



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 October 12, 2017

**SUBJECT:**                    **Unclassified Conditional Use Permit Application No. 3585;  
Variance Application No. 4037**

**Allow co-location of a wireless communication facility atop an existing PG&E tower (12-foot top-hat extension), consisting of 12 panel antennas, 12 remote radio head units, a microwave dish, and outdoor equipment cabinets and generator within a 288 square-foot lease area to be located 15 feet from the property line where 35 feet minimum is required on a 78.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.**

**LOCATION:**                    **The subject property is located on the south side of W. Springfield Avenue between S. Grantland Avenue and S. Bryan Avenue approximately 7.6 miles southwest of the nearest city limits of the City of Fresno (SUP. DIST. 4) (APN 035-360-29S).**

**OWNER:**                     **Ralph M. Fries Family Trust**  
**APPLICANT:**                **AT&T Mobility c/o Complete Wireless Consulting**

**STAFF CONTACT:**        **Ejaz Ahmad, Planner**  
**(559) 600-4204**

**Marianne Mollring, Senior Planner**  
**(559) 600-4569**

**RECOMMENDATION:**

- **Approve Unclassified Conditional Use Permit (CUP) Application No. 3585 with recommended Findings and Conditions; and**
- **Approve Variance Application No. 4037; and**
- **Direct the Secretary to prepare a Resolution documenting the Commission's action.**

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plans/Elevations
6. Applicant’s Operational Statement for CUP No. 3585
7. Response to Fresno County Wireless Communication Guidelines/Supplemental Information
8. Existing and Proposed Coverage Map and Photo Simulations
9. Cellular Tower Vicinity Map
10. Applicant’s Statement of Variance Findings for VA No. 4037

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	78.44 acres	No change
Project Site	<ul style="list-style-type: none"> <li>• 3,586 square-foot single-family residence with garage</li> <li>• Ag-exempt structure</li> <li>• PG&amp;E electrical transmission towers</li> </ul>	Co-location of a wireless communication facility atop an existing PG&E tower (12-foot top-hat extension), consisting of 12 panel antennas, 12 remote radio head units, and a microwave dish. Support facilities include outdoor equipment cabinets and emergency power generator within a 288 square-foot enclosed area at the base of the tower
Structural Improvements	115-foot-tall PG&E electrical transmission towers	<ul style="list-style-type: none"> <li>• 12-foot increase in tower height (127-foot resultant tower height)</li> </ul>



<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
		<ul style="list-style-type: none"> <li>• 8-foot-tall wooden fence around the lease area</li> </ul>
Nearest Residence	Approximately 416 feet north of the subject tower	No change
Surrounding Development	Farmland; Single-Family Residences	No change
Operational Features	N/A	Unmanned wireless communications facility atop an existing PG&E electrical transmission tower
Employees	N/A	One visit per month by a maintenance service
Customers	None	No change
Traffic Trips	Residential traffic, occasional maintenance of the existing PG&E tower	Two one-way trips (one round-trip) per monthly by maintenance worker
Lighting	None	At the base of the tower
Hours of Operation	24 hours-a-day, seven days a week, year-round	No change

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

**ENVIRONMENTAL ANALYSIS:**

It has been determined, pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA..

**PUBLIC NOTICE:**

Notices were sent to 36 property owners within 1320 feet of the subject property, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

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

A Variance (VA) Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

Both Applications (CUP and VA) represent an inter-related request for a single project and must be approved concurrently or denied concurrently.

The decision of the Planning Commission on a CUP Application and VA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The subject proposal entails establishment of a new wireless communications facility at the location of an existing 115-foot-tall PG&E electrical transmission tower. The proposed 12-foot increase in tower height (top hat) will accommodate 12 panel antennas and 12 remote radio head units. One future two-foot diameter microwave antenna will be mounted at an elevation of 49 feet. Further, a 288 square-foot leased area (equipment shelter) at the base of the tower will accommodate equipment cabinets and a 30 kilowatt (KW) standby generator with a 132-gallon diesel fuel storage tank. The tower will be accessible from Grantland Avenue via a proposed 15-foot-wide joint access and utility route.

According to the Applicant’s response to the Fresno County Wireless Communication Guidelines, the project will improve wireless coverage for the unincorporated area of Fresno County near Grantland and Manning Avenues and provide high-speed broadband and cellular service currently unavailable in the area.

The proposed Variance would allow an equipment shelter to be located 15 feet from the west property line, where 35 feet minimum is required. The west property line abuts Grantland Avenue.

**ANALYSIS/DISCUSSION:**

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (west property line): 15 feet Side (north property line): 1,252 feet Side (south property line): 31.5 feet Rear (east property line): 2,550 feet	VA No. 4037 is required to allow a 15-foot setback
Parking	N/A	N/A	N/A
Lot Coverage	No requirement	N/A	N/A

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Separation Between Buildings	Six-foot minimum	N/A	N/A
Wall Requirements	No requirement	N/A	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:**

Zoning Section of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

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

**Analysis:**

The proposed wireless communication facility will co-locate antennas and a microwave dish atop an existing PG&E electrical transmission tower. No new structures are proposed and all the improvements related to this co-location request will be tower-mounted or located at the base of the tower.

The tower sits approximately 6.3 feet from the west property line and 20 feet from the south property line. The proposed 288 square-foot equipment shelter will be located at the base of the tower and will set back 15 feet from the west property line (35-foot minimum required), subject to the approval of VA No. 4037. Likewise, the tower will setback approximately 2,550 feet from the east property line (35-foot minimum required), 1,252 feet from the north property line (35-foot minimum required), and 31.5 feet from the south property line (20-foot minimum required). Access to the tower will be from Grantland Avenue.

Based on the above information and the fact that all improvements will be located within the footprint of the existing tower, staff believes the site is adequate in size and shape to accommodate the proposal.

**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.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Grantland Avenue: Excellent Condition	No change
Direct Access to Public Road	Yes	Grantland Avenue	No change
Road ADT		100	No change
Road Classification		Local	No change
Road Width		21.3 feet	No change
Road Surface		Paved	No change
Traffic Trips		Residential, PG&E tower maintenance	Two one-way trips (one round trip) per monthly maintenance visit
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by County Design Division
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: Grantland Avenue is a Local road with an existing right-of-way totaling 30 feet east of the section line, has an Average Daily Traffic (ADT) of 100, pavement width of 21.3 feet and is in excellent condition. Any proposed driveway shall be set back a minimum of ten feet from the property line. If not already present, a ten-foot by ten-foot corner cut-off shall be improved for site distance purposes at any driveway accessing Grantland Avenue. These requirements have been included as Project Notes.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No facilities shall be constructed within 30 feet east of section line and any setbacks for new construction should be based upon the ultimate right-of-way for Grantland Avenue. An existing farm access road overlaps the new proposed gravel approach. Access for both driveways off Grantland Avenue shall be shared. Boring of utilities across Grantland Avenue shall be required. An encroachment shall be required prior to any work performed in the County road right of way. These requirements have been included as Project Notes.

**Analysis:**

The proposed wireless communications facility will gain access from Grantland Avenue via a proposed 15-foot-wide joint access and utility route. The project is an unmanned facility that will generate one trip per month by a maintenance worker. Due to the minimal traffic trips generated by this proposal, Grantland Avenue will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

*Finding 3:* *That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare*

<b>Surrounding Parcels</b>				
	<b>Size:</b>	<b>Use:</b>	<b>Zoning:</b>	<b>Nearest Residence:</b>
North	38.21 acres	Farmland	AE-20	85 feet
South	59.37 acres	Farmland	AE-20	None
East	40 acres	Farmland	AE-20	None
West	79 acres	Farmland	AE-20	416 feet from tower

**Reviewing Agency/Department Comments:**

Building and Maintenance Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all on-site improvements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: A Grading Permit or Voucher shall be required for any grading proposed with this application. Any work done within the right-of-way to construct a new driveway or improve an existing driveway shall require an Encroachment Permit from the Road Maintenance and Operations Division. Any runoff generated by the development of the site cannot be drained across property lines into the County right-of-way and shall be retained on-site per County standards.

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

(CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes

Fresno County Fire Protection District (CalFire): The project shall comply with the California Code of Regulations Title 24 – Fire Code, require approval of County-approved site plans by the Fire District prior to issuance of building permits by the County, and annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

San Joaquin Valley Unified Air Pollution Control District (Air District): The Applicant should contact the District’s Small Business assistance office to identify District rules or regulations that apply to the project or obtain information about District permit requirements.

These requirements have been included as Project Notes.

Design, Road Maintenance and Operations, and Water and Natural Resources Divisions of the Fresno County Department of Public Works and Planning, and Table Mountain Rancheria: No concerns.

**Analysis:**

The project site contains orchard with a single-family residence in the northeast corner of the property. The PG&E electrical power transmission tower for co-location is located in the southwest corner of the property. The tower is surrounded by vineyards and is located approximately 416 feet south of an existing single-family residence.

The subject proposal involves co-location of 12 panel antennas, 12 remote radio heads and a microwave dish on an existing PG&E tower that will be extended 12 feet in height. Additionally, a 288 square-foot equipment shelter containing equipment cabinets, a 30-kilowatt emergency back-up generator and a 132-gallon diesel-fuel storage tank will be located at the base of the tower. Access to the tower will be off Grantland Avenue.

Aesthetics are a typical concern associated with this type of use due to the heights of towers which are used to support wireless communication antennas. In the case of this application, the height of the existing PG&E tower will be raised from 115 feet to 127 feet to co-locate antennas and a microwave dish on the tower. Given the minimal increase in tower height, distance between the tower and the closest residential development and the fencing of the equipment shelter, staff believes that the project will have a less than significant visual impact on the surrounding properties.

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

**Recommended Conditions of Approval:**

*See recommended Condition of Approval and Project Notes attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
General Plan Policy PF-J.4: County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.	The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection. The proposal is consistent with this Policy.
General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.	This proposal requires no water usage. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no water-related concerns.

**Reviewing Agency/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the Fresno County General Plan. According to General Plan Policy PF-J.4, compliance with the Wireless Communication Guidelines is required for the siting of communication towers in unincorporated areas of the County. The subject parcel is restricted under a Williamson Act, Agricultural Land Conservation Contract (AP-45). However, the wireless telecommunications facility will be co-located on an existing PG&E tower within the utility easement and is considered a compatible use.

**Analysis:**

General Plan Policy PF-J.4 requires compliance with the Wireless Communication Guidelines which encourage the utilization of city-adopted standards for new tower facilities if such a proposal is located within one half-mile of city boundaries. In this instance, the project site is not located within one half mile of any city limits.

The Wireless Communication Guidelines also 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. This proposal entails co-location of wireless communications equipment on an existing PG&E electrical transmission tower. As such, staff believes that the proposal conforms with the Communication Guidelines.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. In this instance, the Applicant’s response to the Fresno County Wireless Communication Guidelines states that PG&E owns the tower and will determine if additional carriers can be allowed to co-locate on the tower.

Based on the above considerations, staff believes the proposal is consistent with the Wireless Communication Guidelines and the General Plan.

**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 4 can be made.

**ANALYSIS/DISCUSSION – VARIANCE APPLICATION NO. 4037 to allow a 15-foot setback where minimum 35 feet is required**

Staff research indicates that no other building height-related variance applications were filed within one mile of the subject property.

*Finding 1: There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

*Finding 2: Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

**Reviewing Agencies/Department Comments:**

Zoning Section of the Fresno County Department of Public Works and Planning: AE-20 Zone District requires a 35-foot front-yard setback. A Variance is required to waive this requirement to allow a 15-foot setback.

**Analysis:**

In support of Finding 1, the Applicant states that the subject parcel is exceptional due to the existence of a PG&E tower in its southwestern corner next to a public street. The subject tower is the only tower in close proximity to AT&T's reach ring that is also located adjacent to Grantland Avenue. Further, the tower's location by public right-of-way allows minimal access road construction and little impact to the on-site agricultural operations.

In support of Finding 2, the Applicant states that using the vacant space underneath the tower for ground equipment will help avoid removal of any additional agricultural land from production on the property. Otherwise, strict adherence to a 35-foot front setback would require removal of several grapevines on the property, turning farmland into an equipment shelter area and access road.

In order to make Findings 1 and 2, an extraordinary circumstance relating to the property that does not apply to other properties in the same zone classification and the preservation of a substantial property right must be demonstrated.

With regard to Finding No. 1 and 2, staff concurs with the Applicant that the tower location on the property is unique. The tower is located approximately 6.3 feet from the west property line and 24 feet from the south property line. Typically, co-location projects allow ground equipment at the base of the towers and this proposal is no different. Strict compliance with a 35-foot setback from the west property line would put the equipment shelter outside of the tower



footprint and further to the east, resulting in the need for removal of grapevines to provide room for the shelter and the site access route.

