



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 February 15, 2018

SUBJECT: Initial Study Application No. 7270 and Unclassified Conditional Use Permit Application No. 3571

Allow an unmanned telecommunications facility consisting of a 84-foot-tall monopole tower with 12 antennas and related ground equipment within a 1,496 square-foot lease area enclosed by a six-foot-tall chain-link fence topped with barbed wire on a 39.69-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Additionally, there is a proposed 20-foot-wide and approximately 2,736-foot-long overhead and underground PG&E utility easement consisting of 12 approximately 45- to 50-foot-tall utility poles with supporting anchors to connect the proposed tower to an existing utility line.

LOCATION: The subject parcel is located off Dry Pond Road, approximately three quarter-miles southwest of the intersection of Auberry Road and Twin Ponds Road, and approximately three miles southwest of the unincorporated community of Prather (SUP. DIST. 5) (APN 138-160-46).

OWNER: Kristina Creel Telo
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. 7270; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3571 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. PG&E Utility Easement
7. Carrier Coverage Maps
8. Approved facilities in vicinity/map
9. Applicant's Operational Statement
10. Summary of Initial Study Application No. 7270
11. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Eastside Rangeland in the County Adopted Sierra North Regional Plan	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	39.69 acres	No change
Project Site	Vacant parcel with an unimproved access road	84-foot-tall telecommunications tower and related ground equipment, within a 1,496 square-foot fenced lease area
Structural Improvements	N/A	84-foot-tall monopole tower with 12 six-foot-tall panel antennas, an 11-foot 5-inch by 12-foot prefabricated equipment shelter, and a propane backup generator with a 500-gallon propane tank, surrounded by a 6-foot-tall chain-link fence topped with barbed wire. Additionally, there is a proposed 20-foot-wide, approximately one half-mile-long utility easement consisting of

Criteria	Existing	Proposed
		twelve 45- to 50-foot-tall utility poles extending west of the project site approximately one half-mile to an existing utility pole, and a proposed 20-foot-wide by 1,047-foot-long utility easement connecting the proposed tower to an existing public utility easement along the northern property boundary
Nearest Residence	The nearest residence is located approximately 1,200 feet north of the proposed tower site	No change
Surrounding Development	Parcels to the north and west are improved with single-family residences, while the parcels to the east and south are mostly vacant, consisting primarily of open grazing land	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 telecommunications 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 10.

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:

The subject parcel was created by Parcel Map No.6399, and recorded February 21, 1985. Amendment Application No. 3140 authorized the rezoning the area from A-1 (Agricultural) to its current AE-40 in April of 1980.

This proposal entails the establishment of a new wireless communications facility, comprised of the following improvements: an 84-foot-tall monopole tower with 12 six-foot-tall panel antennas; an 11-foot 5-inch by 12-foot equipment shelter; and a propane backup generator with a 500-gallon fuel tank, to be located within the proposed 45-foot by 33-foot 3 inch 1,496 square-foot secured lease area, and surrounded by a six-foot-tall chain-link fence topped with barbed wire. In addition, there is a proposed 20-foot-wide by 1,047-foot-long utility easement, which will connect to an existing 10-foot-wide public utility easement running along the northern property boundary. There is also a proposed 20-foot-wide non-exclusive access road and underground utility easement, which would coincide with the existing dirt access road and connect with the proposed PG&E utility easement off site.

Additionally there is a proposed PG&E joint utility easement consisting of the installation of approximately 12 new 45- to 50-foot-tall utility poles placed every 300 feet, along with overhead lines, extending approximately one half-mile (2,736 feet) west of the subject parcel connecting the proposed tower to existing utilities. The proposed utility easement will traverse three parcels, including the subject parcel, which are under the same ownership. The affected APNs are 138-160-46, 138-160-45, and 138-230-24. The proposed utility easement will be jointly owned by PG&E and AT&T and maintained by PG&E.

The proposed lease area is located on the south side of the 39.69-acre subject parcel, which is currently vacant. The proposed tower will be located on the western end of a prominent ridgeline, which is at an elevation of approximately 1,930 feet and well above the surrounding area. The proposed tower will be located approximately 1,200 feet south, and upslope from the nearest 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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (north): 1,047 feet Side (east): 528 feet Side (west): 724 feet Rear (south): 211 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 AE-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 39.69-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*

		Existing Conditions	Proposed Operation
Private Road	Yes	Dry Pond Road/ Unimproved	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		N/A	No change
Road Width		60-foot right-of-way	No change
Road Surface		Unimproved dirt/gravel	No change
Traffic Trips		Residential use on connecting roads, unknown use on site access road	Up to eight additional one-way trips per month for routine maintenance
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: Dry Pond Road is a private unimproved road and not County maintained. According to FEMA, FIRM Panel 0675H, 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. 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:

The project site takes its access via a gated private dirt road off Dry Pond Road, approximately one third-mile west of the proposed tower site. The nearest public road access to the proposed tower site is located at the intersection of Auberry Road and White Thorne Road, approximately one and one quarter-miles northwest of the site. 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 project support statement, the project will add up to eight additional one-way trips per month on local roads for routine maintenance of the facility. 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 Dry Pond Road adjacent to the project site is adequate for the proposed limited use.

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*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	2.73 acres 2.00 acres 2.00 acres 2.00 acres 2.00 acres	Single-Family Residential Single-Family Residential Single-Family Residential Single-Family Residential Single-Family Residential	AE-40	Approximately 1,200 feet
South	156.87 acres	Grazing/Pasture	AE-40	Approximately one mile
East	35.22 acres	Vacant Grazing/Pasture	AE-40	None
West	19.80 acres	Single-Family Residential/	R-R	Approximately 2,000 feet

Surrounding Parcels				
	16.80 acres	Grazing Single-Family Residential/ Grazing		

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.

Southern San Joaquin Valley Information Center: This area has been previously surveyed with negative results, however, the cultural resource sensitivity level of this region of Fresno County is considered high. Therefore, the Information Center recommends that a qualified, professional archaeologist conduct a new field survey of all vacant lands to determine if any cultural resources exist there.

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:

Staff notes that the Telecommunications Act of 1996 prohibits jurisdictions from “regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions” (47 U.S.C. § 332(c)(7)(B)(IV)). As such, staff’s analysis of the subject request, determination of project findings, conclusions, and recommended actions to the decision-making body corresponds with Federal Law.

This application proposes to allow the construction of a new wireless communications facility consisting of an 84-foot-tall monopole tower and associated ground equipment within a 45-foot

by 33-foot 3-inch 1,496 square-foot lease area located on south side of the 39.69-acre subject parcel. The subject parcel is currently vacant, as are the parcels directly to the east, which are located along a prominent ridgeline running roughly east/west.

The majority of the surrounding area to the north and west has been developed with single-family residences, and primarily rural residential in character, with the single-family homes on relatively large parcels. The area to the east is comprised of smaller parcels and is mostly vacant. The area to the south is comprised of larger parcels containing open space and grazing land, with sparse residential development. Most of the surrounding development is considerably lower in elevation than the proposed tower site. The area to the west along the proposed PG&E utility easement ranges from approximately 1,900 feet at the proposed tower site to approximately 1,450 feet at the furthest extent of the easement, contains some low-density residential development, and is zoned R-R (Rural Residential, two-acre minimum parcel size).

The Fresno County Wireless Communication guidelines state that towers should be sited to minimize aesthetic impacts to adjacent homesites or farming operations on surrounding properties. The proposed tower at a height of 84 feet would be the tallest structure in the immediate area; however, it would be located along an elevated ridgeline, which is well above the surrounding development and more than one-quarter-mile east of the nearest residence. Additionally, as most of the area north and west of the subject parcel has been developed with single-family homes, and due to the fact that the project site is located atop a ridgeline above the surrounding area, any potential impacts to grazing or agriculture-related activities would not be significant.

With regard to aesthetics, the proposed tower would not be easily visible from nearby Auberry Road; however, it would be visible from surrounding properties during daylight hours, as depicted in the Applicant's submitted photo simulations. Although there are existing utility poles running along portions of Dry Pond Road on the west side of the subject parcel, the proposed tower being located on a prominent hilltop area would not be screened by the existing utility poles; it would be partially screened by existing trees near the site. As the proposed tower is located approximately one quarter-mile from the nearest residence at an elevation well above the surrounding development, the project would not have an adverse aesthetic effect upon surrounding properties

A concern with the proximity to surrounding residential development is the use of lights and noise from equipment used during construction and/or during the operation of this facility. Per the Applicant's submitted plans, operational statement and project support statement, no lighting will be attached to the proposed tower unless required by the Federal Aviation Administration (FAA); there are no airports located within five miles of the proposed project site. According to the Applicant's submitted plans, there are two proposed hooded and downturned utility lights attached to the equipment shelter. A standby generator will be operated for 15 minutes per week, one hour per month for maintenance purposes and utilized during power outages or disasters. The testing of the generator will be limited to weekdays 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 proposed PG&E utility easement that will connect the proposed tower to an existing power source will traverse several other parcels to the west of the subject parcel where it will connect to existing facilities. The proposed utility easement entails the installation of 12 new, approximately 45- to 50-foot-tall utility poles, which would be of the same design and approximately the same height as the existing utility poles in the vicinity. Additionally, the parcels to be traversed by the easement are under the same ownership as the subject parcel.

The subject parcel is located in an area considered to be 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. Of those four tribes, two requested consultation on the proposed project. Staff responded to those two tribes with an invitation to consult, and one of those concerned tribes has communicated with staff about the proposed project, and expressed an interest in site monitoring during an archaeological study. The other did not respond and a subsequent letter was sent concluding consultation.

The Applicant’s consultant, Geist Engineering and Environmental Group, Inc., completed an archaeological study of the site on January 7, 2018 and the results of the study were that there were no historic properties within the direct or indirect Area of Potential Effects (APE), nor were there any known prehistoric or National Register-eligible historic resources within one half-mile of the study area. The Area of Potential Effect is comprised of the proposed lease area and all areas of ground disturbance for vehicle access and utility easements. The results of the survey were provided to the consulting tribe. Although the area of ground disturbance proposed with this project is primarily limited to grading of the 1,496 square-foot lease area, staff has included a mitigation measure on the project (Exhibit 1) 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 (either physically or aesthetically) 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

Relevant Policies:	Consistency/Considerations:
<p>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.</p>	<p>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 structures, thus reducing the impacts to the surrounding community. The Applicant has provided a written response to the Wireless Communication Guidelines which describe 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.</p>

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 (ALCC) Contract

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. Additionally, Proposed Coverage (Zoning Propagation) Maps provided by the Applicant indicate that the increased coverage generated by the proposed tower would support up to 425 living units in the vicinity (Exhibit 7).

The subject parcel and the area to the north, south and east are zoned AE-40 and designated Eastside Rangeland in the County Adopted Sierra North Regional Plan, which defines Eastside Rangeland as land designated for grazing and other agricultural operations, wildlife habitat, various non-intensive recreational activities, and other appropriate open-space functions.

As the proposed lease area will occupy a small portion of the subject parcel at less than 1,500 square feet, staff does not believe that the proposed facility will interfere with any existing or future livestock grazing or other agriculture-related activities, nor would it interfere with any non-intensive recreational activities. With regard to wildlife habitat, this proposal was reviewed by the California Department of Fish and Wildlife (CDFW), which did not express any concerns over existing or potential wildlife habitat that would be affected by the proposed project.

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 an 84-foot-tall unmanned telecommunications tower and related facilities is consistent with the County Wireless Communication Guidelines and 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. 3571, 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. 7270; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3571, 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. 3571; 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

JS:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7270/Unclassified Conditional Use Permit Application No. 3571
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*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
Conditions of Approval					
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.				
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.

