



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 August 24, 2017

SUBJECT: Initial Study Application No. 7260 and Unclassified Conditional Use Permit Application No. 3566

Allow an unmanned telecommunications facility consisting of a 104-foot-tall monopole tower with 12 panel antennas and related ground equipment, including an 11-foot 5-inch by 12-foot equipment shelter, a propane standby generator, and a surrounding six-foot-tall chain-link fence with barbed wire, within a 50-foot by 50-foot (2,500 square feet) lease area portion of a 160.78-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located in the northeast corner of the subject parcel near the intersection of West Excelsior Avenue and South Trinity Avenue and approximately 2.25 miles southwest of the unincorporated community of Five Points (SUP. DIST. 4) (APN 060-042-13S).

OWNER: David and Marilyn Britz, Trustees/Martin Britz, Trustee/Robert and Linda Glassman, Trustees/Ted R. Frame, Trustee
APPLICANT: Complete Wireless Consulting

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

Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7260; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3566 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans, Detail Drawings and Elevations
6. Carrier Coverage Maps
7. Approved facilities in vicinity
8. Applicant’s Operational Statement and Project Support Statement
9. Summary of Initial Study Application No. 7260
10. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	160.78 acres	No change
Project Site	Vacant Agricultural Parcel	A 104-foot-tall telecommunications tower with related equipment
Structural Improvements	None	A 104-foot-tall monopole tower with 12 panel antennas, an 11-foot 5-inch by 12-foot equipment shelter, and a propane backup generator with a 500-gallon propane tank, underground gas line, and underground conduit, surrounded by a 6-foot-tall chain-link fence topped with barbed wire
Nearest Residence	Approximately three quarter-miles from the proposed tower site	No change

Criteria	Existing	Proposed
Surrounding Development	Surrounding the subject parcel to the north, east, south and west are large agricultural parcels used primarily for field crops and orchards. Approximately one mile to the west of the project site is the unincorporated community of Westside with some limited residential development, a PG&E substation, and Westside Elementary School.	No change
Operational Features	N/A	Unmanned wireless telecommunications facility
Employees	N/A	No change
Customers	N/A	No change
Traffic Trips	Agriculture-related and residential traffic	One additional round trip per month for routine maintenance
Lighting	Residential	One downward-facing work light on the equipment shelter
Hours of Operation	N/A	The wireless telecommunications facility will operate 24 hours per day.

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

ENVIRONMENTAL ANALYSIS:

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

PUBLIC NOTICE:

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

PROCEDURAL CONSIDERATIONS:

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

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

BACKGROUND INFORMATION:

This item was originally scheduled for the June 29, 2017 Planning Commission hearing and subsequently cancelled and removed from the agenda at the request of the Applicant in order to allow time for the County and the Applicant to reach a resolution regarding concerns over the appropriate level of environmental review for this project. Following consultation between Fresno County Counsel and the Applicant’s legal counsel, the Applicant accepted the Mitigation Measures and this project was rescheduled for public hearing.

This proposal entails the construction of a new wireless communications facility consisting of a 104-foot-tall monopole tower with 12 panel antennas (3 antenna sectors with 4 antennas per sector), 21 remote radio heads, an 11-foot 5-inch by 12-foot equipment shelter, a propane backup generator with a 500-gallon fuel tank, within a 50-foot by 50-foot secured lease area, and surrounded by a six-foot-tall chain-link fence topped with barbed wire. The proposed lease area is located in the northeast corner of the 160.78-acre subject parcel, which is currently being utilized for the cultivation of field crops. The proposed improvements will be located near the intersection of and approximately 45 feet from the Excelsior Avenue alignment to the north and approximately 42 feet from the South Trinity Avenue alignment to the east. Both roads are unimproved at the proposed tower site. Access to the site will be via State Route 145 (Fresno Coalinga Road) approximately one mile to the west, and then via a proposed 20-foot-wide joint access utility easement off the West Excelsior Avenue alignment.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Rear: 20 feet Side: 20 feet	Front (north): 45 feet Side (east): 42.5 feet Side (west): 500+ feet Rear (south): 500+ 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	No change	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

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

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: The subject parcel is not subject to flooding from the one-percent-chance (100-year) storm. According to U.S.G.S Quad Maps, there are no existing natural drainage channels adjacent to or traversing the subject parcel. A grading permit or voucher may be required for any grading proposed with this application.

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

Analysis:

Staff review of the Site Plan shows that the proposed improvements exceed the minimum building setback requirements of the AE-20 Zone District. No reviewing agencies expressed concerns relating to the adequacy of the size and shape of the site.

Staff finds that there is adequate area on the 160.78-acre subject parcel to accommodate the proposed use, and that the proposed 20-foot-wide utility easement is adequate to provide access to the project site.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	Yes	West Excelsior Avenue: Unimproved	No change

		Existing Conditions	Proposed Operation
Public Road Frontage	No	N/A	No change
Direct Access to Public Road	No	N/A	No change
Road ADT		Unknown	No change
Road Classification		Local	No change
Road Width		Unknown	No change
Road Surface		Unimproved dirt/gravel	No change
Traffic Trips		N/A	Up to two additional trips per month for routine maintenance
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	None required

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

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

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: The section of Excelsior Avenue adjacent to the subject parcel is a private dirt road.

California Department of Transportation: No comments.