A consideration in addressing Findings 1 and 2 is whether there are alternatives that would avoid the need for the Variance. The only alternative would be to place the equipment shelter at 35 feet from the west property line. However, this option is undesirable by the Applicant and has been the basis for the filing of this Variance Application. Based on this discussion, staff believes Findings 1 and 2 can be made.

**Recommended Condition of Approval:**

*None.*

**Conclusion:**

Findings 1 and 2 can be made.

*Finding 3: The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

**Reviewing Agencies/Department Comments:**

No comments specific to the Variance for setback were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 3, the Applicant states that a Variance from the 35-foot front-yard setback would not be detrimental or injurious in any way. The Variance would promote a better use of space on the parcel. Ground equipment could be located beneath the tower and no additional agricultural land would require removal from production.

The primary purpose of setback standards is to protect the aesthetic character of an area by providing an offset of structures from the adjacent properties and streets. Setbacks also provide for adequate distances for fire safety purposes.

In this case, the equipment shelter will be located underneath the PG&E tower at a distance of 15 feet from the west property line that abuts Grantland Avenue. The shelter location provides for an optimal use of vacant space underneath the tower, which otherwise would go wasted if not utilized. The shelter will be enclosed by a wooden fence to offset any negative visual impact on the neighborhood and be accessible via an access drive off Grantland Avenue to be used for routine maintenance and emergencies.

Given the above analysis, staff believes the project will not be detrimental to the public welfare or injurious to property and improvements in the vicinity.

**Recommended Conditions of Approval:**

*See Conditions of Approval and Project Notes attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

*Finding 4: The granting of such a Variance will not be contrary to the objectives of the General Plan.*

**Reviewing Agencies/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: No concerns regarding the proposal.

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

**Analysis:**

In support of Finding 4, the Applicant states that the General Plan promotes the conservation and production of agricultural land, and of activities that support the viability of agriculture. AT&T's proposed installation of ground equipment within the footprint of the PG&E tower serves these goals.

The subject property is designated Agricultural in the Fresno County General Plan. The General Plan policies do not specifically address setback. Therefore, staff believes this proposal is consistent with the General Plan. Finding 4 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**CONCLUSION:**

Staff believes the required Findings for granting the Conditional Use Permit can be made based on the factors cited in the analysis. Staff also believes the required Findings for granting the Variance can be made based on the factors cited in the analysis. Therefore, staff recommends approval of Unclassified Conditional Use Permit Application No. 3585 and Variance Application No. 4037, subject to the recommended conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit (CUP) Application No. 3585, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Move to determine the required Findings can be made and move to approve Variance (VA) Application No. 4037, subject to the Conditions of Approval and Project Notes attached as 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 (CUP) Application No. 3585; and
- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Variance (VA) Application No. 4037; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

EA:ksn

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**Unclassified Conditional Use Permit Application No. 3585; Variance Application No. 4037  
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Planning Commission for Unclassified CUP No. 3585 and VA No. 4037.
2.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land.
	<b>Note:</b> This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
3.	Maintenance of the emergency back-up power generator shall occur during the daytime hours of 7:00 a.m. to 5:00 p.m.

Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Plans, permits and inspections shall be required for all proposed improvements based upon the codes in effect at the time of plan check submittal. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 regarding permits for construction.
2.	A grading permit or Voucher shall be required for any grading proposed with this application.
3.	Any runoff generated by the development of the site cannot be drained across property lines into the County right-of-way and shall be retained on site per County standards.
4.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway shall require an Encroachment Permit from the Road Maintenance and Operations Division.
5.	An existing farm access road overlaps the new proposed gravel approach. Access for both driveways off Grantland Avenue shall be shared.
6.	Boring of utilities across Grantland Avenue shall be required.
7.	The existing or any proposed vehicle access gate shall be set back a minimum of 20 from the right-of-way on Grantland Avenue or such other extra depth so as to eliminate the largest vehicle from idling in the road right-of-way when stopped to open the gate.
8.	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.

**Notes**

9. 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.

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

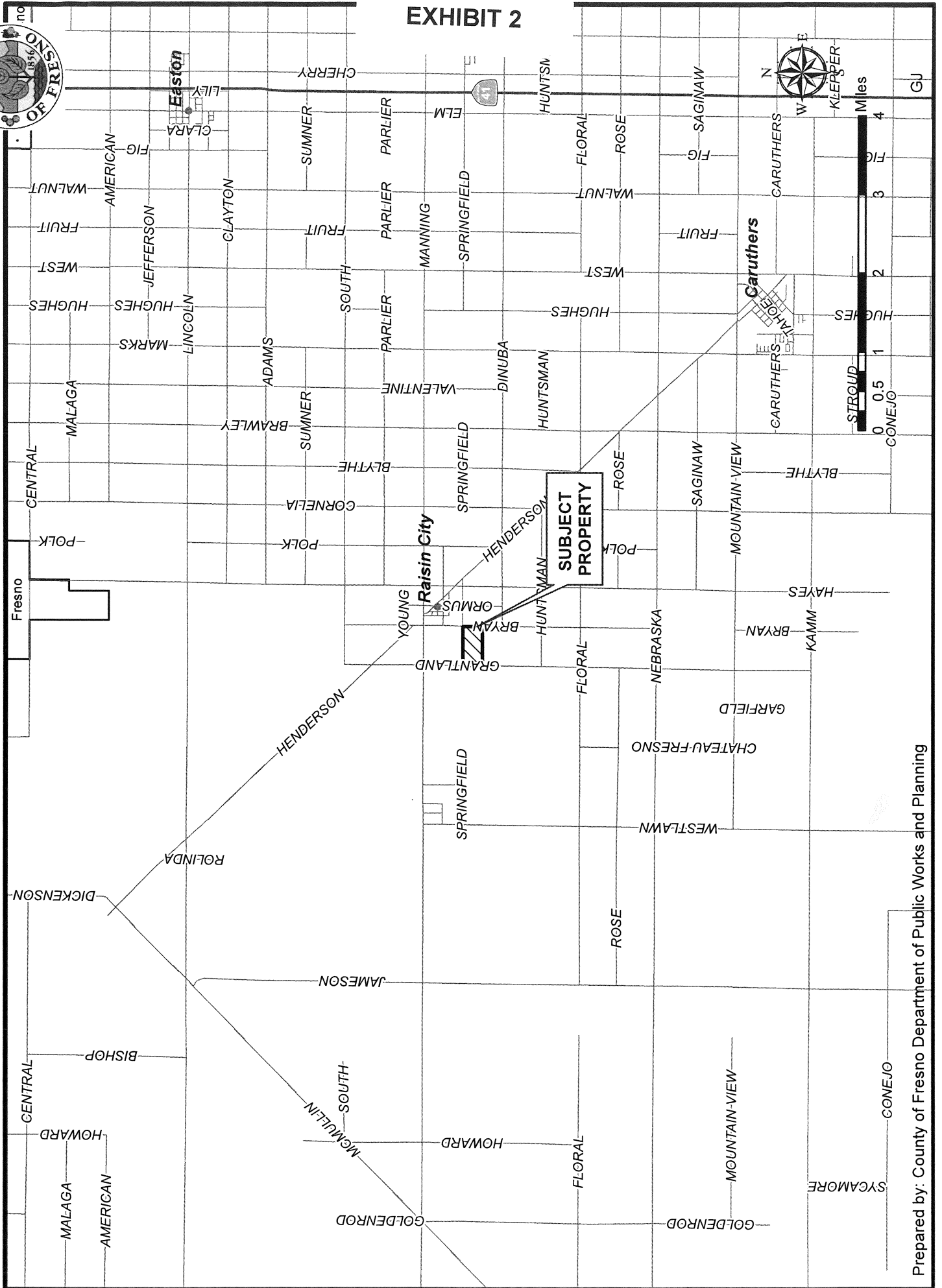
11. The proposal shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to issuance of any Building Permits. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Protection District for review and approval. The Applicant shall submit evidence of plan approval by the Fresno County Fire Protection District, and shall install all fire protection improvements prior to occupancy granted for the use. The project shall also annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

12. The applicant should contact the San Joaquin Valley Unified Air Pollution Control District's Small Business assistance office to identify District rules or regulations that apply to the project or obtain information about District permit requirements.