EXHIBIT 1

Notes

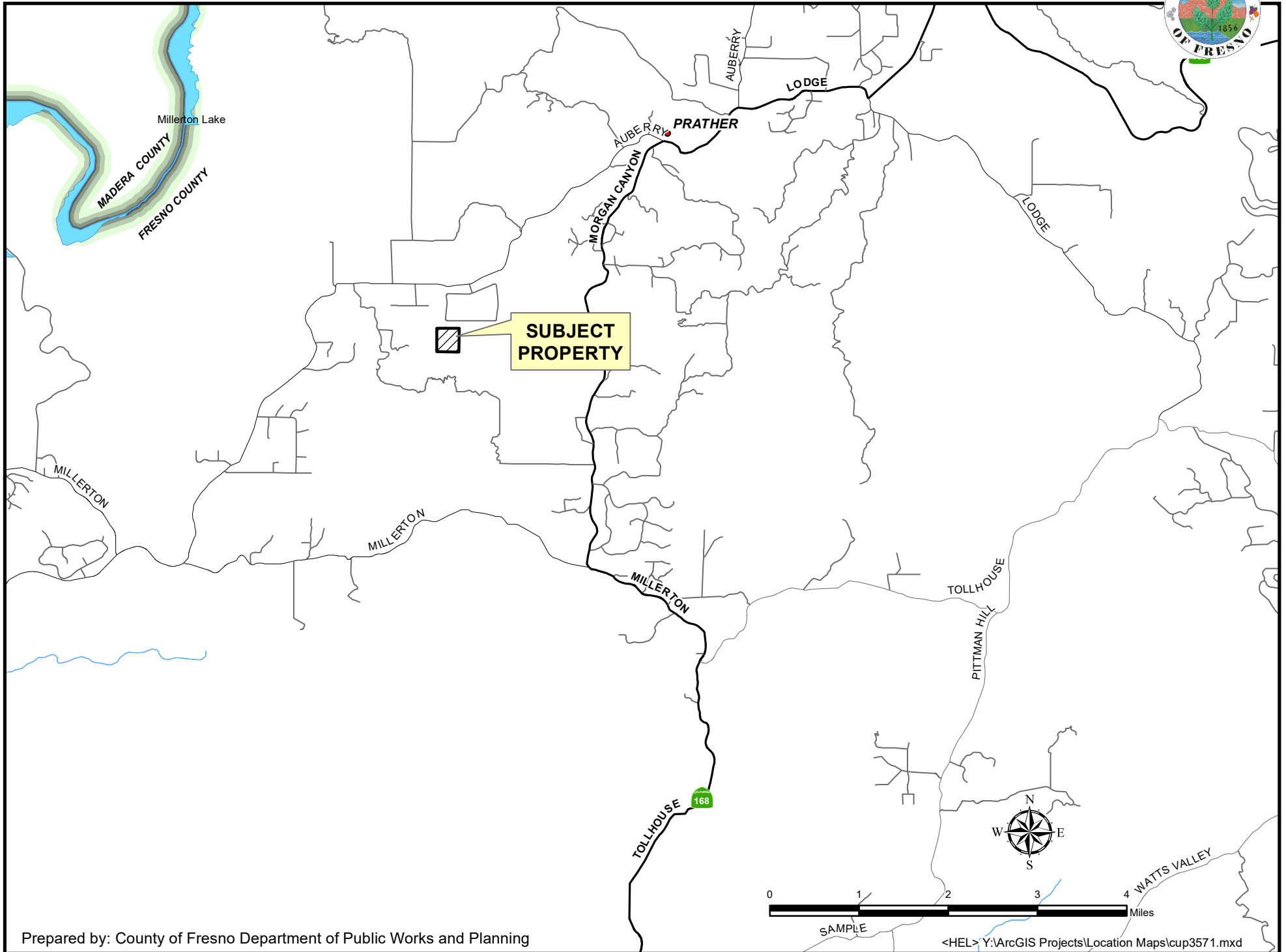
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

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.

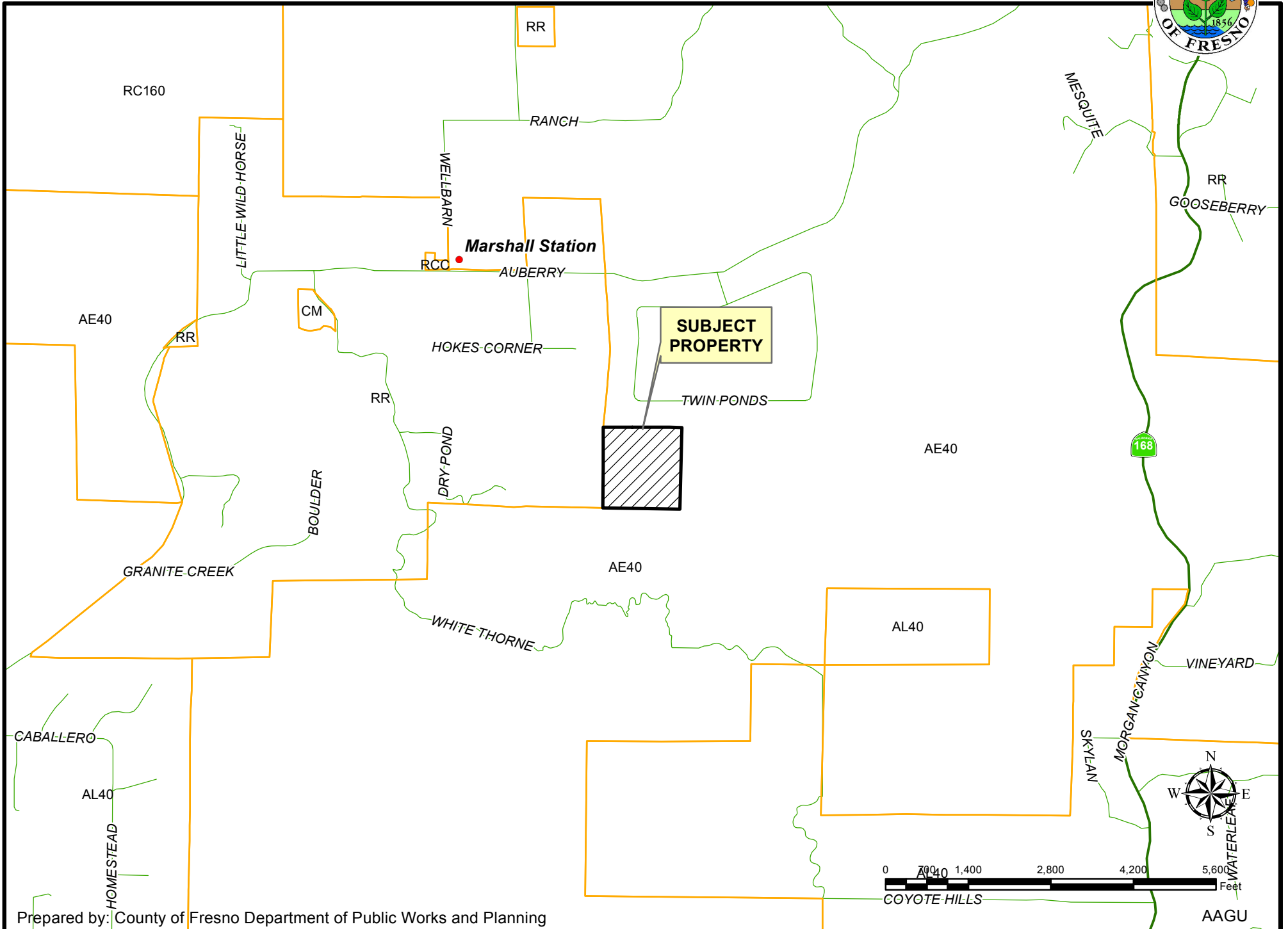
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LOCATION MAP



EXISTING ZONING MAP





at&t

FA#: 13787612
PTN#: 3701A06RZX
USID#: 173668

SITE NUMBER: CVL03183
SITE NAME: PRATHER II

DRY POND ROAD
CLOVIS, CA 93619
JURISDICTION: FRESNO COUNTY

SITE TYPE: MONOPOLE/SHELTER

PREPARED FOR

5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

VENDOR:

COMPLETE
Wireless Consulting, Inc.
2009 V STREET
SACRAMENTO, CA 95818

ENGINEER:
ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY
28676 BIRTCHEER DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO: CVL03183
PROJECT NO: CVL03183
DRAWN BY: KTM
CHECKED BY: DM

REV	DATE	DESCRIPTION
3	08/04/2017	ADDED FISHER DESIGN
2	02/15/2017	ISS ZDS FOR SUBMITTAL
1	01/26/2017	REVISED 100% ZDS
0	02/22/2016	ISS ZDS FOR SUBMITTAL
B	11/03/2016	ISS ZDS FOR REVIEW
A	10/06/2016	ISS ZDS FOR REDLINE

LICENSOR:
NOT TO BE USED FOR CONSTRUCTION
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.

ISSUED FOR:
CVL03183
PRATHER II
DRY POND ROAD
CLOVIS, CA 93619
FA#: 13787612
PTN#: 3701A06RZX

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATION SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:</p> <ul style="list-style-type: none"> INSTALL NEW PRE-FABRICATED SHELTER WITHIN NEW 48'-0" x 33'-3" LEASE AREA (1485 SQ. FT.) INSTALL AT&T EQUIPMENT RACKS WITHIN NEW EQUIPMENT SHELTER INSTALL NEW AT&T GPS ANTENNA ON EQUIPMENT SHELTER INSTALL NEW AT&T PANEL ANTENNAS ON NEW MONOPOLE INSTALL NEW GENERATOR WITHIN NEW AT&T EQUIPMENT LEASE AREA INSTALL NEW PROPANE TANK WITHIN EQUIPMENT LEASE AREA 	<p>PROPERTY OWNER: KRISTINA GREL TELO ADDRESS: 216 MT. HAMILTON DRIVE MODESTO, CA 95358</p> <p>APPLICANT: AT&T MOBILITY ADDRESS: 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583</p> <p>LATITUDE: N 37° 00' 13.72" (37.003811)</p> <p>LONGITUDE: W 119° 33' 27.32" (-119.557566)</p> <p>LAT/LONG TYPE: NAD 83</p> <p>GROUND ELEVATION: 3193' AMSL</p> <p>APN #: 188-160-46</p> <p>ZONING JURISDICTION: COUNTY OF FRESNO</p> <p>CURRENT ZONING: AE 40 (EXCLUSIVE AGRICULTURE)</p> <p>PROPOSED USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY</p>	<p>APPLICANT / LESSEE: AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583</p> <p>SITE ACQUISITION: COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: LETECIA WHEATSTONE PHONE: (916) 217-1804 EMAIL: lwh@completewireless.net</p> <p>PLANNING: COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: LORI JACKSON PHONE: (916) 217-7615 EMAIL: ljackson@completewireless.net</p> <p>ENGINEER: ZALZALI & ASSOCIATES INC. 28676 BIRTCHEER DRIVE LAKE FOREST, CA 92650 ENGINEER: WISSAM ZALZALI (P.E.# C71955) PHONE: (949) 609-4684 P11: KRISTIAN MARSHALL PHONE: (949) 690-7978 WWW.ZALZALIENGINEERING.COM</p> <p>CONSTRUCTION MANAGER: ERICSSON CONTACT: BRIAN FESLER PHONE: 530-682-8662 EMAIL: Brian.Fesler@ericsson.com</p>	<p>T-1 TITLE SHEET</p> <p>GN-1 GENERAL NOTES</p> <p>C-1 SITE SURVEY</p> <p>C-2 SITE SURVEY</p> <p>A-1 OVERALL SITE PLAN</p> <p>A-1.1 ENLARGED SITE PLAN</p> <p>A-2 ENLARGED COMPOUND PLAN</p> <p>A-3 ANTENNA LAYOUT & DETAILS</p> <p>A-4 ELEVATIONS</p> <p>A-5 ELEVATIONS</p>	<p>3</p> <p>3</p> <p>01-27-17</p> <p>01-27-17</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p>																											
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2014 NEC (PART 3) 2016 CALIFORNIA ENERGY CODE (CEC)- (PART 6) ANSI / BIA-TIA-222-G 2016 NFPA 101, LIFE SAFETY CODE 2013 NFPA 72, NATIONAL FIRE ALARM CODE 2016 NFPA 13, FIRE SPRINKLER CODE 	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM AT&T</p> <p>DIRECTIONS FROM AT&T OFFICE AT 5001 EXECUTIVE PARKWAY, SAN RAMON CA:</p> <ol style="list-style-type: none"> GET ON I-680 S FROM BOLLINGER CANYON RD HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR TURN RIGHT ONTO SUNSET DR TURN RIGHT ONTO BOLLINGER CANYON RD MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE TAKE I-680 E TO CA-152 E. TAKE EXIT 76 FROM I-680 E MERGE ONTO I-680 S EXIT 308 TO MERGE ONTO I-680 E TOWARD STOCKTON TAKE THE INTERSTATE 680 EXIT TOWARD INTERSTATE 6 S CONTINUE ONTO I-680 E EXIT 76 FOR CA-152 TOWARD I-5 N/MODESTO GET ON CA-99 S IN MODESTO CONTINUE ONTO CA-152 E KEEP RIGHT TO CONTINUE ON 5TH ST MERGE ONTO CA-99 S VIA THE RAMP TO MERCE FOLLOW CA-99 S TO AVE 15 1/2/M CLEVELAND AVE IN MADERA. EXIT 155 FROM CA-99 S MERGE ONTO CA-99 S EXIT 155 FOR CLEVELAND AVE TAKE CA-145 N, MILLERTON RD AND AUBERRY RD TO DRY POND RD TURN LEFT ONTO AVE 15 1/2/M CLEVELAND AVE CONTINUE TO FOLLOW W CLEVELAND AVE TURN RIGHT TO STAY ON W CLEVELAND AVE CONTINUE ONTO TOZER ST TURN LEFT ONTO CA-145 N/VE YOSEMITE AVE CONTINUE TO FOLLOW CA-145 N TURN RIGHT ONTO RD 206 CONTINUE ONTO NORTH FORK RD TURN LEFT ONTO MILLERTON RD TURN LEFT ONTO AUBERRY RD TURN RIGHT ONTO WHITE THORNE RD TURN LEFT ONTO DRY POND RD <p>DRY POND RD, CLOVIS, CA 93619</p>																													
<p>OCCUPANCY AND CONSTRUCTION TYPE</p> <p>OCCUPANCY: U (UNMANNED)</p> <p>CONSTRUCTION TYPE: V-B HANDICAP REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 110381.1, EXCEPTION 1 & SECTION 110482.1, EXCEPTION 4.</p>	<p>SPECIAL INSPECTIONS</p> <p>SPECIAL (PERIODIC) INSPECTION IS REQUIRED FOR THE INSTALLATION OF POST-INSTALLED ANCHORS AT NEW GENERATOR & EQUIPMENT RACK ANCHORAGE AND AT EQUIPMENT SHELTER TIE-DOWNS, PER CBC 1704.4.4, #4.</p> <p>SPECIAL (PERIODIC) INSPECTION OF REINFORCEMENT IS REQUIRED FOR THE NEW CONCRETE FOUNDATION, INCLUDING PLACEMENT, PER CBC 1704.4.4, #1.</p> <p>SPECIAL (PERIODIC) INSPECTION IS REQUIRED FOR THE VERIFIED USE OF REQUIRED DESIGN MIX (2,500 PSI), PER CBC 1704.4.4, #5.</p>	<p>APPROVALS</p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>	<p> Know what's below. Call before you dig. California and Nevada Call Two Working Days Before You Dig! 811 / 800-227-2600</p>
APPROVED BY:	INITIALS:	DATE:																													
AT&T:																															
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POWER / TELCO:																															
PG&E:																															