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

Analysis:

Once construction of the tower is completed, the project will add up to two additional trips per month on local roads. No additional right-of-way is required and no concerns relating to impacts to County roads were expressed by any reviewing agencies. Base on this information, staff believes that the section of West Excelsior Avenue adjacent to the project site is adequate to accommodate access to the site and 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	99.21 acres	Orchard	AE-20	None
	138.04 acres	Orchard		
South	160 acres	Field crops	AE-20	None
East	158.88 acres	Field crops	AE-20	None
West	151.57 acres	Field crops	AE-20	Three quarter-miles from the project site

Reviewing Agency/Department Comments:

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

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

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, which discusses proper labeling, storage and handling of hazardous wastes. For further information, contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271. The applicable default State reporting thresholds are >55 gallons for liquids, >500 pounds for solids, >200 cubic feet of gases, or at the threshold planning quantity for extremely hazardous substances.

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

Fresno County Department of Agriculture: No comments.

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

Naval Air Station (NAS) Lemoore: Due to the height and location proposed for the structure, there may be impacts to Naval flight operations. It is requested by NAS Lemoore that the project be evaluated through the Federal Aviation Administration's (FAA) Obstruction Evaluation/Airport Airspace Analysis (OEAAA) process. Staff notes that a Condition of Approval will be included requiring that the Applicant file FAA Form 7460-2, Notice of Actual Construction or Alteration, within five (5) days after construction reaches its greatest height, or when the project is abandoned.

Analysis:

This application proposes to allow the construction of a new wireless communications facility consisting of a 104-foot-tall monopole tower and associated ground equipment within a 50-foot by 50-foot lease area located in the northeast corner of the 160.78-acre subject parcel. The parcel is currently used for the cultivation of field crops and will continue to be farmed as such. Surrounding parcels are also currently being used for agricultural production.

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

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>Policy PF-J.4 - The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.</p>	<p>The County Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts to the surrounding community. The Applicant has provided a written response to the Wireless Communication Guidelines, which describes the criteria for site selection and the justification for a new tower site. After analysis, staff has determined that the proposal is consistent with this policy.</p>

Reviewing Agency Comments:

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

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

Analysis:

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

Based on these factors, the proposal to construct a 104-foot-tall unmanned telecommunications tower and related facilities is consistent with the General Plan.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3566, 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. 7260; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3566, 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. 3566; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3566\SR\CUP3566 SR.docx

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7260/Unclassified Conditional Use Permit Application No. 3566
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Fresno County Department of Public Works and Planning	During ground-disturbing activities
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Commission.				
2.	Any proposed lighting shall be hooded and downturned so as not to shine on adjacent properties, reducing any potential impacts to a less than significant level.				
3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.				
4.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate co-location, such as provision for co-location in signed lease agreement, additional area within lease area for co-location of equipment or other information that demonstrates the facility shall make itself available for co-location.				
5.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition.				
6.	The Applicant shall e-file FAA Form 7460-2, Notice of Actual Construction or Alteration, within five days after construction reaches its greatest height, or when the project is abandoned.				

*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

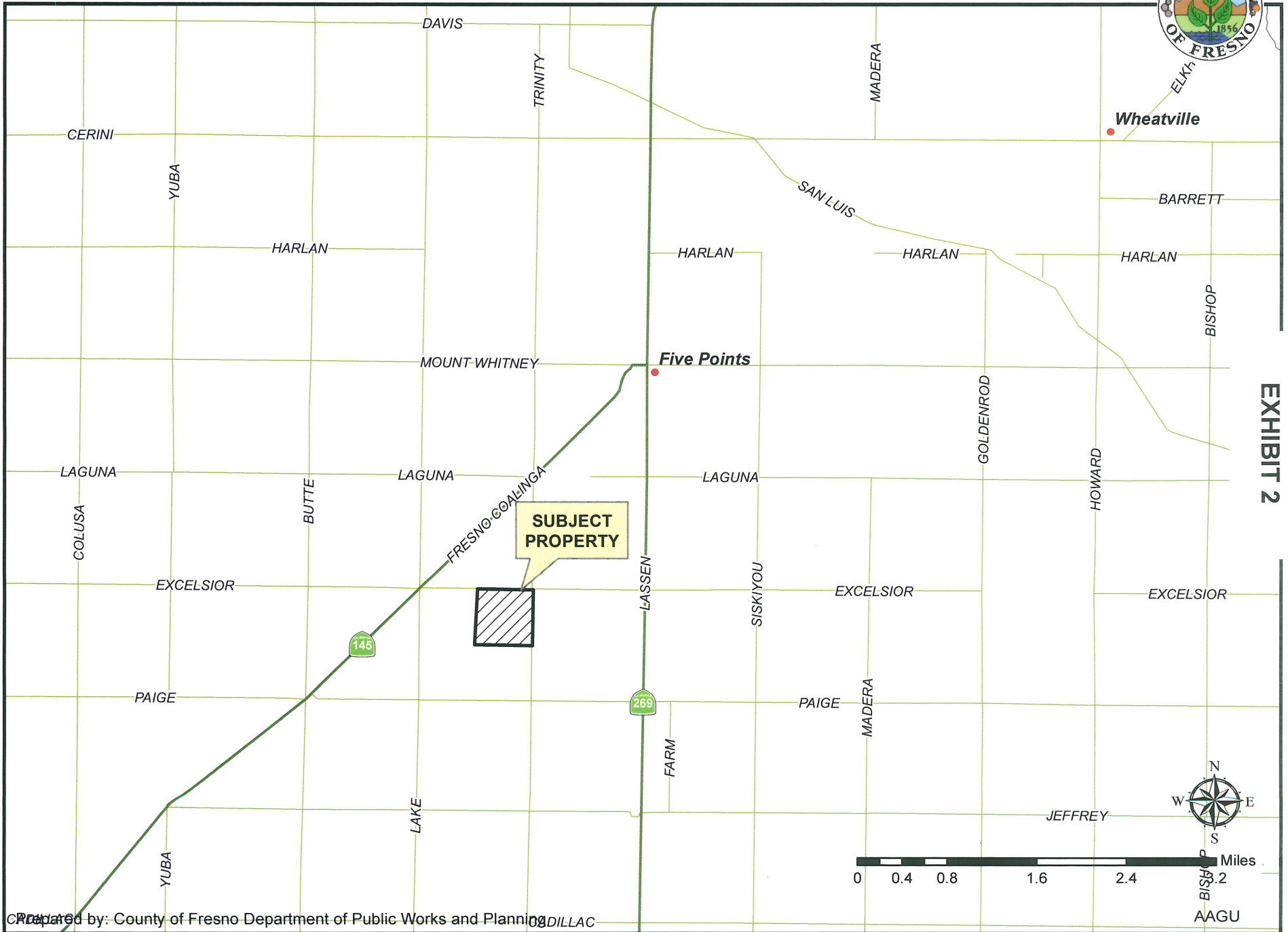
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
2.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 2, Division 4.5. Chapter 6.5.
3.	Equipment shall be maintained according to manufacturers' specifications.
4.	A grading permit or voucher is required for any grading proposed with this application.
5.	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.