EA:\ksn  
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# LOCATION MAP

CUP 3585

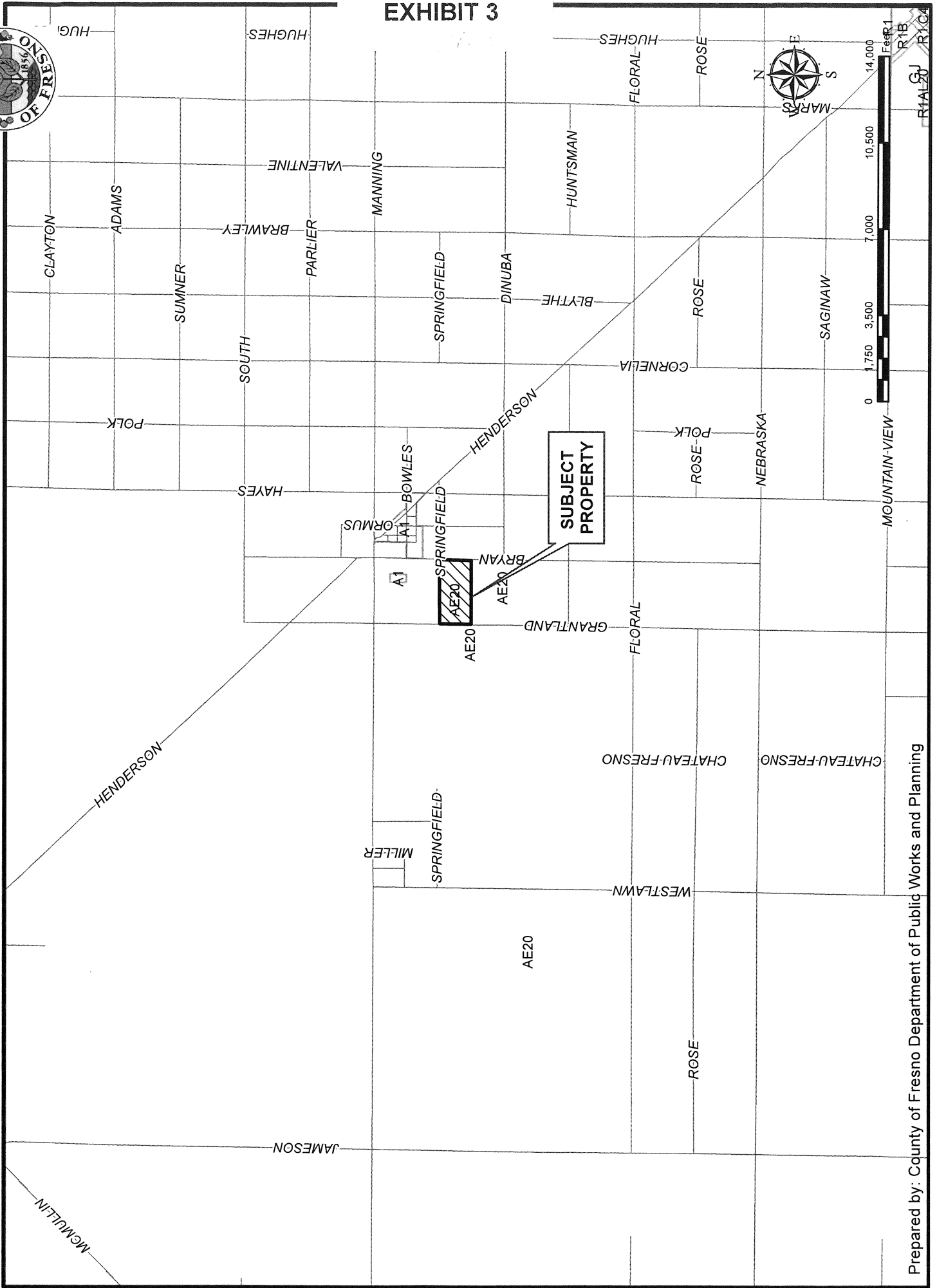


CUP 3585  
STR 28 - 15/19

# EXISTING ZONING MAP



## EXHIBIT 3

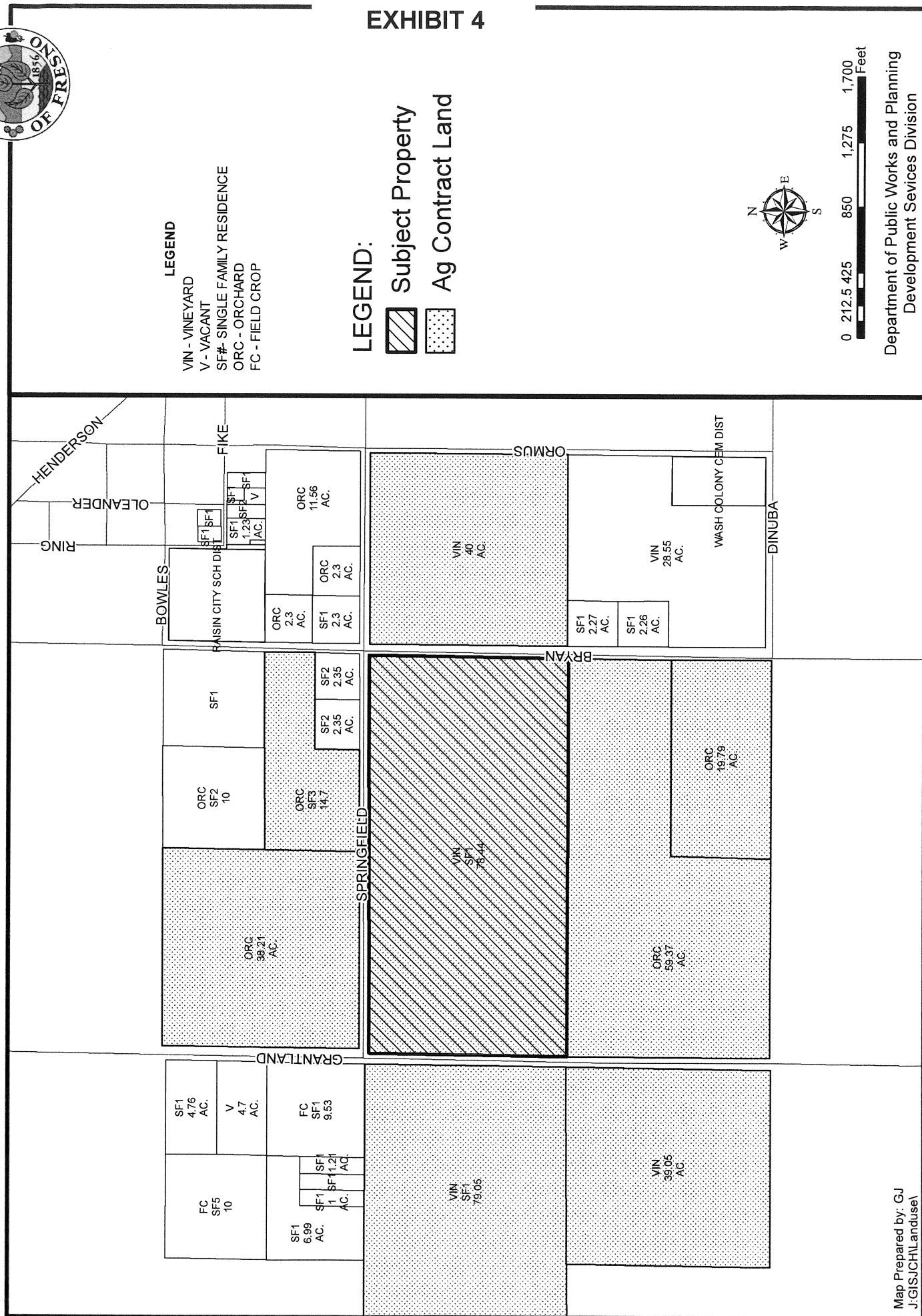




# EXISTING LAND USE MAP

## EXHIBIT 4

CUP 3585



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GJ  
J:GIS\CH\Landuse\







PROJECT FOR:  
**RAISIN CITY**  
 LATITUDE: N36°53'37.74"  
 LONGITUDE: W119°55'500.56"  
 S. GRANTLAND  
 FRESNO, CA.



ART ID: C:\03179  
 PROJECT NO.: 1621948  
 DRAWING NO.: AWS  
 CHECKED BY: TST

REV	DATE	DESCRIPTION
07/25/17	100% ID REV A	
07/26/17	100% ID REV B	
08/30/17	100% ID REV C	
09/19/17	100% ID REV D	
10/11/17	100% ID REV E	
12/14/16	100% ID	

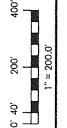
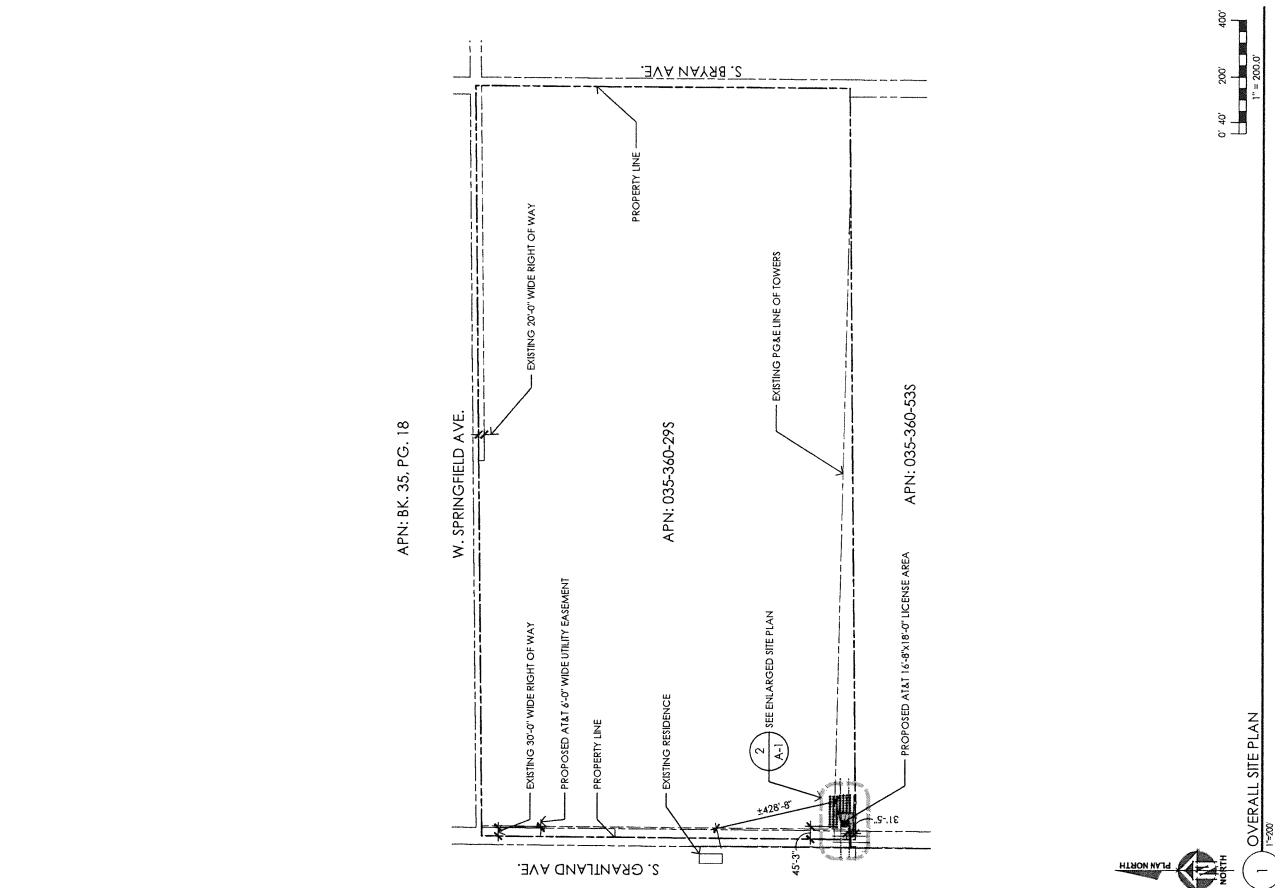
Client:  
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314 VAN DER GRIFF AVENUE  
 SUITE 100  
 FRESNO, CALIFORNIA 93720  
 (559) 233-1111

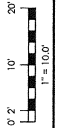
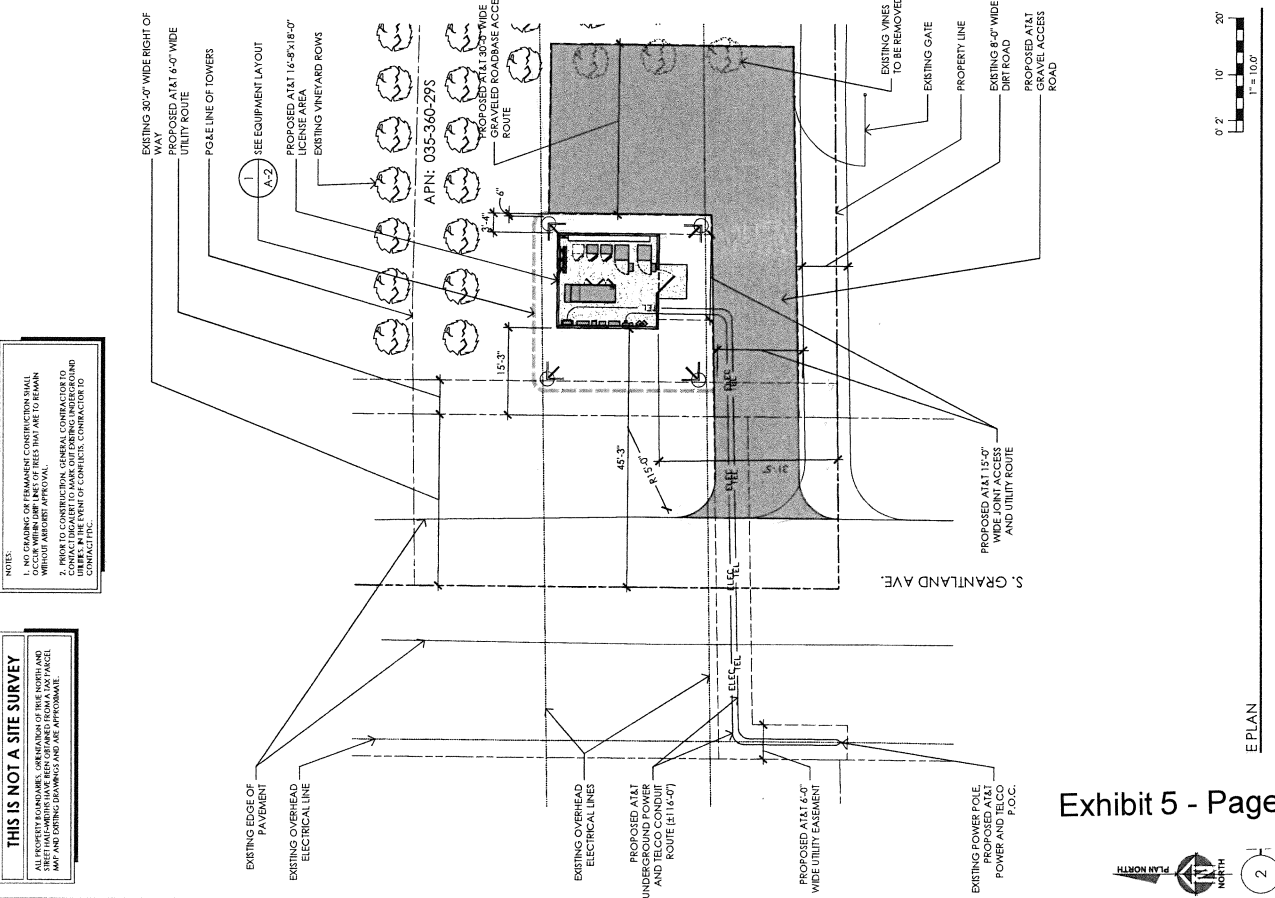


SHEET TITLE  
**OVERALL AND ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1**



1 OVERALL SITE PLAN  
 1/28/20



2 ENLARGED SITE PLAN  
 1/28/20

NOTES:  
 1. NO CHANGING OF TERRAINS OR CONSTRUCTION SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE STATE ENGINEER.  
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND UTILITIES, IN THE EVENT OF CONFLICT, CONTRACTOR TO CONTACT CITY ENGINEER.

**THIS IS NOT A SITE SURVEY**  
 ALL PROPERTY MARKERS, SURVEY DATA OF THE SURVEY AND STREET MARKERS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.



RAISIN CITY  
 N36°35'37.74"  
 W119°55'00.56"  
 S. GRANLAND  
 FRESNO, CA.



AT&T ID: CV003794  
 PROJECT NO: 162.19.48  
 DRAWN BY: JMS  
 CHECKED BY: TST

REV	DATE	DESCRIPTION
07/25/17	0008.ZD REV A	
07/26/17	0008.ZD REV B	
05/20/17	0008.ZD REV C	
12/29/16	0008.ZD REV D	
12/16/16	0008.ZD	

PROJECT: \_\_\_\_\_  
 LICENSE: \_\_\_\_\_  
 PER A VARIATION OF PERMITS ACCEPTED FOR THIS PROJECT. PROPOSED WORK IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.



