



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 July 26, 2018

SUBJECT: Initial Study Application No. 7427 and Unclassified Conditional Use Permit Application No. 3602

Allow the construction of a new unmanned wireless telecommunication facility consisting of a 110-foot-tall tower, employing a windmill design, and related ground equipment within a 2,250 square-foot fenced lease area, including new access and utility easements, on a 48.50-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The project site is located on Towerline Lane, approximately 1,500 feet east of its intersection with Pittman Hill Road, and approximately two miles south of the unincorporated community of Humphreys Station (26597 Towerline Lane, Clovis, 93619) (SUP. DIST. 5) (APN 138-500-19).

OWNER: Darin Hamman
APPLICANT: AT&T Mobility

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. 7427; and
- Approve Unclassified Conditional Use Permit No. 3602 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 and Detail Drawings
6. AT&T Coverage Maps
7. Revised Project Support Statement (Response to Wireless Guidelines)
8. Operational Statement
9. Cellular Tower Vicinity Map
10. Summary of Initial Study Application No. 7427
11. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Eastside Rangeland/Sierra North Regional Plan	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	48.50 acres	No change
Project Site	The subject parcel is improved with an approximately 1,826 square-foot single-family residence. The proposed lease area is located approximately 320+/- feet northwest of the existing dwelling and is currently vacant, with natural vegetation	Addition of a 110-foot-tall communications tower (faux windmill design) with 12 antennas and associated ground equipment within a 45-foot by 50-foot (2,250 square feet) fenced lease area, new access and overhead and underground utility easements
Structural Improvements	See description under Project Site-Existing above	See description under Project Site-Proposed above
Nearest Residence	Approximately 600 feet southwest	No change

Criteria	Existing	Proposed
Surrounding Development	Single-family residential/Grazing land	No change
Operational Features	N/A	Unmanned wireless communications facility
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Residential traffic	Approximately one to two round trips per month for routine maintenance
Lighting	Residential	No change. No lighting is proposed
Hours of Operation	N/A	Continuous operation

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.

Staff notes that Mitigation Measure No. 1 of Exhibit 1 (Mitigation Monitoring and Reporting Program, Conditions of Approval, and Project Notes) has been modified from the version that appears in the Initial Study to eliminate irrigation requirements for native trees and vegetation.

According to CEQA Guidelines Section 15073.5(a)(b)(c), a Mitigated Negative Declaration must be recirculated only if it is considered to be “substantially revised” by meeting certain criteria. In the case of this application, the original Mitigation Measure requiring the installation of landscaping has been minimally revised, removing the provision that the landscaping include native or compatible non-native drought-tolerant plant species due to concerns over the availability of water and the need for maintenance of the landscaping.

Staff also notes that the street address for the subject parcel was incorrectly listed as 26897 Towerline Lane in the Initial Study and Routing Documents. The correct street address is **26597** Towerline Lane, Clovis, CA 93619.

PUBLIC NOTICE:

Notices were sent to 38 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 (CUP) 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 CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

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 correspond with Federal Law.

BACKGROUND INFORMATION:

The project entails the establishment of a new unmanned wireless communication facility consisting of the following improvements: a 110-foot-tall tower employing a faux windmill design, with 12 antennas, one microwave dish, and related ground equipment, including a 15 kilowatt diesel backup generator with a 54-gallon fuel tank; located within a 2,250 square-foot (50-foot by 45-foot) lease area, enclosed by a six-foot-tall chain-link fence topped with barbed wire. There will be two motion-activated, hooded and downturned LED security lights mounted on the front and rear of the prefabricated equipment cabinet.

Additionally, there is a proposed 20-foot-wide, 6,933 square-foot access and utility easement extending from Towerline Lane to the lease area; a joint six-foot-wide utility easement for power and fiber extending approximately 228+/- feet northeast from the proposed lease area to an existing utility pole line easement; and, another utility easement for telecommunication cable, to extend north from the proposed point of connection adjacent to the lease area (existing utility pole), 2,170 feet along the existing pole line easement, north and then west to an existing utility (and proposed point of connection) located on Pitman Hill Road. A retaining wall is proposed, surrounding the lease area on the north, south and west sides, which will vary in height from approximately 10+/- feet on the west side, to less than one foot on the east side.

The proposed facility is designated to add capacity to the existing AT&T wireless network and provide high-speed broadband internet service to an underserved area of the County, through the Connect America Fund.

Staff notes that in the Notice of Public hearing that was mailed for this item, the proposed tower is described as a 110-foot tall monopole, however the Applicant has elected to make some revisions to the original proposal, and the new tower proposal will utilize a faux windmill design, and will also be a total of 110 feet in height, including the 26-foot diameter windmill blades, which extend 13 feet above the 97-foot tall supporting structure.

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 Side: 20 feet Rear: 20 feet	Front (north): 1,000+/- feet Side (east): 400+/- feet Rear (south): 450 feet Side (west): 200+/- feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	No requirement	No requirement	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements will require permits.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 1100H, the subject parcel is not subject to flooding from the 100-year (one-percent-chance) storm event. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject parcel.

Typically, if the subject parcel is located within a State Responsibility Area (SRA) boundary, any future development shall be in accordance with all applicable SRA Fire Safe Regulations.

Fresno County Fire Protection District (FCFPD): This project shall comply with the California Code of Regulations Title 24-Fire Code. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. This project shall annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District, and shall 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 the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

The project site is located along Towerline Lane, a partially paved private road that takes access from Pittman Hill Road approximately 1,500 feet west of the proposed tower site.

Adequate area is available on the 48.50-acre parcel to accommodate the proposed wireless communication tower, related easements, and facilities.

Staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

None.

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	Towerline Lane is partially paved up to the project site	No change
Public Road Frontage	No	Towerline Lane is a private road which takes access from Pittman Hill Road	No change
Direct Access to Public Road	No	Pittman Hill Road is accessed by Towerline Lane	No change
Road ADT		N/A	No change
Road Classification		Local	No change
Road Width (Towerline Lane)		20 feet (approximately)	No change
Road Surface		Partially Paved	No change
Traffic Trips		Residential	One to two two-way maintenance trips per month
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase to traffic expected
Road Improvements Required		N/A	None required, except where necessary to repair damage to private roads incurred during construction, operation/ maintenance or removal of tower and/or related

		Existing Conditions	Proposed Operation
			improvements (See Condition No. 5)

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: Towerline Lane is a partially paved approximately 20-foot-wide private road and is not County maintained. Sales Creek Road is an unpaved private road and is not County maintained.

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.

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

Analysis:

This project proposes to allow the construction of a 110-foot-tall communication faux windmill tower with related equipment on a 48.50-acre parcel that is currently improved with an approximately 1,823 square-foot single-family residence, and situated in a foothill area characterized by large parcel sizes and low-density rural residential development. Towerline Lane, which provides access to the subject parcel, is partially paved between Pittman Hill Road and the subject parcel. Towerline Lane is a private access easement and is not County maintained. No reviewing agencies expressed any concerns regarding the adequacy of Pittman Hill Road, Sales Creek Road or Towerline Lane to serve the proposed use.

Based on the above information, and with adherence to the included Mitigation Measures, Conditions of Approval and mandatory Project Notes, staff believes that the streets and highways serving the subject parcel are adequate to accommodate the proposed 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	40.40 acres	Single-Family Residential/ Grazing Land	AE-40	Approximately 1,400 feet

Surrounding Parcels				
South	30.36 acres	Single-Family Residential/ Grazing Land	AE-40	Approximately 1,200 feet
East	19.47 acres	Single-Family Residential	AE-40	Approximately 1,175 feet
West	22.00 acres	Single-Family Residential	AE-40	Approximately 600 feet

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. An engineered grading and drainage plan may be required when cut or fill quantities exceed 1,000 cubic yards, or when significant changes are made in a State Responsibility Area. A grading permit or voucher will be required for any grading that has been done without a permit and any grading proposed with this application.

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 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). All hazardous waste shall be handled in accordance with the requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. with regard to labeling, storage and handling of hazardous wastes.

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

Analysis:

This proposal entails the establishment of a wireless communication facility consisting of a 110-foot-tall tower, related ground equipment and access and utility easements. While the proposed tower at 110 feet would be the tallest structure in the vicinity and would be clearly visible from surrounding properties, Mitigation Measures have been included, requiring that the tower be painted an earth-tone (brown) color and that the proposed lease area shall be screened behind slatted chain-link fencing, also provided in an earth-tone (brown) color. Additionally, to reduce any impacts to the site from construction and grading activities, landscaping will be required to restore any trees or natural vegetation that is removed during such activities. A Condition of Approval will also be included requiring that the proposed tower utilize a faux windmill design in order to blend with the site and its surroundings.

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

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

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 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 towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. With the information provided and analyzed by staff, the proposal has been determined to be consistent with this policy (see Analysis below).</p>
<p>Policy LU-A. 3 The County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses listed in table LU-3. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:</p> <ul style="list-style-type: none"> a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics. b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity. c. The operational or physical characteristics of the use shall not 	<p>The Applicant’s coverage maps indicate that the proposed tower would substantially increase the available wireless coverage in the area. The proposed facility lease area is relatively small (at 2,250 square feet) and is located near the existing dwelling on the subject parcel.</p> <p>The bulk of the 48.50-acre subject parcel is located in an area of steep slopes and is not suitable for farming. The subject parcel and most others in the vicinity have been improved with single-family dwellings. The parcel may be suitable for grazing; however, the Applicant provided no indication that it is being utilized for grazing at this time. If in the future the subject parcel were to be utilized for grazing, staff does not believe that the proposed tower would interfere with such use.</p> <p>No additional water usage is proposed with this project; accordingly, there will be no impacts to local water resources.</p>

Relevant Policies:	Consistency/Considerations:
<p>have a detrimental impact on water resources or the use or management of surrounding properties within at least a one quarter-mile radius.</p> <p>d. A probable workforce should be located nearby or be readily available.</p>	<p>Once construction is complete, the tower will be unmanned except for routine maintenance visits, and as such, will not require any other personnel for its operation.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated as Eastside Rangeland in the Sierra North Regional Plan. The designation of Eastside Rangeland shall mean land designated for grazing and other agricultural operations. The subject parcel is designated Agriculture in the General Plan and is therefore subject to the Policies relating to Agricultural Land Uses and Public Facilities and Services contained therein.

Fresno County Department of Agriculture: No comment.

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

Analysis:

General Plan Policy PF-J.4 requires compliance with the Fresno County Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County. The Guidelines address several concerns with regard to wireless communication facilities, including justification or need for the tower, co-location opportunities, site selection and provisions for removal. The Guidelines support the proposed placement of the tower relatively near the existing dwelling on site. Additionally, the Applicant’s submitted coverage maps indicate that existing in-building, in-transit and outdoor wireless service in the area will be substantially increased by the addition of the proposed facility. The nearest existing tower to the proposed site is more than five miles away and therefore would not meet the Applicant’s coverage objectives.

Based on these factors, staff believes the project proposal is consistent with the General Plan.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3602, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7427; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3602 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. 3602; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7427/Unclassified Conditional Use Permit Application No. 3602
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Landscaping shall be provided around the perimeter of the fenced lease area (excepting the 12-foot-wide gated access point) in order to restore the natural vegetation disturbed during construction. The landscaping shall include the replacement of the two existing oak trees removed during construction. Additionally, said landscaping shall not require the provision of irrigation or the use of any on-site water supply. A note shall be included on the submitted site plans acknowledging the above requirements and describing in detail the trees and vegetation to be replaced.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing/ Duration of the project
2.	Aesthetics	The 45-foot by 50-foot lease area shall be screened behind slatted, chain-link fencing provided in an earth-tone (brown) color.	Applicant	Applicant/PW&P	Ongoing/ Duration of the project
3.	Aesthetics	The 110-foot-tall tower shall be painted in an earth-tone color (brown), unless painting/striping of the tower is required by the Federal Aviation Administration (FAA) for daytime visibility.	Applicant	Applicant/PW&P	Ongoing/ Duration of the project
4.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, 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, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities

EXHIBIT 1

Conditions of Approval	
1.	Development and operation shall be in substantial conformance with the approved Site Plans, Floor Plans, Elevation Drawings and Operational Statement, except as modified by the Conditions of Approval.
2.	The proposed tower shall utilize a faux windmill design in order to blend with the site and surrounding development.
3.	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.
4.	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.
5.	The Applicant (AT&T) shall repair any damage to Towerline Lane or Sales Creek Road from their respective intersections with Pittman Hill Road to include all sections of either road which are utilized by the Applicant (AT&T) for any purpose associated with this project, and caused by construction and/or grading activities, routine maintenance trips and subsequent removal of the tower.
6.	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, and 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.

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

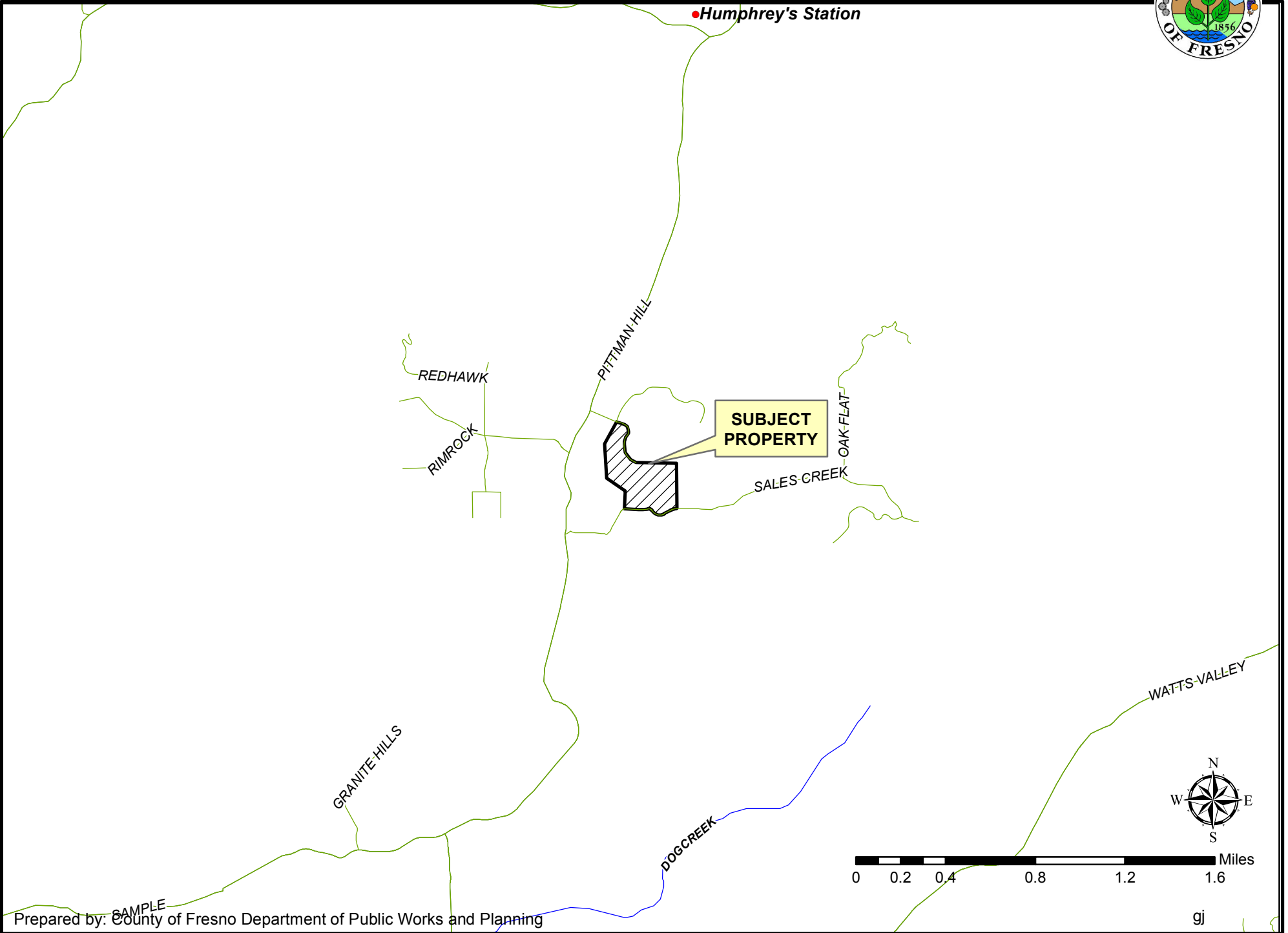
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Unclassified Conditional Use Permit (CUP) No. 3602 shall become void unless there has been substantial development within two years of the effective date of approval.
2.	The project shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of Building Permits by the County.
3.	The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.
4.	All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.
5.	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 (http://cers.calepa.ca.gov/ or https://www.fresnocupa.com/). For more information, please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The default State reporting thresholds that apply are >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

Notes	
6.	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.
7.	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.
8.	A grading permit or voucher is required for any grading proposed with this application.

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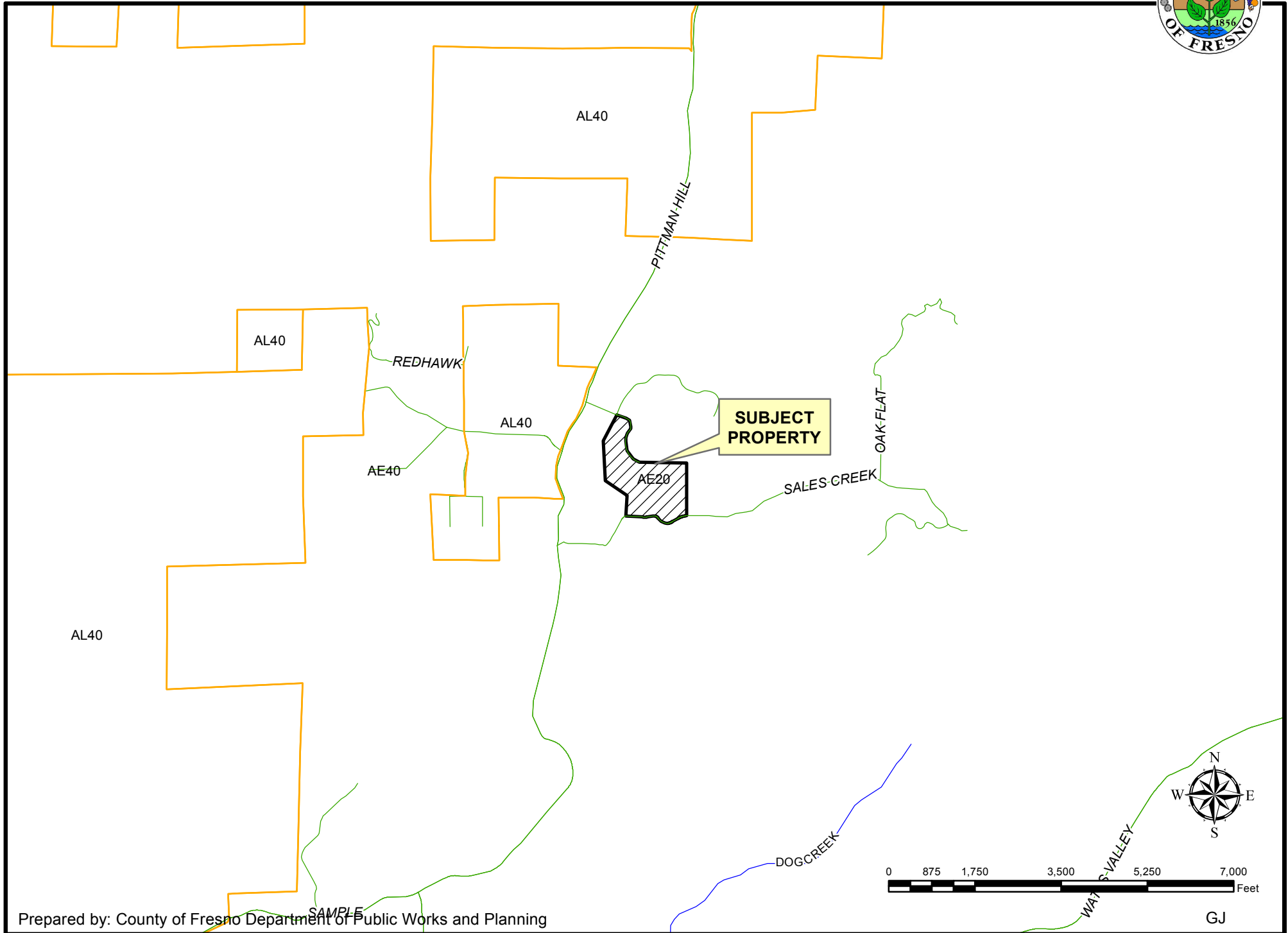
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LOCATION MAP