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2609, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / USC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

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

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

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

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

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
EQUIPMENT-BUILDING SYSTEM (NEBS), PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1276 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

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

ABBREVIATIONS

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

SYMBOLS LEGEND

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

PREPARED FOR

 5001 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

VENDOR:

COMPLETE
 Wireless Consulting, Inc.
 2001 V STREET
 SACRAMENTO, CA 95818

ENGINEER:
ALL STATES
 ENGINEERING & SURVEYING
 A TIA/IAI & ASSOCIATES COMPANY
 25676 BIRTCHEE DRIVE
 LAKE FOREST, CA 92650
 PHONE: (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO:	CVL03183
PROJECT NO:	CVL03183
DRAWN BY:	KM
CHECKED BY:	DM

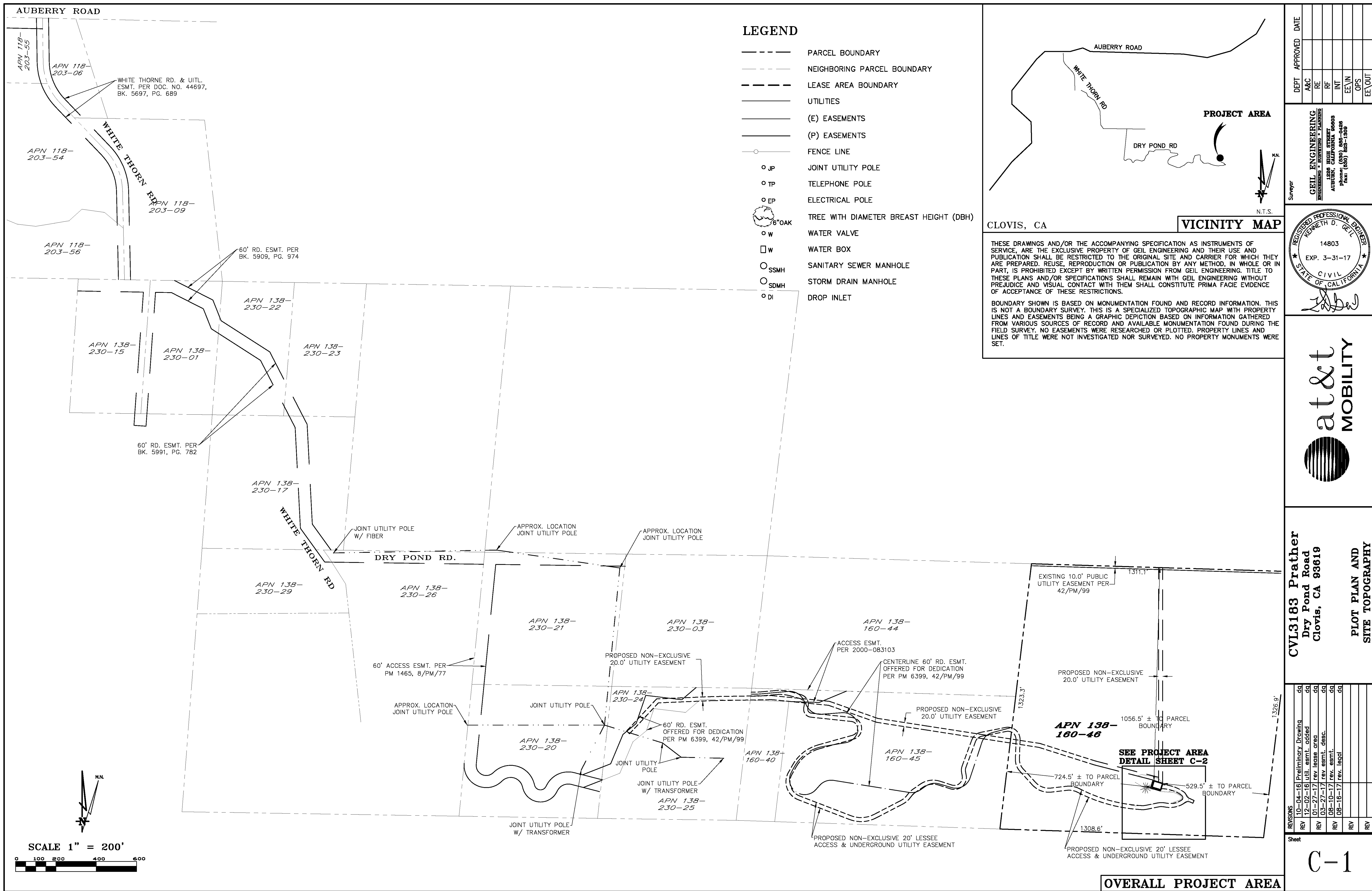
REV	DATE	DESCRIPTION
3	08/09/2007	ADDED POWER DESIGN
2	02/15/2007	ISS ZDS FOR SUBMITTAL
1	01/26/2007	REVISED ISSUE ZDS
0	02/22/2006	ISS ZDS FOR SUBMITTAL
B	11/03/2006	ISS ZDS FOR REVIEW
A	10/06/2006	ISS ZDS FOR REDLINE

LICENSOR:
NOT TO BE USED FOR CONSTRUCTION
 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.

ISSUED FOR:
CVL03183
PRATHER II
 DRY POND ROAD
 CLOVIS, CA 93619
 FA#: 13787612
 PTN#: 3701A06R2X

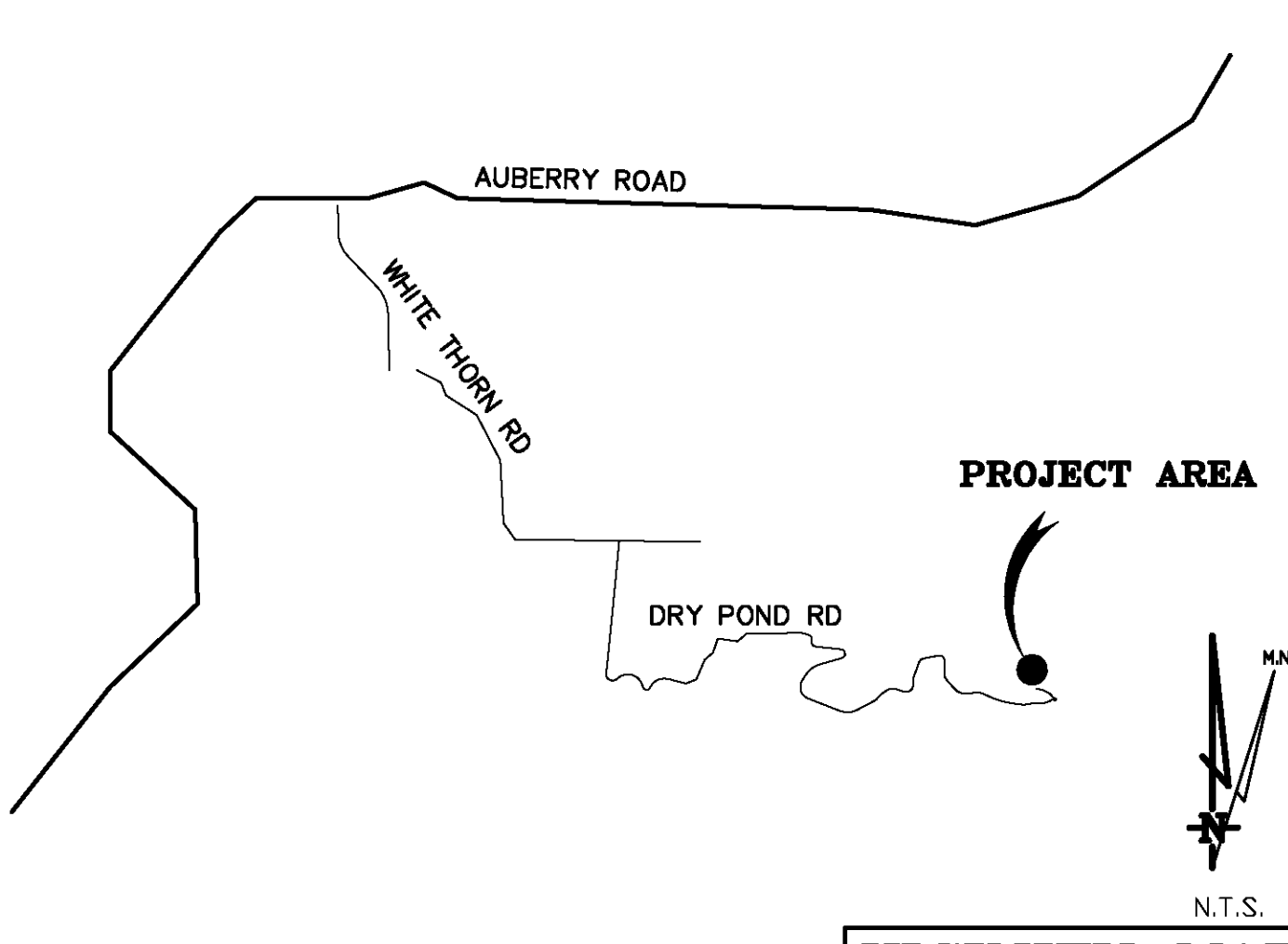
SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1



LEGEND

- PARCEL BOUNDARY
- - - NEIGHBORING PARCEL BOUNDARY
- - - LEASE AREA BOUNDARY
- UTILITIES
- (E) EASEMENTS
- (P) EASEMENTS
- FENCE LINE
- JP JOINT UTILITY POLE
- TP TELEPHONE POLE
- EP ELECTRICAL POLE
- 6" OAK TREE WITH DIAMETER BREAST HEIGHT (DBH)
- W WATER VALVE
- W WATER BOX
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET



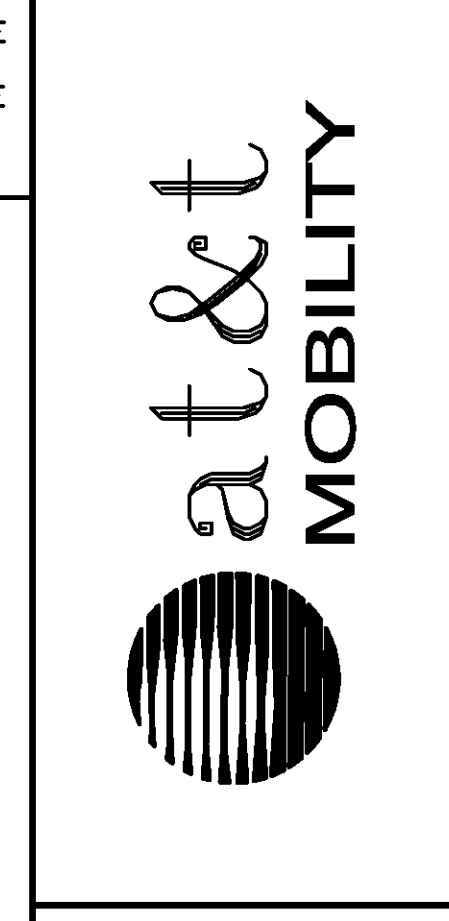
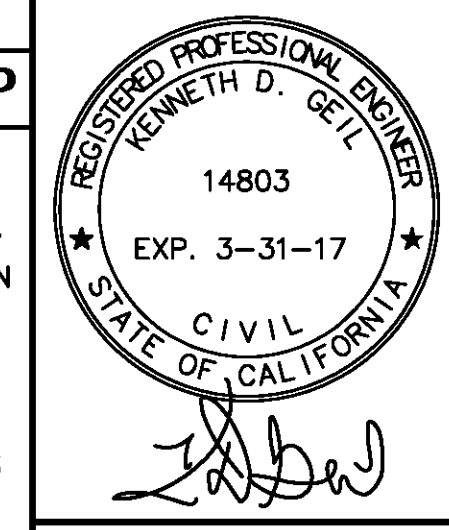
CLOVIS, CA VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1526 HIGH STREET
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 Phone: (559) 838-0300
 Fax: (559) 838-0300

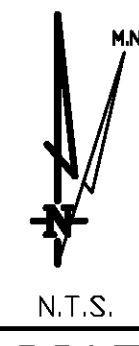
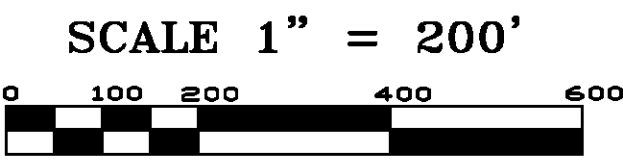