SHEET TITLE: ANTENNA PLANS

SHEET NUMBER: A-3.1

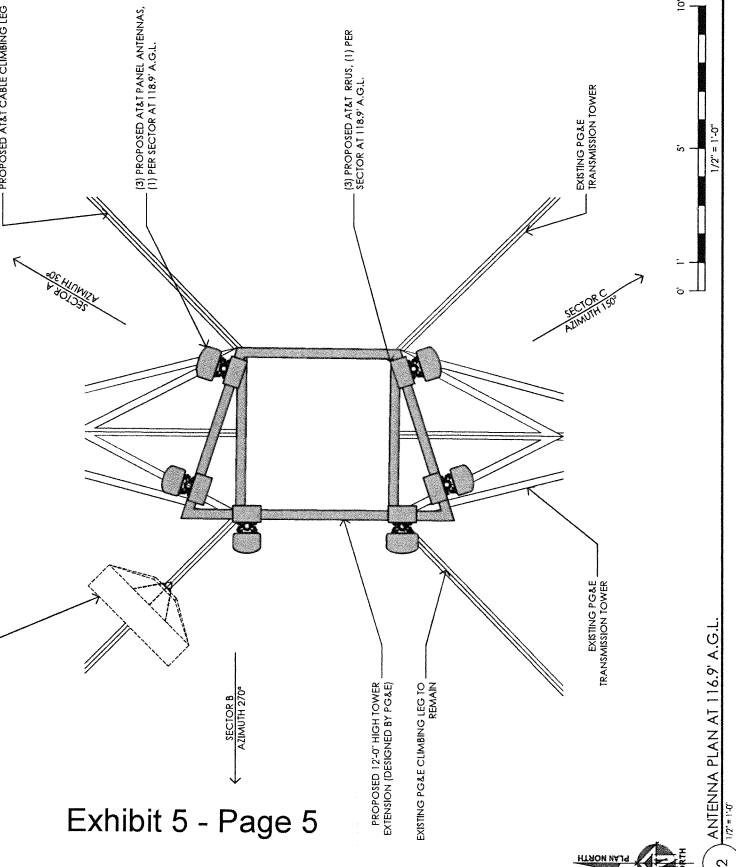
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	TWA	FIBER LENGTH	COAX LENGTH	COAX DIA.	RRU NO.
A1	CC HFA-4SRBUH4	30°	E123.9°	-	1179'-0"	[2] 1179'-0"	1-5/8"	2
A2	ANDREW 3LJAHH-1D4S8-DL	30°	E123.9°	-	1179'-0"	-	-	0
A3	CC HBA-4MRKRUH4	30°	E116.9°	-	1179'-0"	-	-	1
A4	CC HBA-4MRKRUH4	30°	E116.9°	-	1179'-0"	-	-	1
B1	CC HFA-4SRBUH4	270°	E123.9°	-	1179'-0"	[2] 1179'-0"	1-5/8"	2
B2	ANDREW 3LJAHH-1D4S8-DL	270°	E123.9°	-	1179'-0"	-	-	0
B3	CC HBA-4MRKRUH4	270°	E116.9°	-	1179'-0"	-	-	1
B4	CC HBA-4MRKRUH4	270°	E116.9°	-	1179'-0"	-	-	1
C1	CC HFA-4SRBUH4	150°	E123.9°	-	1179'-0"	[2] 1179'-0"	1-5/8"	2
C2	ANDREW 3LJAHH-1D4S8-DL	150°	E123.9°	-	1179'-0"	-	-	0
C3	CC HBA-4MRKRUH4	150°	E116.9°	-	1179'-0"	-	-	1
C4	CC HBA-4MRKRUH4	150°	E116.9°	-	1179'-0"	-	-	1

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

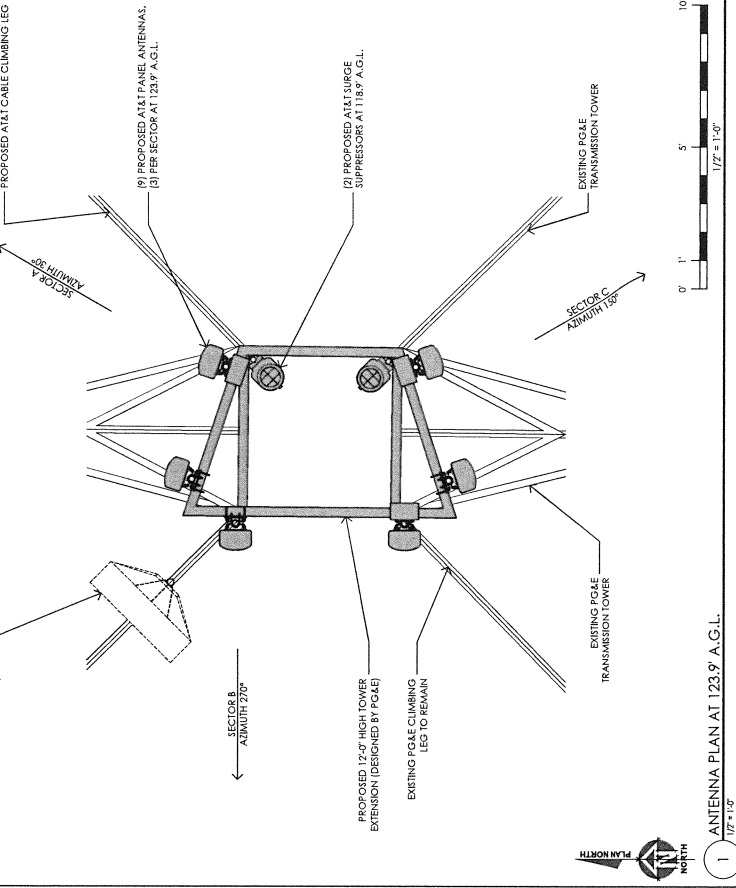
3 REF. SCHEDULE  
 NO SCALE

NOTE: ACTUAL INSTALLMENT METHOD AND LOCATION OF RRUS & SURGE PROTECTORS TBD BY PG&E IN THE FIELD.

(1) FUTURE MICROWAVE DSH, MOUNTING AND AZIMUTH TBD. (2) PG&E LEG TO REMAIN (DESIGNED BY PG&E).

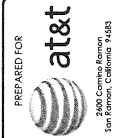


2 ANTENNA PLAN AT 116.9° A.G.L.  
 1/2" = 10'



1 ANTENNA PLAN AT 123.9° A.G.L.  
 1/2" = 10'

Project For: **RAISIN CITY**  
 LATITUDE: N36°53'37.74"  
 LONGITUDE: W119°55'00.56"  
 S. GRANLAND  
 FRESNO, CA.



AT&T BEND: CV003794  
 PROJECT NO: 1621948  
 DRAWN BY: HWS  
 CHECKED BY: IST

REV	DATE	DESCRIPTION
07/25/17	100% TO REV1	
07/26/17	100% TO REV3	
07/27/17	100% TO REV1	
07/27/17	100% TO REV1	
12/16/16	100% TO REV1	
12/16/16	100% TO REV1	

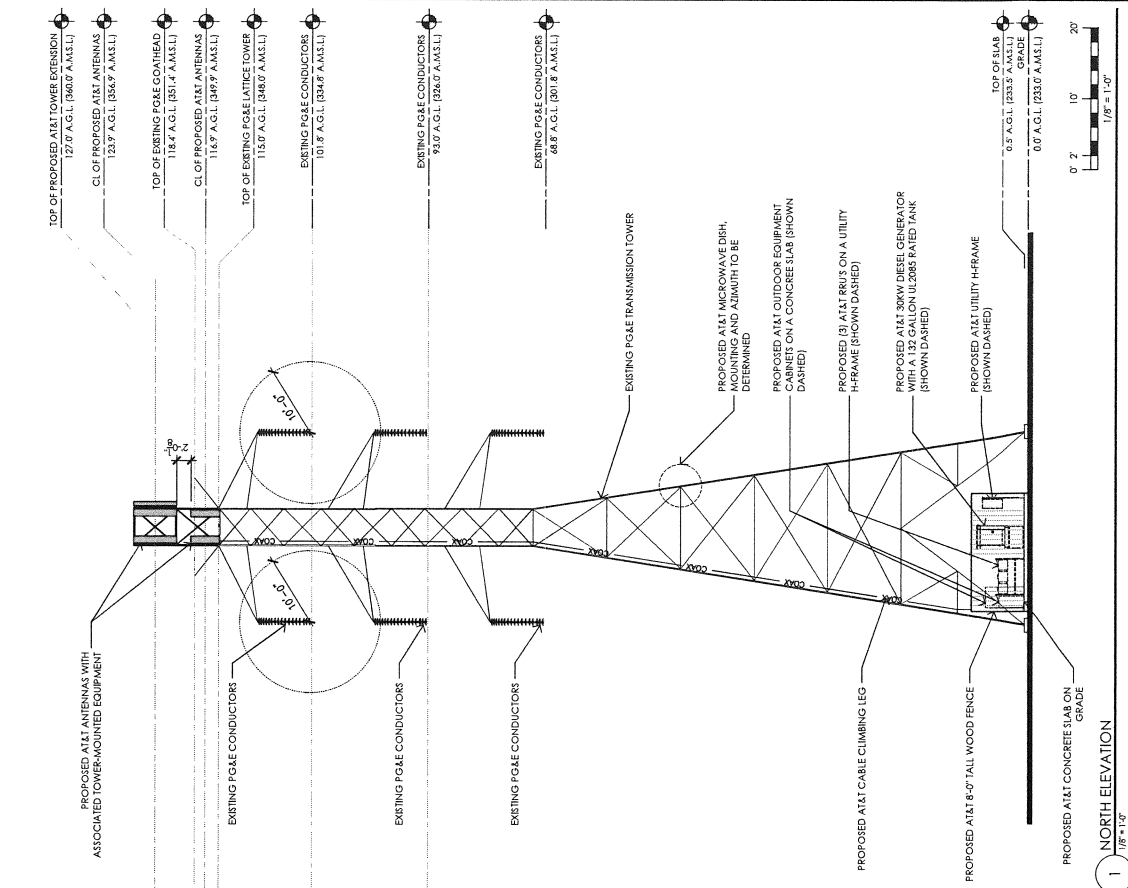
REVISIONS TO BE MADE TO THE DRAWING SHALL BE MADE BY A REGISTERED PROFESSIONAL ENGINEER TO THE PROJECT ENGINEER.



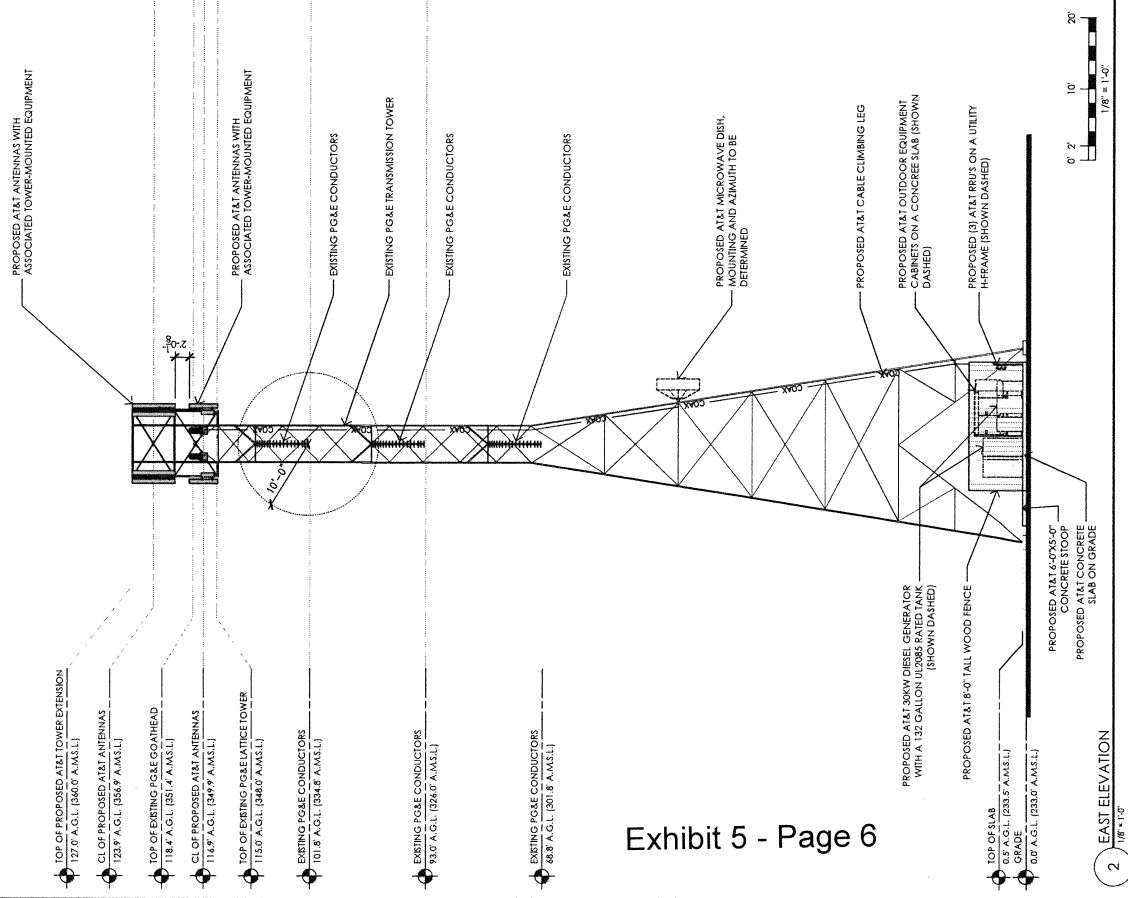
SHEET TITLE  
**NORTH - EAST  
 ELEVATION**

SHEET NUMBER  
**A-4.1**

NOTE: ACTUAL ATTACHMENT METHOD AND LOCATION OF RRUS & SURGE PROTECTORS TBD BY PG&E IN THE FIELD



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



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

RAISIN CITY  
 LATITUDE: N36°33'37.74"  
 LONGITUDE: W119°55'00.56"  
 S. GRANLAND  
 FRESNO, CA.