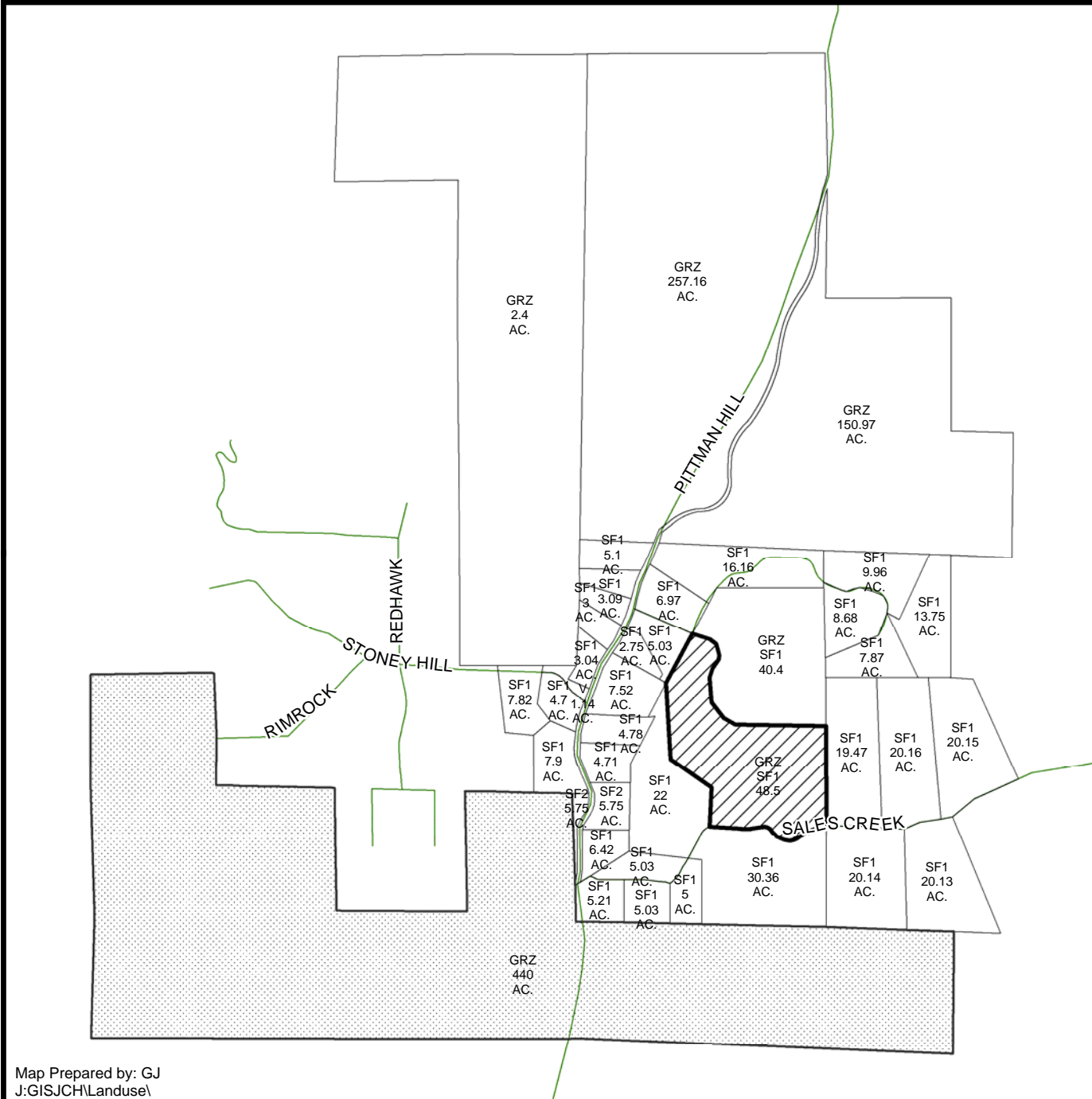


Prepared by: County of Fresno Department of Public Works and Planning

EXISTING ZONING MAP





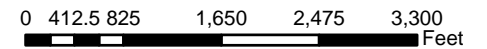
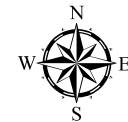
EXISTING LAND USE MAP



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

LEGEND:

-  Subject Property
-  Ag Contract Land





at&t

FA CODE: 10554717
USID: 194251

SITE NUMBER: CVU00738

SITE NAME: CVU00738 PRATHER

26597 TOWERLINE LANE
CLOVIS, CA 93619
JURISDICTION: FRESNO COUNTY
APN: 138-500-19

SITE TYPE: WINDMILL / PRE-MFG. WALK-IN CABINET

Issued For:
CVU00738
PRATHER
26597 TOWERLINE LANE
CLOVIS, CA 93619

PREPARED FOR
 at&t
2600 Camino Ramon
San Ramon, California 94583

Vendor:
 COMPLETE
Wireless Consulting, Inc.

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> BRING POWER / TELCO / FIBER TO SITE LOCATION INSTALL AT&T APPROVED PRE-MANUFACTURED WALK IN CABINET AND ASSOCIATED INTERIOR EQUIPMENT INSTALL AT&T FAUX WINDMILL WITH ANTENNAS & ASSOCIATED TOWER-MOUNTED EQUIPMENT ADD GENERATOR W/ FUEL TANK INSTALL (1) NEW AT&T 6'Ø MICROWAVE DISH (UHX6-107-D3A-RF) ON THE PROPOSED FAUX WINDMILL INSTALL (4) NEW AT&T ODU RADIOS (95MPR11-Q64F40-190) ON THE PROPOSED FAUX WINDMILL INSTALL (4) NEW AT&T (NOKIA F/O) CABLES 	<p>PROPERTY INFORMATION: SITE NAME: CVU00738 PRATHER SITE NUMBER: CVU00738 SITE ADDRESS: 26597 TOWERLINE LANE CLOVIS, CA 93619 A.P.N. NUMBER: 138-500-19 CURRENT ZONING: AE-40 (EXCLUSIVE AGRICULTURE) JURISDICTION: FRESNO COUNTY LATITUDE: N36.933731 NAD83 LONGITUDE: W119.453542 NAD83</p> <p>PROPERTY OWNER: DARRIN HAMMAN 26597 TOWERLINE LN. CLOVIS, CA 93619</p>	<p>APPLICANT / LESSEE: AT&T MOBILITY 2600 CAMINO RAMON, 4W850 SAN RAMON, CA 94583</p> <p>RF ENGINEER: AT&T 5555 E. OLIVE AVE. FRESNO, CA 93727 CONTACT: JAKE BALUYUT EMAIL: jkb7714@att.com PH: (559) 454-5694</p> <p>CONSTRUCTION MANAGER: ERICSSON 6140 STONERIDGE MALL RD. #350 PLEASANTON, CA 94588 CONTACT: BRIAN FESLER EMAIL: brian.fesler@ericsson.com PH: (530) 682-8862</p>	<p>ARCHITECT / ENGINEER: MST ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 CONTACT: MANUEL S. TSIHLAS EMAIL: manuel@mstarchitects.com PH: (916) 567-9630</p> <p>ZONING MANAGER: COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: GERIE JOHNSON EMAIL: gjohnson@completewireless.net PH: (916) 709-2057</p>	<p>T-1 TITLE SHEET GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES LS1 SURVEY LS2 SURVEY LS3 SURVEY A-1 OVERALL & ENLARGED SITE PLAN A-2 EQUIPMENT AREA PLAN A-3.1 ANTENNA PLAN & SCHEDULE A-3.2 ANTENNA DETAILS A-4.1 PROPOSED ELEVATIONS A-4.2 PROPOSED ELEVATIONS</p> <p>GRADING PLANS BY CARTWRIGHT ENGINEERS: C0.0 TITLE SHEET C1.1 PRELIMINARY ACCESS DRIVE PLAN & PROFILE C2.0 PRELIMINARY EROSION & SEDIMENT CONTROL PLAN</p>	<p># # # # # # # # # # # # # # #</p>																										
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T																													
<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 2012 IBC (PART 2, VOL 1-2) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) [AFFECTED ENERGY PROVISIONS ONLY] 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3) 2016 CALIFORNIA ENERGY CODE (CEC) ANSI / EIA-TIA-222-G 2015 NFPA 101, LIFE SAFETY CODE 2016 NFPA 72, NATIONAL FIRE ALARM CODE 2016 NFPA 13, FIRE SPRINKLER CODE 		<p>DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> HEAD SOUTHEAST ON CAMINO RAMON TOWARD BISHOP DR CONTINUE STRAIGHT TO STAY ON CAMINO RAMON TURN RIGHT ONTO BOLLINGER CANYON RD USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE MERGE ONTO I-680 S USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 580 EXIT TOWARD INTERSTATE 5 S/FRESNO/LOS ANGELES CONTINUE ONTO I-580 E CONTINUE ONTO I-5 S TAKE EXIT 403A TO MERGE ONTO CA-152 E/CA-33 S TOWARD LOS BANOS/FRESNO MERGE ONTO CA-99 S USE THE RIGHT 2 LANES TO TAKE EXIT 133B TO MERGE ONTO CA-180 E TOWARD KINGS CANYON/AIRPORT TAKE THE EXIT TOWARD HWY 168 E/CLOVIS/HUNTINGTON LAKE CONTINUE ONTO CA-168/HWY 168 CONTINUE STRAIGHT ONTO SIERRA FWY CONTINUE ONTO CA-168/TOLLHOUSE RD TURN RIGHT ONTO SAMPLE RD CONTINUE ONTO PITMAN HILL RD TURN RIGHT ONTO TOWERLINE LN DESTINATION WILL BE ON THE RIGHT 																													
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	APPROVALS																													
<p>OCCUPANCY : S-2 (UNMANNED TELECOMMUNICATIONS FACILITY), U (TOWER)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>HANDICAP REQUIREMENTS</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.</p>	<p>SPECIAL INSPECTIONS PER 2016 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:</p> <ol style="list-style-type: none"> ANCHOR BOLTS WET-SET INTO CONCRETE EXPANSION BOLTS INTO EXISTING CONCRETE HIGH STRENGTH BOLTING WELDING STEEL REINFORCEMENT / REBAR PLACEMENT STEEL MATERIAL VERIFICATION <p>SOILS ENGINEER TO INSPECT DRILLED PIERS</p> <p>STRUCTURAL DESIGN CRITERIA:</p> <ol style="list-style-type: none"> SOIL SITE CLASSIFICATION: D SOIL BEARING CAPACITY: SLABS: 1500 PSF SEISMIC IMPORTANCE FACTOR: I SITE COORDINATES: N36.933731, W119.453542 NAD83 SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.549g S1 = 0.227g SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.498g SD1 = 0.295g SITE COEFFICIENTS: Fa = 1.361 Fv = 1.946 SEISMIC DESIGN CATEGORY: D 	<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:		
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PG&E:																															
		GENERAL CONTRACTOR NOTES																													
		<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>800-227-2600 Call 2 Full Working Days In Advance</p>																													

AT&T SITE NO: CVU00738
PROJECT NO: 162.1951
DRAWN BY: KRT
CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/13/18	100% ZD
	07/05/18	90% ZD REV 1
	06/26/18	90% ZD
	12/21/17	100% ZD REV1
	10/24/17	100% ZD
	08/03/17	90% ZD

Licenser:

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

Architect:

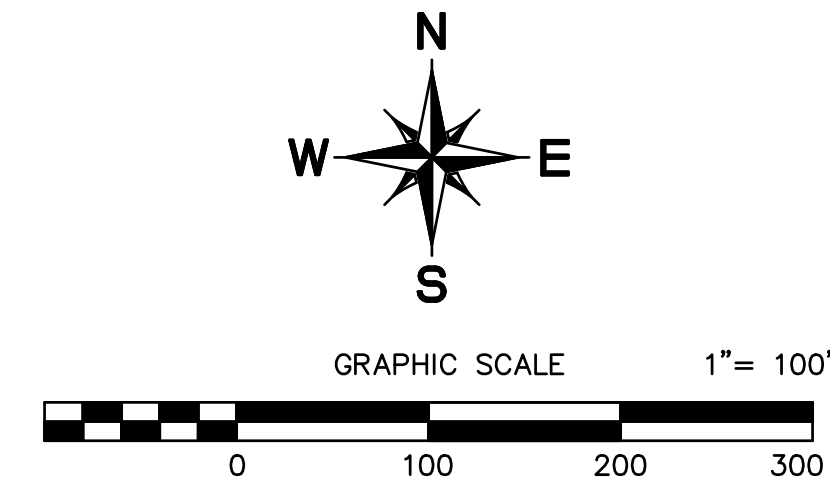
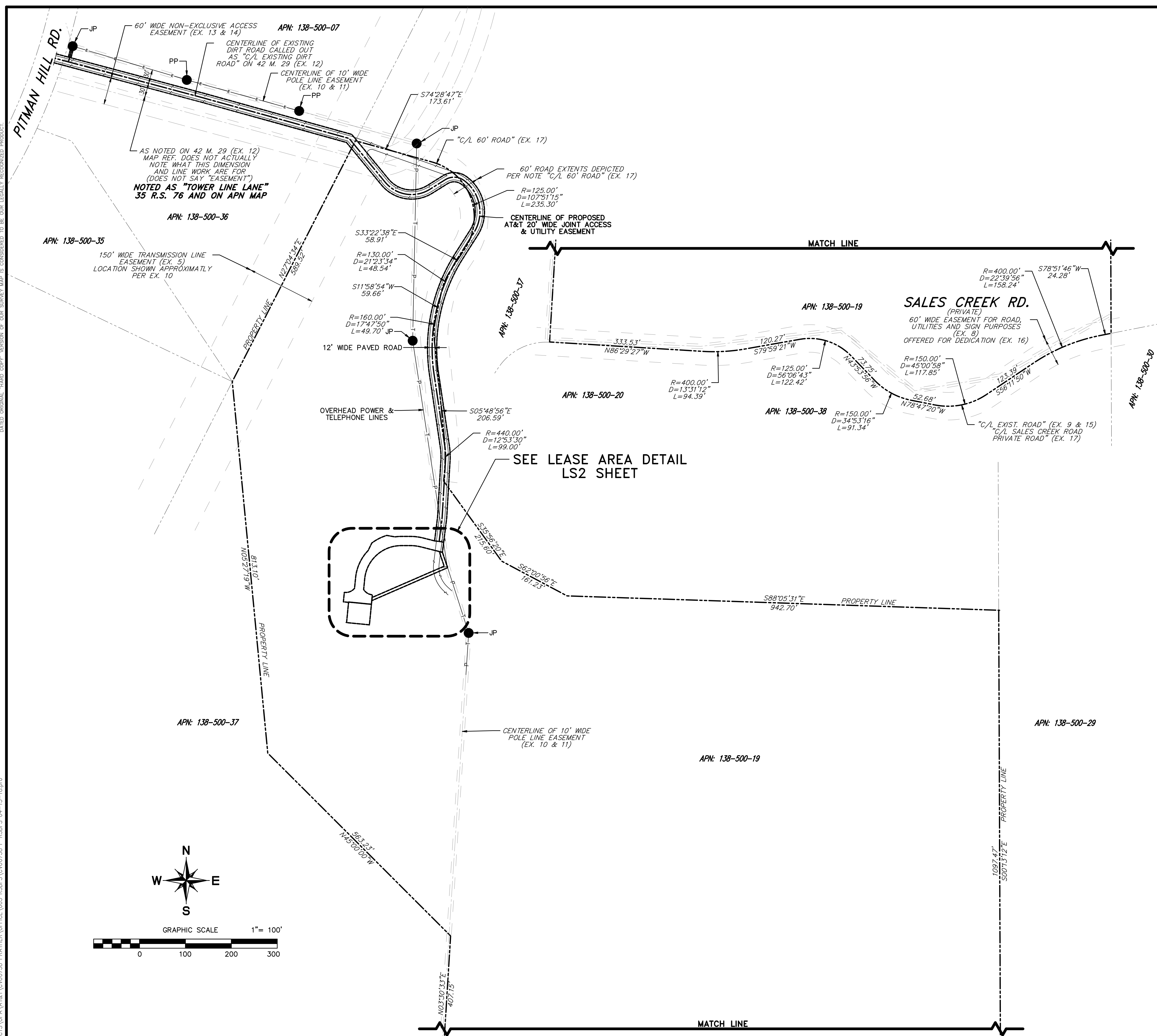
MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

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

F:\PROJECTS\09A\181\CV0738 PRATHER\OFFICE\005_R3BFS\CV0738 P_R3BFS_04-13-18.dwg



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

DATE OF FIELD VISIT: 07/29/17

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075

NOTES:

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

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

LEASE AREA DESCRIPTION:
SEE LS3 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:
SEE LS3 SHEET.

UTILITY EASEMENT DESCRIPTION(S):
SEE LS3 SHEET.

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

PROJECT BENCH: SEE LS2 SHEET.
LANDLORD INFORMATION: DARIN HAMMAN
26597 TOWERLINE LANE
CLOVIS, CA 93619

NET AREA OF:
UNDERLYING PARCEL(S): 48.50± AC.
SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA FIRM COMMUNITY PANEL NUMBER 06019C1100H, EFFECTIVE DATE 06/16/2017, PER FEMA INTERACTIVE WEBSITE.

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

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.
ELEVATION OF GROUND AT GPS POINT: 1673.4' AMSL

LATITUDE: N36°56'01.43"
LONGITUDE: W119°27'12.75" (NAD 83)
LATITUDE: N36.933731°
LONGITUDE: W119.453542° (NAD 83)

PREPARED FOR

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

Vendor:

COMPLETE
Wireless Consulting, Inc.

Surveyor:

Phil Auer
Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (661) 587-6129
Mobile: (510) 714-7224
E-mail: Pasis5075@aatt.net

AT&T SITE NO: CVL00738
PROJECT NO: N/A
DRAWN BY: TCN
CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	04/13/18	90% SURVEY

Licensors:

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

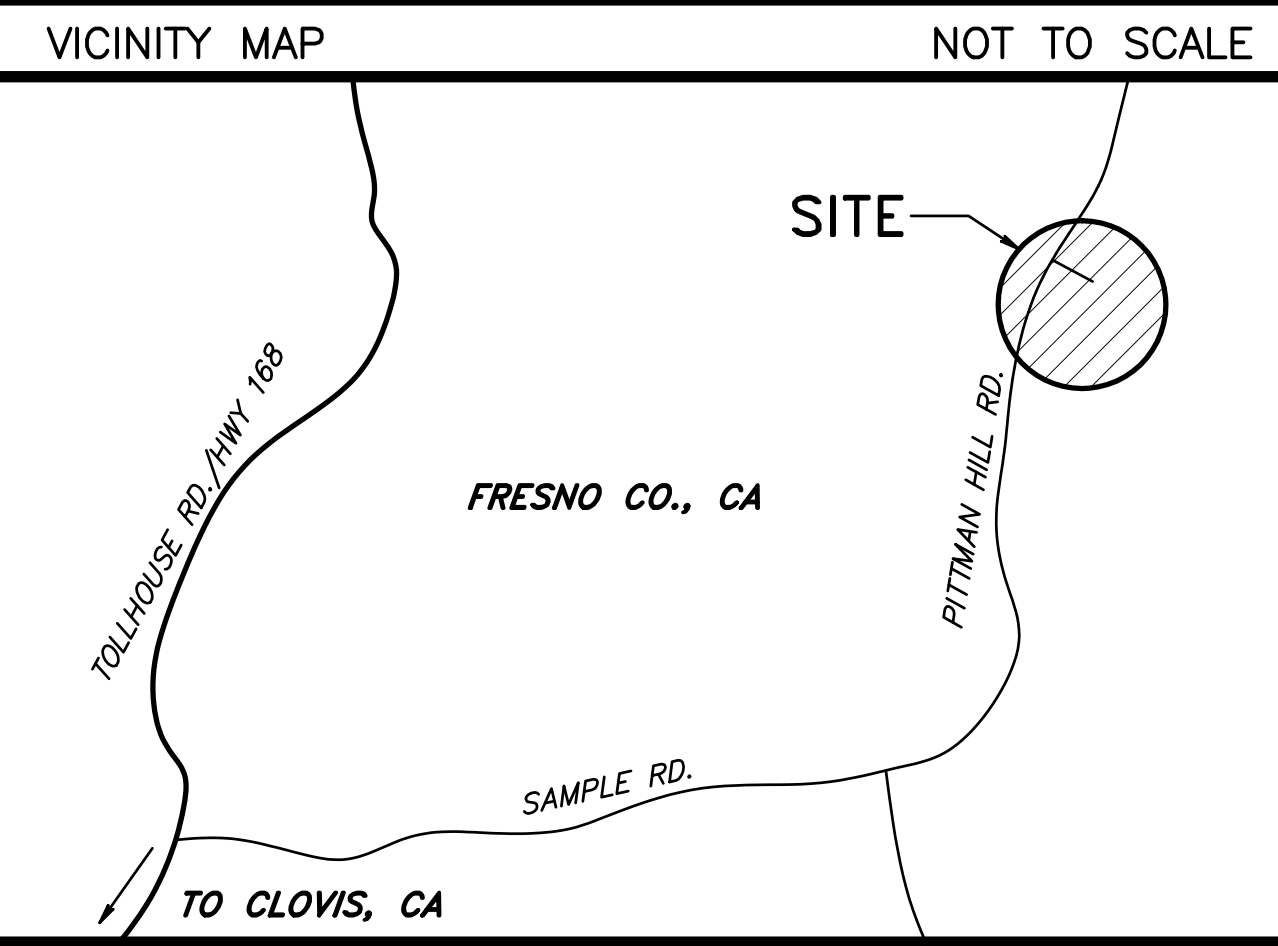
Issued For:

PRATHER

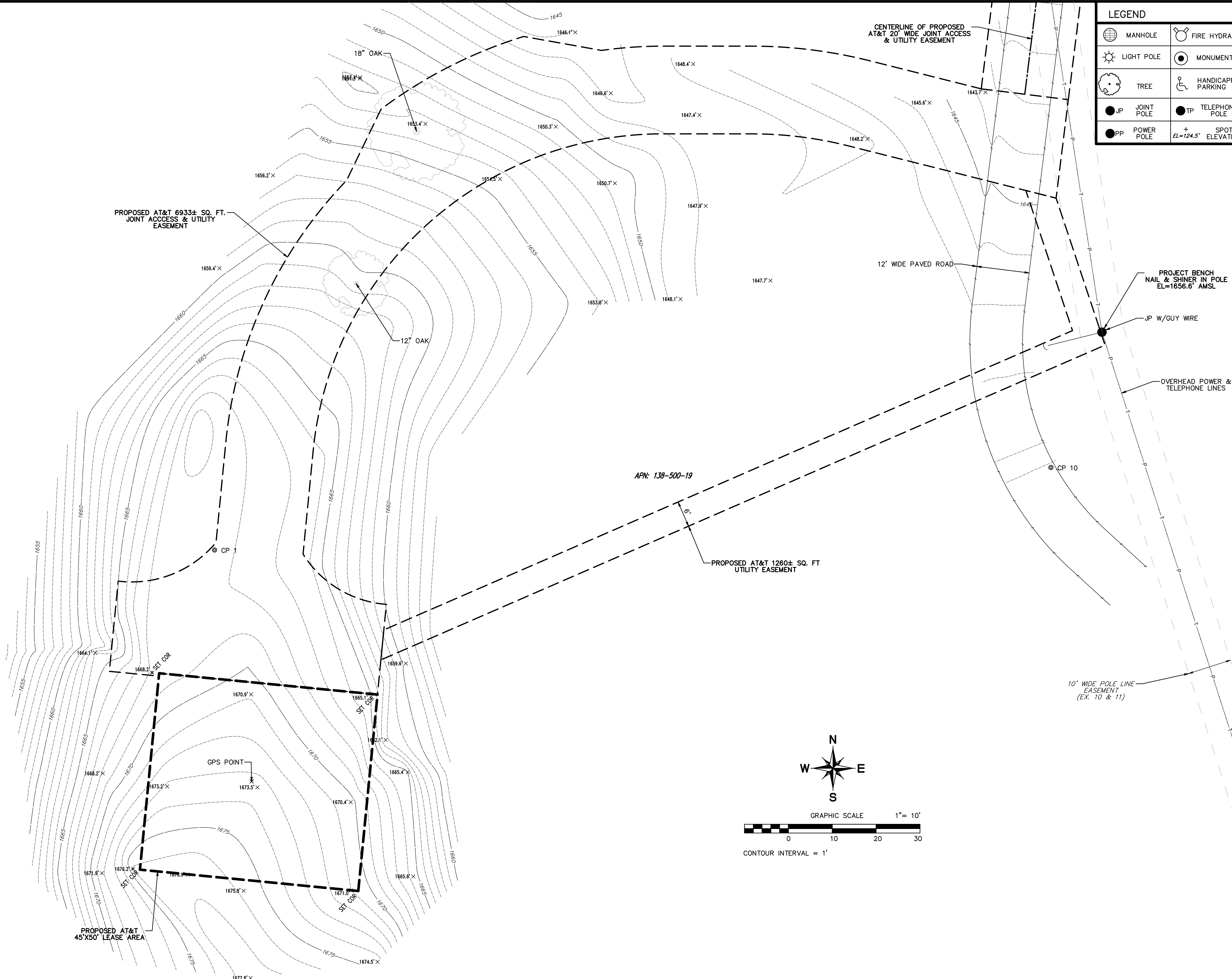
26597 TOWERLINE LANE
CLOVIS, CA 93619
FRESNO COUNTY
APN: 138-500-19

SHEET TITLE:
TOPO SURVEY

SHEET NUMBER:
LS1



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

PREPARED FOR

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

Vendor:

COMPLETE
Wireless Consulting, Inc.

Surveyor:

Phil Auer
Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (561) 587-5129
Mobile: (510) 714-7224
E-mail: Pasis5075@att.net

AT&T SITE NO: CVL00738
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REV	DATE	DESCRIPTION
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Issued For:

PRATHER

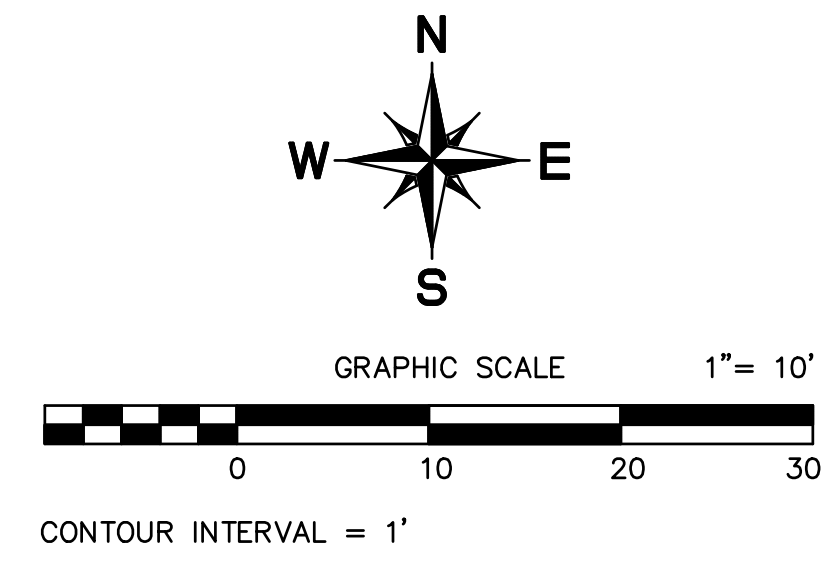
26597 TOWERLINE LANE
CLOVIS, CA 93619
FRESNO COUNTY
APN: 138-500-19

SHEET TITLE:

TOPO SURVEY

SHEET NUMBER:

LS2

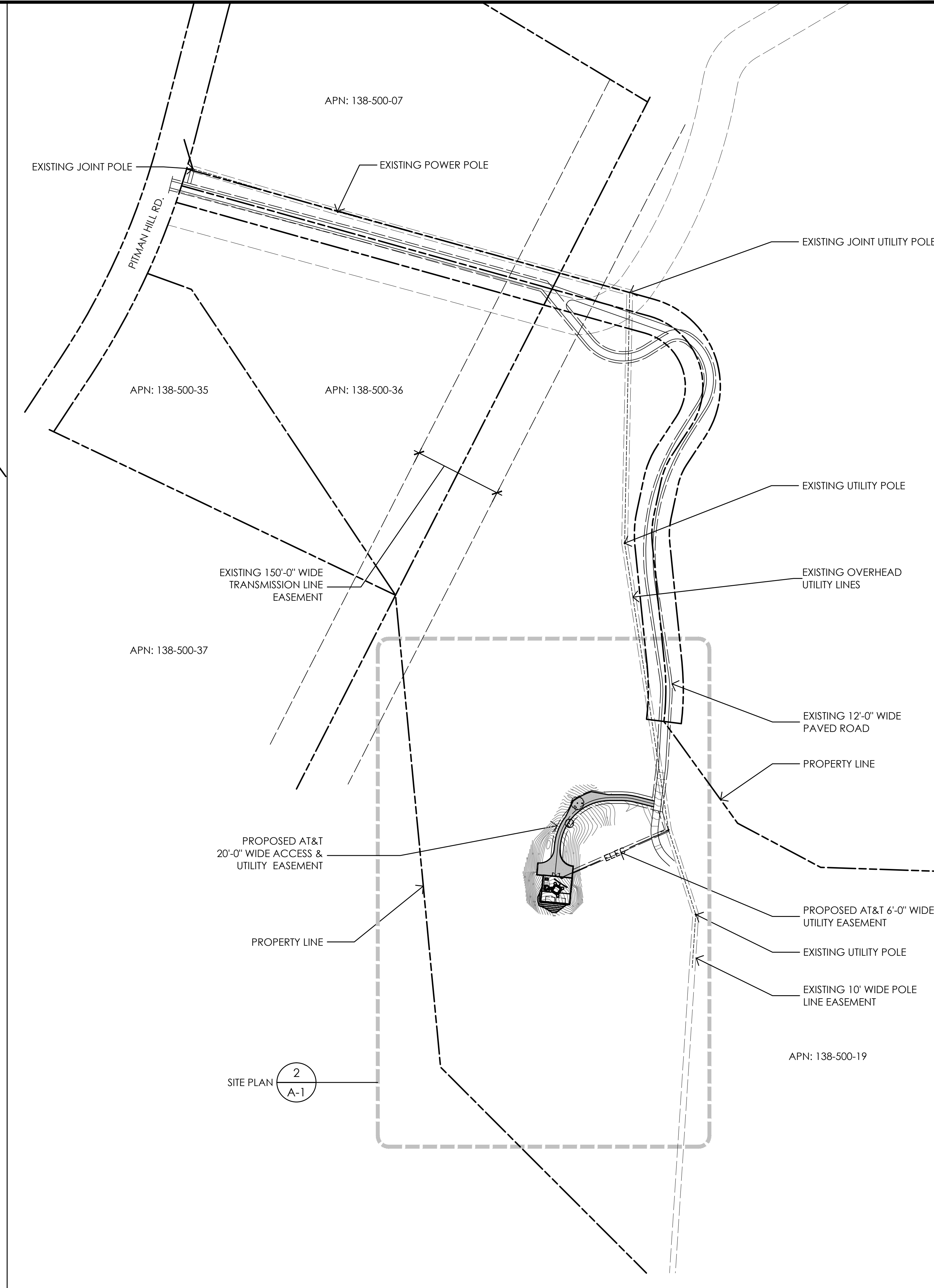
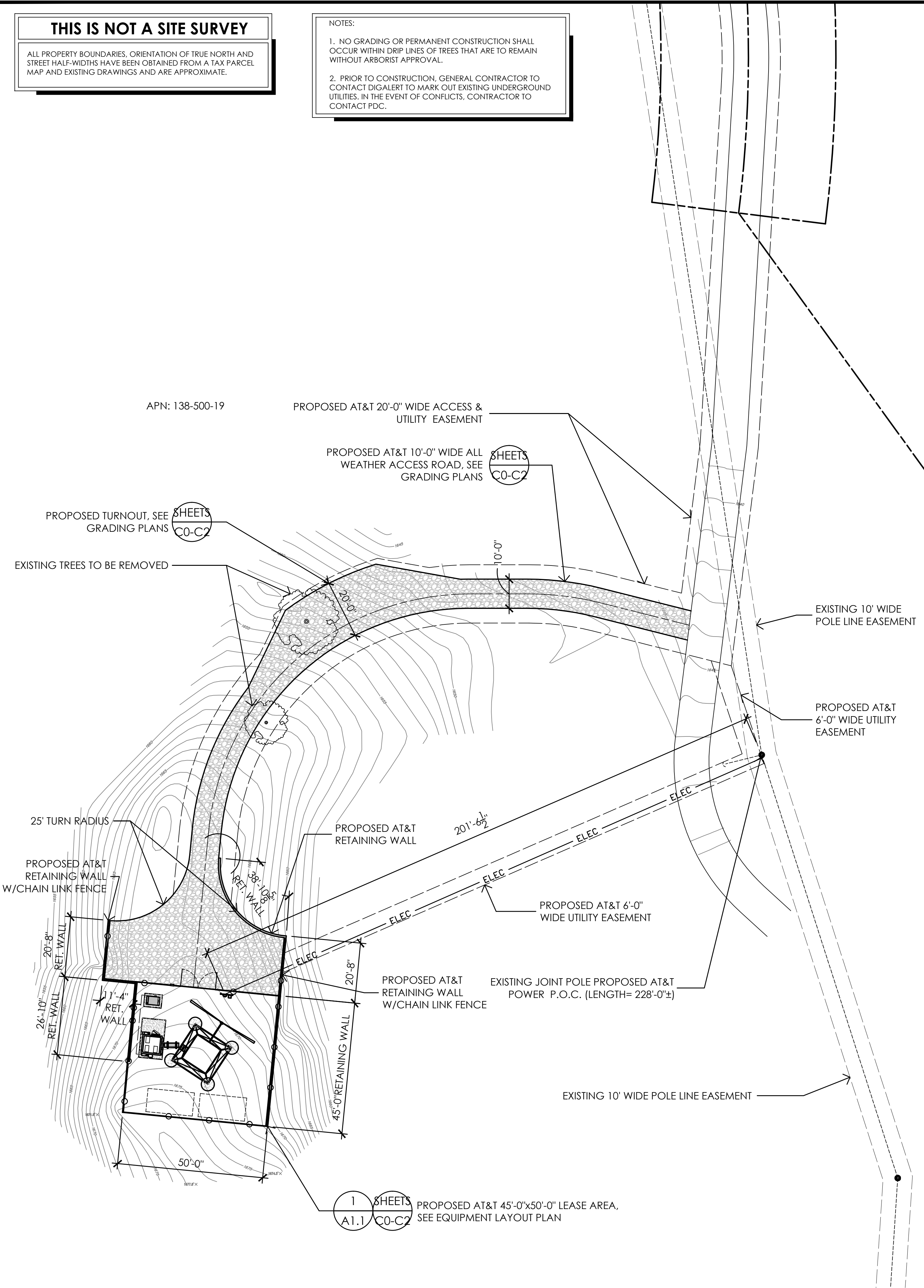


THIS IS NOT A SITE SURVEY

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

NOTES:

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



Issued For:

CVU00738
PRATHER

26597 TOWERLINE LANE
CLOVIS, CA 93619

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

Vendor:



COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVU00738

PROJECT NO: 162.1951

DRAWN BY: KRT

CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/13/18	100% ZD
	07/05/18	90% ZD REV 1
	06/26/18	90% ZD
	12/21/17	100% ZD REV1
	10/24/17	100% ZD
	08/03/17	90% ZD

Licensor:

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Architect:



MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:

OVERALL & ENLARGED SITE PLAN

SHEET NUMBER:

A-1

MICROWAVE DISH	
DISH MODEL	UHX6-107-D3A RF
DISH SIZE	6FT
# OF DISHES	1
AZIMUTH	213.25°
RAD CENTER	93 FT.
FREQUENCY	11 GHZ
RADIO TYPE	95MPR11-Q64F40-190
# OF RADIOS	(4+0)
CABLE TYPE	NOKIA F/O + COAX
CABLE LENGTH (FT.)	150FT/ODU
TRANSPORT DROP (DS1, ENET, DS3, DS3C)	ENET

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

4 RF SCHEDULE
NO SCALE

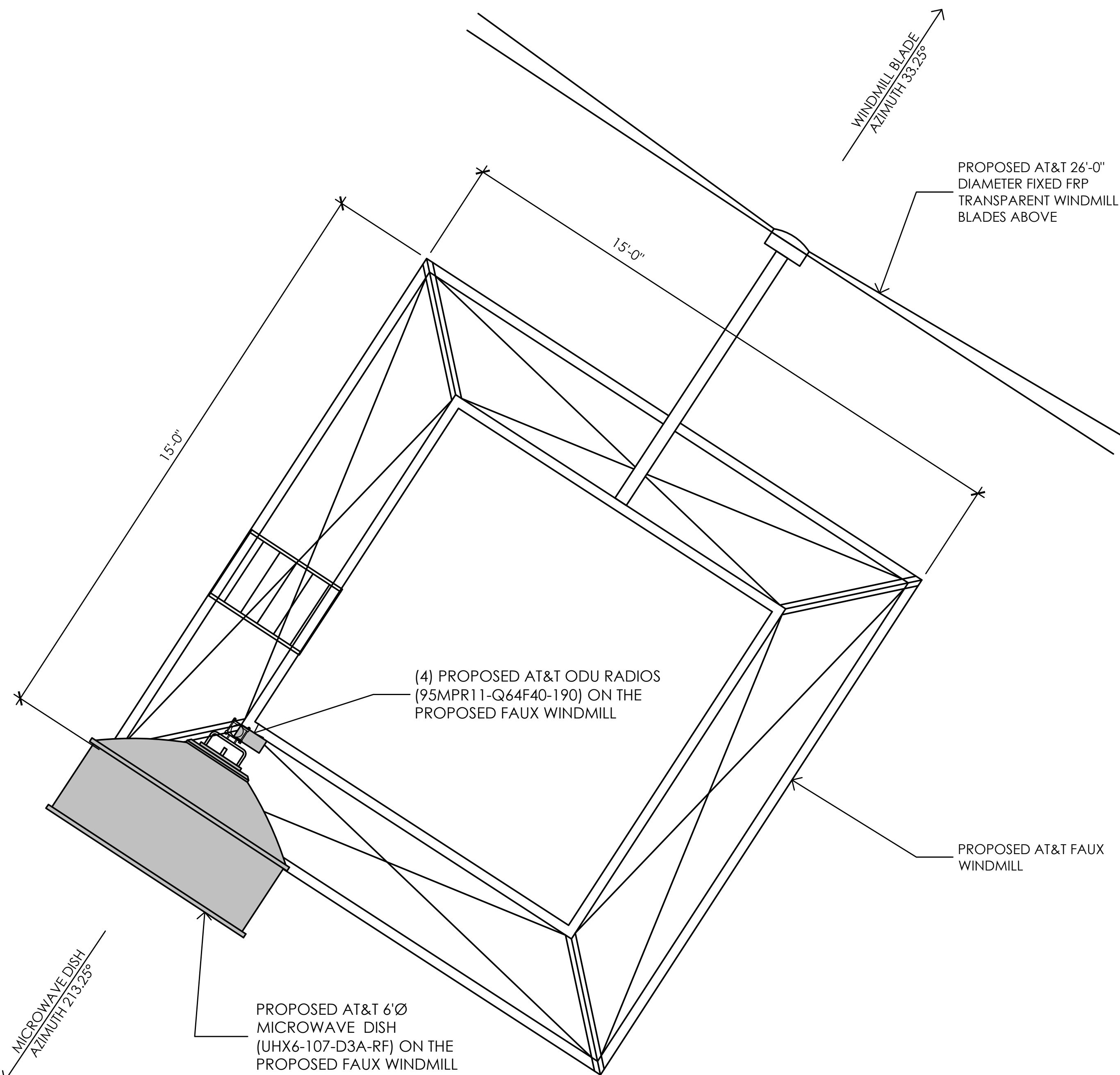
RF SCHEDULE										
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO. OF RRU'S	
ALPHA	A1	90°	±80'-0"	(1) RRU-11 / (1) RRU-32-B2	-	±150'-0"	10' (6)	1/2"	2	
	A2	90°	±80'-0"	(1) RRU-11 / (1) RRU-32-B66	-	±150'-0"	10' (6)	1/2"	2	
	A3	90°	±80'-0"	(2) RRU-11	-	±150'-0"	10' (2)	1/2"	2	
	A4	90°	±80'-0"	(1) RRU-32-B30	-	±150'-0"	10' (4)	1/2"	1	
BETA	B1	330°	±80'-0"	(1) RRU-11 / (1) RRU-32	-	±150'-0"	10' (6)	1/2"	2	
	B2	330°	±80'-0"	(2) RRU-11 / (1) RRU-32-B66	-	±150'-0"	10' (8)	1/2"	3	
	B3	330°	±80'-0"	(1) RRU-32-B30	-	±150'-0"	10' (4)	1/2"	1	
	B4	330°	±80'-0"	(1) RRU-32-B30	-	±150'-0"	10' (4)	1/2"	1	
GAMMA	C1	210°	±80'-0"	(1) RRU-11 / (1) RRU-32-B2	-	±150'-0"	10' (6)	1/2"	2	
	C2	210°	±80'-0"	(2) RRU-11 / (1) RRU-32-B66	-	±150'-0"	10' (8)	1/2"	3	
	C3	210°	±80'-0"	(1) RRU-32-B30	-	±150'-0"	10' (4)	1/2"	1	
	C4	210°	±80'-0"	(1) RRU-32-B30	-	±150'-0"	10' (4)	1/2"	1	