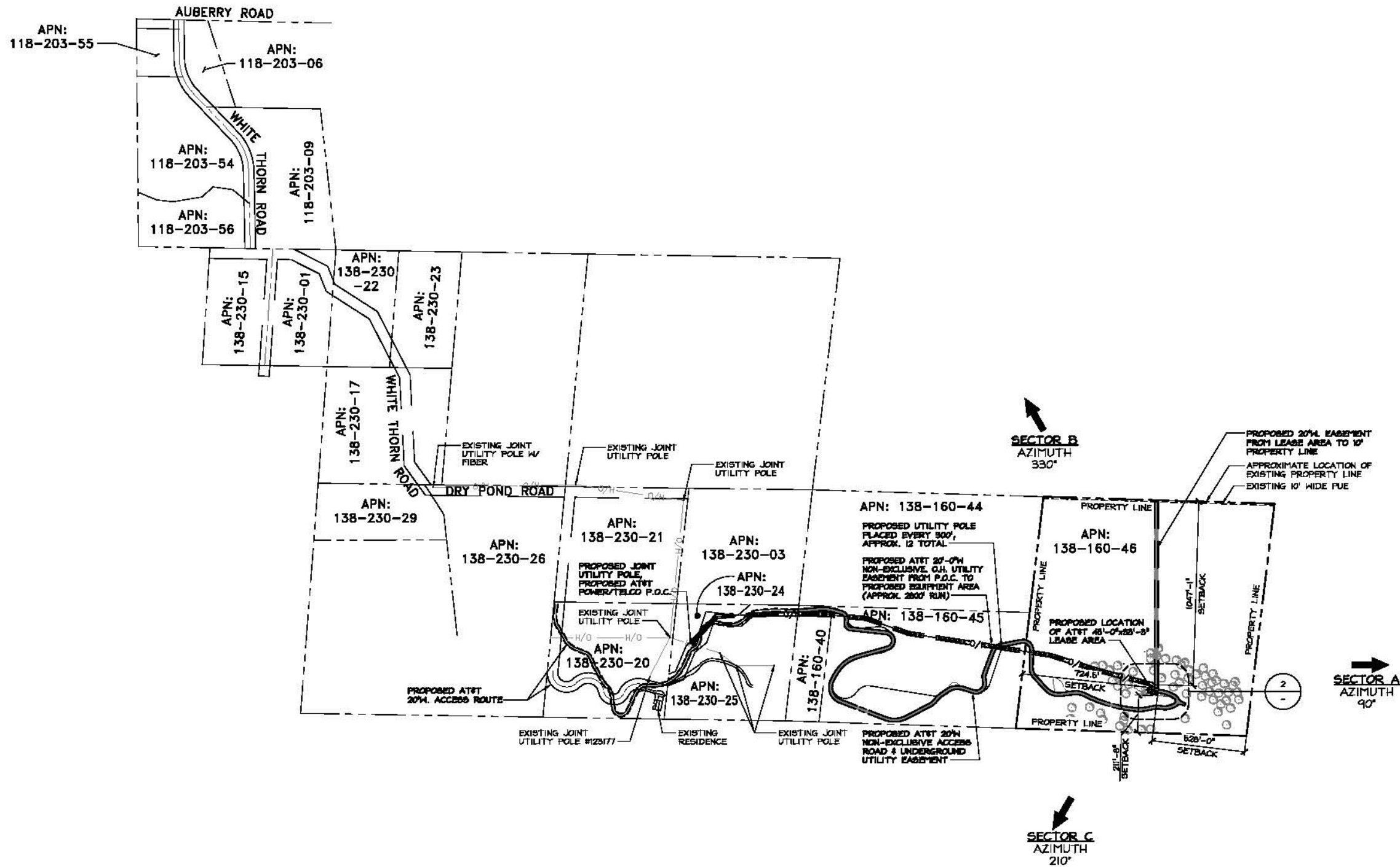
CVL3183 Prather
 Dry Pond Road
 Clovis, CA 93619
PLOT PLAN AND SITE TOPOGRAPHY

REV	NO.	DATE	DESCRIPTION	BY	CHK
	10-04-16		Preliminary Drawing	dg	
	12-02-16		util. esmt. added	dg	
	01-27-17		rev. lease area	dg	
	03-27-17		rev. esmt. desc.	dg	
	08-10-17		rev. esmt.	dg	
	08-16-17		rev. legal	dg	

Sheet
C-1

OVERALL PROJECT AREA





PREPARED FOR

 5001 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

VENDOR:

COMPLETE
 Wireless Consulting, Inc.
 2001 V STREET
 SACRAMENTO, CA 95818

ENGINEER:
ALL STATES
 ENGINEERING & SURVEYING
 A TALLAI & ASSOCIATES COMPANY
 25476 BIRTCHEE DRIVE
 LAKE FOREST, CA 92650
 PHONE (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO: CVL03183
 PROJECT NO: CVL03183
 DRAWN BY: KMI
 CHECKED BY: DJH

REV	DATE	DESCRIPTION
3	05/04/2017	ADDED POWER DESIGN
2	02/15/2017	ISSUE ZDS FOR SUBMITTAL
1	01/26/2017	REVISED 100% ZDS
0	02/2/2016	ISSUE ZDS FOR SUBMITTAL
B	11/03/2016	ISSUE ZDS FOR REVIEW
A	10/06/2016	ISSUE ZDS FOR REDLINE

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ISSUED FOR:
CVL03183
PRATHER II
 DRY POND ROAD
 CLOVIS, CA 93619
 FA#: 13787612
 PTN#: 3701A06RZX

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

1 OVERALL SITE PLAN

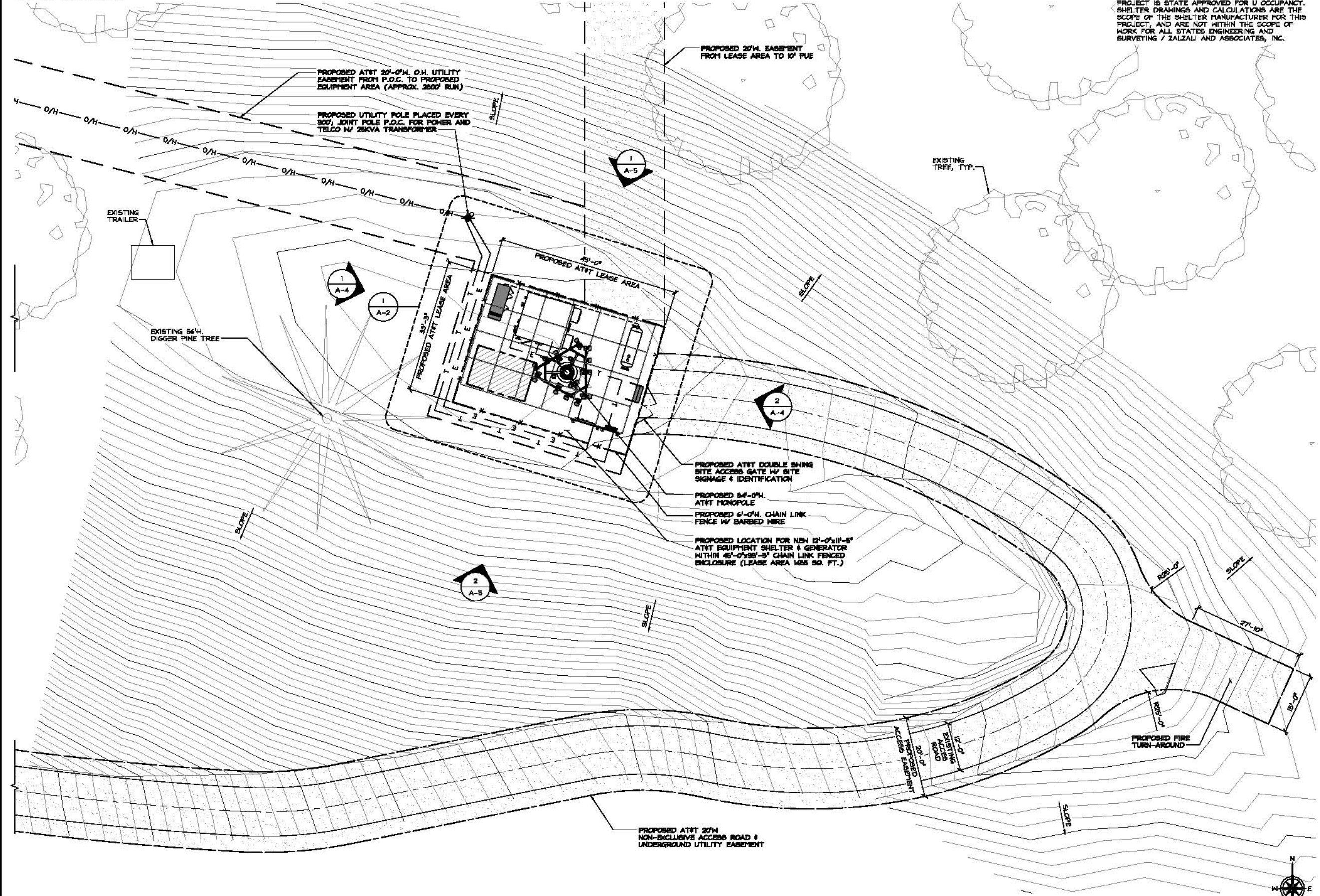
SITE TYPE: MONOPOLE/SHELTER

24"x36" SCALE: 1" = 300'-0"
 11"x17" SCALE: 1" = 600'-0" 300' 150' 0' 300'

NOTE:
LEVEL & COMPACT GRADE
TO 455 AT NEW LEASE AREA

EQUIPMENT SHELTER NOTE:

THE PROPOSED EQUIPMENT SHELTER FOR THIS PROJECT IS STATE APPROVED FOR U OCCUPANCY. SHELTER DRAWINGS AND CALCULATIONS ARE THE SCOPE OF THE SHELTER MANUFACTURER FOR THIS PROJECT, AND ARE NOT WITHIN THE SCOPE OF WORK FOR ALL STATES ENGINEERING AND SURVEYING / ZALZALI AND ASSOCIATES, INC.



PREPARED FOR

6001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

VENDOR:

2001 V STREET
SACRAMENTO, CA 95818

ENGINEER:

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

25676 BIRTCHE DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0996

AT&T SITE ID:

CVL03183

AT&T SITE NO:	CVL03183
PROJECT NO:	CVL03183
DRAWN BY:	KM
CHECKED BY:	DM

REV	DATE	DESCRIPTION
3	08/04/2017	ADDED FENCE DESIGN
2	02/15/2017	ISS ZDS FOR SUBMITTAL
1	01/26/2017	REVISED 100% ZDS
0	12/22/2016	ISS ZDS FOR SUBMITTAL
B	11/03/2016	ISS ZDS FOR REVIEW
A	10/06/2016	ISS ZDS FOR REDLINE

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ISSUED FOR:

CVL03183
PRATHER II

DRY POND ROAD
CLOVIS, CA 93619
FA#: 13787612
PTN#: 3701A06R2X

SHEET TITLE:

ENLARGED SITE PLAN

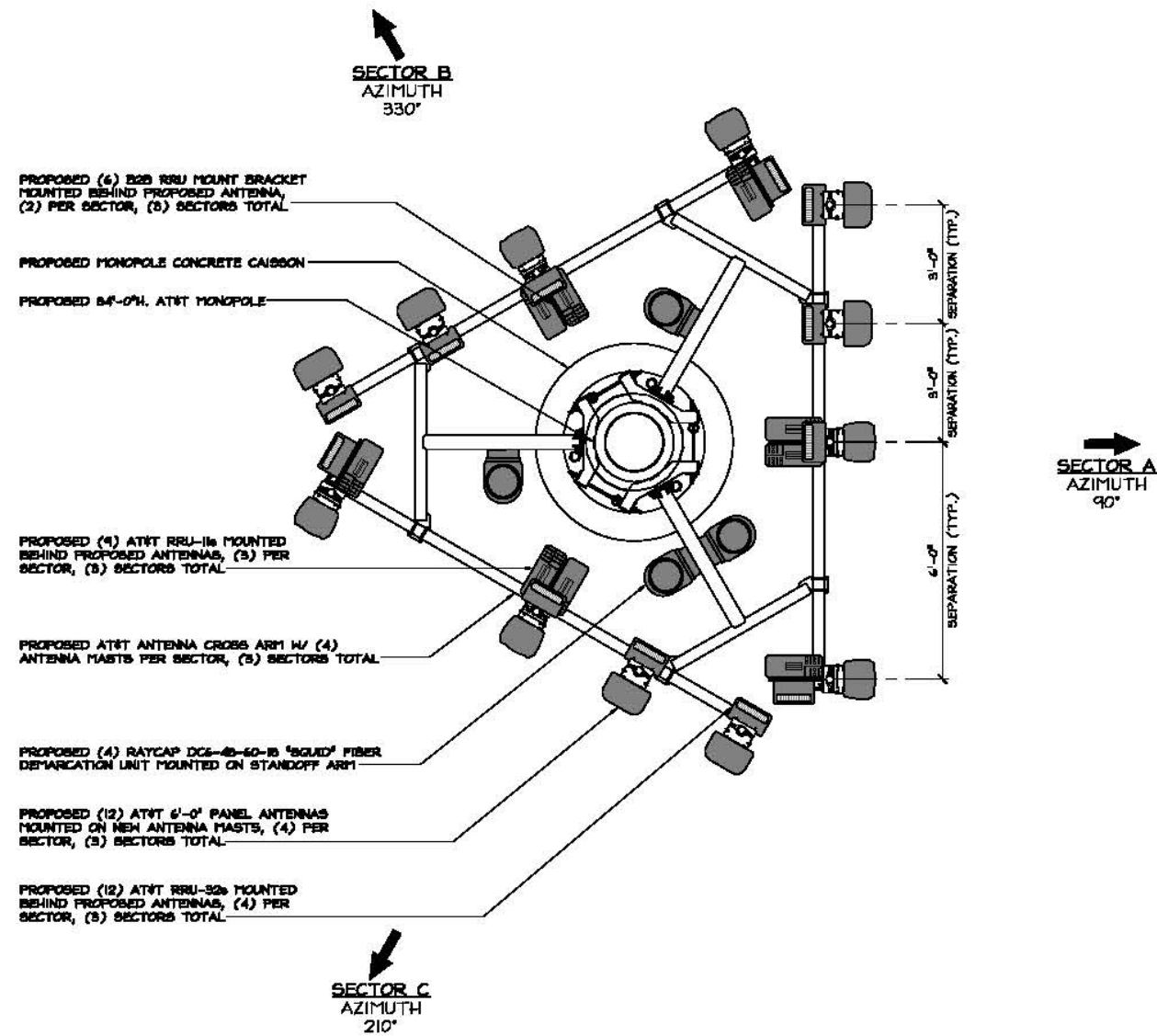
SHEET NUMBER:

A-1.1

1 ENLARGED SITE PLAN

SITE TYPE: MONOPOLE/SHELTER

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



PROPOSED (4) BSS RRU MOUNT BRACKET MOUNTED BEHIND PROPOSED ANTENNA, (2) PER SECTOR, (6) SECTORS TOTAL

PROPOSED MONOPOLE CONCRETE CAISSON

PROPOSED 84'-0" AT&T MONOPOLE

PROPOSED (4) AT&T RRU-16s MOUNTED BEHIND PROPOSED ANTENNAS, (3) PER SECTOR, (9) SECTORS TOTAL

PROPOSED AT&T ANTENNA CROSS ARM W/ (4) ANTENNA MASTS PER SECTOR, (9) SECTORS TOTAL

PROPOSED (4) RAYCAP DC6-48-60-BF "SOLID" FIBER DE-MULTIPLEXER UNIT MOUNTED ON STANDOFF ARM

PROPOSED (12) AT&T 6'-0" PANEL ANTENNAS MOUNTED ON NEP ANTENNA MASTS, (4) PER SECTOR, (9) SECTORS TOTAL

PROPOSED (12) AT&T RRU-32s MOUNTED BEHIND PROPOSED ANTENNAS, (4) PER SECTOR, (9) SECTORS TOTAL

SECTOR C
AZIMUTH
210°

SECTOR B
AZIMUTH
330°

SECTOR A
AZIMUTH
90°

3 PROPOSED ANTENNA LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS										
ANTENNA	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	ANTENNA CENTERLINE	TRANSMISSION LINES (LENGTH FT. +/-)				
		MODEL	SIZE			FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	DC CABLE		
SECTOR A	A1	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	90°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	A2	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	90°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	A3	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	90°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	A4	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	90°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
SECTOR B	B1	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	330°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	B2	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	330°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	B3	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	330°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	B4	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	330°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
SECTOR C	C1	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	210°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	C2	LTE	QUINTEL QS6456-3 (6-PORT)	6'-0"	210°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	C3	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	210°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	
	C4	LTE	CCI HESA-165R-10-16 (6-PORT)	5'-8"	210°	80'-0"	120'	LDF4 (1/2")	±190' ANG 8B DC + FIBER TO RRU + 1/2" COAX JUMPER TO ANT.	

2 ANTENNA & COAX SCHEDULES

REMOTE RADIO UNITS (RRU'S)							
ANTENNA	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MINIMUM CLEARANCES			
				ABOVE	BELOW	SIDES	
SECTOR A	A1	UP	2	±6'	±6'	0'	
	A2	UP	3	±6'	±6'	0'	
	A3	UP	1	±6'	±6'	0'	
	A4	UP	1	±6'	±6'	0'	
SECTOR B	B1	UP	2	±6'	±6'	0'	
	B2	UP	3	±6'	±6'	0'	
	B3	UP	1	±6'	±6'	0'	
	B4	UP	1	±6'	±6'	0'	
SECTOR C	C1	UP	2	±6'	±6'	0'	
	C2	UP	3	±6'	±6'	0'	
	C3	UP	1	±6'	±6'	0'	
	C4	UP	1	±6'	±6'	0'	

SURGE SUPPRESSION SYSTEM			
MANUFACTURER	PART NUMBER	QTY	LOCATION
RAYCAP	DC6-48-60-RM	2	MOUNTED IN EQUIPMENT RACK
RAYCAP	DC6-48-60-16-BF	4	MOUNTED NEAR ANTENNAS
-	-	-	-

1 EQUIPMENT SCHEDULES

PREPARED FOR

 5001 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

VENDOR:

COMPLETE
 Wireless Consulting, Inc.
 2001 V STREET
 SACRAMENTO, CA 95818

ENGINEER:

ALL STATES
 ENGINEERING & SURVEYING
 A TALLAI & ASSOCIATES COMPANY
 25676 BIRTCHEER DRIVE
 LAKE FOREST, CA 92650
 PHONE: (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO: CVL03183
 PROJECT NO: CVL03183
 DRAWN BY: KMI
 CHECKED BY: DM

REV	DATE	DESCRIPTION
3	08/04/2017	ADDED FIBER DESIGN
2	02/15/2017	ISS ZDS FOR SUBMITTAL
1	01/26/2017	REVISED 100% ZDS
0	02/2/2016	ISS ZDS FOR SUBMITTAL
B	11/03/2016	ISS ZDS FOR REVIEW
A	10/06/2016	ISS ZDS FOR REDLINE

LICENSOR:

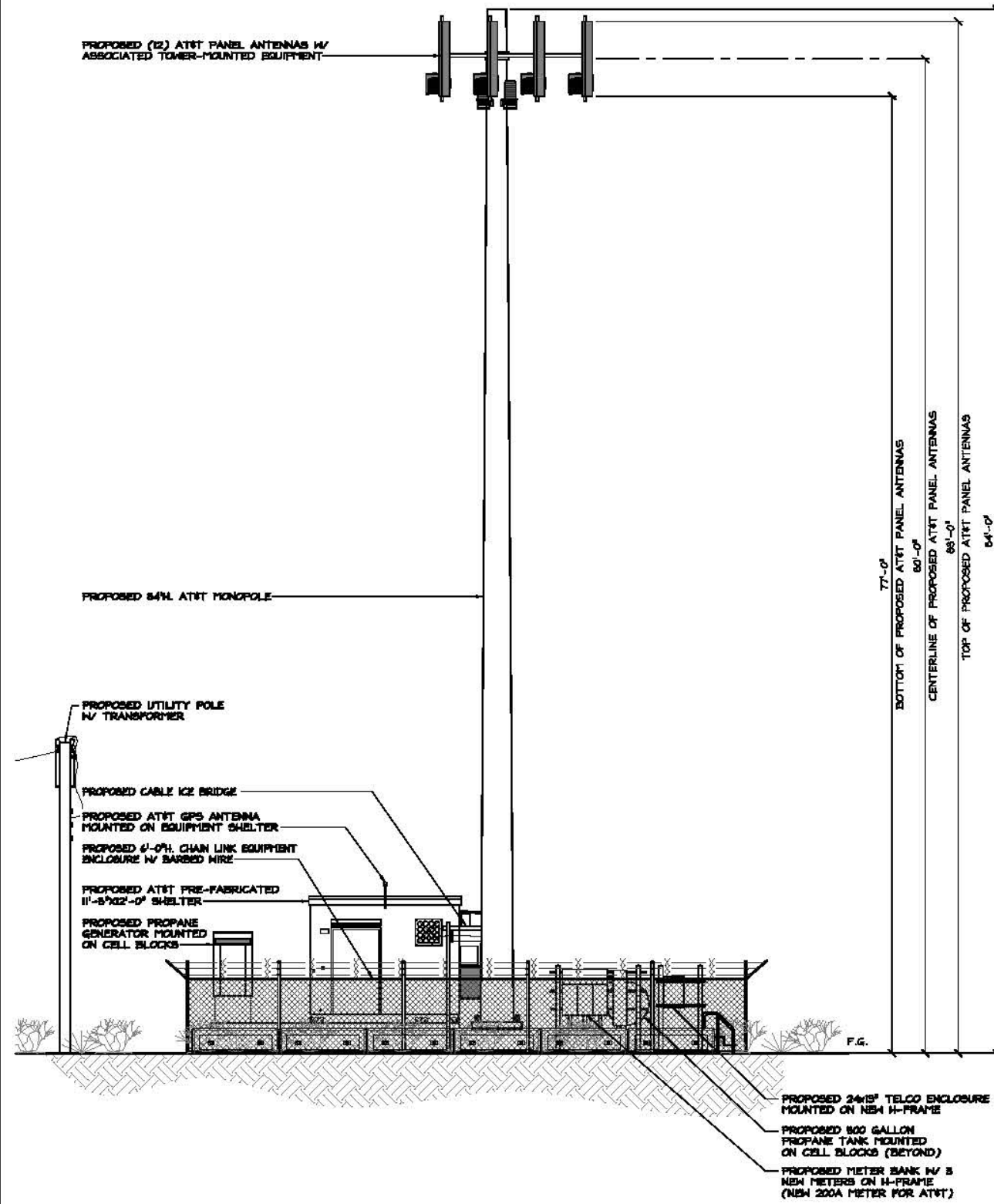
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ISSUED FOR:
CVL03183
PRATHER II
 DRY POND ROAD
 CLOVIS, CA 93619
 FA#: 13787612
 PTN#: 3701A06R2X

SHEET TITLE:
ANTENNA LAYOUT & DETAILS

SHEET NUMBER:
A-3

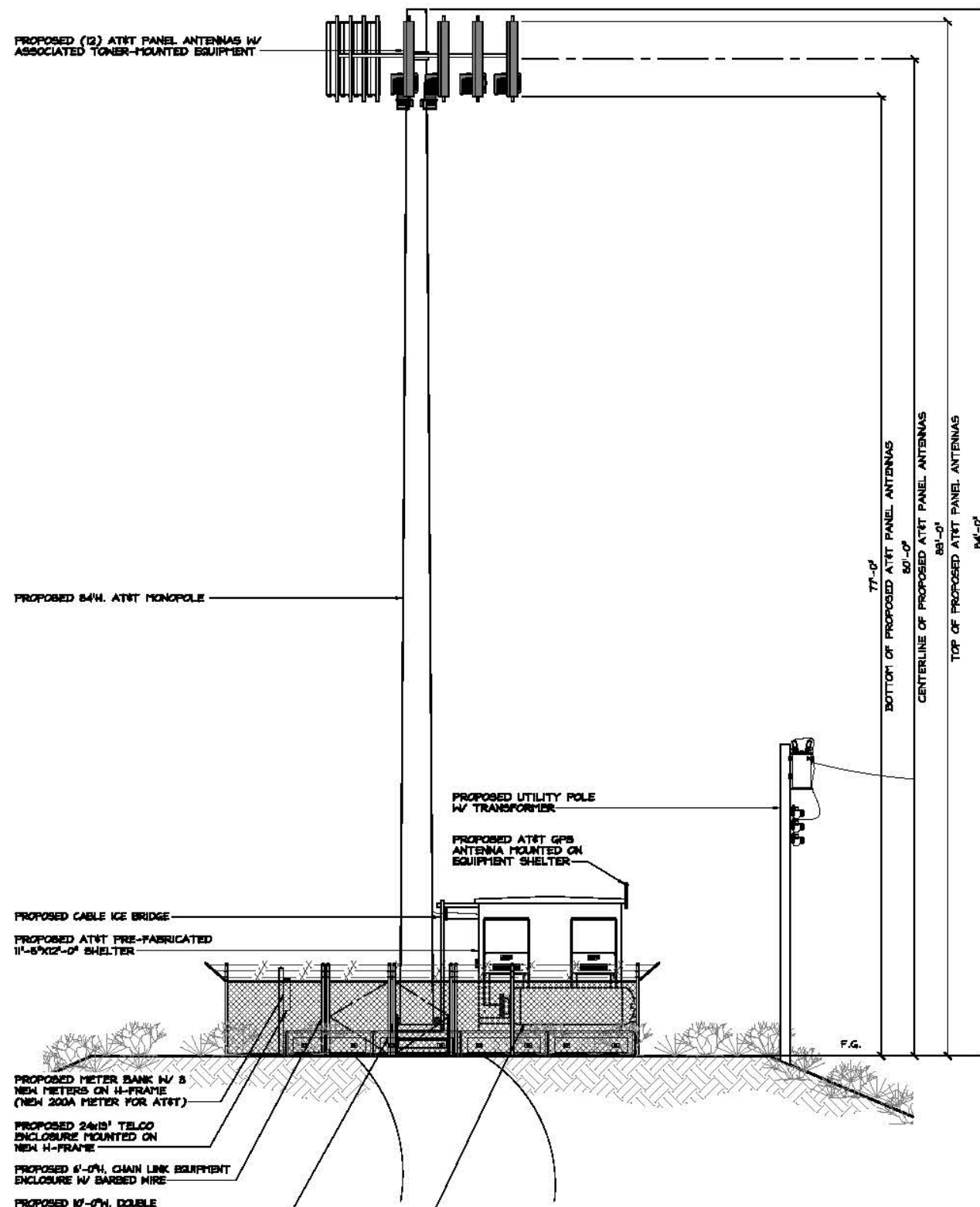
NOTE:
POLE TO BE STRUCTURALLY
ENGINEERED FOR AT LEAST TWO
ADDITIONAL WIRELESS CARRIERS.