AT&T REF. NO.: CV103176  
 PROJECT NO.: 142.1948  
 DRAWN BY: MWS  
 CHECKED BY: TST

NO.	DATE	DESCRIPTION
07/25/17	100% ID REV4	
07/06/17	100% ID REV3	
05/29/17	100% ID REV2	
07/19/17	100% ID REV1	
07/19/17	100% ID	
12/15/16	90% ID	

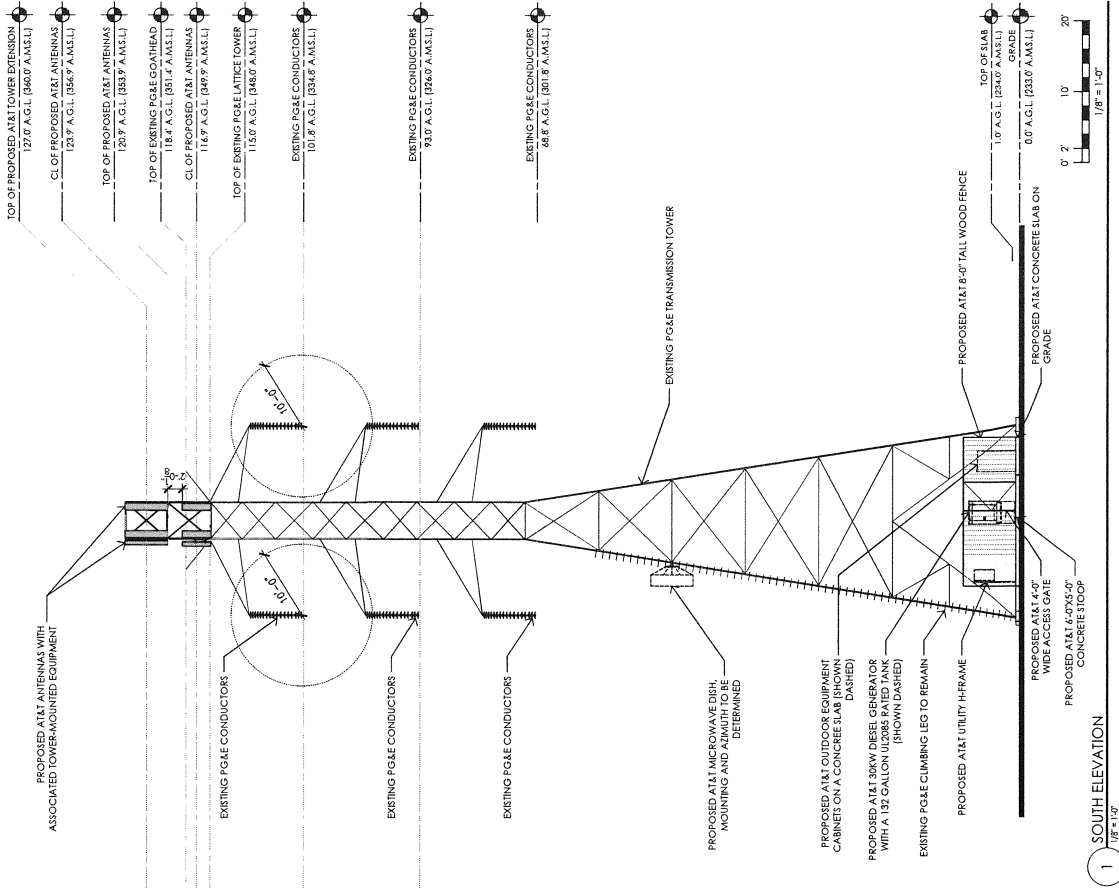
REVISIONS OF THIS DRAWING ARE THE PROPERTY OF A LICENSED PROFESSIONAL ENGINEER. NO PARTS OF THIS DRAWING ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



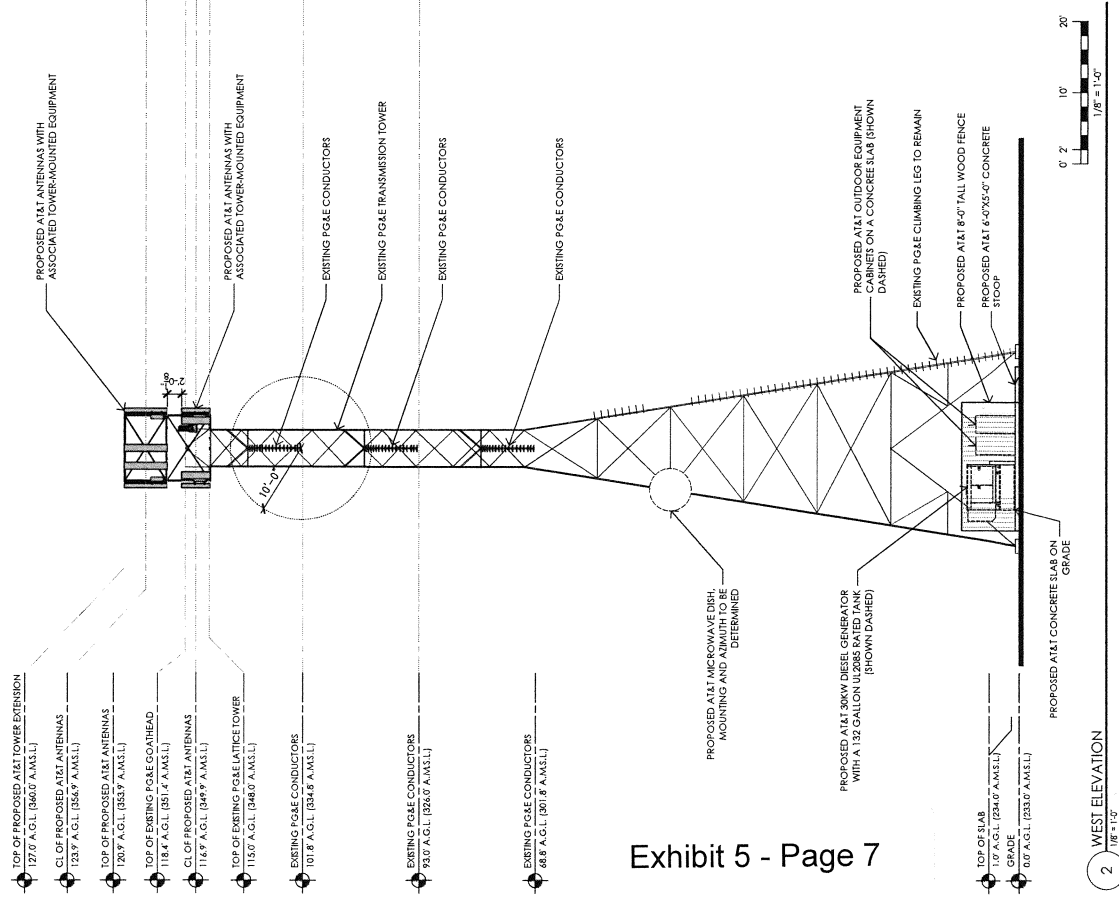
SHEET TITLE:  
 SOUTH - WEST  
 ELEVATION

SHEET NUMBER:  
**A-4.2**

NOTE: ACTUAL ATTACHMENT METHOD AND LOCATION OF RISER & SURGE PROTECTORS TBD BY PG&E IN THE FIELD



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



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

# EXHIBIT 6

## OPERATIONAL STATEMENT

**AT&T MOBILITY SITE CVL03196 RAISIN CITY**  
S. GRANTLAND AVENUE, FRESNO, CA 93706  
APN: 035-360-29S

---

### Response to Operational Statement Checklist

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

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

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

*16'x18' Fenced, secured lease area including:*

*Existing 118.4' PG&E Tower*

*Extended to 127'*

*(6) Antenna sectors with (2) antennas per sector*

*18 Remote Radio Heads*

*Outdoor Equipment Cabinets*

*Diesel Generator*

*8' wood fence with 4' wide access gate*

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COUNTY OF FRESNO  
JUN 01 2017

**Operational time limits:**

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

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**Number of customers or visitors:**

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

**Number of employees:**

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

**Service and delivery vehicles:**

*This site will have a technician visit an average of once a month for a short visit and will park in front of the tower.*

**Access to the site:**

*S. Garland Avenue.*

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

*No parking places are proposed for this facility. The technician will park in front of the tower once a month for a short visit.*

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

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

*No. Not applicable.*



## OPERATIONAL STATEMENT – AT&T MOBILITY SITE CVL03196 RAISIN CITY

### **What equipment is used?**

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

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

*Please see above.*

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

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

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

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

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

*Not applicable.*

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

*Not applicable.*

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

*Not applicable.*

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

*An existing PG&E tower will be used for this proposed facility. A new fence is proposed to be constructed in the base of the tower where outdoor equipment cabinets, standby generator, and other technology will be housed.*

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

*Outdoor equipment cabinets are proposed to be placed within the base of the existing tower. There are no existing buildings which will be used.*

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

*There are 2 downward facing LED worklights proposed to be placed within the lease area at the base of the existing tower.*

### **Landscaping or fencing proposed?**

*An 8' wood security fence will be placed in the base of the existing tower.*

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

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

**OPERATIONAL STATEMENT – AT&T MOBILITY SITE CVL03196 RAISIN CITY**

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

*AT&T Mobility*

# EXHIBIT 7

PROJECT SUPPORT STATEMENT  
DEVELOPMENT APPLICATION FOR AT&T MOBILITY  
BROADBAND AND WIRELESS COMMUNICATIONS SITE  
CVL03196 RAISIN CITY  
S. GRANTLAND AVENUE  
FRESNO, CA 93706  
APN: 035-360-295

CUP 3585  
RECEIVED  
COUNTY OF FRESNO  
JUN 01 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

## INTRODUCTION

AT&T Mobility (AT&T) is seeking to improve communication services in Fresno County. More specifically, AT&T would like to bring improved fixed wireless internet and cellular coverage to the area near S. Grantland Avenue and W. Manning Avenue. The service objective is to provide broadband internet to Americans that do not currently have access to high speed broadband and additionally, cellular coverage in this area. Presently, this area of Fresno County does not have access to high speed broadband and currently experiences poor cellular coverage. To remedy these problems, AT&T proposes to collocate on an existing PG&E tower.

The proposed collocation will include an existing 118.4' PG&E tower with a 12' Top Hat extension, 12 panel antennas (3) antenna sectors with (4) antennas per sector), (12) remote radio head (RRH) units, microwave dish, outdoor equipment cabinets, and generator located within a 16'x18' lease area surrounded by an 8' tall wood fence and a 6' wide access gate.

## PROJECT LOCATION

This project is located on a parcel zoned AE-20 (Exclusive Agriculture) and is surrounded by parcels with the same zoning designation. This facility is intended to provide high speed broadband and cellular coverage. The parcel is currently being used to farm grapes.

## RAISIN CITY SEARCH RING



## PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

The Raisin City search ring is located within Fresno County with W. Manning running east/west through the search ring. The search ring is comprised of agriculturally zoned parcels. The facility will serve to support AT&T customers in the area.

### ALTERNATIVE SITES

In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: zoning regulations, topography, existing structures, collocation opportunities, available utilities, site access, and a willing landlord. Each site is evaluated on its own merits. During the site alternatives analysis, AT&T first looks for collocation opportunities within the Search Ring and once collocation opportunities are exhausted, opportunities for new build facilities are considered.



#### Alternate candidates considered:

1. Bath, 7461 W. Manning Ave, Fresno, CA 93706 – The property owner did not respond to attempts at communication.
2. Moles, 8851 S. Grantland Ave, Fresno, CA 93706 – The property owner did not respond to attempts at communication.
3. Owens Trust, 9265 S. Grantland, Ave, Fresno, CA 93706 – The property owner did not respond to attempts at communication.
4. Ricchiuti, 7545 W. Manning Ave., Fresno, CA 93706 – The property owner did not respond to attempts at communication.
5. Ripley, 7207 W. Manning Ave, Fresno, CA 93706 – Property owner expressed interest in a facility on their property.
6. Rivera, 9237 S. Grantland Ave, Fresno, CA 93706 – Property owner expressed interest in a facility on their property.