RF DATA SHEET vX.XX.XX DATED XX/XX/XX

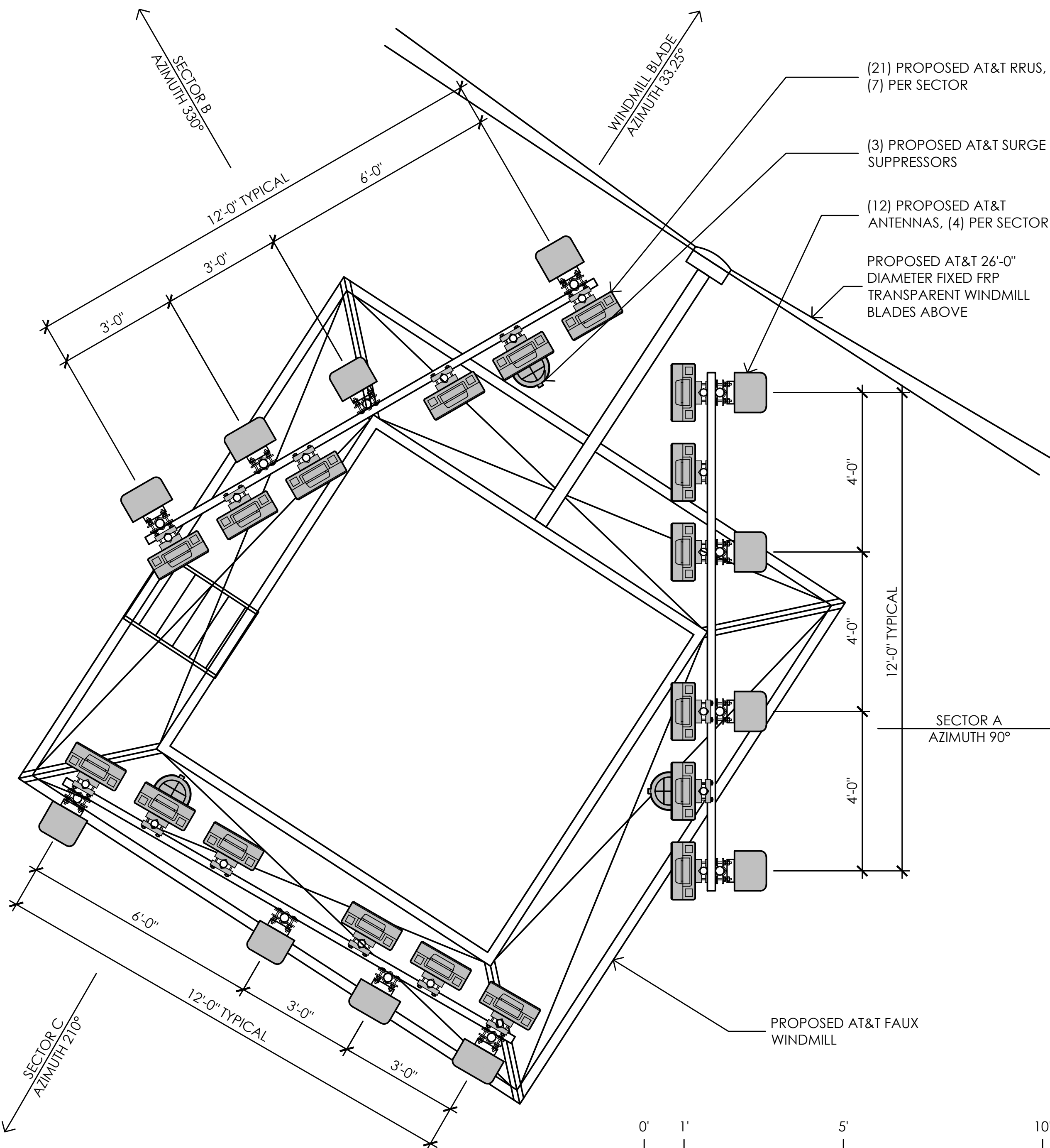
EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

2 RF SCHEDULE
NO SCALE



3 MICROWAVE LAYOUT PLAN AT 93.0' A.G.L.
1/2" = 1'-0"



1 ANTENNA LAYOUT PLAN AT 80.0' A.G.L.
1/2" = 1'-0"

Issued For:

CVU00738
PRATHER

26597 TOWERLINE LANE
CLOVIS, CA 93619

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

Vendor:



COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVU00738

PROJECT NO: 162.1951

DRAWN BY: MWS

CHECKED BY: SV

REV	DATE	DESCRIPTION
07/13/18	100% ZD	
07/05/18	90% ZD REV 1	
06/26/18	90% ZD	
12/21/17	100% ZD REV1	
10/24/17	100% ZD	
08/03/17	90% ZD	

Licensor:

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Architect:



MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-3.1

Issued For:

CVU00738
PRATHER

26597 TOWERLINE LANE
CLOVIS, CA 93619

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

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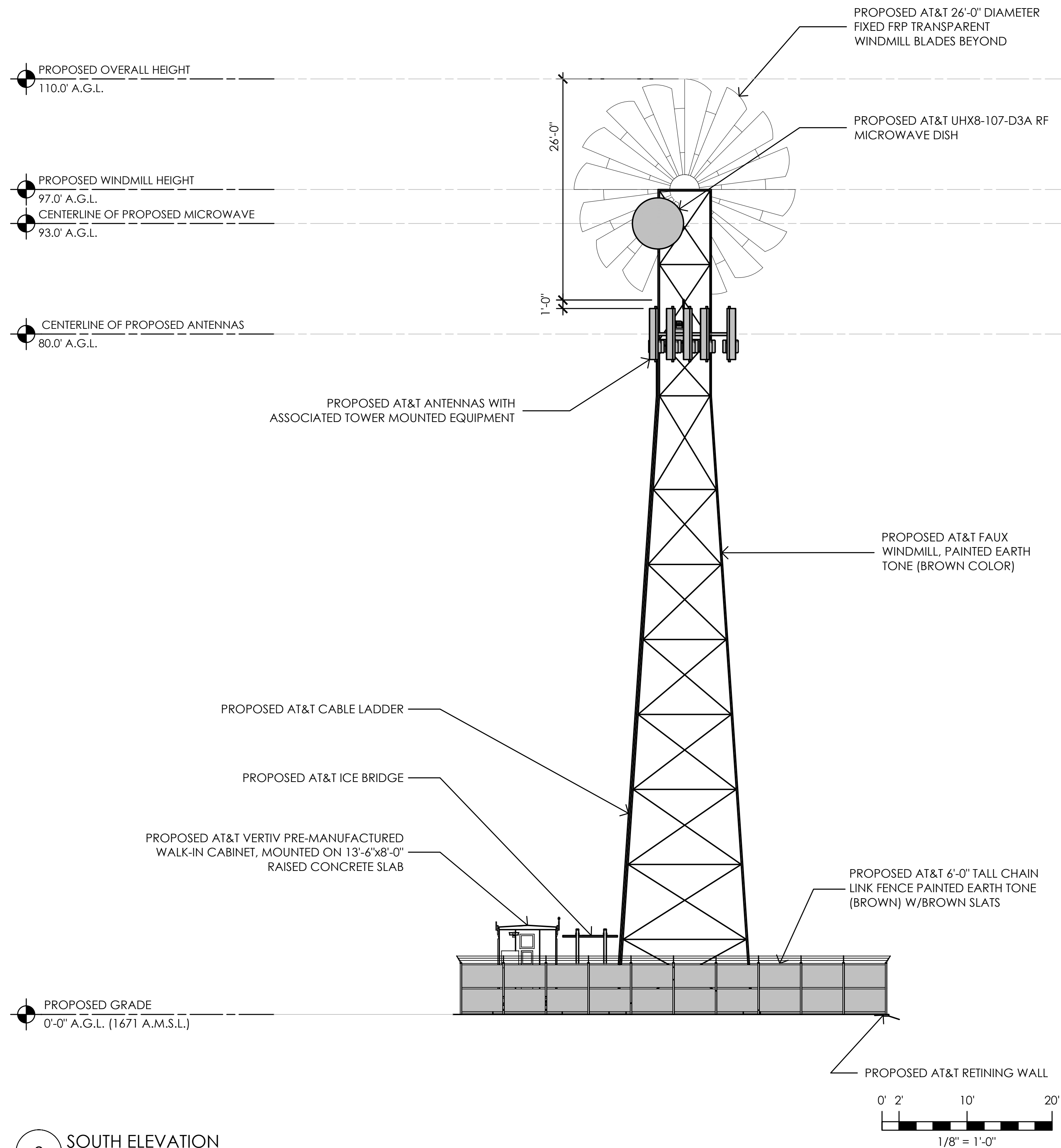
Architect:



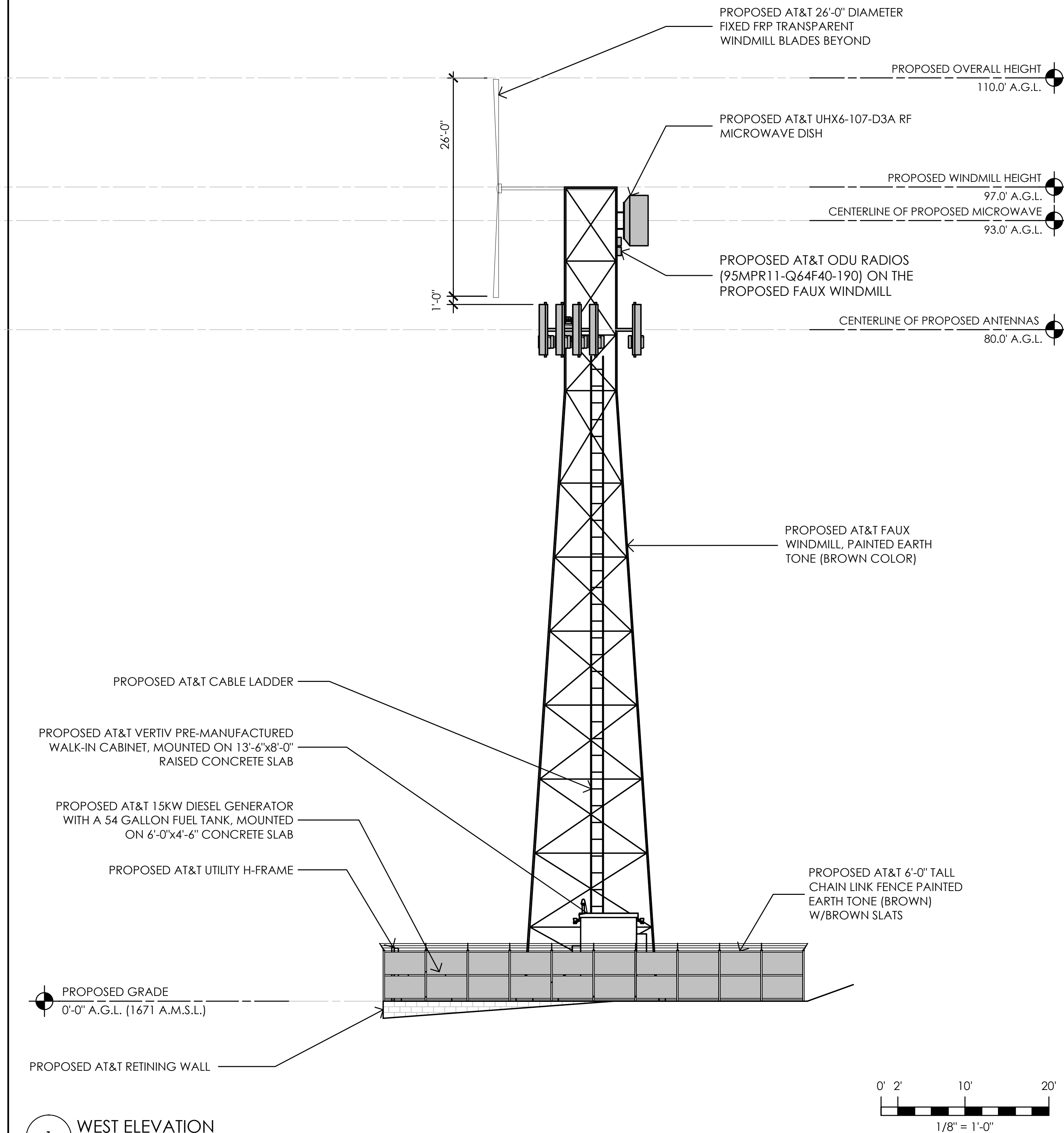
SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-4.1

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST 2 ADDITIONAL WIRELESS CARRIERS



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



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

Issued For:

CVU00738
PRATHER

26597 TOWERLINE LANE
CLOVIS, CA 93619

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

Vendor:



COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVU00738

PROJECT NO: 162.1951

DRAWN BY: KRT

CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/13/18	100% ZD
	07/05/18	90% ZD REV 1
	06/26/18	90% ZD
	12/21/17	100% ZD REV1
	10/24/17	100% ZD
	08/03/17	90% ZD

Licensor:

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

Architect:



MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

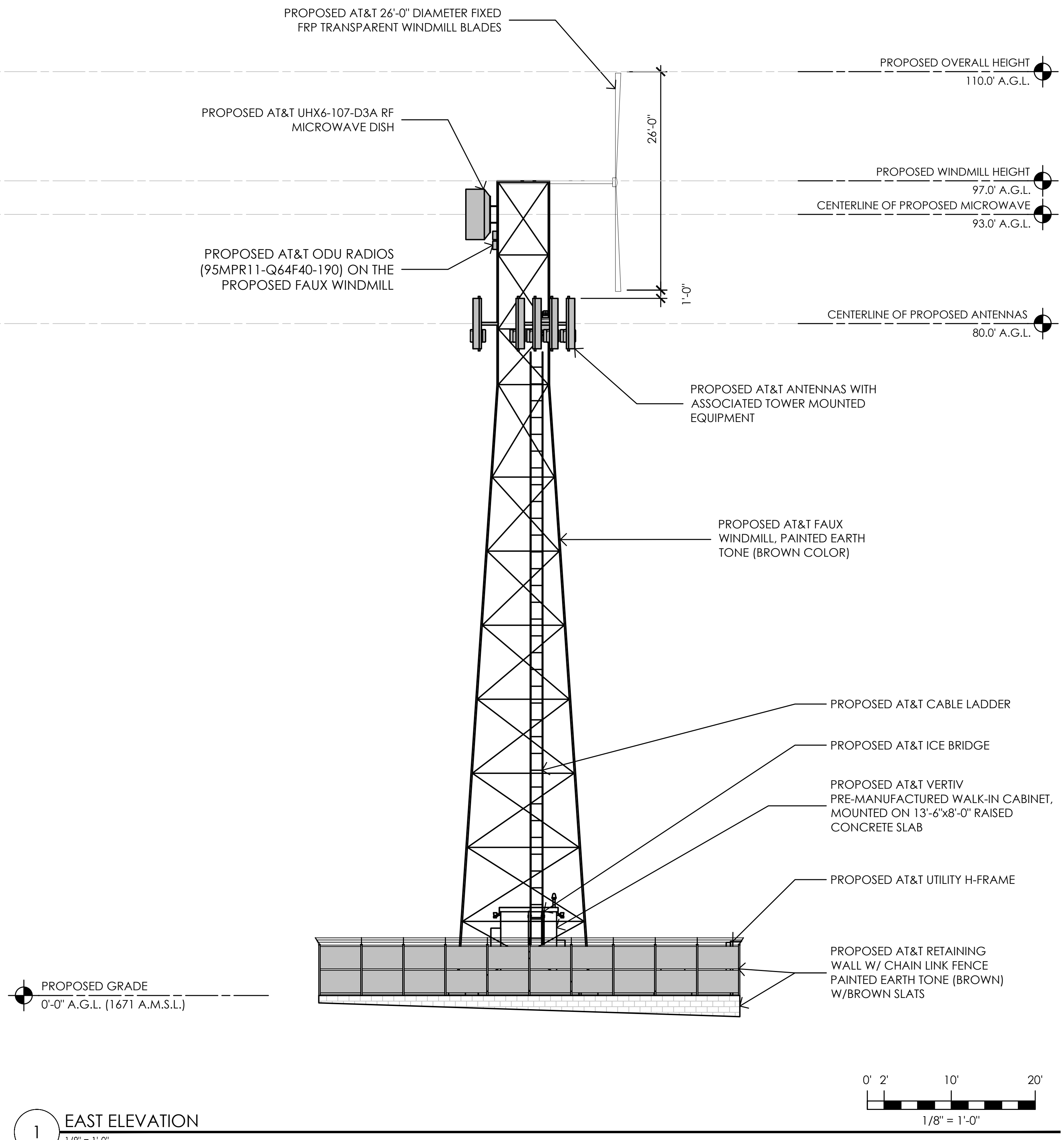
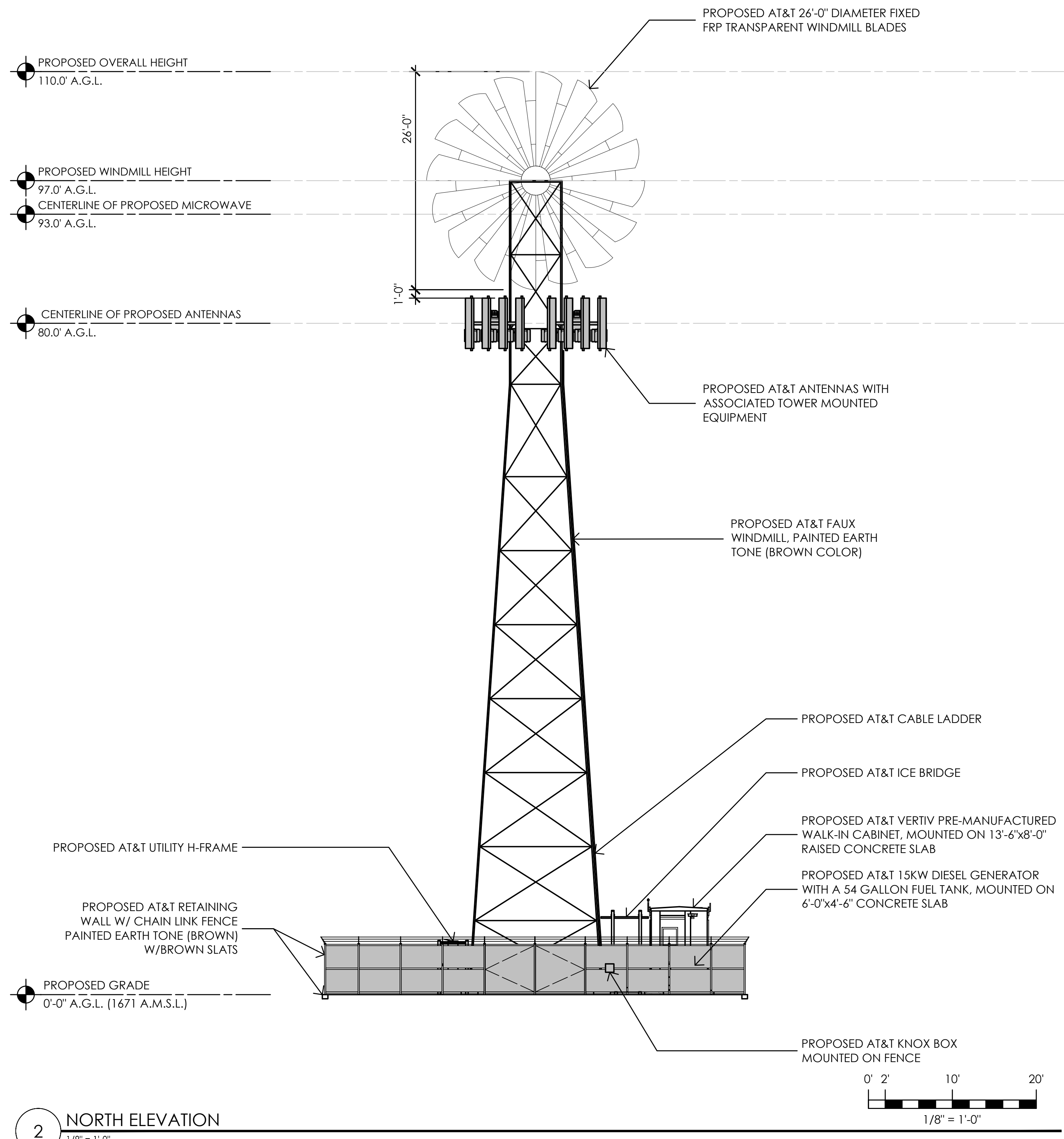
SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-4.2

NOTE: POLE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST 2 ADDITIONAL WIRELESS CARRIERS



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

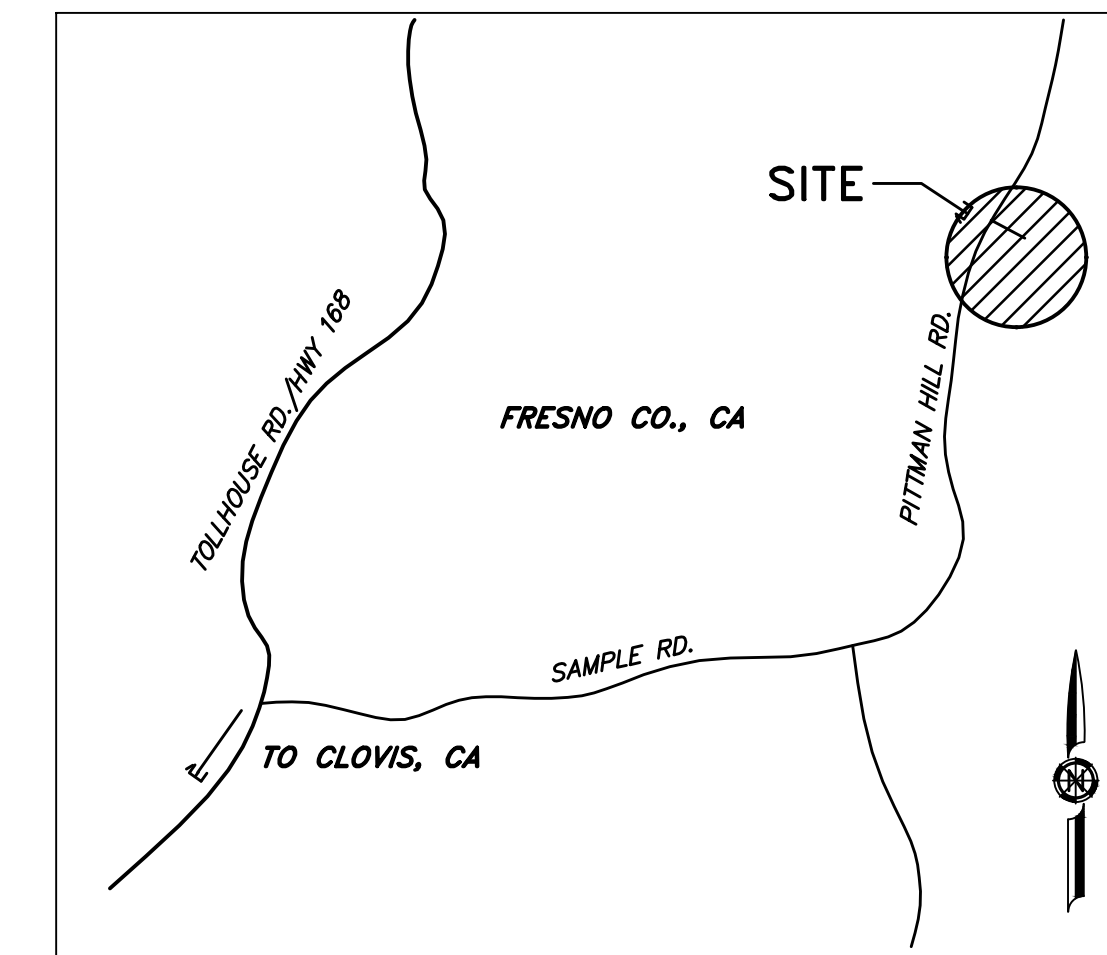
1 EAST ELEVATION
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- ALL GRADING SHALL CONFORM TO FRESNO COUNTY GRADING STANDARDS CODE SECTION 15.28.
- FOR SITE PREPARATION, SUITABLE FILL MATERIAL, GRADING AND EARTHWORK ACTIVITIES, FOUNDATION SETBACKS AND OTHER GEOTECHNICAL RECOMMENDATIONS, REFER TO GEOTECHNICAL INVESTIGATION REPORT (WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTS).