JS:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3500-3599\3566\SR\CUP3566 MMRP (Ex 1).docx

LOCATION MAP



EXISTING ZONING MAP

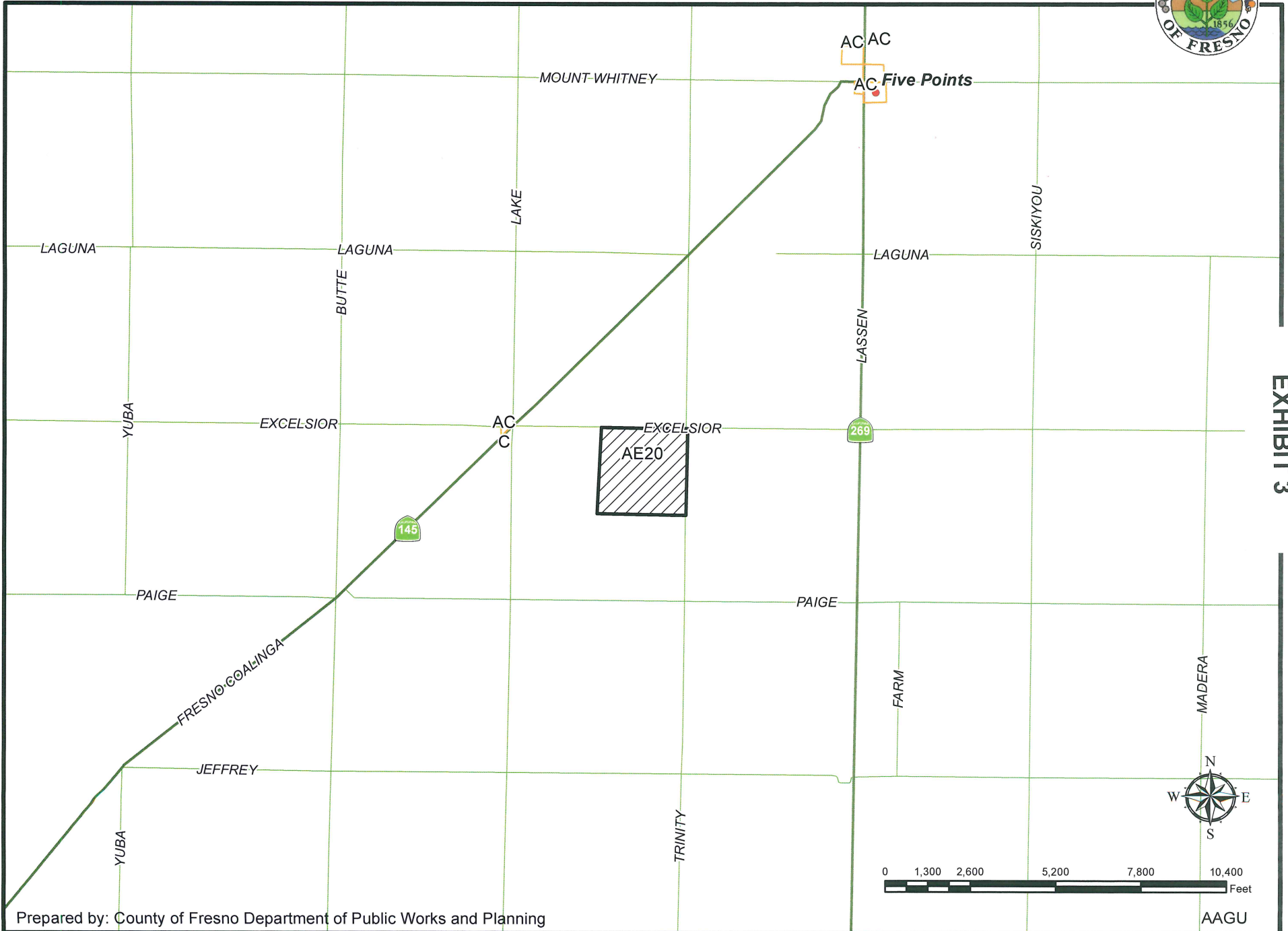
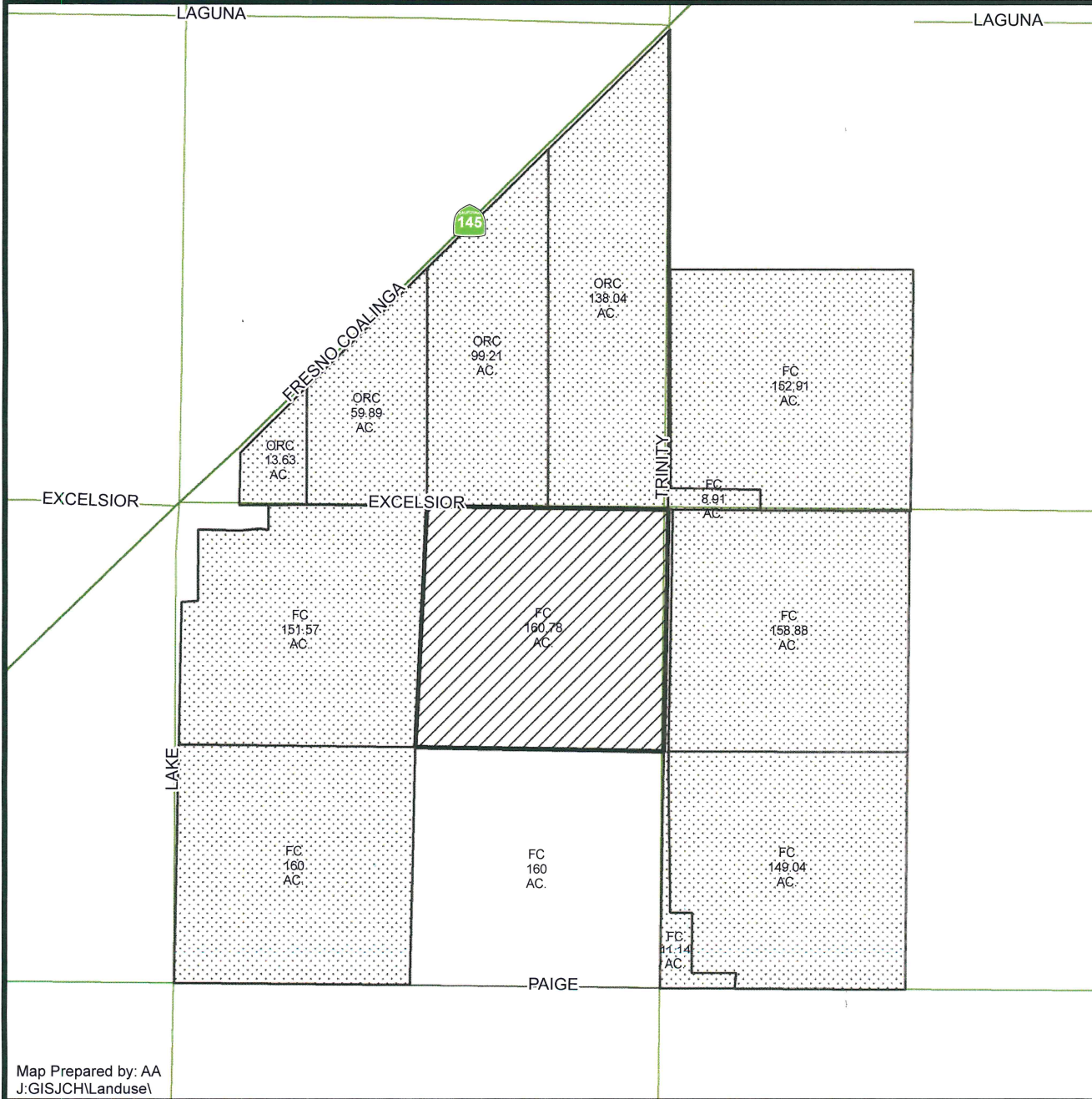


EXHIBIT 3

CUP 3566

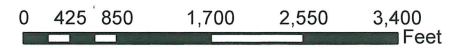
EXISTING LAND USE MAP



LEGEND	
FC	- FIELD CROP
ORC	- ORCHARD
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

Map Prepared by: AA
J:GISJCH\Landuse\

EXHIBIT 4



at&t

FA CODE: 13787667

SITE NUMBER: CVL03039

SITE NAME: FIVE POINTS

NE 1/4, SEC. 4 T. 18S., R. 17 E.
FRESNO COUNTY, CA
JURISDICTION: FRESNO COUNTY
APN: 060-042-13-5

SITE TYPE: RAW LAND / MONOPOLE

Issued For:
FIVE POINTS
NE 1/4, SEC. 4 T. 18S.,
R. 17 E.
FRESNO COUNTY, CA



Main project information table with columns: PROJECT DESCRIPTION, PROJECT INFORMATION, PROJECT TEAM, SHEET INDEX, REV. Includes details on property information, project team, code compliance, and directions from AT&T.