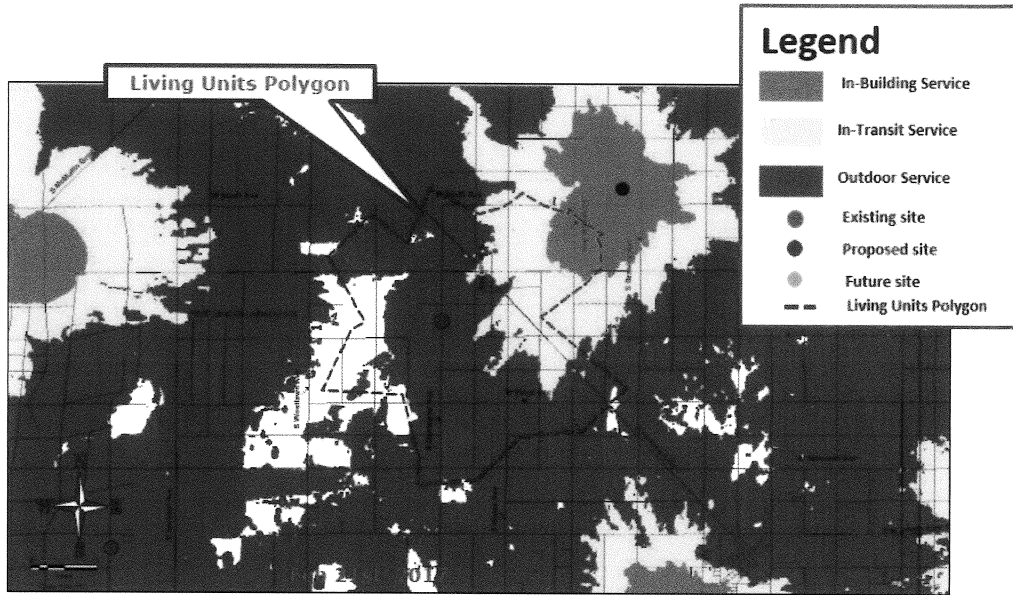
PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

7. Sanchez, W. Manning Ave, Fresno, CA 93706 – The property owner did not respond to attempts at communication.
8. ATC Tower, W. Manning Ave, Fresno, CA 93706 – It was determined that the existing PG&E tower colocation was a better solution to service this area due to economic reasons.

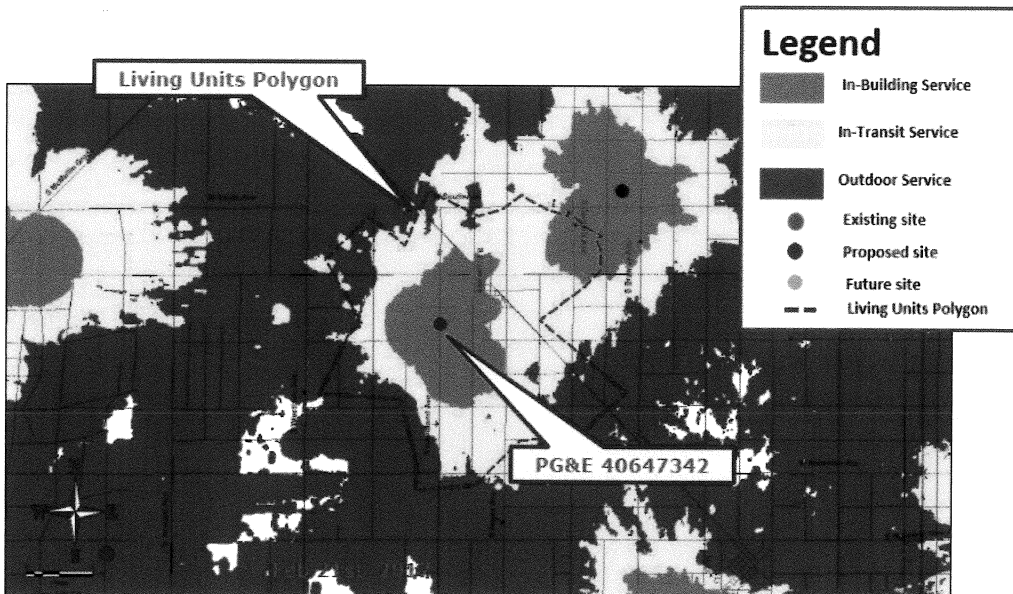
**COVERAGE MAPS**

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

**Existing LTE 700 Coverage**



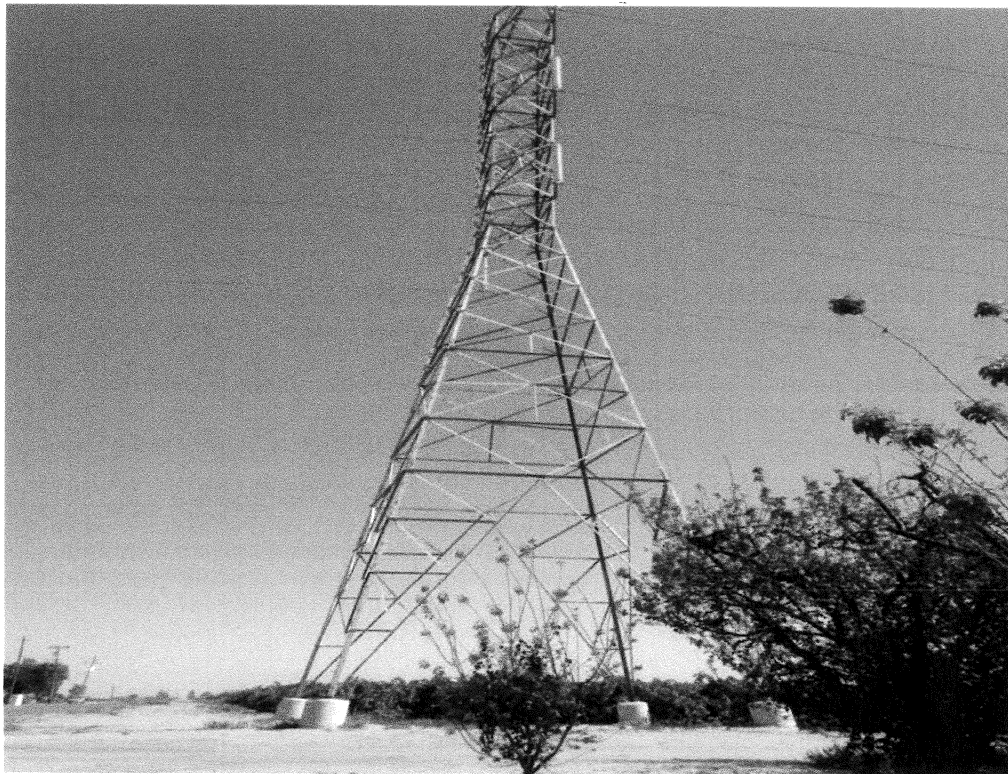
**Proposed LTE 700 Coverage (RC =128ft) supports Living Units = 915**



**PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY  
AREA PHOTOGRAPHS**



**Proposed Lease Area**



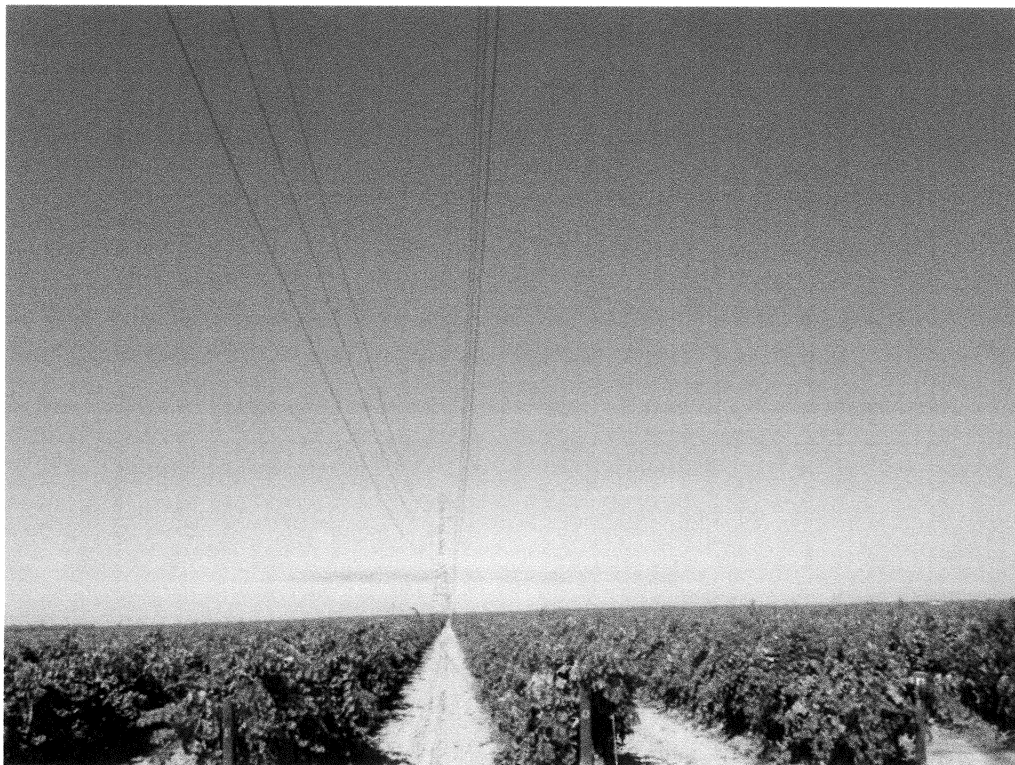
**View from PG&E Tower Looking North**



PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY



**View from PG&E Tower Looking South**



**View from PG&E Tower Looking West**



**View from PG&E Tower Looking East**

**REQUIRED FINDINGS NECESSARY FOR GRANTING A CONDITIONAL USE PERMIT APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

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 land and uses in the neighborhood.

*The lease area is adequate in size to accommodate the proposed project.*

2. The site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by proposed use.

*The proposed project is an unmanned communications facility. The roadways are adequate to carry the service technician that will visit the proposed project an anticipated 12 times a year.*

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

The proposed project will have no adverse effect on abutting property and surrounding neighborhood and will provide high speed broadband and cellular service that is currently not offered in the area.



PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

4. That the proposed development is consistent with the General Plan.

*The proposed project is an allowable use on AE-20 zoned parcels.*

**FRESNO COUNTY WIRELESS GUIDELINES**

1. The need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures which can adversely impact other segments of the community.

*The proposed facility will be collocating on an existing PG&E tower. A new structure will not be constructed for this facility.*

2. The land use permitting process should rely on general guidelines and policies rather than specific standards which are not flexible enough to accommodate the evolving technology.

*Communication towers are an allowed use on parcels in the AE 20 zoning designation.*

3. Applicants for new tower permits should be required to submit detailed information in their applications to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).

*Please see the sections above covering these issues.*

4. Applicants for new tower permits should be required to submit evidence regarding alternative sites considered, information regarding potential collocation opportunities, and evidence for collocation on other existing towers where such opportunities exist.

- A. Alternatives sites considered:

*Please Alternatives Sites Analysis Section Above*

- B. Information regarding potential collocation opportunities:

*There are 44 PG&E towers within 4 miles of the proposed PG&E collocation ATC tower approx. .75 mile from PG&E collocation*

- C. Evidence for collocation on other existing towers where such opportunities exist.

*AT&T Mobility has chosen to collocate on an existing PG&E tower.*

5. A map documenting the location of all existing towers in the County should be maintained by the County.

6. Applications for new tower sites with one-half mile of the boundary of the Cities of Fresno and Clovis should give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).

*The proposed facility is located in the unincorporated area of Fresno County.*

7. Siting of towers in rural areas should be subject to the following criteria and requirements:

PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

- a. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.

*The proposed project is located on an existing PG&E tower adjacent to agricultural operations.*

- b. Towers should be placed adjacent to the farm homesite or other existing farm buildings. If there are no improvements on the property, the preferred location is at the edge of the field or adjacent to existing farm access roads. Locations at the center of the fields or selections of land should be avoided.

*The proposed facility will be collocated on an existing PG&E tower. No new structures will be constructed.*

- c. Generally, guyed towers should not be allowed, except for Broadcast T.V, Broadcast Radio, and Amateur Radio.

*No guyed wires have been incorporated into the facility design.*

- d. Towers should be sited to minimize aesthetic impacts to adjacent homesites on surrounding properties.

*The proposed project will collocate on an existing PG&E tower. This will cause minimal aesthetic impact to adjacent landowners.*

- e. Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.