EARTHWORK SUMMARY (CY)			
	CUT	FILL	NET (CUT-FILL)
RAW SURFACE GRADING	230.48	264.24	-33.76
SECTION GRADING ADJUSTMENTS			
LEASE AREA (3" GRAVEL)	20.83		20.83
ACCESS ROUTE/TURNAROUND (6" AGG BASE)	94.62		94.62
TOWER FOUNDATION (4" CONC MAT FOOTING)	40.74		40.74
TOTAL	386.67	264.24	122.43 (CUT/EXPORT)

DISTURBED AREA = 0.214 ACRES
 MAX CUT DEPTH = 5.57 FT
 MAX FILL HEIGHT = 10.38 FT

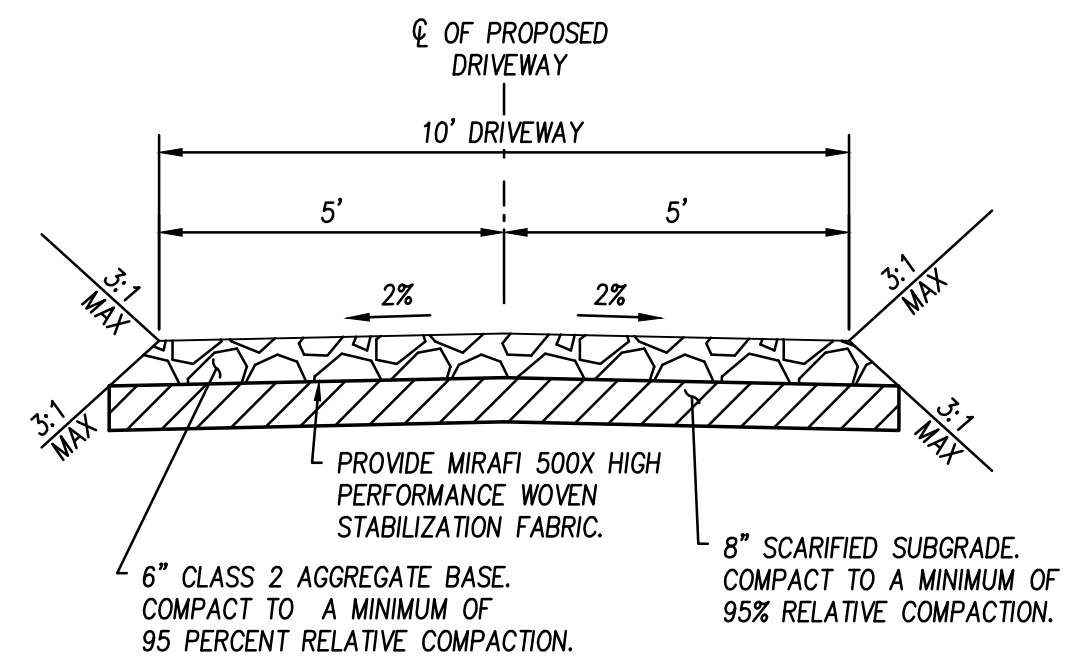
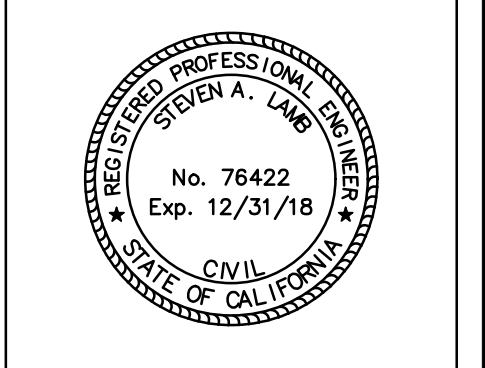


VICINITY MAP
NOT TO SCALE

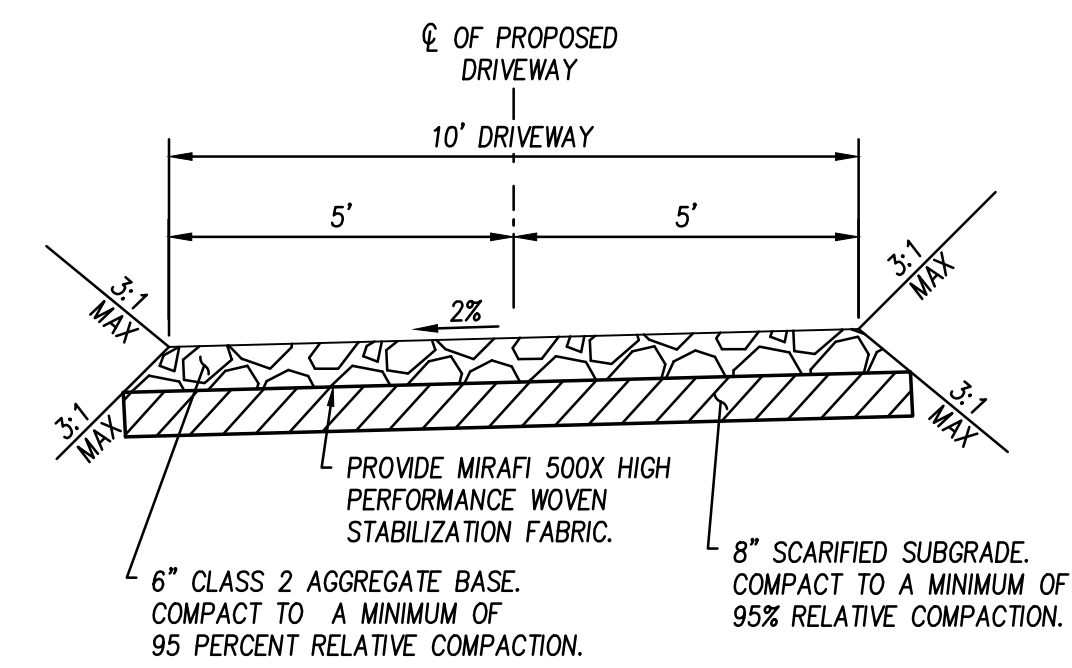
CARTWRIGHT
ENGINEERS

4180 Douglas Blvd, Suite 200
 Geniee Bay, California 95746
 (916) 978-8001
 www.cartwrightengineers.com
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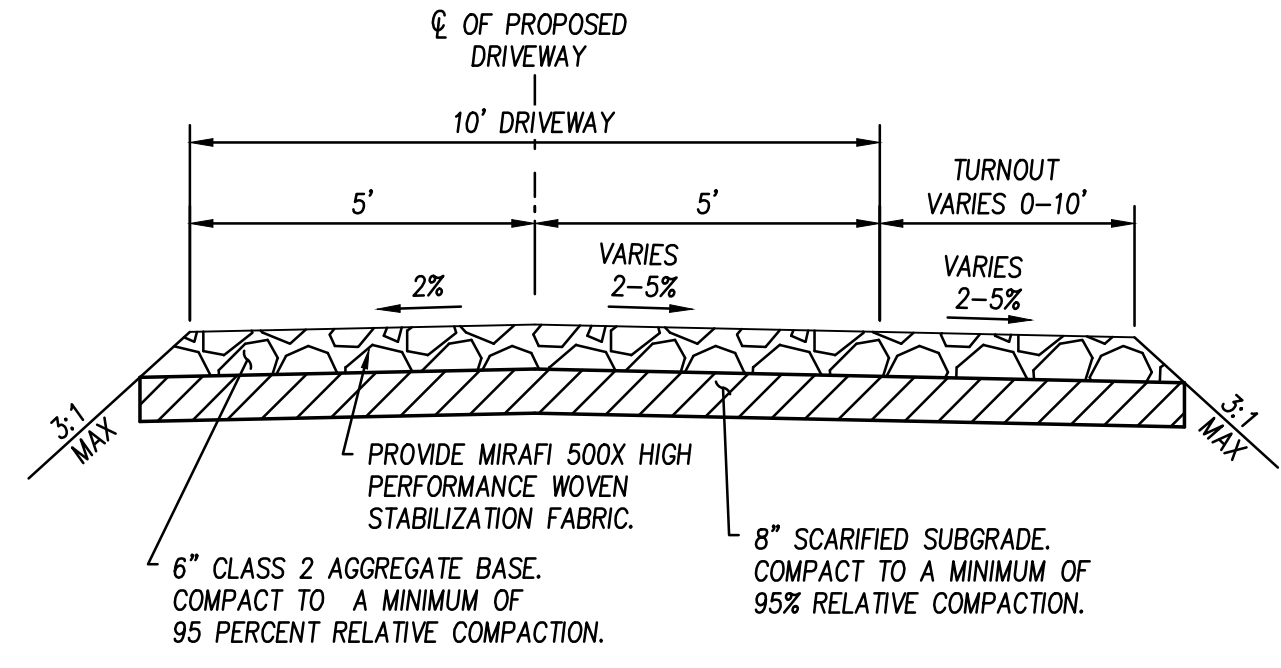
REVISIONS		
MARK	DATE	DESCRIPTION
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△		
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TYPICAL DRIVEWAY SECTION
 STA 0+16.00-0+85.00
 NOT TO SCALE



TYPICAL DRIVEWAY SECTION
 STA 0+06.05-0+16.00
 STA 1+65.00-2+24.10
 NOT TO SCALE



TYPICAL DRIVEWAY WITH TURNOUT SECTION
 STA 0+85.00-1+65.00
 NOT TO SCALE

CVU00738 PRATHER
 2697 TOWERLINE LANE
 CLOVIS, CA 93619
 FRESNO COUNTY
 APN: 138-500-19

PROJECT #: 217087

SCALE: NTS

DATE: 10/04/2017

APPROVALS	
DESIGNED BY:	JDC
DRAWN BY:	IWY
CHECKED BY:	JDC/SL

SHEET TITLE
 PRELIMINARY GENERAL NOTES
 AND ACCESS DRIVE
 TYPICAL SECTIONS

SHEET NUMBER
 C0.0

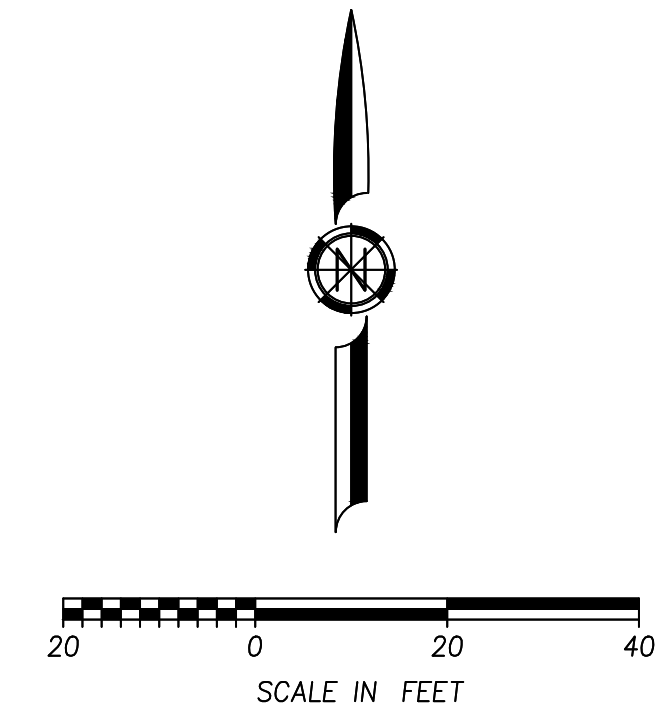
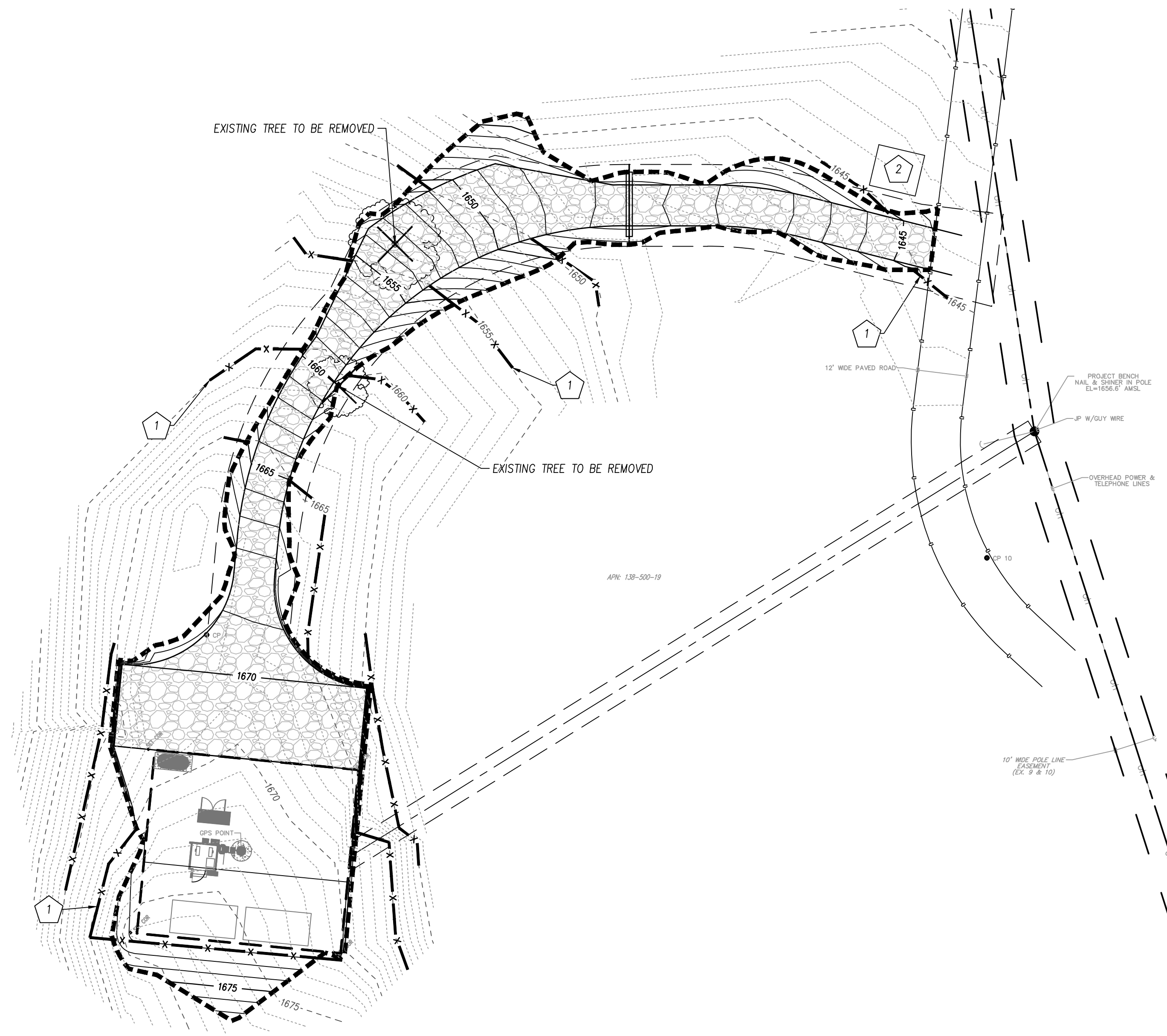
LEGEND

- x — x — x — x — FIBER ROLL PER CASQA SE-5
- 258----- EXISTING 1-FT CONTOUR
- 255----- EXISTING 5-FT CONTOUR
- 258----- PROPOSED 1-FT CONTOUR
- 255----- PROPOSED 5-FT CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED GRAVEL ACCESS DRIVE/TURNAROUND

EROSION AND SEDIMENT CONTROL NOTES:

- 1 CONSTRUCT PERIMETER EROSION CONTROL - UTILIZE FIBER ROLLS PER CASQA STD. DWG. SE-5.
- 2 PROPOSED SITE CONCRETE WASHOUT PER CASQA STD. DWG. WM-8.

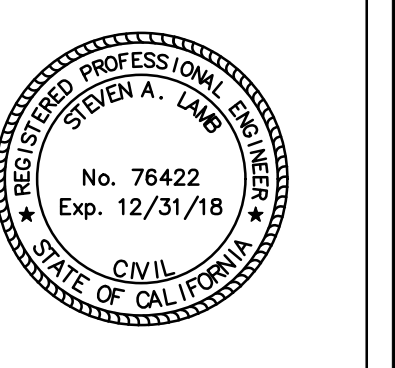
NOTE: ALL AREAS THAT ARE DISTURBED SHALL BE STABILIZED WITH PERMANENT EROSION CONTROL MEASURES PRIOR TO CONTRACT CLOSEOUT.