2 PROPOSED SOUTH ELEVATION

24'x36' SCALE: 3/16" = 1'-0"
11'x17' SCALE: 3/32" = 1'-0"

NOTE:
POLE TO BE STRUCTURALLY
ENGINEERED FOR AT LEAST TWO
ADDITIONAL WIRELESS CARRIERS.



1 PROPOSED EAST ELEVATION

24'x36' SCALE: 3/16" = 1'-0"
11'x17' SCALE: 3/32" = 1'-0"

PREPARED FOR
 at&t
500 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

VENDOR:
 COMPLETE
Wireless Consulting, Inc.
2001 V STREET
SACRAMENTO, CA 95818

ENGINEER:
ALL STATES
ENGINEERING & SURVEYING
A ZALJAL & ASSOCIATES COMPANY
25676 BIRTCHE DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO: CVL03183
PROJECT NO: CVL03183
DRAWN BY: K1
CHECKED BY: DM

REV	DATE	DESCRIPTION
3	08/09/2017	ADDED PAPER DESIGN
2	02/15/2017	ISS ZDS FOR SUBMITAL
1	04/20/2017	REVISED ISS ZDS
0	12/2/2016	ISS ZDS FOR SUBMITAL
B	1/13/2016	ISS ZDS FOR REVIEW
A	10/06/2016	ISS ZDS FOR REDLINE

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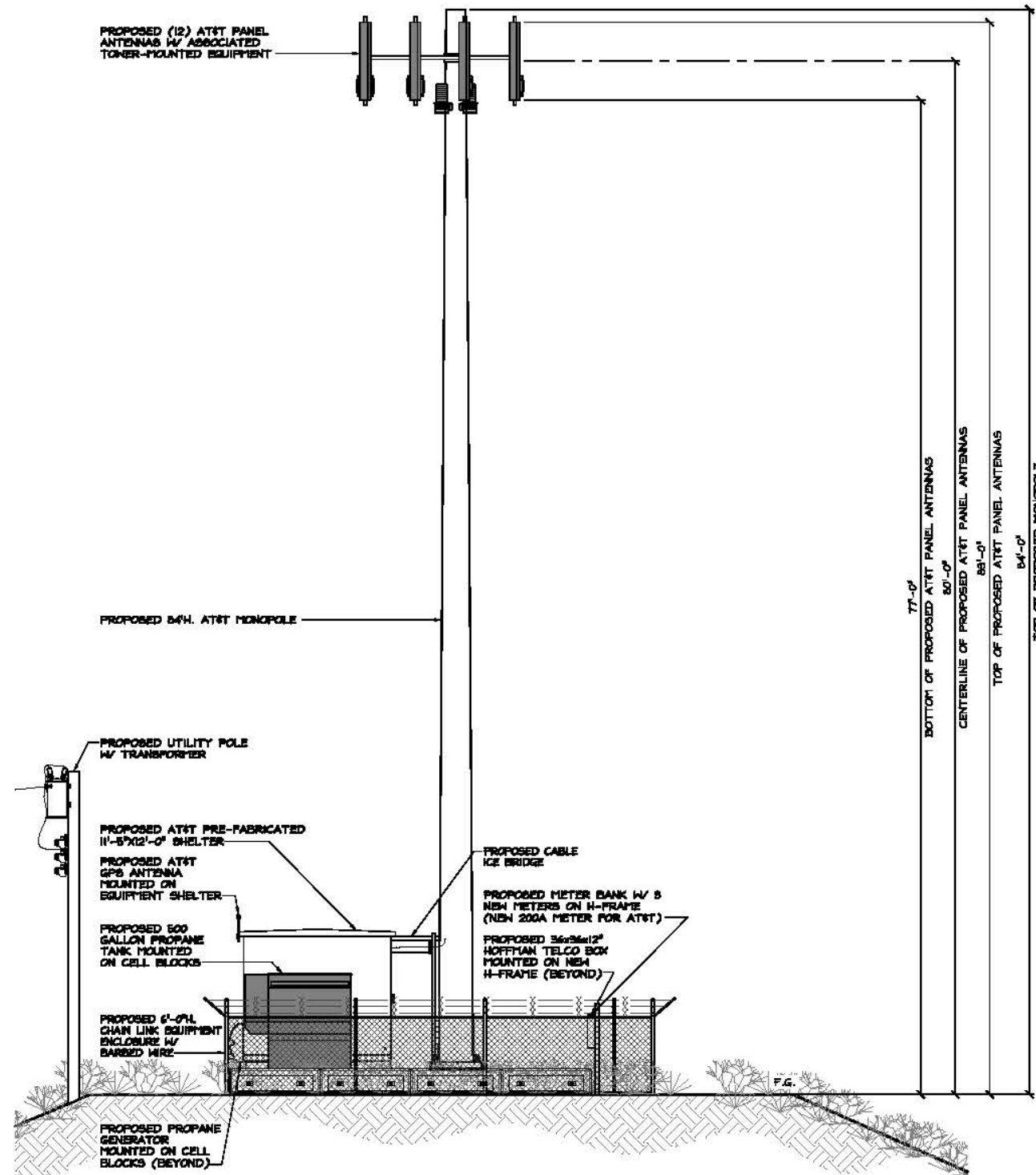
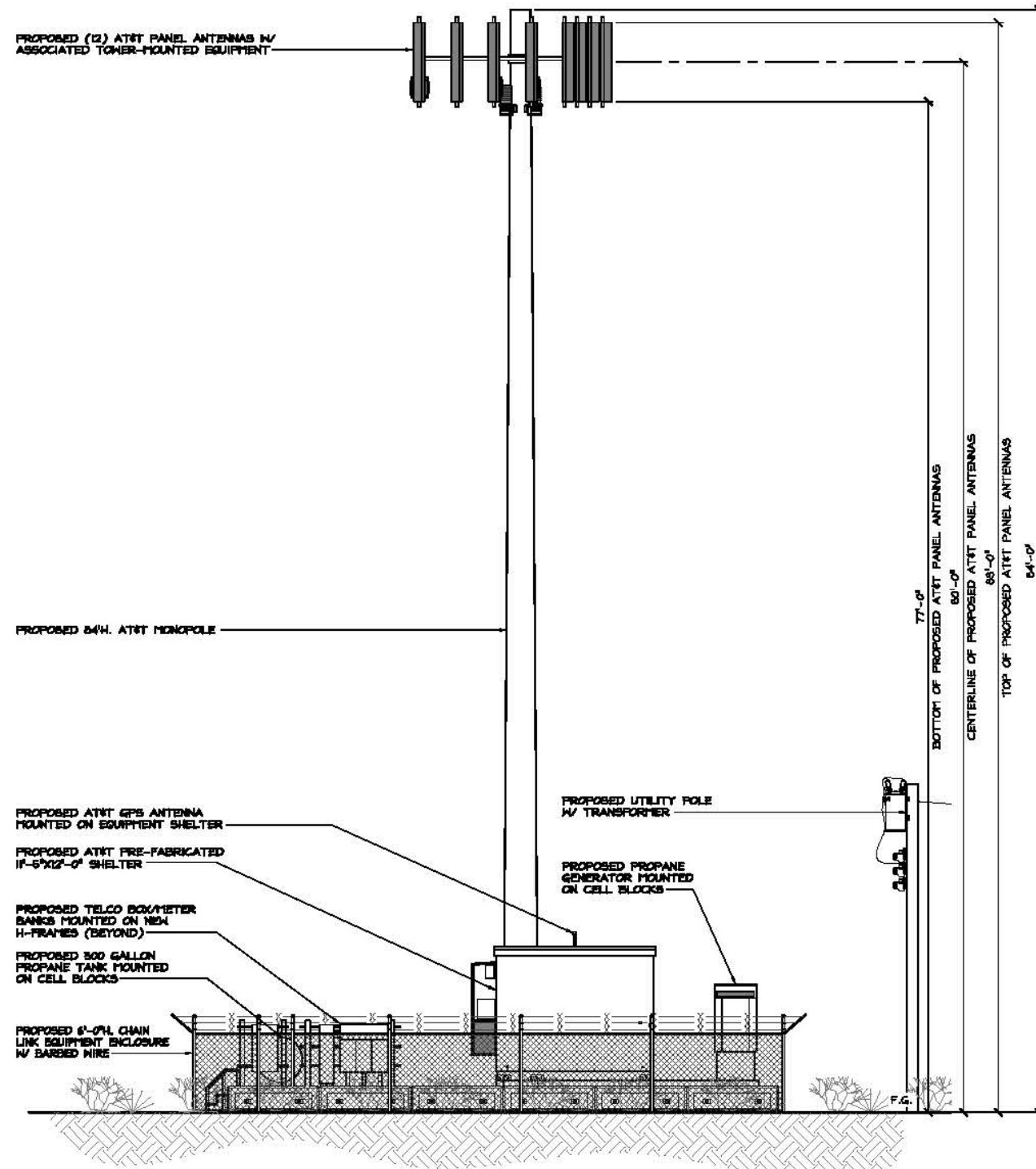
ISSUED FOR:
**CVL03183
PRATHER II**
DRY POND ROAD
CLOVIS, CA 93619
FA#: 13787612
PTN#: 3701A06RZX

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

NOTE:
POLE TO BE STRUCTURALLY
ENGINEERED FOR AT LEAST TWO
ADDITIONAL WIRELESS CARRIERS.

NOTE:
POLE TO BE STRUCTURALLY
ENGINEERED FOR AT LEAST TWO
ADDITIONAL WIRELESS CARRIERS.



2 PROPOSED NORTH ELEVATION

1 PROPOSED WEST ELEVATION

24'x36' SCALE: 3/16" = 1'-0"
11'x17' SCALE: 3/32" = 1'-0"

24'x36' SCALE: 3/16" = 1'-0"
11'x17' SCALE: 3/32" = 1'-0"

PREPARED FOR

 500 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

VENDOR:

COMPLETE
 Wireless Consulting, Inc.
 2001 V STREET
 SACRAMENTO, CA 95818

ENGINEER:
ALL STATES
 ENGINEERING & SURVEYING
 A ZALUCCI & ASSOCIATES COMPANY
 25676 BIRTCHE DRIVE
 LAKE FOREST, CA 92650
 PHONE: (949) 273-0996

AT&T SITE ID:
CVL03183

AT&T SITE NO:	CVL03183
PROJECT NO:	CVL03183
DRAWN BY:	KM
CHECKED BY:	DM

REV	DATE	DESCRIPTION
3	08/09/2017	ADDED PWER DESIGN
2	02/15/2017	ISS ZDS FOR SUBMITAL
1	04/20/2017	REVISED ISS ZDS
0	02/2/2016	ISS ZDS FOR SUBMITAL
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**CVL03183
 PRATHER II**
 DRY POND ROAD
 CLOVIS, CA 93619
 FA#: 13787612
 PTN#: 3701A06RZX