*The proposed project will be located on an existing PG&E tower. There will be no impacts to farming operations on surrounding properties.*

**INFORMATION REQUIREMENTS FOR COMMUNICATION TOWER APPLICANTS**

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

*This information has been included above.*

- Submit 1 color copies of service coverage maps and other necessary graphics that demonstrate the need for proposed tower site.

*The requested copies are included in the submittal package and available as an electronic version upon request.*

- 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 44 PG&E towers within 4 miles of the proposed PG&E collocation*

PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

*ATC tower approx. .75 mile from PG&E colocation*

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

*This tower is owned by PG&E. PG&E will determine if additional carriers will be allowed to collocate on the facility.*

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

*Future carriers will be required to comply with PG&E requirements regarding equipment placement on the tower, and below and adjacent to the tower.*

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



*The nearest residence is .09 of a mile from the proposed PG&E colocation.*

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

*There are no airstrips or airports within a five-mile radius of the proposed tower site.*

- 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.

Siting of towers in rural agricultural areas should be subject to the following criteria and requirements:

- f. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site

PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY

selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.

*The proposed facility will be collocated on an existing PG&E tower. No new structures will be constructed.*

- g. Towers should be placed adjacent to the farm homesite or other existing farm buildings. If there are no improvements on the property, the preferred location is at the edge of the field or adjacent to existing farm access roads. Locations at the center of the fields or selections of land should be avoided.

*The proposed facility will be collocated on an existing PG&E tower. No new structures will be constructed..This tower is adjacent to existing access roads.*

- h. Generally, guyed towers should not be allowed, except for Broadcast T.V, Broadcast Radio, and Amateur Radio.

*No guyed wires have been incorporated into the facility design.*

- i. Towers should be sited to minimize aesthetic impacts to adjacent homesites on surrounding properties.

*The proposed facility will be a collocation on an existing PG&E tower. There will be no additional structure constructed to impact homesites on surrounding properties.*

- j. Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.

*This proposed facility will be collocating on an existing PG&E tower. There will be no impacts to adjacent farming operations.*

- Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to the City-adopted Guidelines.

*The proposed project is not located within the incorporated areas of Fresno and Clovis within Fresno County.*

- 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).

*The proposed facility is being collocated on an existing PG&E tower and there will be no additional aesthetic impacts.*

**LIGHTING**

Unless tower lighting is required by the FAA the tower will not be lit.

**PROJECT SUPPORT STATEMENT – CVL03196 RAISIN CITY**

**NOISE**

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. Testing and maintenance will take place weekdays between 8:00 a.m. and 7:00 p.m.

During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

**SITE MAINTENANCE**

A technician will visit the site approximately once or twice a month to check the facility and perform any necessary maintenance.

**COMPLIANCE WITH FCC STANDARDS**

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

**CONSTRUCTION SCHEDULE**

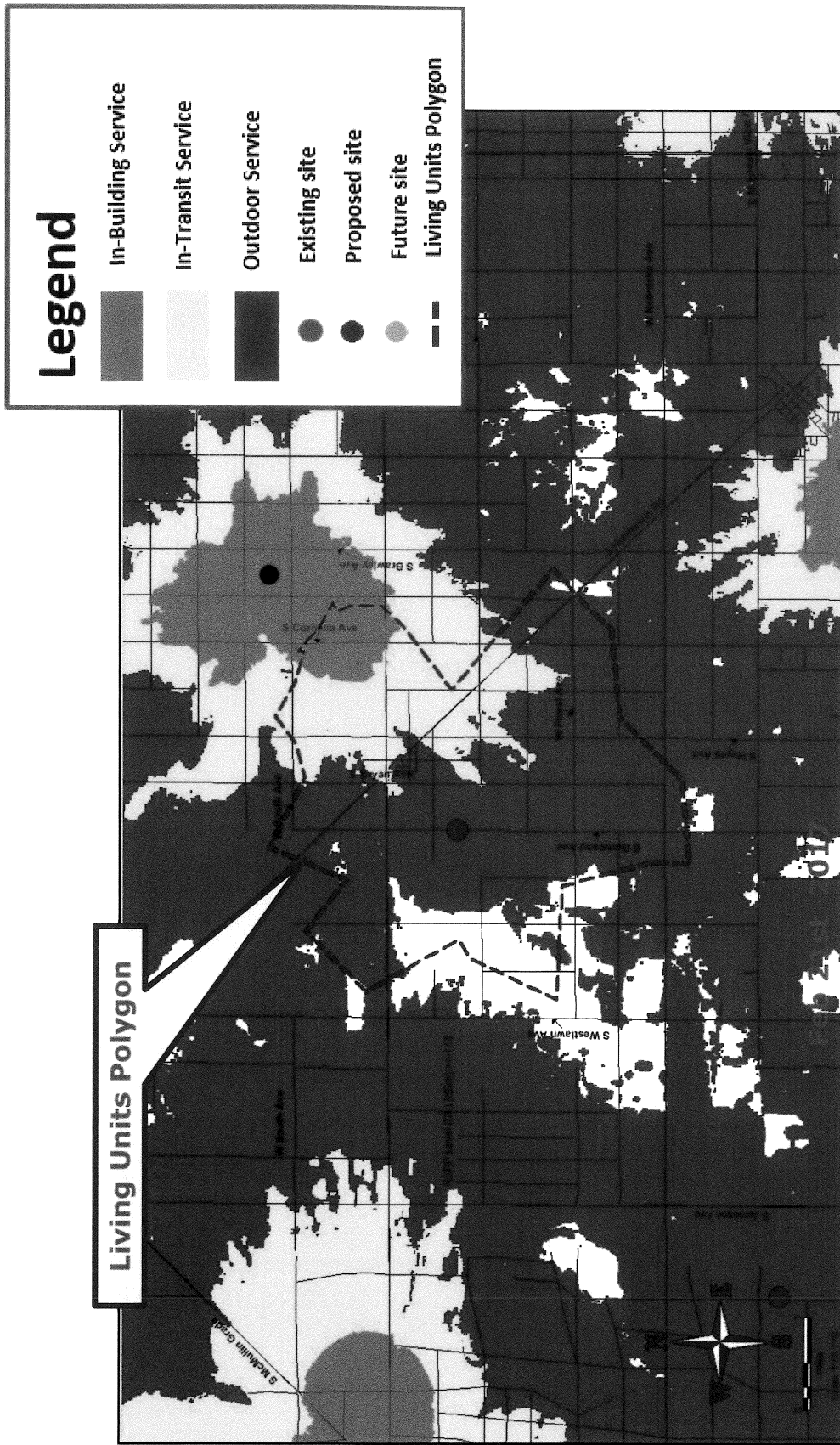
The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

**NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT**

In accordance with California Government Code Section 65945(a), AT&T Mobility 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 2009 V Street, Sacramento, CA 95818.

# EXHIBIT 8

## Existing LTE 700 Coverage







CUP3585

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COUNTY OF FRESNO

JUN 01 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**Existing**

Photosimulation of the view looking west from the vineyard. Not a typical public viewpoint.

**Raisin City**  
S. Grantland Ave  
Fresno, CA 93652  
CVL03196



Proposed antennas on extension

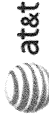
**Proposed**



**Existing**

**Photosimulation of the view looking north along S. Grantland Ave.**

**Raisin City**  
S. Grantland Ave  
Fresno, CA 93652  
CVL03196

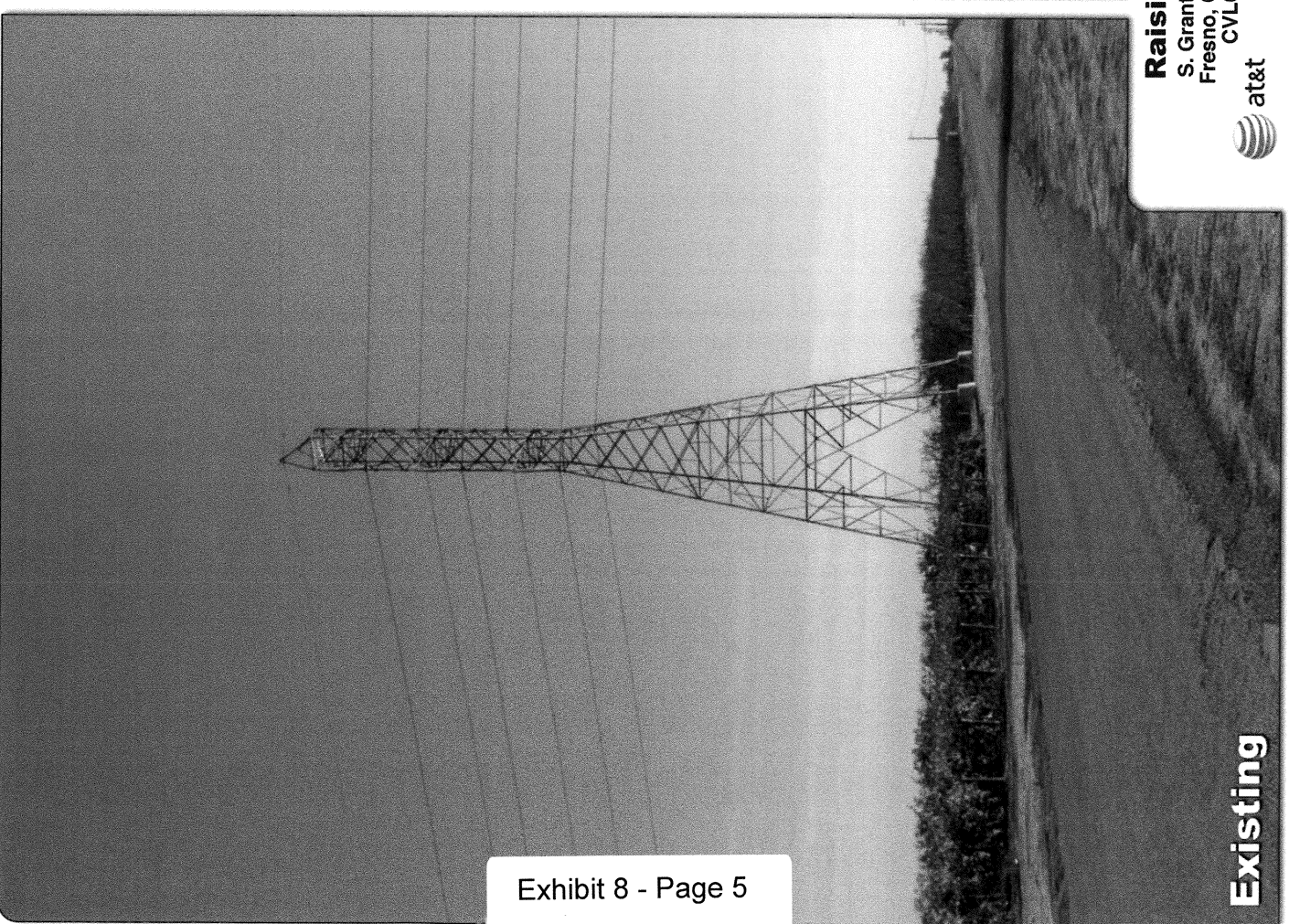
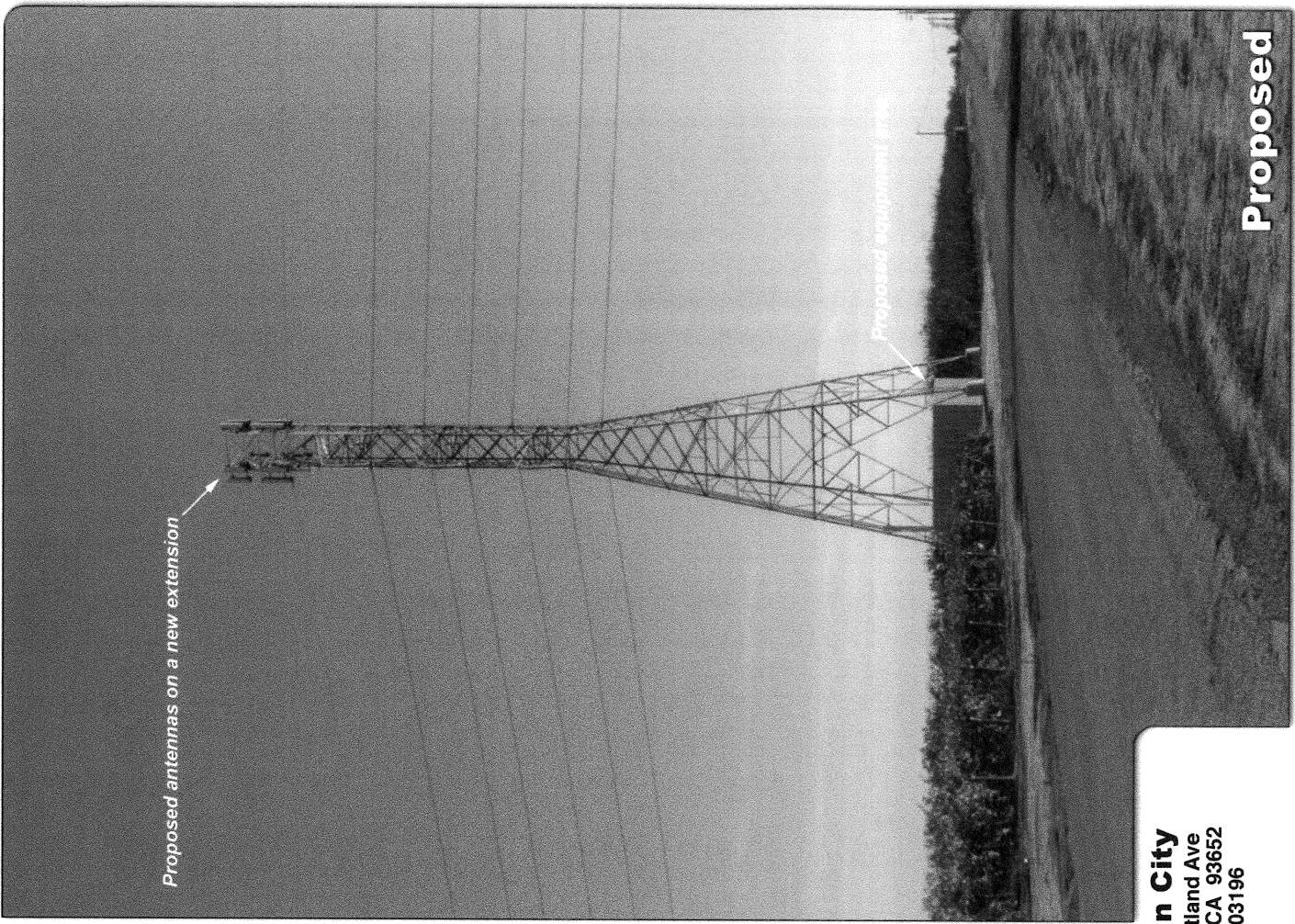