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REVISIONS		
MARK	DATE	DESCRIPTION
△		
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CVU00738 PRATHER
2697 TOWERLINE LANE
CLOVIS, CA 93619
FRESNO COUNTY
APN: 138-500-19

PROJECT #: 217087

SCALE: 1"=20'

DATE: 10/04/2017

APPROVALS	
DESIGNED BY:	JDC
DRAWN BY:	IWY
CHECKED BY:	JDC/SL

SHEET TITLE
PRELIMINARY EROSION
AND SEDIMENT CONTROL PLAN

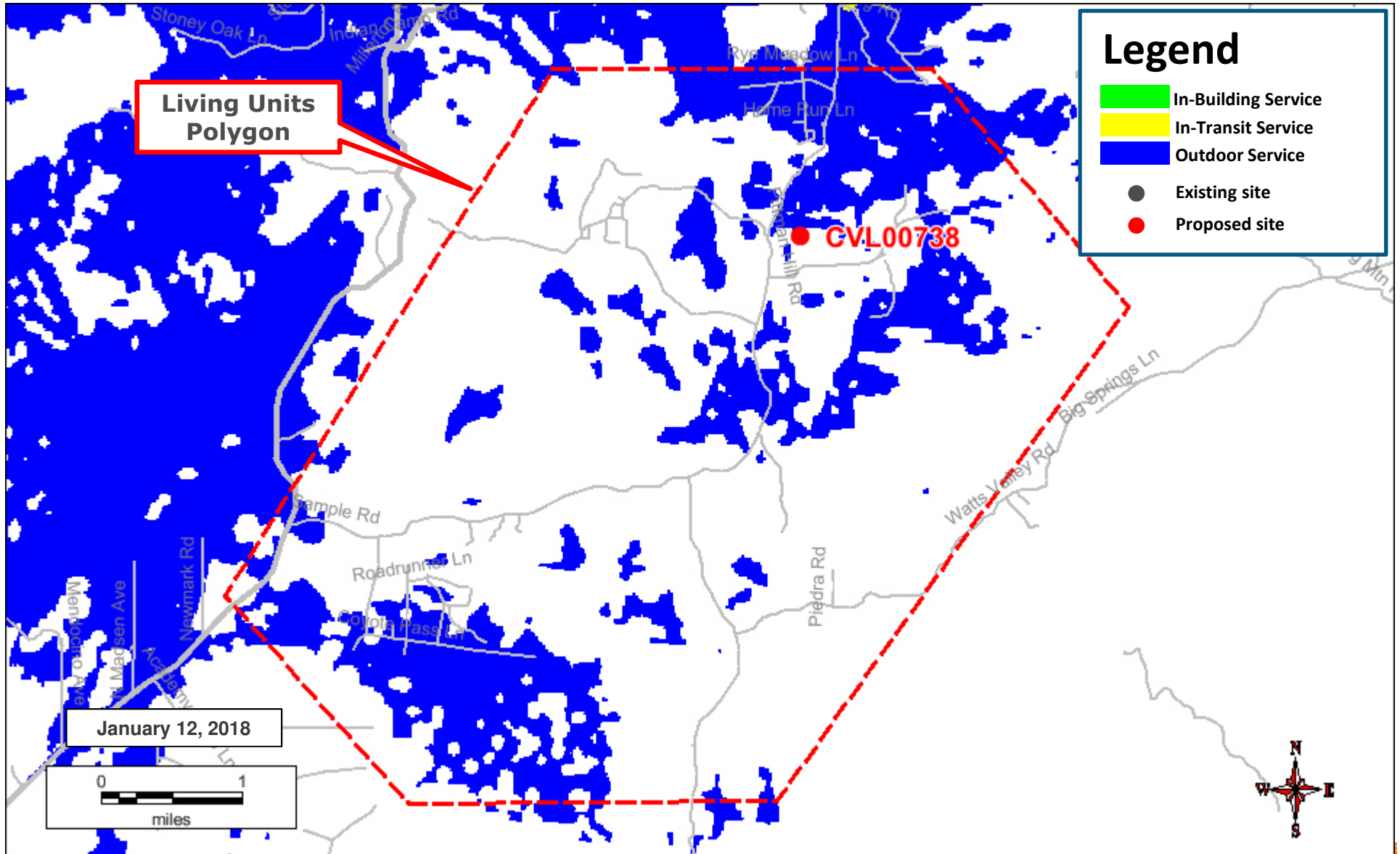
SHEET NUMBER
C2.0

Plot Date: October 10, 2017 - 2:14 pm
 File Name: U:\17087-PR-01\Production Drawings\17087-01-C2.0-EROSION.dwg
 XREFS: 217087-PR-01\217087-01-C2.0-EROSION.dwg

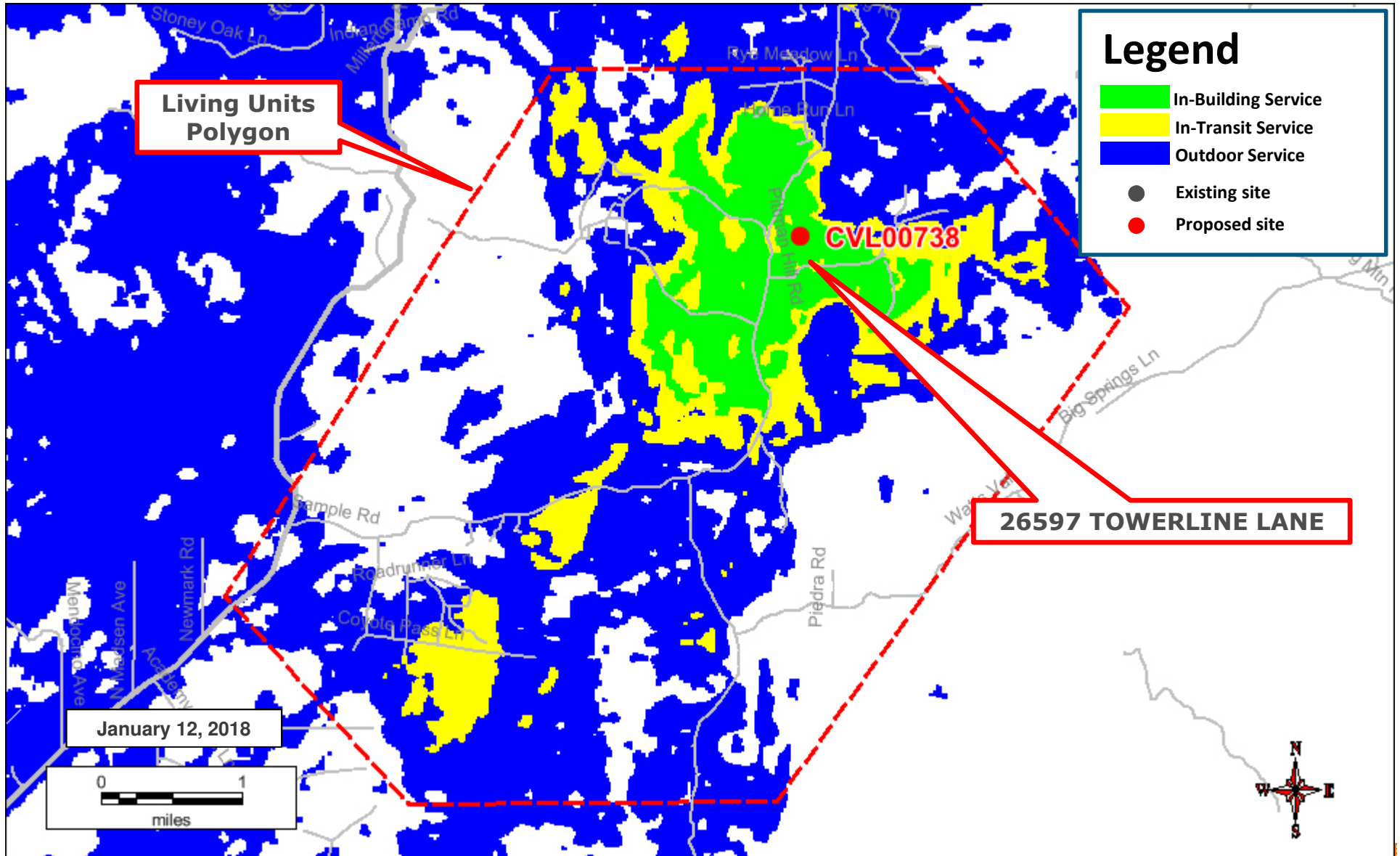
CVL00738 Zoning Propagation Map

January 12, 2018

Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 106')



JUL 16 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

**REVISED PROJECT SUPPORT STATEMENT
AT&T MOBILITY**

Conditional Use Permit Application No. 3602

SITE NAME: CVU00738 Prather
LOCATION: 26597 Towerline Lane, Clovis, Fresno County, California 93619
APN: 138-500-19

Introduction: Connect America Fund (CAF II) - AT&T Fixed Wireless Internet Projects

The FCC created "The Connect America Fund (CAF II)" to provide funding for Broadband (internet) to Americans who currently do not have access to high speed Broadband (mostly rural areas). In California, AT&T accepted CAF II funding to be able to offer internet access to more than 141,500 homes and small businesses in FCC-identified census blocks.

We at AT&T are thrilled to have this opportunity to partner with the Federal government to serve residences and businesses in your area. The attached application is for a CAF II funded project. AT&T is using fixed wireless technology to provide high-speed internet access. This project will meet all FCC requirements.

AT&T is under obligation to the FCC to deliver the services by specified deployment milestone dates. In consideration of the FCC short timeframes for project implementation, we ask for your support to promptly review this application. We look forward to serving you.

Location/Design

AT&T proposes a new wireless communications facility on a new 110' faux windmill at 26597 Towerline Lane in unincorporated Clovis, Fresno County. The property is located on the east side of Pittman Hill Road. The parcel is zoned AE-40 (Exclusive Agricultural), as well as the surrounding parcels.



Revised Project Support Statement - CUP 3602

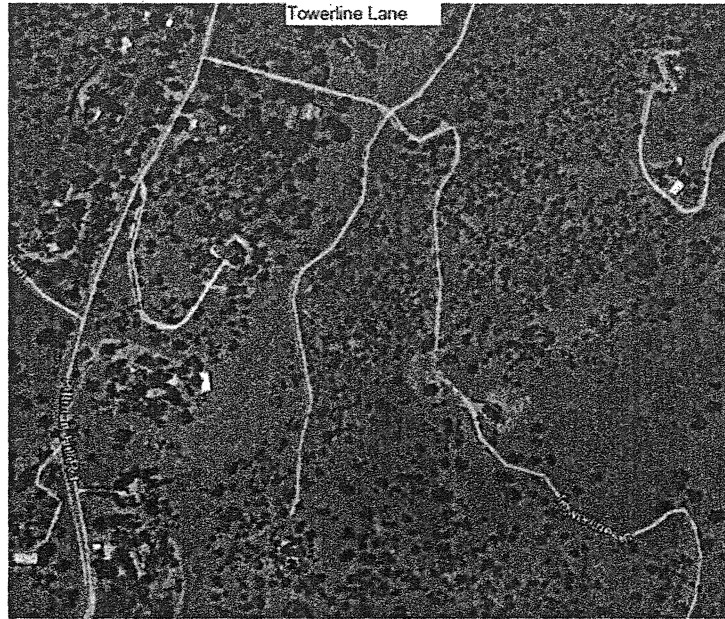
Site Name: CVL00738 - Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

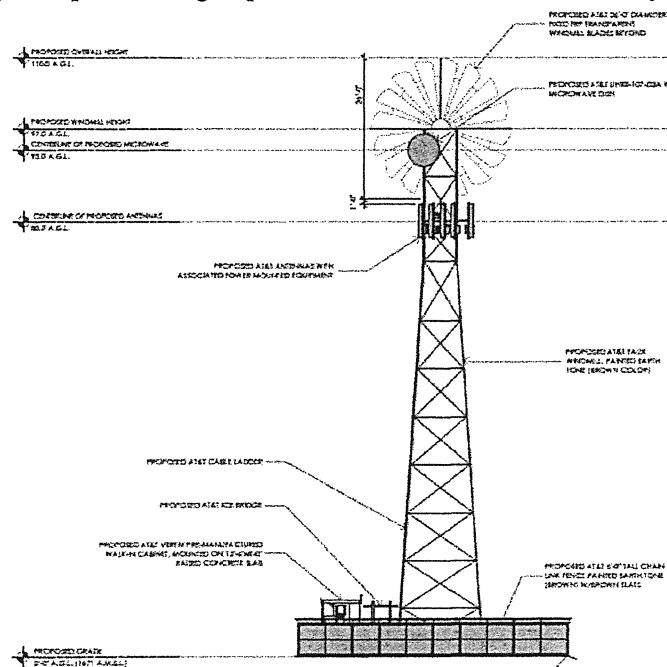
Page 2

26597 Towerline Lane in unincorporated Clovis, Fresno County



Project Description

The proposed facility consists of twelve (12) AT&T panel antennas and associated equipment, to be mounted on a 110' faux windmill. A microwave dish will be installed above the antennas, at a 93' centerline. The 45' by 50' equipment area will be surrounded by a 6' tall chain link fence, painted earth tone (brown) with brown slats. The lease area will contain a walk-in equipment cabinet, a standby 15 kw diesel generator, and a 54-gallon storage tank, installed on new concrete pads. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access 24 hours a day, 7 days a week.



Revised Project Support Statement – CUP 3602
Site Name: CVL00738 – Prather I
Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619
APN: 138-500-19
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COUNTY OF FRESNO
JUL 16 2018

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

Aesthetic Impacts

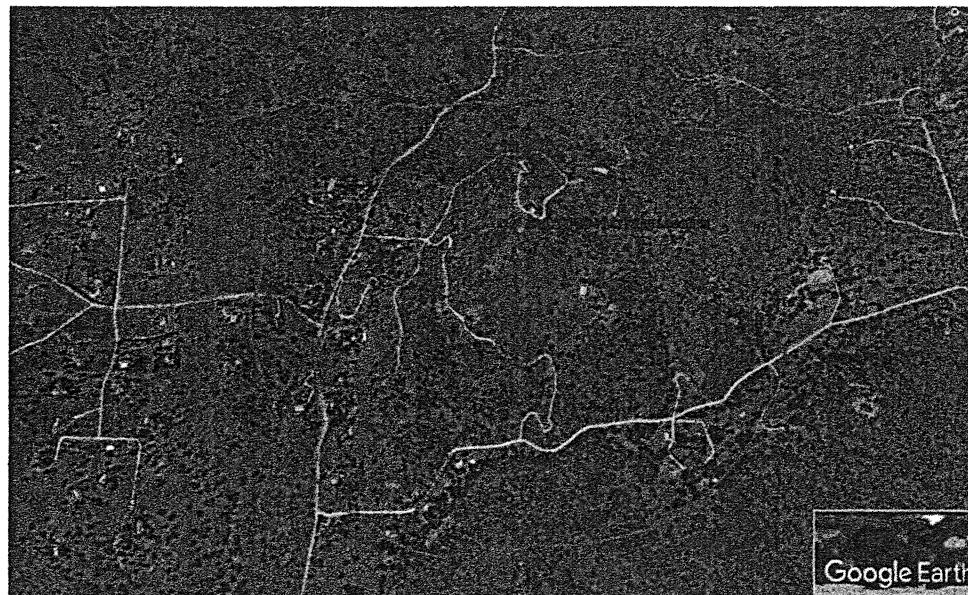
AT&T is proposing a faux windmill which will blend with the agricultural character of the built and natural environment of the area. The height of pole and size of lease area will provide other carriers with opportunities for future colocation. AT&T has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located on a hillside in a rural, far from existing homes but in sufficient proximity to serve them. The nearest offsite dwelling is over 630' from the facility.

The proposed facility height complies with the County's development standards for wireless facilities in the Exclusive Agricultural zoning designation. Because of the surrounding topography and breadth of the coverage area, the proposed facility needs to be a total of 110' to account for the faux windmill and for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height.

Ground equipment will be enclosed within a walk-in equipment cabinet and screened from view, and the lease area will be surrounded by a security fence painted brown with brown slats to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number.

Site Selection Criteria

The FCC's Connect America Fund (CAF II) created census data maps showing areas lacking high speed internet services. AT&T engineers selected tower locations based on these maps, siting each of the new wireless facilities in a location that maximizes the number of living units that will be served by the facility. Maximizing service of living units is a condition of the FCC's CAF II grant, giving AT&T less flexibility in selecting a tower location than AT&T would otherwise have in building out their cellular network. AT&T's engineer began the site selection process by identifying a search area, called a "search ring" (see image below), and a required centerline height.



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Revised Project Support Statement - CUP 3602

Site Name: CVL00738 - Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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The search ring represents the area within which a facility can be located to produce the desired coverage objective. The antenna centerline height of 80' represents the required height of the antennas to produce the desired coverage objective. After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for colocation. In this case, AT&T determined that there are no existing structures within the search area which could meet its coverage needs.

There are several parcels within the search ring, and the search ring varies significantly in topography. AT&T reviewed fourteen sites before selecting the proposed location. Below is a list of the candidate properties that were considered for the proposed facility.

1. **One Putt (APN: 138-121-11S)**

This FM radio tower is located over 2 miles northwest of the proposed site, and was reviewed for a potential colocation. The facility was presented to AT&T's radio frequency engineer, but was not selected as it is too far outside the search ring to achieve coverage objectives.

2. **SoCal Edison 1 (36°56'26.70"N, 119°27'2.54"W)**

AT&T reached out to Southern California Edison about a potential colocation on one of two existing electrical towers at this location. The tower structures at this location are not colocatable, according to SoCal Edison.

3. **SoCal Edison 2 (36°56'5.32"N, 119°27'16.33"W)**

AT&T reached out to Southern California Edison about a potential colocation on one of two existing electrical towers at this location. The tower structures at this location are not colocatable, according to SoCal Edison.

The candidates listed below were considered for a new build facility, similar to the proposed facility, but were not preferred by AT&T's radio frequency engineer.

4. **Lubratich (27391 Sales Creek Rd / APN: 138-420-05)**

5. **Benafield (27685 Paradise Valley Ln / APN: 138-420-09)**

6. **Janzen (26990 Towerline Rd / APN: 138-500-20)**

7. **Quindt (27560 Sales Creek Rd / APN: 138-420-06)**

8. **Butt (APN: 138-130-39)**

9. **Collins (26055 Pittman Hill Rd / APN: 138-130-42)**

10. **Lawrence (27557 Paradise Valley Ln / APN: 138-420-10)**

11. **Kraemer (27418 Sales Creek Rd / APN: 138-130-50)**

12. **Alvarado (28691 Sales Creek Rd / APN: 138-130-49)**

13. **Brand (APN: 138-130-21)**

Revised Project Support Statement - CUP 3602

Site Name: CVL00738 - Prather I

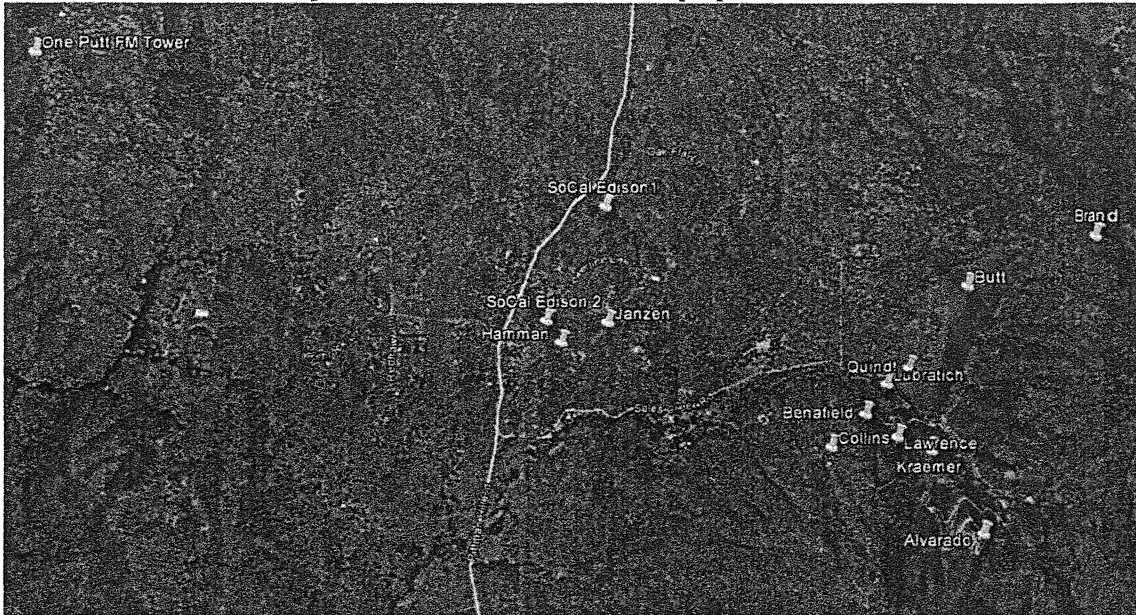
Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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The proposed facility, known as "Hamman," was chosen by AT&T's engineer as the best candidate in the search ring for achieving AT&T's coverage objectives, and the least intrusive option.

The map below shows the location of the properties listed above.



As can be seen in the Coverage Maps (below), the proposed facility is needed to minimize an existing coverage gap in this area. The Propagation Maps (Coverage Maps) depict the existing coverage situation around the project site, with maps depicting 1) existing coverage without the proposed facility, and 2) network coverage with the proposed facility. These Coverage Maps display a stark contrast in coverage.

The proposed site will help to close the significant gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. Besides typical personal mobility use, customer also use the network for emergency and public safety services.

Service Objective

Statements Related to Need

Reliable and robust wireless networks are an increasing importance with the growth and use of cellular phones and data driven devices. Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for education, business, commerce, recreation, and public safety. The proposed facility will provide service 24 hours a day, 7 days a week.

Revised Project Support Statement - CUP 3602

Site Name: CVL00738 - Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation

Coverage - Significant Gap

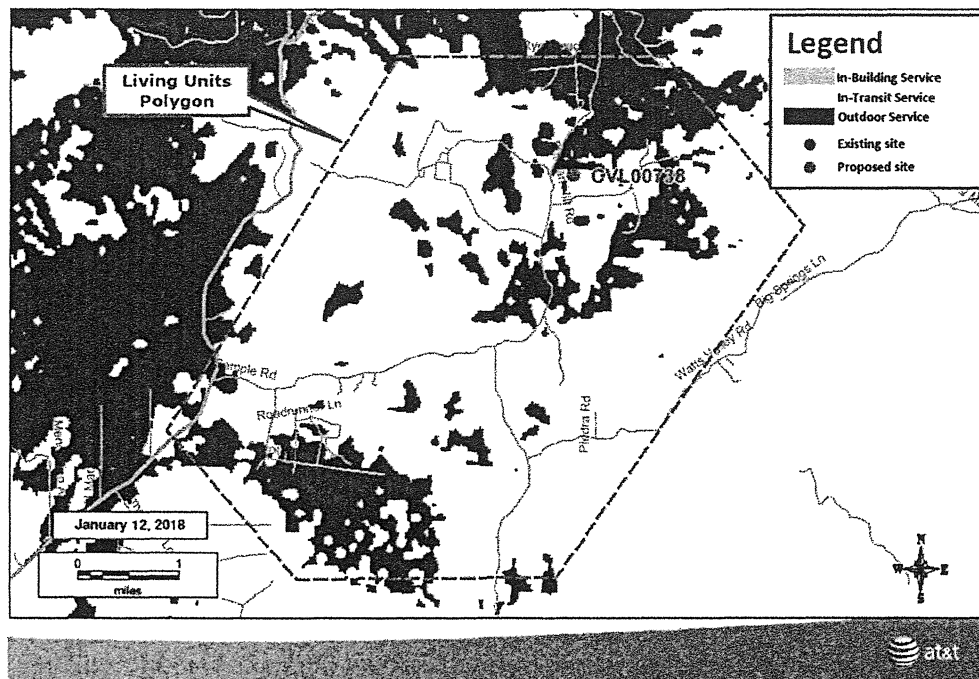
Coverage is the need for expanded wireless service in an area that has either no service or poor service. While this once meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas as well.