Exhibit 5 - Page 1

Revision table with columns: AT&T SITE NO., PROJECT NO., DRAWN BY, CHECKED BY, DATE. Includes dates 05/12/17, 07/13/17, 12/13/16, 11/03/16.

EXHIBIT 5

Licensor:
IF IS A VIOLATION OF LAW FOR ANY REASON, THESE ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.



SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
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.



GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARINGS OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM A AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

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

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

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

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE 62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
- TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS); PHYSICAL PROTECTION
- TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
- TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
- TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

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

Exhibit 5 - Page 2

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ACCESSORY CABLE COVER ASSEMBLY	LD (H)	LONGITUDINAL
ADDL.	ADDITIONAL	LAG	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L.	LONGITUDINAL
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAK.	MANUFACTURER
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MCHA.	MECHANICAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
B.D.C.	BUILDING	MISC.	MISCELLANEOUS
B.L.C.	BLOCK	MTL.	METAL
B.L.G.	BLOCKING	(N)	NEW
BM.	BEAM	NO. (#)	NUMBER
B.N.	BONDARY HAIRING	N.T.S.	NOT TO SCALE
BCW.	BARE TRINED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
BUJ.	BACKUP CABINET	P.C.	PRECAST CONCRETE
CAB.	CABINET	P.CS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLT.	PLYWOOD
C.I.P.	CAST IN PLACE	P.P.C.	POWER PROTECTION CABINET
C.L.G.	CEILING	P.R.C.	PRIMARY RADIO CABINET
C.L.R.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CON.	CONCRETE	RAD. (R)	RADIUS
CR.	CORNER	REF.	REFERENCE
CR.	CORNER	REF.	REFERENCE (BENDING)
D.	DIAMETER	REQ'D	REQUIRED
DEPT.	DEPTH	RGL.	RIGID GALVANIZED STEEL
D.F.	DIAGONAL	SCH.	SHEET
DIA.	DIAMETER	SHT.	SHEET
DIAG.	DIAGONAL	SHR.	SHRINKER
DM.	DIMENSION	SPEC.	SPECIFICATIONS
DWG.	DRAWING(S)	SQ.	SQUARE
DWL.	DOWEL(S)	S.S.	STAINLESS STEEL
E.A.	EACH	STD.	STANDARD
E.	ELEVATION	STL.	STEEL
ELEC.	ELECTRICAL	STRUC.	STRUCTURAL
ELEV.	ELEVATOR	TEMP.	TEMPERATURE
EMT.	ELECTRICAL METALLIC TUBING	THK.	THICK(NESS)
EN.	EDGE NAIL	TEN.	TENON
ENG.	ENGINEER	T.O.A.	TOP OF ANTENNA
EQ.	EQUAL	T.O.C.	TOP OF CURB
EXP.	EXPANSION	T.O.F.	TOP OF FOUNDATION
EXT. (E)	EXTING	T.O.P.	TOP OF PLATE (PARAPET)
EXT.	EXTERIOR	T.O.S.	TOP OF STEEL
FAB.	FABRICATION(OR)	T.O.W.	TOP OF WALL
F.F.	FRESH FLOOR	TY.	TYPICAL
F.G.	FRESH GRADE	UG.	UNDER GROUND
FN.	FRESH(ED)	U.L.	UNDERWRITERS LABORATORY
FLR.	FLOOR	UNL.	UNLESS NOTED OTHERWISE
FON.	FOUNDATION	V.F.	VERIFY IN FIELD
F.O.C.	FACE OF CONCRETE	W.	WIDE (WIDTH)
F.O.M.	FACE OF MASONRY	W/	WITH
F.O.S.	FACE OF STUD	WO.	WOOD
F.W.	FACE OF WALL	W.P.F.	WATERPROOF
F.S.	FRESH SURFACE	WT.	WEIGHT
FL. (')	FOOT (FEET)	W/L.	CENTERLINE
FG.	FOOTING	W.	WIDE (WIDTH)
G.	GROWTH (CABINET)	W.	WIDE (WIDTH)
G.A.	GALV.	W.	WIDE (WIDTH)
GL.	GALVANIZED	W.	WIDE (WIDTH)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	W.	WIDE (WIDTH)
G.L.B. (GLU-LAM)	GLUE LAMINATED BEAM	W.	WIDE (WIDTH)
GPS	GLOBAL POSITIONING SYSTEM	W.	WIDE (WIDTH)
GRND.	GROUND	W.	WIDE (WIDTH)
HDR.	HEADER	W.	WIDE (WIDTH)
HGR.	HANGER	W.	WIDE (WIDTH)
HT.	HEIGHT	W.	WIDE (WIDTH)
ICGB.	ISOLATED COPPER GROUND BUS	W.	WIDE (WIDTH)

SYMBOLS LEGEND

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

Issued For:

FIVE POINTS

NE 1/4, SEC. 4, T. 18S.,
R. 17 E.
FRESNO COUNTY, CA

PREPARED FOR



Vendor:



AT&T SITE NO: CVL03039

PROJECT NO: 162.1909

DRAWN BY: JCE

CHECKED BY: MST

REV	DATE	DESCRIPTION
	05/12/17	100% 2D REV2
	01/13/17	100% 2D REV1
	12/13/16	100% 2D
	11/03/16	90% 2D

Licenser:

IF A VIOLATION OF LAW FOR ANY PERSON, THEE I SHALL BE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.