*Proposed antennas on a new extension*


**Proposed**



### Photosimulation of the view looking south along S. Grantland Ave.



**Raisin City**  
S. Grantland Ave  
Fresno, CA 93652  
CVL03196



**Existing**

**Proposed**



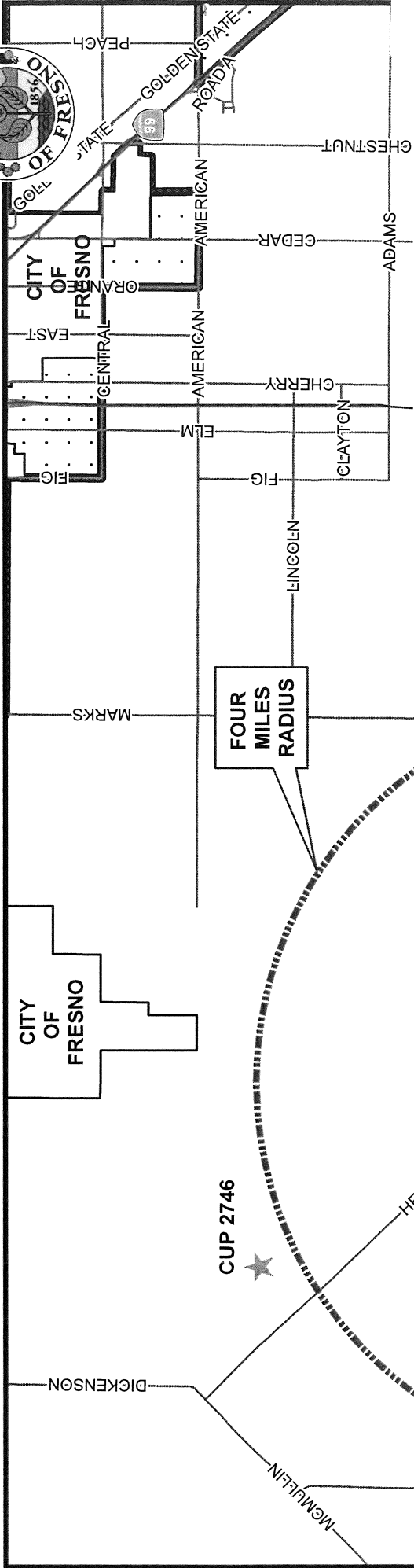
**Raisin City**  
S. Grantland Ave  
Fresno, CA 93652  
CVL03196



**Aerial photograph showing the viewpoints for the photosimulations.**

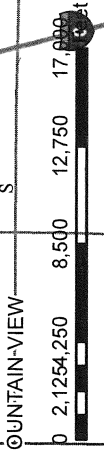
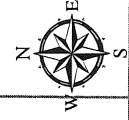


# CELL TOWER VICINITY MAP



## EXHIBIT 9

APN	PERMIT	HEIGHT	PC APPROVED DATE
035-141-36	CUP 2664	168'	May 19, 1994
035-360-47	CUP 2875	140'	Sept 24, 1998
035-070-20S	CUP 2981	338'	May 24, 2001
035-040-38S	CUP 2746	152' 7"	MAY 2, 1996



Department of Public Works and Planning  
Development Services Division

# EXHIBIT 10

VARIANCE FINDINGS  
AT&T MOBILITY, BROADBAND AND WIRELESS COMMUNICATIONS SITE  
CVL03196 RAISIN CITY  
S. GRANTLAND AVENUE, FRESNO, CA 93706  
APN: 035-360-29S

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AND PLANNING  
EMPLOYMENT SERVICES DIVISION

## REQUIRED FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 877

AT&T proposes a colocated wireless telecommunications facility on an existing PG&E tower, on the property located at APN 035-360-29S. In addition to mounting antennas on the top of the PG&E tower, AT&T proposes installing ground equipment inside an 18' x 15' lease area within the footprint of the tower. The PG&E tower is located very close to the edge of the property, in the southwestern corner of the parcel. Due to the location of the PG&E tower so close to the front (western border) of the parcel, the ground equipment cannot meet the 35' front setback required in the AE20 (Exclusive Agricultural) zone. AT&T proposes installing the ground equipment 15' from the front of the parcel, and a variance is requested to allow this exception from the legal setback.

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.*

The proposed facility is located on a parcel zoned AE20, owned by Ralph Fries. Surrounding parcels are similarly zoned. The Fries parcel is exceptional due to the existence of a PG&E tower in its southwestern corner, right next to a public street. A line of PG&E towers runs east and west through this area of the County, but the subject parcel contains the only PG&E tower in sufficient proximity to AT&T's search ring that is also located adjacent to S. Grantland Avenue. Thanks to this close location to the public right of way, the project requires minimal access road construction, and anticipates very little impact to agricultural operations on the property. Colocating on any of the other PG&E towers nearby would require the construction of a longer access road, and significant removal of agricultural land from production.



VARIANCE FINDINGS – CVL03196 RAISIN CITY

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

Mr. Fries uses the parcel to farm grapes, and is unable to plant grapevines beneath either of two PG&E towers on the property. AT&T proposes utilizing the space beneath one tower for its ground equipment. Installing ground equipment beneath the tower puts the vacant tower footprint to use, and avoids removing any additional agricultural land from production on the property. Strict adherence to the 35' front setback would require AT&T to remove several grapevines on the property, turning productive, farmed land into an equipment area and access road.

- 3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

A variance from the 35' front setback would not be detrimental or injurious in any way. The variance would promote a more efficient use of space on the parcel. Ground equipment could be located beneath the large, existing tower, and no additional agricultural land would need to be removed from production. Although the ground equipment would be located within the zoning setback, the tower itself is even closer to S. Grantland Avenue and already occupying the setback.

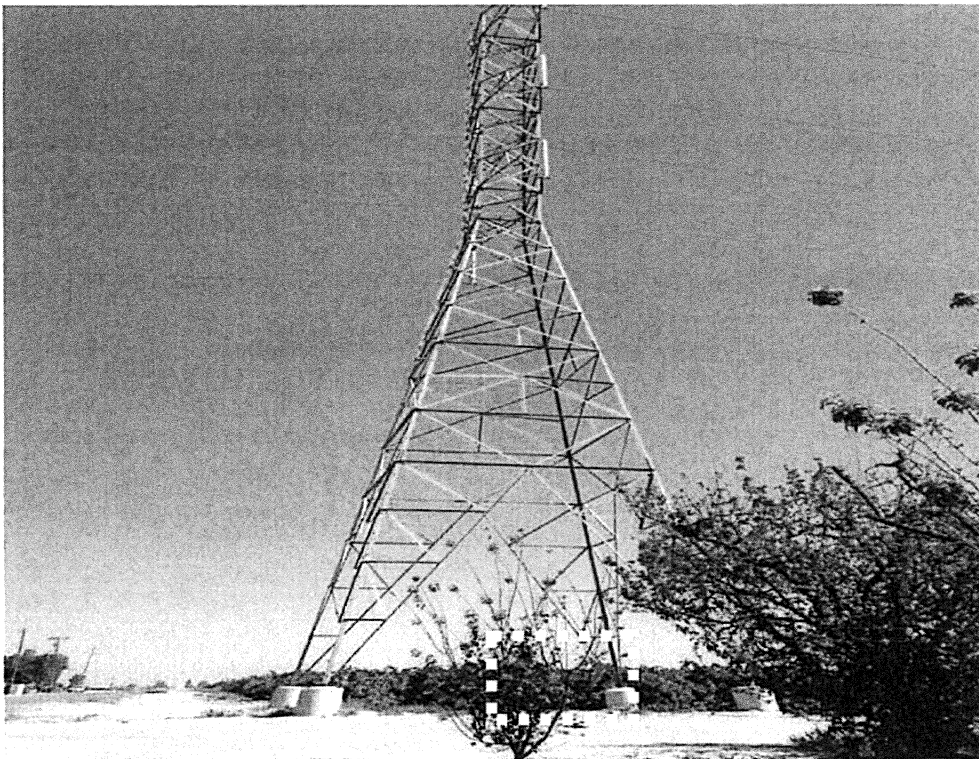
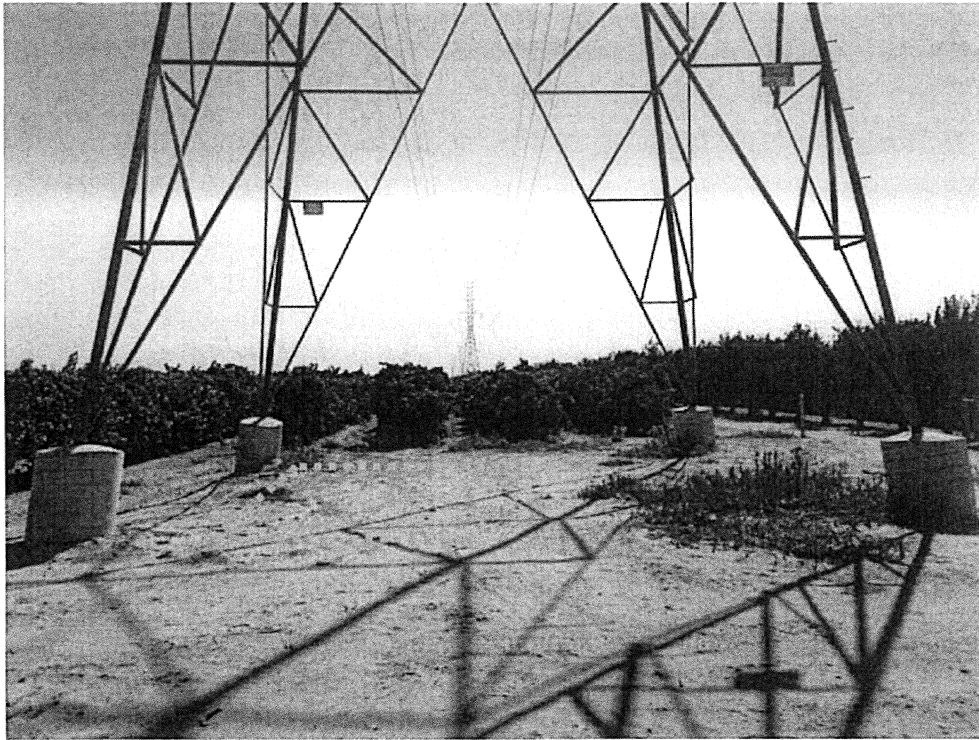
- 4. The granting of such variance will not be contrary to the objectives of the General Plan.*

This parcel is located in an area of Fresno County included in the Westside Rangelands, an area where the County is committed to preserving an existing open rural character. The General Plan promotes the conservation and protection of agricultural land, and of activities that support the viability of agriculture. AT&T's proposed installation of ground equipment within the footprint of the PG&E tower serves these goals. Moving the ground equipment outside of the tower footprint, and out of the setback, would necessitate the removal of productive agricultural land. AT&T's proposed design achieves the County's objectives of preserving the open rural landscape and protecting agricultural land.

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