The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of AT&T's network and the community values as expressed in the County's Code. The proposed facility will fill a gap in coverage.

Coverage Maps

Below is a visual depiction of the improved coverage to be provided by the proposed facility. The green areas represent "Excellent" in-building coverage, yellow areas represent "In-Transit" coverage, and the dark blue represents "Outdoor" coverage.

Existing Coverage



Revised Project Support Statement – CUP 3602

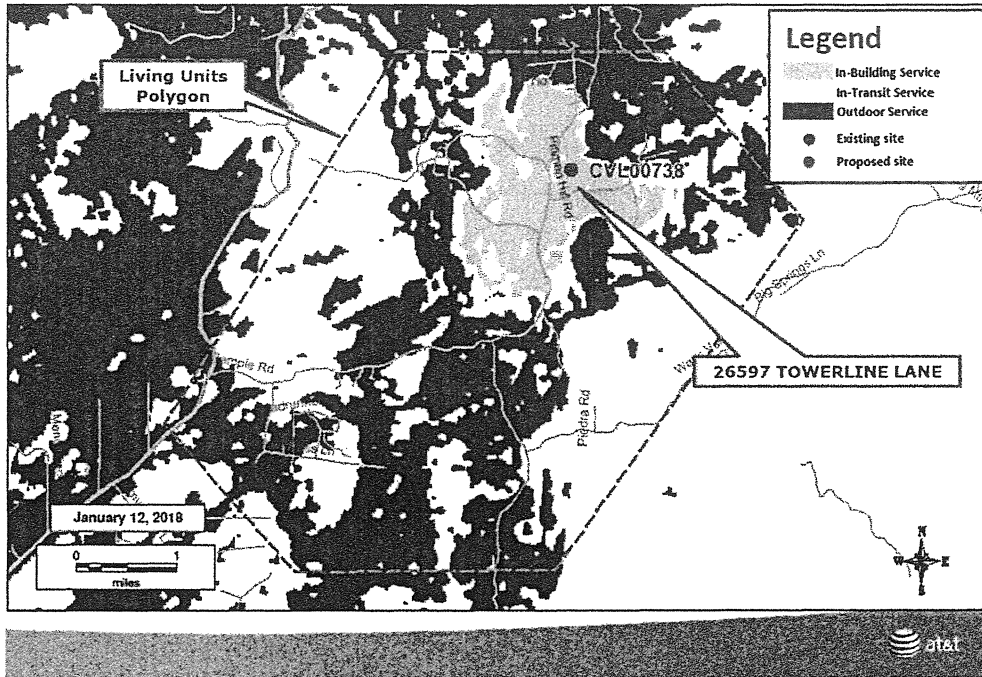
Site Name: CVL00738 – Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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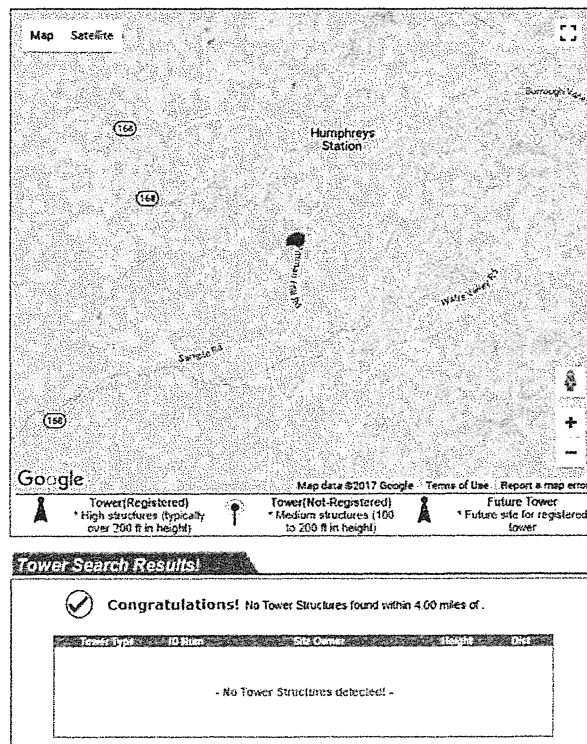
Proposed Coverage



Nearby Towers and Wireless Facilities

The map below shows the location of all existing towers in the area. There are no existing towers within 5.00 miles of the proposed site.

Tower Structures - (Sales Creek Rd, Clovis, CA 93611)



Revised Project Support Statement – CUP 3602

Site Name: CVL00738 – Prather I

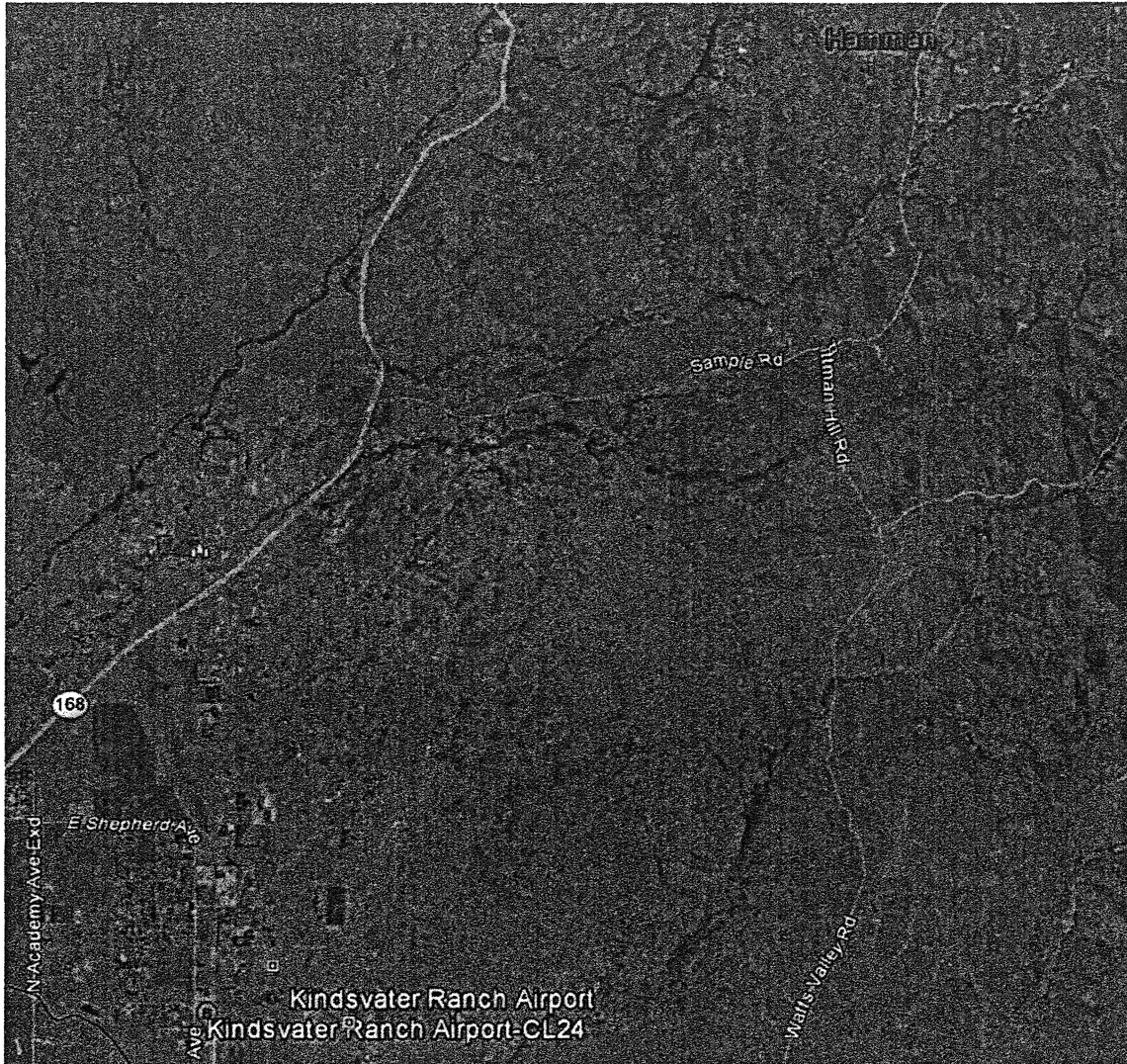
Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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Airports and Airstrips

The map below shows the location of the nearest airstrips to the proposed facility. The Kindsvater Ranch Airport is approximately 6.59 miles southwest of the proposed facility.



JUL 16 2018

Revised Project Support Statement – CUP 3602

Site Name: CVL00738 – Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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Fresno County “Wireless Guidelines for Proposed Communication Towers”

- *Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).*

Please see “Site Selection Criteria” included on page 3 of this document, and “Coverage Area” included on page 6 of this document.

- *Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.*

18 color copies of AT&T’s coverage maps for this facility were included with the Application submittal dated January 22, 2018.

- *Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.*

There are no existing wireless facilities within a 5.00 mile radius of the proposed site. Please see “Nearby Towers and Wireless Facilities” on page 7 of this document. The nearest existing tower structure is an FM tower located 2 miles northwest of the proposed facility. Please see page 4 of this document for an analysis of that facility.

- *Submit information including correspondence which documents efforts to negotiate “co-location” on existing towers and other existing structures in the area.*

AT&T invested three colocation opportunities in the area, which are analyzed on page 7 of this document. Unfortunately there is a lack of tall structures in this area which are suitable for accommodating wireless colocation.

- *Submit detailed information documenting consideration of any alternative sites (other than existing towers).*

Please see “Site Selection Criteria” included on page 3 of this document.

- *Provide documentation that provisions are included in your lease agreement that reserves “co-location” opportunities for other service providers.*

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future colocation. AT&T welcomes other carriers to colocate on their facilities whenever possible. Additional ground space is available within AT&T’s lease area for at least one future carrier. Please see Site Plan *Sheet A-4.1* which includes a Note that the facility “To Be Structurally Engineered for at Least 2 Additional Wireless Carriers”.

JUL 16 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Revised Project Support Statement – CUP 3602

Site Name: CVL00738 – Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

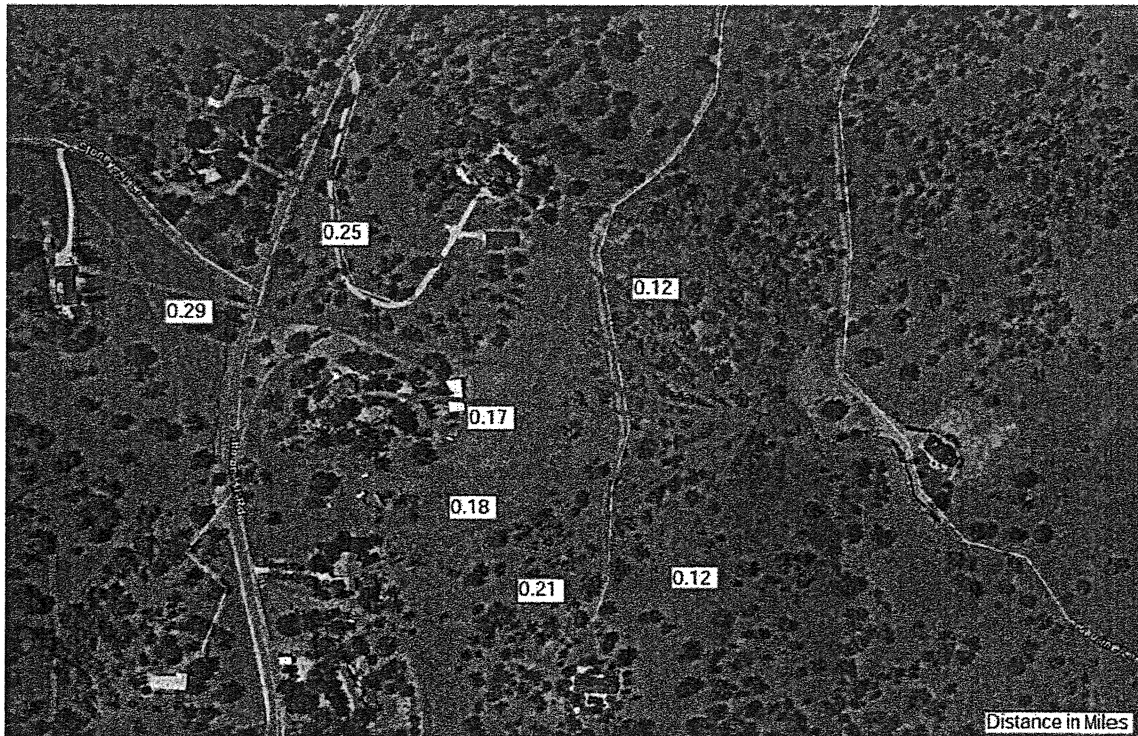
APN: 138-500-19

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- Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.

Please see *Sheet A-2* of the site plans included with this application. Spaces within the lease area designated for the equipment of future carriers are noted within AT&T's proposed lease area. Please see *Sheet A-4.1* which includes a Note that the facility "To Be Structurally Engineered for at Least 2 Additional Wireless Carriers"

- Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.



- Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.

Please see "Airports and Airstrips" on page 8 of this document.

- Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.

This facility will not disrupt agricultural operations, farm irrigation systems, and movement of farm equipment in the area. There are no other improvements, in the immediate area of the project site, on the property, and the proposed location is adjacent to existing access roads.

Revised Project Support Statement – CUP 3602

Site Name: CVL00738 – Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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- *Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).*

This facility is not proposed within one-half mile of the boundary of either Fresno or Clovis.

- *Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g. river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g. substantial setback from major road, trees, stealth tower design, slim-line monopole).*

This facility is not adjacent to a major road or other aesthetically sensitive area (i.e., river bottom, existing/planned residential area). Further, the tower has been designed utilizing a stealth tower design - faux windmill.

- *Identify total number of existing towers in Fresno County.*

AT&T does not have access to this data, but based on work conducted for the proposed facility, has determined that there are no existing towers within a 5.00 mile radius.

- *Identify total number of existing tower sites on which co-location has occurred with other communication carriers.*

AT&T frequently colocates on existing towers, and invites other carriers to colocate on AT&T owned facilities. The exact number of AT&T's colocation sites is not available for disclosure.

- *Indicate total number of tower sites planned for location in Fresno County.*

The exact number of AT&T sites planned for Fresno County is not available for disclosure. The proposed facility is the only new build planned for this area of the county, and will cover a wide radius, as shown in the Coverage Maps/Plots included in this application.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of AT&T's FCC License.

Maintenance and Standby 15 kw Diesel Generator Testing

AT&T installs a 15kw diesel standby generator at all of its cell sites. The generator plays a vital role in AT&T's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up generators allow AT&T's communications sites to continue

JUL 16 2018

DEPARTMENT OF PUBLIC WORKS
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DEVELOPMENT SERVICES DIVISION

Revised Project Support Statement – CUP 3602

Site Name: CVL00738 – Prather I

Location: 26597 Towerline Lane, Clovis, Fresno County, California 93619

APN: 138-500-19

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providing valuable communications services in the event of a power outage, natural disaster or other emergency.

Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6' chain link fence with barbed wire for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Lighting

The only lighting will be two downward tilted work lights, and front and back of walk-in cabinet, which will only be used by the service technician during routine maintenance visits. No other lighting or sound amplification system is proposed.

Utilities

Utilities will be routed underground.

Notice of Actions Affecting Development Permit

AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to

Attn: Gerie Johnson

Land Use Planning Specialist

c/o Complete Wireless Consulting, Inc.

2009 V Street, Sacramento, CA 95818

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COUNTY OF FRESNO

JUL 16 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

REVISED OPERATIONAL STATEMENT
AT&T MOBILITY
Conditional Use Permit No. 3602

SITE NAME: "CVU00738 Prather
LOCATION: 26597 Towerline Lane, Clovis, Fresno County, California
93619
APN: 138-500-19

1. Nature of the operation:

AT&T proposes a new wireless communications facility on a new 110' faux windmill at 26597 Towerline Lane in unincorporated Clovis, Fresno County. The property is located on the East side of Pittman Hill Road. The proposed facility will provide high-speed internet to the surrounding area. Please see *Project Support Statement* for additional information.

2. Operational time limits:

The facility is unmanned. The facility will operate 24 hours per day, 7 days per week. The operations will take place within the proposed 45' x 50' lease area.

3. Number of customers or visitors:

None, facility is unmanned.

4. Number of employees:

A service technician will typically visit the site every twice a month for maintenance and to ensure all equipment is in working order. The technician will usually be driving a commercial pick-up truck.

5. Service and delivery vehicles:

Following construction, the only visitor to the site will be a service/ maintenance technician. No service or delivery vehicles will be present unless the facility needs repair.

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Revised Operational Statement
Conditional Use Permit No. 3602
SITE NAME: AT&T Mobility "CVU00738 Prather"
LOCATION: 26597 Towerline Lane, Clovis, Fresno County, California
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DEPARTMENT OF PUBLIC WORKS
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6. Access to the site:

Access to the site will be via Towerline Lane, a private road. AT&T's proposed access road/driveway is 10' wide and will be improved for all weather access. A 20' access, and utility easement, will serve the site via Towerline Lane. Utilities will be routed underground.

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

One parking space is planned at the end of the access driveway for the technician to park in.

8. Are any goods to be sold on-site?

No, no goods will be sold on site.

9. What equipment is used?

The proposed facility consists of twelve (12) AT&T panel antennas and associated equipment, to be mounted on a 110' faux windmill. A microwave dish will be installed above the antennas, at a 93' centerline. The 45' by 50' equipment area will be surrounded by a 6' tall chain link fence, painted brown with brown slats. The lease area will contain a walk-in equipment cabinet, a 15kw diesel standby generator, and a 54-gallon storage tank, installed on new concrete pads. Power and telecommunications cables will be installed underground within the lease area.

10. What supplies or materials are used and how are they stored?

Fuel will be stored on site to operate the 15kw diesel standby generator. The fuel will be stored within a 54-gallon storage tank, mounted on a concrete pad.

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DEPARTMENT OF PUBLIC WORKS
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DEVELOPMENT SERVICES DIVISION

Revised Operational Statement

Conditional Use Permit No. 3602

SITE NAME: AT&T Mobility "CVU00738 Prather

LOCATION: 26597 Towerline Lane, Clovis, Fresno County, California 93619

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11. Does the use cause an unsightly appearance?

No, AT&T is proposing a faux windmill to blend with the rural agricultural character of the surrounding built and natural environment. AT&T has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located on a hillside in a rural agricultural area, far from existing homes but in sufficient proximity to serve them. The nearest offsite dwelling is over 630' from the facility.

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

None.

13. Estimate volume of water to be used (gallons per day).

None.

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

None, no advertising is proposed.

15. Will existing buildings be used or will new buildings be constructed?

A new faux windmill and equipment lease area will be constructed. Please see *Site Plans* for additional information.

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

AT&T's new facility will provide high speed internet access and broadband to the surrounding area. The antennas and ground equipment will operate 24 hours per day, 7 days per week.

JUL 16 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Revised Operational Statement

Conditional Use Permit No. 3602

SITE NAME: AT&T Mobility "CVU00738 Prather

LOCATION: 26597 Towerline Lane, Clovis, Fresno County, California 93619

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

The only lighting will be two downward tilted work lights, and front and back of walk-in cabinet, which will only be used by the service technician during routine maintenance visits. No other lighting or sound amplification system is proposed.

18. Landscaping or fencing proposed?

The proposed landscaping will include a 6' chain link fence, painted earth tone brown, with brown slats, to surround the lease area for additional security. The landscaping shall include the replacement of the two existing oak trees, if the trees need to be removed during construction. Additionally, said landscaping shall not require the provision of irrigation or the use of any on-site water supply. If the project is approved, the Construction Drawings for the project shall include a note acknowledging the above requirements and describing in detail, the trees and vegetation to be replaced. Applicant has agreed to replace the two-oaks trees and any applicable vegetation as a Condition of Approval and as a Mitigation Measure with respect to Initial Study No.