Architect:

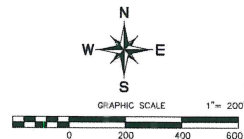
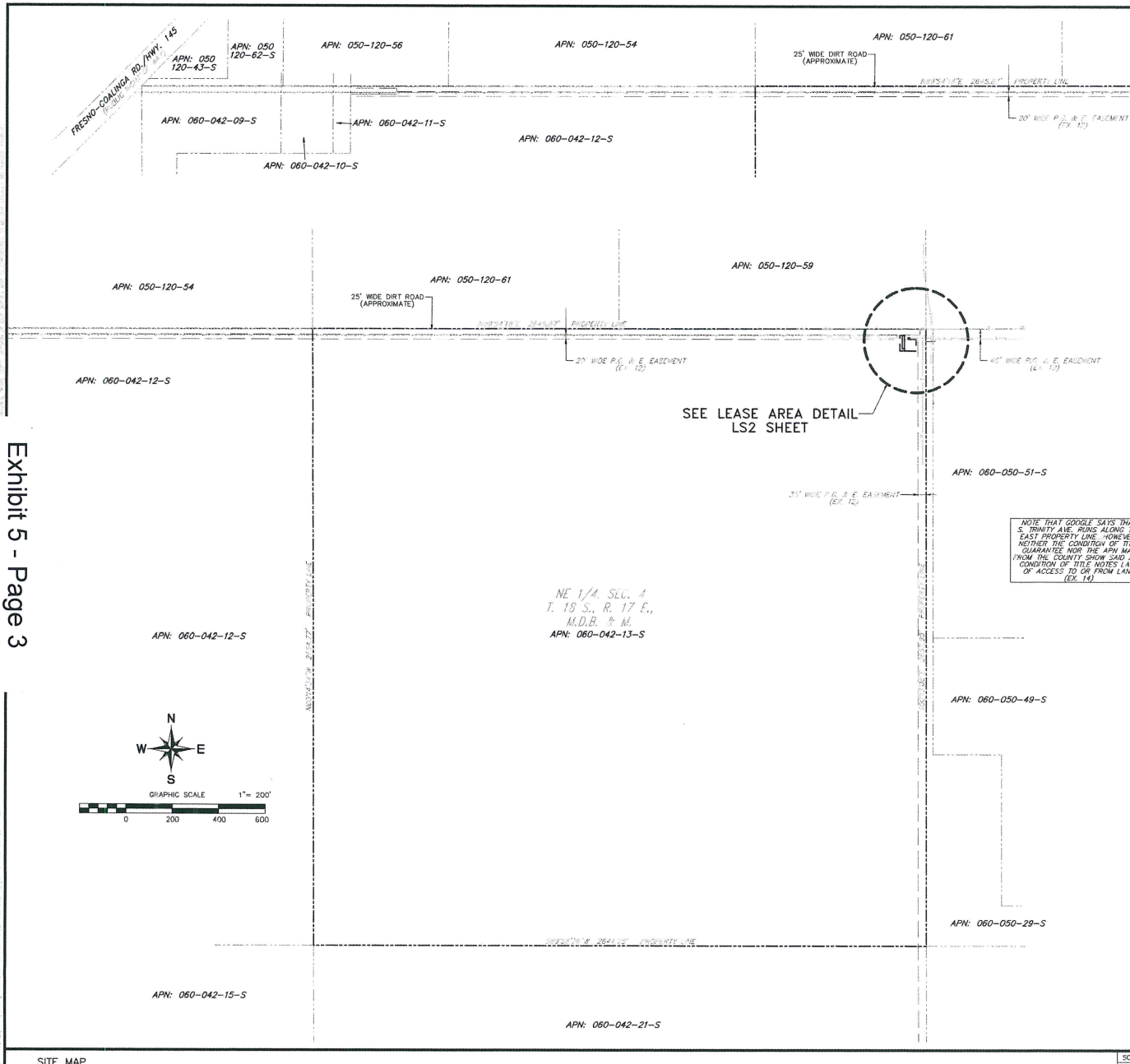


SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1



LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION

DATE OF FIELD VISIT: 10/15/16

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

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

PARENT PARCEL DESCRIPTION:
SEE PRELIMINARY REPORT 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: BRITZ DAVIDE (TE) & MARILYN (TE)/BRITZ MARTIN (TE)
P.O. BOX 9050
FRESNO, CA 93790-9050

NET AREA OF UNDERLYING PARCEL(S): 160.78± AC.

SITE LOCATED IN FLOOD ZONE X, AND AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06019C2150J, EFFECTIVE DATE 1/20/2016, 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 NOS COPS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATION(S) DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 256.5' AMSL

LATITUDE: N36°24'01.23"
LONGITUDE: W120°07'16.01" (NAD 83)

LATITUDE: N36°40'34.2"
LONGITUDE: W120°12'36.4" (NAD 83)

VICINITY MAP NOT TO SCALE



PREPARED FOR

2900 Camino Ramon, 49850 N
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

Surveyor:

Phil Auer
Surveying

14407 Corra Lejos
Bellevuefield, CA 93314
Phone: (561) 587-5129
Mobile: (510) 714-7224
E-mail: Post@5075@aol.net

AT&T SITE NO: CVL03039

PROJECT NO: N/A

DRAWN BY: TCN

CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	05/09/17	NOE 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:

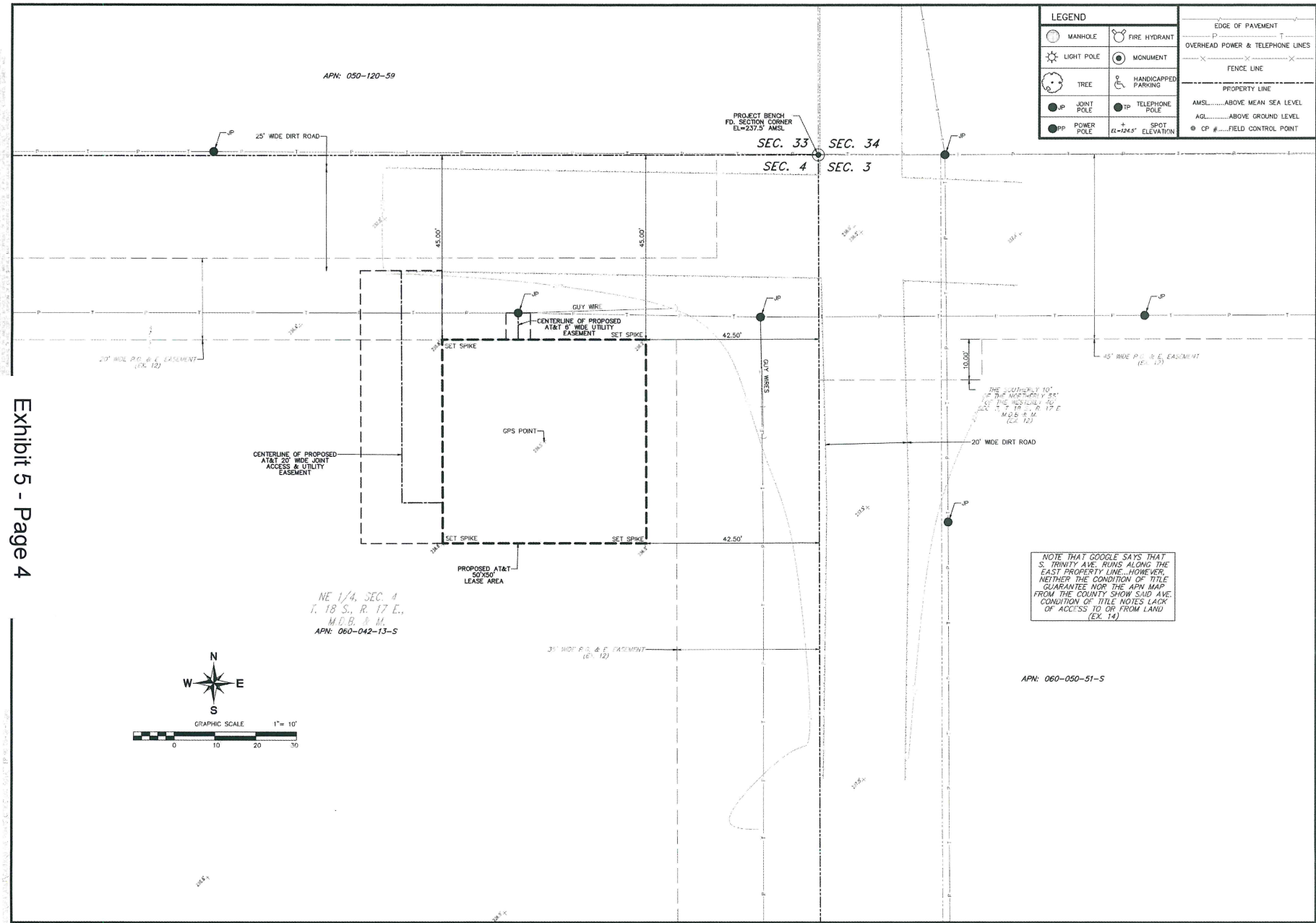
FIVE POINTS

NE 1/4, SEC. 4
T. 18 S., R. 17 E.
FRESNO COUNTY, CA
APN: 060-042-13-S

SHEET TITLE:
TOPO SURVEY

SHEET NUMBER:
LS1

SCALE: 1"=200'



LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION

	EDGE OF PAVEMENT
	OVERHEAD POWER & TELEPHONE LINES
	FENCE LINE
	PROPERTY LINE
	AMSLL.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

PREPARED FOR

2600 Camino Ramon, 4th Fl. N
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

Surveyor:

Phil Auer
Surveying

14407 Corte Lejos
Escondido, CA 92024
Phone: (858) 587-5129
Mobile: (510) 714-7254
E-mail: Pash5075@aol.net

AT&T SITE NO: CVL03039
PROJECT NO: N/A
DRAWN BY: TCN
CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	01/01/17	10% 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:

FIVE POINTS

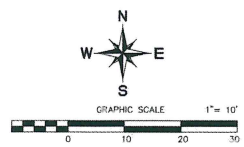
NE 1/4, SEC. 4
T. 18 S., R. 17 E.
FRESNO COUNTY, CA
APN: 060-042-13-S

SHEET TITLE:

TOPO SURVEY

SHEET NUMBER:

LS2



NE 1/4, SEC. 4
T. 18 S., R. 17 E.,
M.D.B. & M.
APN: 060-042-13-S

NOTE THAT GOOGLE SAYS THAT S. TRINITY AVE. RUNS ALONG THE EAST PROPERTY LINE... HOWEVER, NEITHER THE CONDITION OF TITLE GUARANTEE NOR THE APN MAP FROM THE COUNTY SHOW S.D. AVE. CONDITION OF TITLE NOTES LACK OF ACCESS TO OR FROM LAND (EX. 14)