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

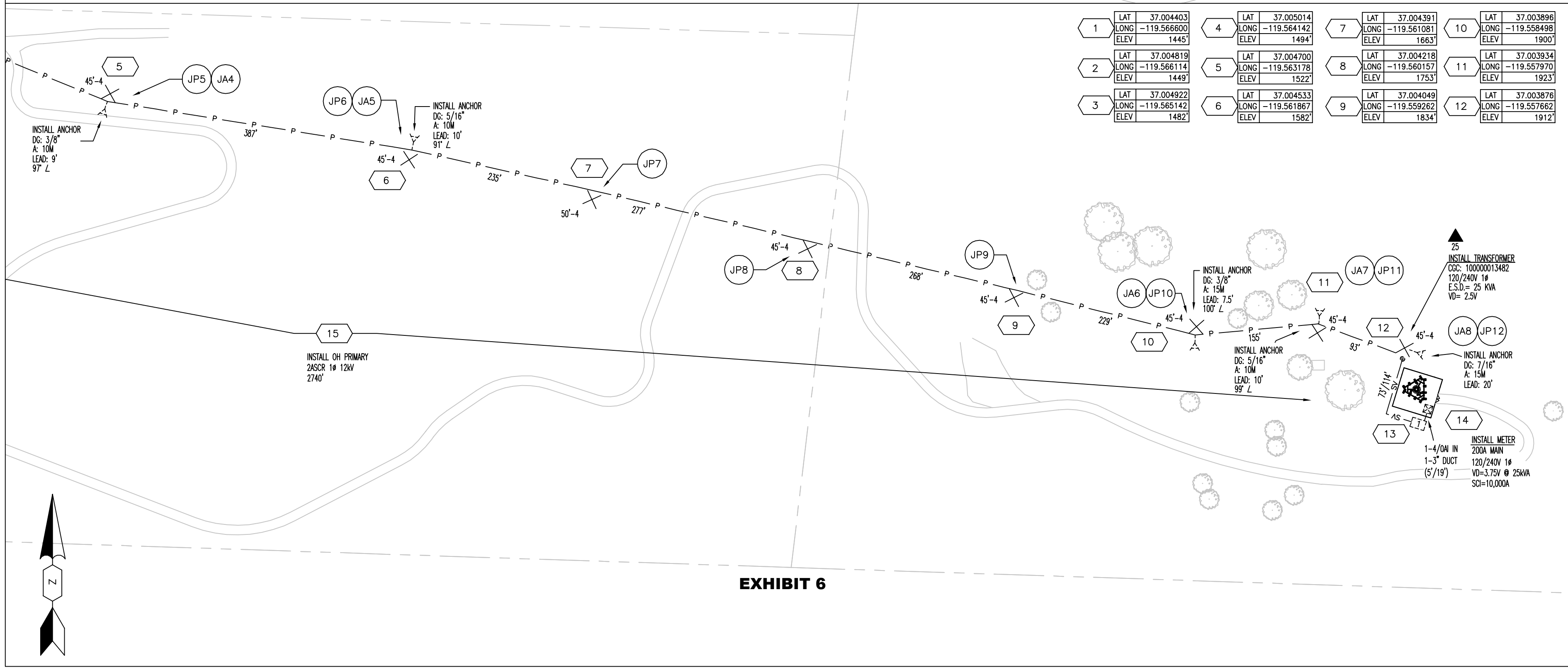
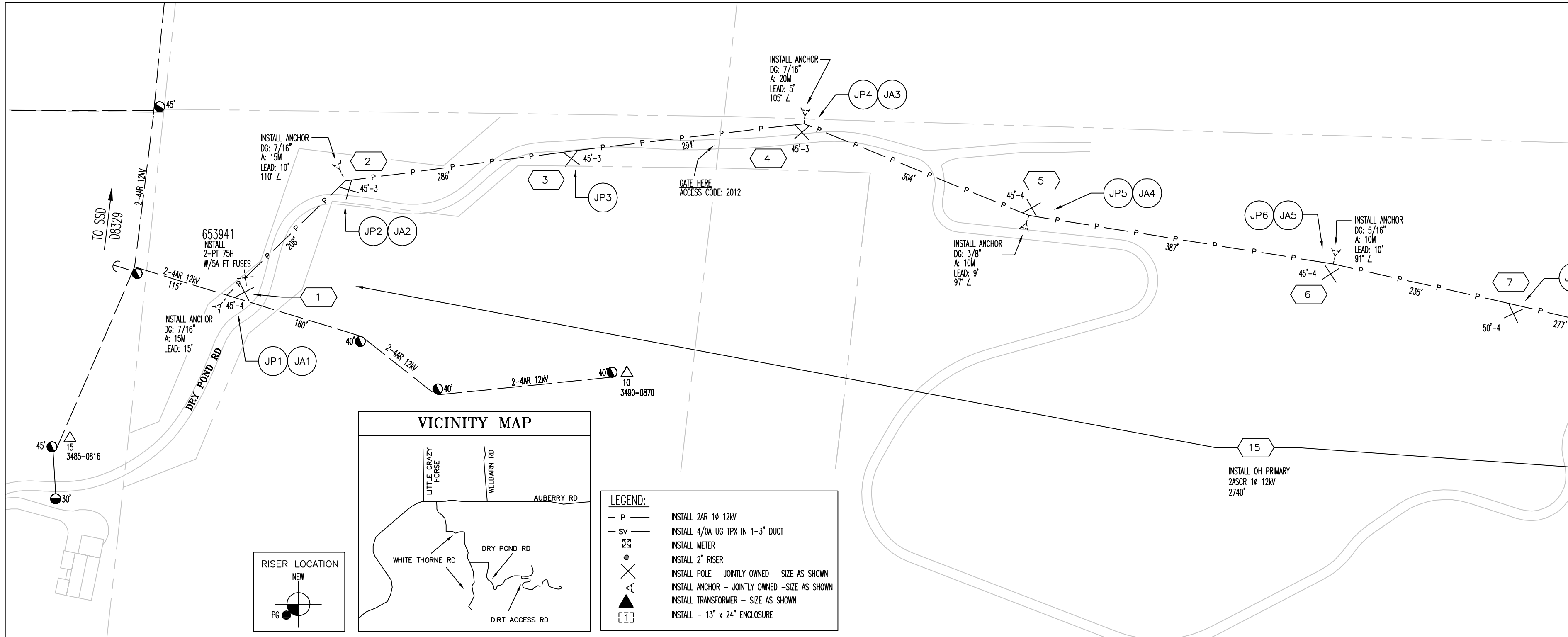


EXHIBIT 6

ENGINEERING AND PLANNING DEPT.
8 E RIVER PARK PLACE
FRESNO, CA 93720

EST: NICK DENNISON (559) 347.5152
 ADE: JOSEPH SANCHEZ (559) 347.5049
 SUPV: ED HORANIC (559) 347.5024
 REP: NICK STEPHENS (559) 263.5612
 PLNR: KEVIN BANISTER (559) 263.5882
 NOTIFY: 112118637 JPA#:
 SCALE: 1:100 DATE: 4/10/2017
 PM: 31287038 SHEET: 1 OF 1 REV: 0

CONSTRUCTION DRAWING
DRY POND ROAD
CLOVIS

PRIMARY VOLTAGE: 12 kV VOLTAGE AREA: 2
 CKT. MAP: N/A ELEC. MAP: 11211
 SOURCE SIDE DEVICE: FUSE D6329
 SUB & CIRCUIT: AUBERRY 1102
 DSGN SAC: INTERMEDIATE RAPTOR ZONE: YES
 LOADING AREA: N/A ARRESTER DIST: 2
 CORROSION AREA: NON CORR INSULATION DIST: D
 EXEMPT EQUIP.: INST: N/A FIRE AREA: SRA