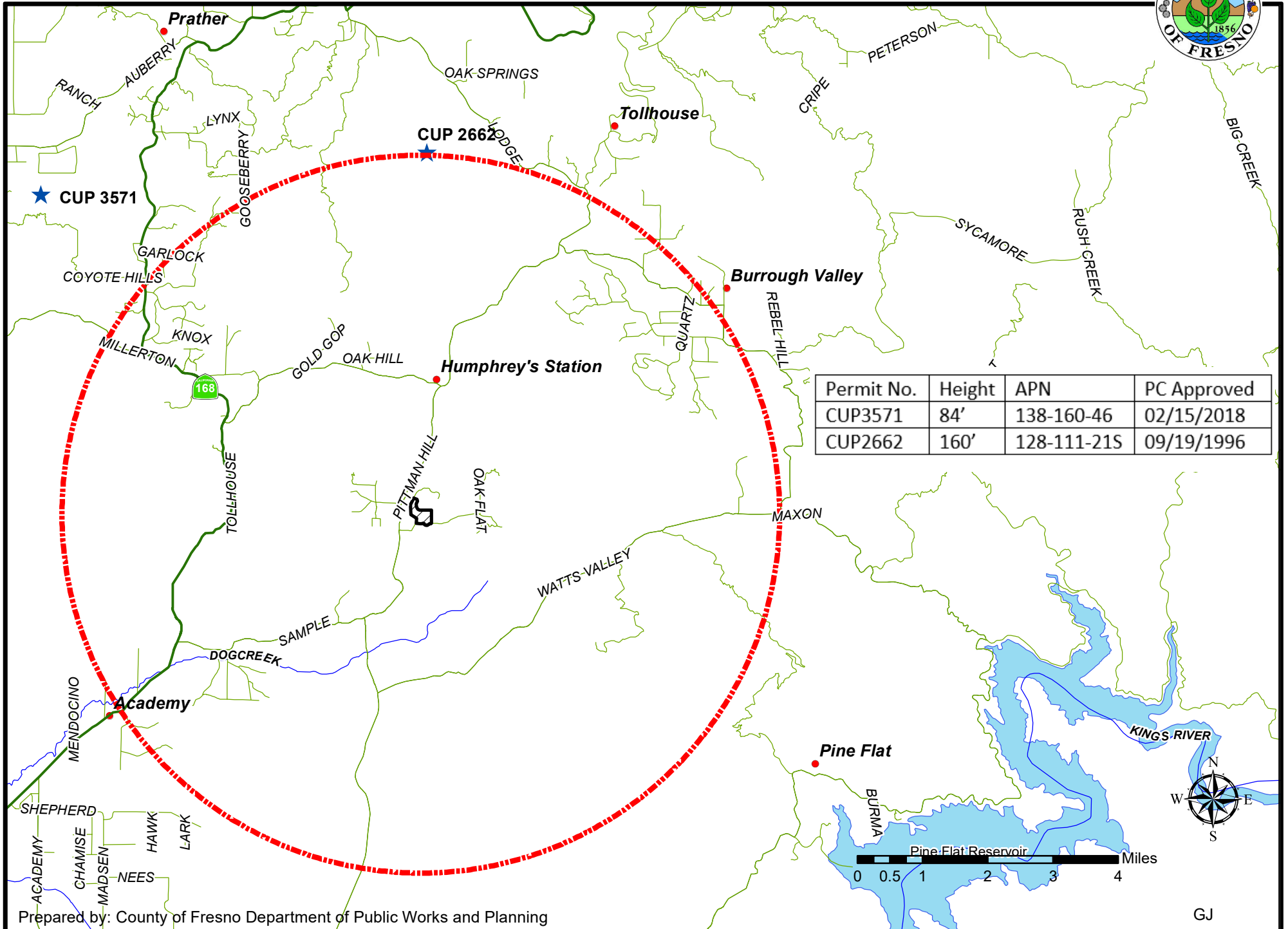
19. Any other information that will provide a clear understanding of the project or operation.

Please see Project Support Statement for additional information.

20. Identify all Owners, Officers and/or Board Members for each application submitted.

The property is owned by Darrin Hamman. AT&T is leasing ground space from Mr. Hamman, and is submitting this application via a consultant, Complete Wireless Consulting, Inc.

CELL TOWER VICINITY MAP





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. 7427 and Conditional Use Permit Application No. 3602
- DESCRIPTION: Allow the construction of a new unmanned wireless telecommunication facility consisting of a 110-foot tall monopole tower, with 12 antennas, one microwave dish, and related ground equipment, within a 2,250 square-foot, fenced lease area, including new access and utility easements, on a 48.50-acre parcel, in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on Towerline Lane, approximately 1,500 feet southeast of its intersection with Pittman Hill Road, and approximately two miles south of the unincorporated community of Humphreys Station (APN: 138-500-19) (Sup. Dist. 5) (26897 Towerline Lane, Clovis, CA 93619).

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 WITH MITIGATION
INCORPORATED:

The project proposes the construction of a 110-foot-tall wireless communication tower, located within a 45-foot by 50-foot lease area portion of the 48.50 acre subject parcel, which will be surrounded by a six-foot tall chain link fence topped with barbed wire. While the 110 foot height of the proposed tower would be clearly visible from surrounding properties and the public roadway, there are existing utility poles and electrical transmission towers in the vicinity that are of similar height, according to the

applicants Project Support Statement, however the proposed location of the tower substantially increases its visibility from neighboring properties. The visibility of the tower is a function of its height and location relative to surrounding properties and the roadway, however, the height of the tower is also a function of its intended use, which according to the applicants operational statement, is to expand wireless broadband internet service in the area. Additionally, the applicants Project Support Statements indicates that the height of the proposed tower at 110 feet, is at its minimum functioning height necessary to achieve the desired extent of coverage, considering the topography of the area.

The project site is not located in the vicinity of a State scenic highway nor were any scenic vistas or historic buildings identified in the analysis, that would be impacted by this project. The proposal does entail the removal of at least two mature trees within the proposed utility easement. The proposed 2,250 square-foot lease area is located along an existing access road above most of the surrounding residences to the west, south and north. There are several residences located east and northeast of the lease area, which are situated at a higher elevations, however it is unclear whether or not the proposed tower would impact their respective view sheds given the varying topography of the area. The proposed tower will be clearly visible from most neighboring properties and from the County road to the west, southwest and northwest.

To reduce visual impacts, the tower could incorporate a stealth design, which would require that additional height be added to the tower to accommodate the antennae and other mounted equipment; however, such modification may increase, not reduce the visibility of the proposed structure.

Another possible alternative would be for the applicant to propose a smaller tower, which may reduce the visibility from surrounding properties and thereby reduce the aesthetic impact, while achieving desired service coverage objectives. The applicants Project Support Statement indicates that one possible co-location site was considered, two miles northwest of the proposed site, however the existing tower site was outside of the applicants search ring for desired coverage objectives. Ten other sites were considered, however the alternate sites were not preferred by AT&T's radio frequency engineer, due to site selection criteria. The proposed site, according to AT&T was selected as the best candidate to achieve the coverage objectives, and to be the least intrusive option.

Per General Plan Policy OS-F.1, the County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually sensitive areas such as hillsides and ridges, and along important transportation corridors, consistent with fire hazard and property line clearing requirements. The project site is not located in the vicinity of a State scenic highway, however the project site is located approximately 1,100 feet east of Pittman Hill Road, which is designated as a Scenic Drive in the Fresno County General Plan, per Figure OS-2. General Plan Policy OS-F.10 requires that new developments preserve natural woodlands to the maximum extent possible, and General Plan Policy) OS-F.11. Requires the County to promote the preservation and management of oak woodlands by encouraging

landowners to follow the Fresno County Oak Management Guidelines...for their property.

General Plan Policy OS-F.6 states that, the County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grassland, and to control erosion. Mitigation will be included requiring the applicant to provide landscaping to screen the fenced lease area from view of neighboring properties and to and preserve the integrity of the natural vegetation of the site to the greatest extent possible.

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

* **Mitigation Measure(s)**

1. *Landscaping shall be provided around the perimeter of the fenced lease area (excepting the 12-foot wide gated access point) in order to ~~screen the fence and ground equipment from view of surrounding properties and~~ restore the natural vegetation disturbed during construction. The landscaping shall include the replacement of the two existing oak trees removed during construction. **Additionally, said landscaping shall not require the provision of irrigation or the use of any on-site water supply. A note shall be included on the submitted site plans acknowledging the above requirements and describing in detail, the trees and vegetation to be replaced.** ~~Additionally, said landscaping shall consist of native (or compatible non-native) drought tolerant plant species (trees and shrubs). A landscaping plan shall be submitted to the Fresno County Department of Public Works and Planning for approval, prior to the issuance of building permits. The landscaping shall be completed prior to occupancy. Note: Landscaping 500 square feet or more in area, will be subject to the California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance (MWELo). Additionally, prior to the installation of the required landscaping, the property owner or authorized representative shall be required to submit a signed copy of the MWELo Appendix D Checklist, to the Fresno County Department of Public Works and Planning, acknowledging this requirement.~~*
2. *The 45-foot-by-50-foot lease area shall be screened behind slatted, chain-link fencing provided in an earth tone (brown) color.*
3. *The 110-foot tall tower shall be painted in an earth-tone color (brown), unless painting/stripping of the tower is required by the Federal Aviation Administration (FAA) for daytime visibility.*

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:

The tower will not be lit unless required by the Federal Aviation Administration (FAA). According to the applicants submitted plans, there is no lighting is proposed inside or outside of the lease area.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contract?

FINDING: NO IMPACT:

The subject parcel not located in an area identified as prime or unique farmland according to the 2014 Fresno County Important Farmlands Map, nor is the subject parcel restricted by Williamson Act Contract. The subject parcel is designated as Eastside Rangeland in the County Adopted, Sierra North Regional Plan, which allows for grazing and other agricultural operations, as well as other limited nonagricultural uses, however the subject parcel and surrounding area have been primarily developed as low-density residential parcels of varying size.

- 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 forestland or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The subject property is not designated as forestland, and the project is not in conflict with existing zoning for forestland, will not result in the conversion of forest land to non-forest use, or cause the rezoning of forestland, timberland, or timberland zoned for timber production.

- 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 forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is located in a foothill area characterized primarily by low density single-family residential development. The area is designated as Eastside Rangeland in the County Adopted Sierra North Regional Plan, which is allows for grazing and other agricultural operations, and limited non-agricultural uses. The subject parcel and some other larger adjacent parcels could be utilized as grazing land; however, the majority of the adjacent parcels are between 5 and 20 acres in size, and are improved with single-

family residences. There is no forestland in the vicinity that would be impacted by this proposal. The project was reviewed by the Fresno County Agricultural Commissioners Office, which did not express any concerns related to the project resulting in the conversion of Farmland to non-agricultural uses or the conversion of forest land to non-forest uses. The project proposes an unmanned wireless communication tower within a 2, 250 square-foot lease area, and a 6,933 square-foot access and utility easement. Access to site is via a paved private road. The project once constructed would not interfere with any allowed agriculture related use of the land.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation and grading of the proposed 2,500 square-foot lease area, and 6,933 square-foot access and utility easement to serve the proposed tower and related ground equipment. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease area and proposed access easement. Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan, or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under any ambient air-quality standard. General Plan Policy OS-G.14 requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use. The proposed 20-foot access and utility easement will utilize gravel for the access driveway and turnaround areas. Additionally, the applicant will be required to contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project, or obtain information about Air District permit requirements.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation and grading of the proposed square-foot lease area, and access and utility easement, during construction of the proposed tower

and related ground equipment. It is expected that there will be some dust and accordingly the possibility of some particulate matter released into the air during construction. Because of the residential development in the area, there are potentially sensitive receptors nearby that could be affected by the dust and particulate matter created by construction activities, however the overall area of ground disturbance would be limited to the proposed 2,250 square foot lease area and proposed 6,933 square-foot access and utility easement. Given its limited scope, this proposed project and the relatively sparse residential development in the area, the project is not expected to expose sensitive receptors to substantial pollutant concentrations. Additionally, the project will not create objectionable odors, affecting a substantial number of people.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project was reviewed by the U.S. Fish and Wildlife Service, which did not express any concerns that this project may have a substantial adverse effect on any special status species due to habitat modification or substantial adverse effects on any riparian habitat or other sensitive natural community. The project was not reviewed by the California Department of Fish and Wildlife.

- 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?

FINDING: NO IMPACT:

No federally protected or other wetlands were identified near the project site, during the analysis.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No concerns related to the project interfering with the movement of native resident or migratory fish or wildlife species, or interference with migratory wildlife corridors or the use of native wildlife nursery sites, were identified by any reviewing agency.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County General Plan contains several policies related to the protection of biological resources, and natural vegetation: Policy OS-F.10 requires that new development preserve natural woodlands to the maximum extent possible and the County promote the preservation and Policy OS-F.11. Requires that the County to promote the preservation and management of oak woodlands by encouraging landowners to follow the Fresno County Oak Management Guidelines...for their property.

Policy OS-E.9 requires that prior to the approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist,... such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible. This project was not reviewed by the California Department of Fish and Wildlife (CDFW) however it was reviewed by the United States Fish and Wildlife Service (USFW). Which did not express any concerns with this project impacting biological resources, specifically fish or other wildlife species or habitat, on or near the project site. As such, the County did not require that a biological resources evaluation be undertaken in this case, nor are any specific mitigation measures included to address such impacts.

- 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: LESS THAN SIGNIFICANT IMPACT:

No local policies or ordinances protecting biological resources were identified in the analysis, no were any adopted Habitat Conservation, Natural Community Conservation, or other approved plans identified, that would with this proposal.

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 a 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:

On the recommendation of the Southern San Joaquin Valley Information Center at California State University Bakersfield, the applicant was required to submit an archaeological study of the project area. On January 18, a site survey was conducted by Archaeological Resources Technology o/b/o Geist Engineering and Environmental Group, Inc. As part of the survey, the Southern San Joaquin Valley Information Center conducted a records search, which indicated that for prehistoric sites were recorded, and two National Register eligible properties are located within a one-half mile radius of the subject property.

The one-half mile radius established the indirect Area of Potential Effects (APE) for this project. The direct APE is comprised of the 2, 250 square-foot lease area along with all areas of ground disturbance for access and utilities. None of the prehistoric or National Register sites was located within the direct APE. According to Archaeological Resources Technology, the results of the survey were negative for historic or cultural resources; however, given that the area has a high sensitivity for the discovery of archeological resources, the following mitigation measure has been included to address the possibility of cultural resource finds:

* **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 shall 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?
 2. Strong seismic ground shaking?
 3. Seismic-related ground failure, including liquefaction;
 4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in area of the County designated as Seismic Zone 3 of the California Building Code, as is the most of the County, which has a relatively low probability of seismic activity. The project will be required to comply with applicable Seismic Design Standards. The project site is not in an area prone to liquefaction; however it is located in an area of steep slopes per Figure 7-2 of the Fresno County General Plan Background Report (FCGPBR), and moderate landslide hazard according to Figure 9-6 of the FCGPBR. As, such the possibility for landslide does exist, however, the area of ground disturbance from grading will be limited in scope to less than one quarter-acre in area, and will require a grading permit from Development Engineering Section of the Fresno County Department of Public Works and Planning, which did not express any concerns related to landslide potential.

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 of steep slopes as identified in Figure 7-2 of the Fresno County General Plan Background Report (FCGPBR) and in an area of Generalized Erosion Hazard, per Figure 7-3 of the (FCGPBR). The proposed lease area is located on a hillside where the removal of two mature oak trees and existing natural vegetation will be required during the construction process. Policy OS-F.6 states that, the County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grassland, and to control erosion. Policy OS-F.7 states that, the County shall require developers to take into account a site's natural topography with respect to the design and siting of all physical improvements in order to minimize grading. The proposed 20-foot wide access and utility easement entails the grading of approximately 6,933 square feet of soil, and the proposed lease area accounts for an additional 2,250 square feet of ground disturbance on the site. Both the lease area and access easement will utilize gravel as ground cover, which would reduce the potential for erosion of the site. No reviewing agencies expressed concerns related to the potential for erosion or landslide as a result of the proposed project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area of lateral spreading subsidence, liquefaction or collapse as identified in the Fresno County General Plan Background Report (FCGPBR).

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

FINDING: NO IMPACT:

The project site is not located in an area of expansive soils as identified by Figure 7-1 of the 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:

No new Onsite Wastewater Treatment Systems (OWTS) are proposed with this project.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: NO IMPACT:

No reviewing agency or department expressed any concerns regarding the potential for this project to generate greenhouse gas emissions.

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

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

FINDING: NO IMPACT:

There are no schools located within one quarter-mile of the subject property.

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

FINDING: NO IMPACT:

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

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

- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan nor in the vicinity of a private airstrip.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site would not physically interfere with an adopted Emergency Response Plan; the subject parcel is in a rural area which has been developed with single-family residences and is also within a wildland area; as such the project will be required to comply with all applicable Fire Code and County Ordinance pertaining to State Responsibility Area Fire Safe Regulations. The project was reviewed by the Fresno County Fire Protection District/ CALFIRE, which did not express any concerns with the proposed development.

IX. HYDROLOGY AND WATER QUALITY

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

FINDING: NO IMPACT:

The proposed wireless communication facility will be unmanned and will not require any water usage nor generate any waste discharge that would otherwise affect water quality or violate water quality standards or waste discharge requirements.

- 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?

FINDING: NO IMPACT:

The project will not substantially alter drainage patterns or alter any existing watercourse. The primary area of ground disturbance with this proposal involves the grading of an approximately 9,200 square-foot area for the fenced lease area and the access and utility easement to serve it. Both the lease area and access easement will utilize gravel as ground cover and therefore not substantially increase the impervious surface area or result in substantial erosion, on or off site.

- 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 project does not propose the use of water associated with its operation, the tower, once constructed will be unmanned and maintained through regular site visits. Any additional runoff generated by the development of this site cannot be drained across property lines and must be retained on site or disposed of per County standards.

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

FINDING: NO IMPACT:

The project does not propose any housing, additionally, according to FEMA, FIRM Panel 1100H, 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 no existing natural drainage channels adjacent to or traversing the subject property.

- 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:

According to the Fresno County General Plan Background Report (FCGPBR) Figure 9-7, the subject parcel is not located in an area subject to risk of levee or dam failure nor is the project likely to result in inundation by seiche, tsunami or mudflow, as it is not located in an area prone to such phenomena.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community; or
- 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:

Per General Plan Policy LU-A.3, The County shall allow by discretionary permit in areas designated Agriculture non-agricultural uses listed in Table LU-3. Per Table LU-3, Wireless Communication Facilities are allowed by special permit, this Unclassified Conditional Use Permit is consistent that requirement.

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

FINDING: NO IMPACT:

The project will not conflict with any known 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:

According to the Fresno County General Plan Background Report (FCGPBR) Figure 7-7, Principal Mineral Producing Location per Figure 7-8, or Generalized Mineral Resource Zone per Figure 7-9 of the FCGPBR. The subject parcel is located in or near an area of known copper resources. According to the Archaeological Survey, there is an inactive copper mine located approximately one-mile to the east of the subject property. However, no conclusive surface evidence was found of copper resources at on the subject property. The proposed project is not expected to result in the loss of availability of any known mineral resources or locally important resource recovery site.

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 located approximately 600 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; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: NO IMPACT:

The project is not expected to cause a substantial permanent increase in ambient noise levels in the vicinity or is it expected to result in a substantial periodic increase in ambient noise levels. Once construction is complete, the only potential source of noise from the operation of the tower would be during emergencies, or from the routine operation of the backup generator for maintenance purposes, to be conducted once or twice per month.

- 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 propose project is not located near a public or private airport or airstrip.

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:

The proposed project will not impact population growth, displace any existing housing or displace and people directly or indirectly.

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;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The proposed project will not result on substantial adverse physical impacts relating to the provision of new or physically altered public facilities.

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:

The project will not result in increased use of existing neighborhood or regional parks and will not involve the construction or expansion of any recreational facilities.

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: NO IMPACT:

The project is not expected to have any impacts on transportation and traffic, or conflict with any congestion management program.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project site is not located near, or within the primary or secondary review area of an airport or airstrip.

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

FINDING: NO IMPACT:

The proposed project site is located on a private access road, and does not take direct access from a public roadway; as such no concerns related to the potential for increased traffic hazards due to the design features of the project were expressed by the Fresno County Department of Public Works and Planning, Design or Road Maintenance and Operations Divisions.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project will be required to comply with State Responsibility Area Fire (SRA) Safe Regulations of Chapter 15.60 Fresno County Ordinance Code.

- 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 conflict with 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?

FINDING: NO IMPACT:

No onsite wastewater systems are proposed with this project, and no wastewater will be produced from the operation of the proposed unmanned wireless communication facility.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: NO IMPACT:

The project does not propose the construction or expansion of new storm water drainage facilities. Any additional runoff generated by the project will be required to be stored on site or disposed of per County standards.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

The operation of the proposed facility does not require any additional water use, other than what is currently associated with the residential use of the property.

- 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:

The operation of the proposed wireless communication facility will not generate any solid or liquid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

Potential impacts to cultural and/or historical resources would be less than significant with incorporation of the mitigation measure indicated in Section V.

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

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the analysis.

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

FINDING: NO IMPACT:

No direct or indirect impacts to human beings were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3602, 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 and Forestry Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/ Traffic, and Utilities and Service Systems.

Potential impacts related to Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning and Noise, have been determined to be less than significant.

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

A Mitigated Negative Declaration/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.

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 7427	LOCAL AGENCY PROPOSED 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): AT&T Mobility	Project Title: Unclassified Conditional Use Permit Application No.3602		
Project Description:	Allow the construction of a new unmanned wireless telecommunication facility consisting of a 110-foot tall tower with 12 antennas, one microwave dish, and related ground equipment, within a 2,250 square-foot, fenced lease area, including new access and utility easements, on a 48.50-acre parcel, in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. (APN: 138-500-19) (Sup. Dist. 5) (26597 Towerline Lane, Clovis, CA 93619).		
Justification for Negative Declaration:	<p>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3602, 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 Air Quality, Agriculture and Forestry, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.</p> <p>Potential impacts related to Geology and Soils, Hazards and Hazardous Materials, Land Use Planning, Noise, and Transportation/Traffic have been determined to be less than significant.</p> <p>Potential impacts relating to Aesthetics and Cultural Resources have been determined to be less than significant with the included Mitigation Measures.</p> <p>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.</p>		
FINDING:	The proposed project will not have a significant impact on the environment.		
Newspaper and Date of Publication: Fresno Business Journal – June 8, 2018	Review Date Deadline: Planning Commission – July 26, 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

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EXHIBIT 11