construction has been completed, the project will use no water, produce no liquid or solid waste, and will have no impact on existing utilities.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Potential impacts on biological resources were identified in the analysis. With incorporation of the Mitigation Measure indicated in Section IV, any impacts on Biological Resources from the project will be reduced to a less than significant level.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The only cumulatively considerable impacts identified in the analysis were related to Cultural Resources, and Biological Resources. These impacts have been reduced to less than significant with the Mitigation Measures discussed in Sections IV and V.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the project analysis.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3572, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.

Potential impacts related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Land Use Planning, Noise, and Transportation/Traffic have been determined to be less than significant.

Potential impacts relating to Biological Resources and Cultural Resources and have determined to be less than significant with compliance with the Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

JS

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7275</b>	<b>LOCAL AGENCY PROPOSED DRAFT MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Applicant (Name): Complete Wireless Consulting	Project Title: Unclassified Conditional Use Permit Application No.3572		
Project Description: Allow a 70-foot tall monopole, unmanned telecommunications tower and related facilities on a 9.85-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District.			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3572, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use Planning Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic or Utilities and Service Systems.  Potential impacts related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation/Traffic have been determined to be less than significant.  Potential impacts relating to Cultural Resources and Biological Resources have determined to be less than significant with compliance with the Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – October 27 ,2017		Review Date Deadline: Planning Commission – December 14, 2017	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**