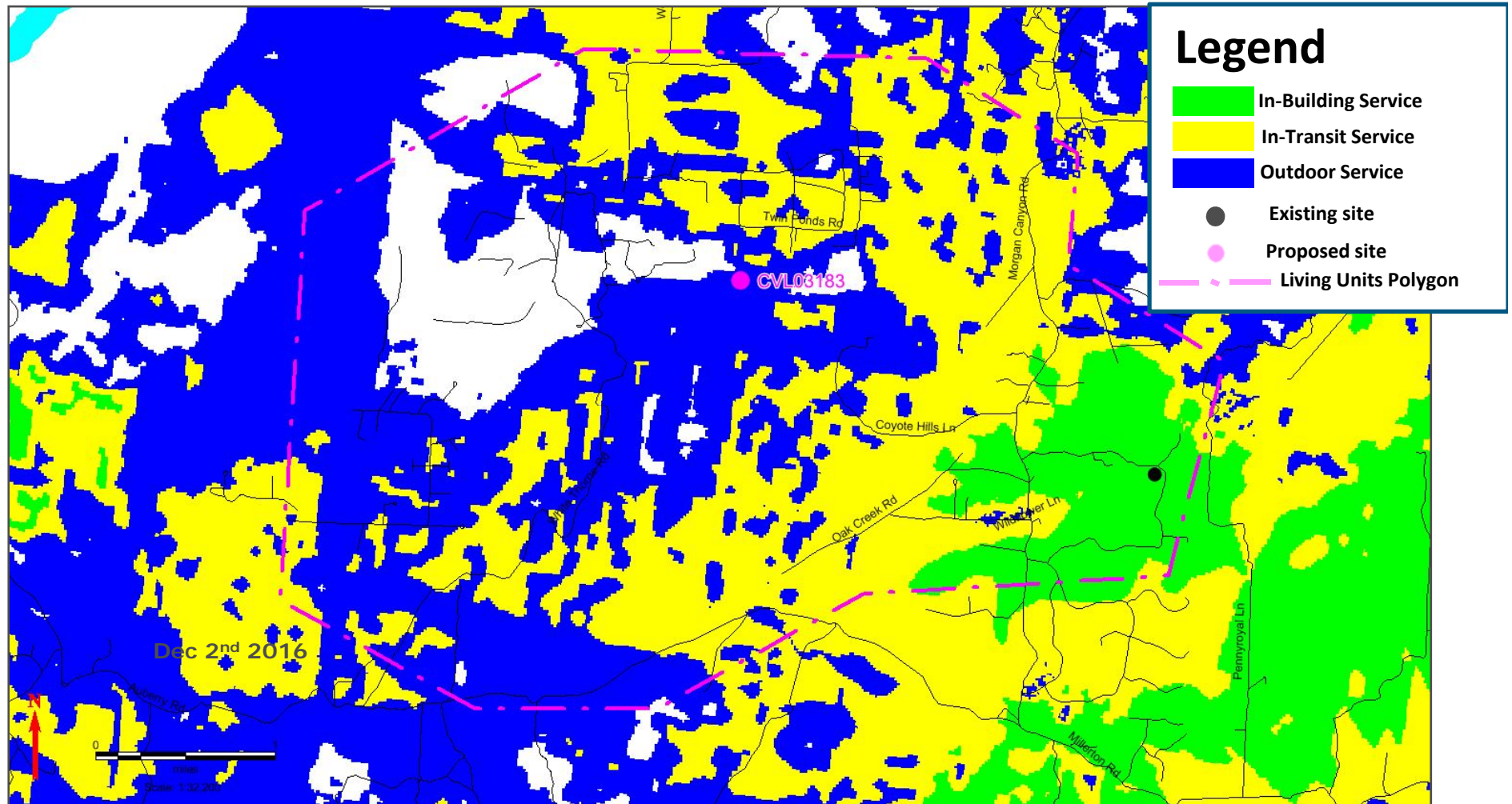
NO ENVIRONMENTAL ISSUES
 GAS MAP: N/A GAS CONFLICT: N/A NEAR LOC: N/A

811 Know what's below. Call before you dig.

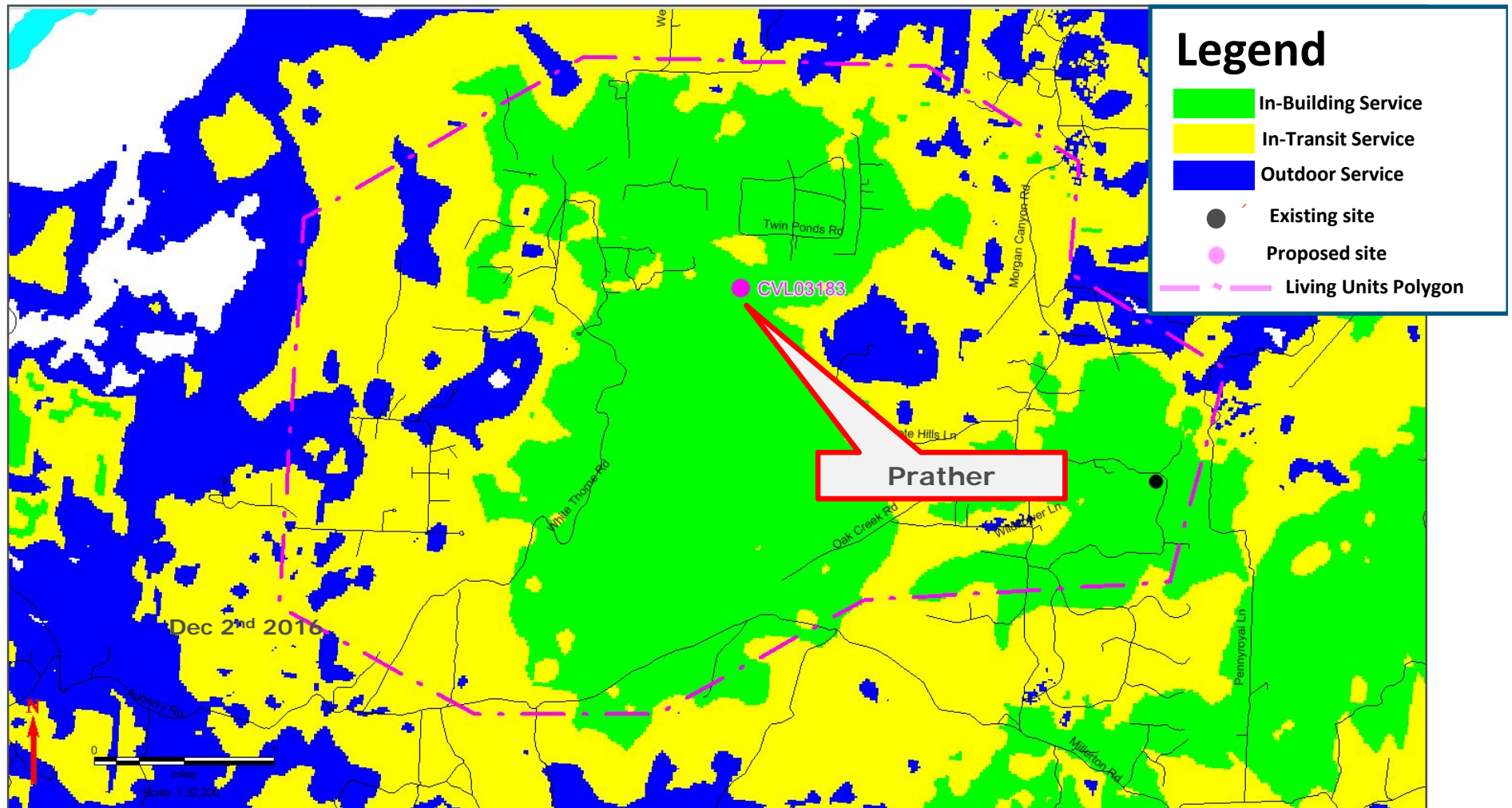
CVL03183 Zoning Propagation Map

December 1st, 2016

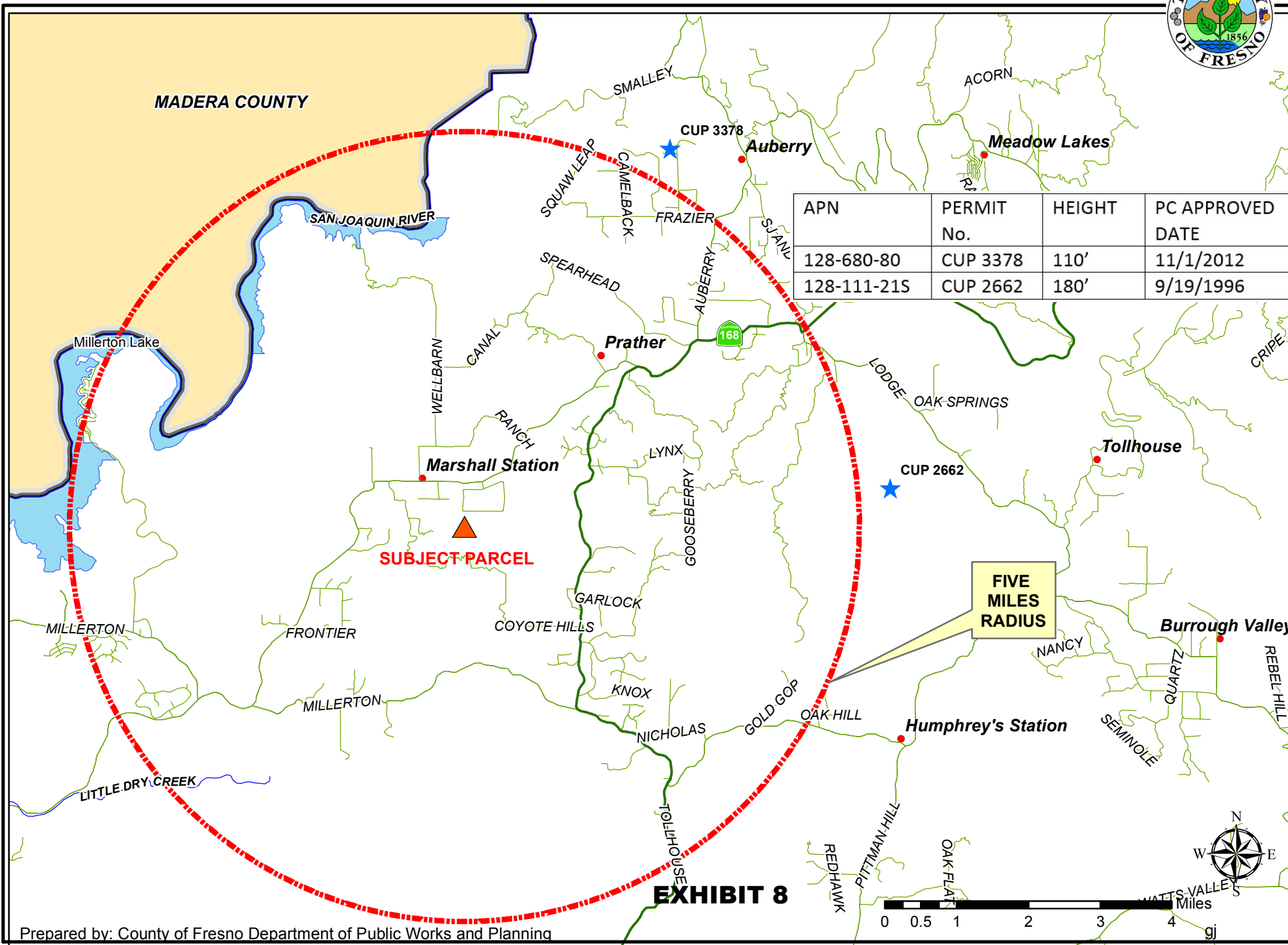
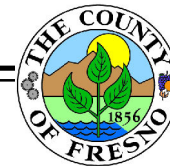
Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 80ft) supports Living Units = 425



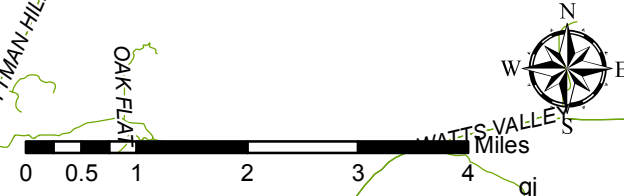
CELL TOWER VICINITY MAP



SUBJECT PARCEL

FIVE MILES RADIUS

EXHIBIT 8



OPERATIONAL STATEMENT

AT&T MOBILITY SITE "PRATHER II" – REVISION 2

DRY POND ROAD, CLOVIS, CA 93619

APN: 138-160-46

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:

45' x 33'-3" Fenced, secured lease area including:

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

21 Remote Radio Heads

Equipment Shelter

50KW 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.

Access to the site:

Auberry and White Thorne Roads are the public roads that will be traveled to access the site. Dry Pond Road is a private road accessed from White Thorn Road.

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

This project has been designed to take up no parking spaces. There is adequate space for a technician to park during monthly site visits. Although the facility will be in constant operation, there will be no regular full time employees, customers and/or service staff that will report to the facility on a daily basis. An AT&T facilities maintenance employee will perform monthly site visits to the location.

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?

45' x 33'-3" Fenced, secured lease area including:

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

EXHIBIT 9

OPERATIONAL STATEMENT – AT&T MOBILITY SITE “PRATHER II”

*21 Remote Radio Heads
Equipment Shelter
50KW propane standby generator
6' chain link fence with 10' access gate.*

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 84' monopole will be constructed at the location. As well as an 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 sound amplification will be used. There will be 2 motion-activated lights attached the equipment shelter for safety purposes. These lights can only be triggered after walking into the compound through the fence.

Landscaping or fencing proposed?

A 6' security fence will surround the perimeter of the 45' x 33'-3" proposed project area.

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

In order to provide power to the proposed AT&T facility, power will be run approximately 2,852' to the project lease area. This entails the addition of 12 new utility poles between 45' to 50' in height.

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: Complete Wireless Consulting
- APPLICATION NOS.: Initial Study Application No. 7270 and Unclassified Conditional Use Permit Application No. 3571
- DESCRIPTION: Allow an unmanned wireless telecommunications facility consisting of the following equipment: An 84-foot tall monopole tower with 12 antennas and related ground equipment, including a prefabricated equipment shelter and a propane backup generator with a 500 gallon propane storage tank within a 45-foot-by 33-foot, three-inch lease area (approximately 1,496 square feet) surrounded by a 6-foot tall chain link fence topped with barbed wire, on a 39.69-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Additionally, there is a proposed 20-foot wide and approximately 2,736 foot-long overhead and underground PG&E utility easement consisting of 12 approximately 45-foot tall utility poles with supporting anchors to connect the proposed tower to an existing utility line.
- LOCATION: The project site is located on the southeast portion of the subject parcel east of Dry Pond Road, and approximately three and one-half miles southwest of the unincorporated community of Prather. (APN 138-16-046) (SUP. DIST. 5)

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 on a vacant parcel along a prominent ridgeline. The surrounding area is characterized by open space with sparse residential development. No scenic vistas, scenic resources, or historic buildings were identified in the analysis.

The project site is on private property with no public access and located above the surrounding residential development. The project proposal may entail the removal of some existing trees and rock outcroppings to accommodate the proposed utility easement and infrastructure. The proposed utility easement consists of 12 approximately 45-foot tall utility poles spaced approximately 300 feet apart for a total run of approximately 2,736 feet of power lines connecting an existing utility pole located on APN 138-230-20, to the tower site and lease area. The proposed joint utility easement (utility poles and power transmission line) will be constructed, and maintained by Pacific Gas and Electric (PG&E) and jointly owned by PG&E and AT&T. The proposed tower site is located approximately three-quarter miles south of Auberry Road, which is designated as a scenic drive in the Fresno County General Plan, per figure OS-2. The Tower would be visible from some sections of Auberry Road, however, given that the site is elevated above the surrounding terrain and the fact that the proposed tower will be approximately 3,500 feet from Auberry Road, (the nearest public road) the impact to scenic vistas would be less than significant. The proposed tower would be visible from surrounding residential properties however according to Google Street View Images, there are existing utility poles as well as PG&E power transmission towers in the vicinity.

- 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: NO IMPACT:

The subject parcel is not located on lands classified by the 2014 Fresno County Important Farmland map as unique farmlands or farmland of statewide Importance.

- 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 1,496 square feet, the project will not result in conversion of farmland

to non-agricultural uses. The Fresno County Agricultural Commissioner's Office 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.

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 violate air quality standards, nor will the project create objectionable odors affecting a substantial number of people on or near the subject property. The area consists of foothill open space and rural residential development at rural densities.

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:

The subject parcel is located in the Central/Southern Sierra Nevada Foothills Biotic Region per the Fresno County General Plan Background Report (FCGPBR) Figure 7-5 or Figure 7-6 which identify Sierra Nevada Foothill Species (1) Serpentine endemic plants and (2) Cismontane species. The foothill area and surrounding properties have been utilized for residential development and, therefore, the underlying soil has been previously disturbed. The subject parcel is currently vacant and located atop a prominent ridgeline overlooking the surrounding residential development to the west and north. Due to the limited scope of this project, no adverse effect on any sensitive or special status or habitat modification is expected. 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 and neither agency expressed concerns pertaining to potential adverse effects upon sensitive species or sensitive natural communities.

- 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); or
- 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: NO IMPACT:

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 did not identify any concerns. No impacts were identified relating to: any candidate, sensitive, or special status species; 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.

- 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 have been historically used and are currently used for agricultural purposes and have been previously disturbed. No unique paleontological resources, sites or unique geological features were identified by any of the reviewing agencies. 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. According to the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an area at substantial 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 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: NO IMPACT:

The project is located in an area of steep slopes per Figure 7-2 (FCGPBR). However, any grading activity with this project would be limited to the proposed 1,496 square-foot lease area. The project site is not at risk of seismic hazards, per discussion above. The project site is not located in an area of risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as identified in the (FCGPBR). The project was reviewed by the Water/Geology/Natural Resources Section, which did not express any concerns relating to any of the above listed hazards, associated with the subject application.

- 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 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 the purpose of reducing the emissions of greenhouse gases?

FINDING: NO IMPACT:

Comments received from the San Joaquin Valley Air Pollution Control District 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-propane 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 Westside Elementary, located approximately one mile west 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 NEPAAssist, 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; or

- 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: NO 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.

- 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 0675H, 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: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an area of sparse residential development and open space. The nearest residence is located approximately one-quarter mile from the project site. The proposed site is located on a vacant parcel on a prominent ridgeline above the surrounding residential development. Access to the site will be on a 20-foot wide joint access and utility easement. The easement traverses four parcels including the subject parcel. Access to the project site will be via an unimproved dirt road connecting with Dry Pond Road. No new roads are proposed with this application. The project will not physically 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 Eastside Rangeland in the Fresno County Adopted Sierra North Regional Plan and is located in an area of residential and open space land uses. The parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and is not restricted under Williamson Act, Agricultural Land Conservation Contract.

- 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 as 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposed the use of a 50-kilowatt propane standby generator, which will be operated for approximately 30 minutes per month for maintenance purposes and during power outages. Additionally, a continuously operating air conditioning unit will be utilized to cool the equipment shelter. The nearest residence to the project site is more than 1,000 feet away. No concerns relating to excessive ground-borne vibration or ground-borne noise levels were raised by any reviewing agencies.

- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

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.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels; or
- 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 dwelling is located approximately three-quarters of a mile west 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, neither agency expressed 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 miles northeast 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 connected to Dry Pond Road. 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 result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project site is not within the review zone of any airport. According to the applicants Operational Statement, there are no airports or airstrips within a five-mile radius of the project site.

- D. Would the project substantially increase traffic hazards due to design features; or

- E. Would the project result in inadequate emergency access; or

- F. 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:

No impacts on biological resources were identified in the analysis. With incorporation of the Mitigation Measure indicated in Section V, any impacts on cultural resources from the project will be less than significant.

- 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 Aesthetics and Cultural Resources. These impacts have been reduced to less than significant with the Mitigation Measures discussed in Sections I 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. 3571, 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, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and have been determined to be less than significant.

Potential impacts relating to Cultural Resources 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: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7270	LOCAL AGENCY PROPOSED DRAFT MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
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 c/o AT&T Mobility	Project Title: Unclassified Conditional Use Permit Application No.3571		
Project Description: Allow an 84-foot tall monopole cellular tower and related facilities on a 39.89-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Additionally, there is a proposed 20-foot wide and approximately 2,736 foot-long overhead and underground PG&E utility easement consisting of 12 approximately 45-foot tall utility poles with supporting anchors to connect the proposed tower to an existing utility line.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3571, 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, Biological Resources, 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 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 – February 5, 2018		Review Date Deadline: Planning Commission – February 15, 2018	
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**