APN: 060-050-51-S

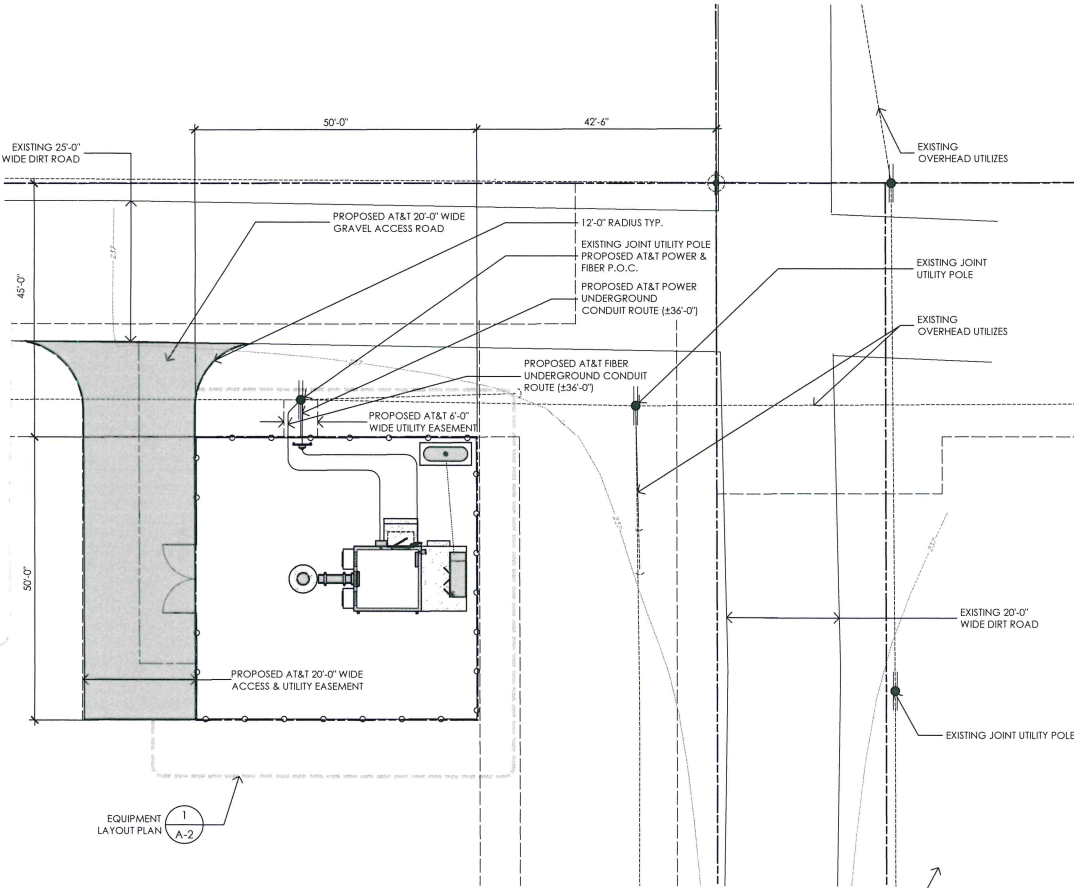
THIS IS NOT A SITE SURVEY

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.

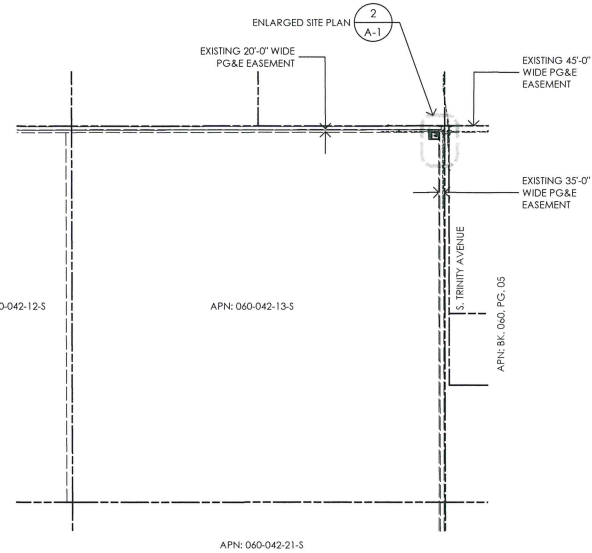
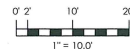
NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN 50' RADIUS OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DEALER TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

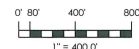
Exhibit 5 - Page 5



2 ENLARGED SITE PLAN
1"=10'



1 OVERALL SITE PLAN
1"=400'



Issued For:

FIVE POINTS

NE 1/4, SEC. 4 T. 18S.,
R. 17 E.
FRESNO COUNTY, CA

PREPARED FOR



2400 Camino Ramon
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL03039

PROJECT NO: 162.1909

DRAWN BY: MWS

CHECKED BY: MST

REV	DATE	DESCRIPTION
05/12/17	100% 2D REV2	
01/13/17	100% 2D REV1	
12/13/16	100% 2D	
11/03/16	90% 2D	

Licenser:

IT IS A VIOLATION OF LAW FOR ANY PERSON WHOSE NAME IS LISTED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.

Architect:



SHEET TITLE:

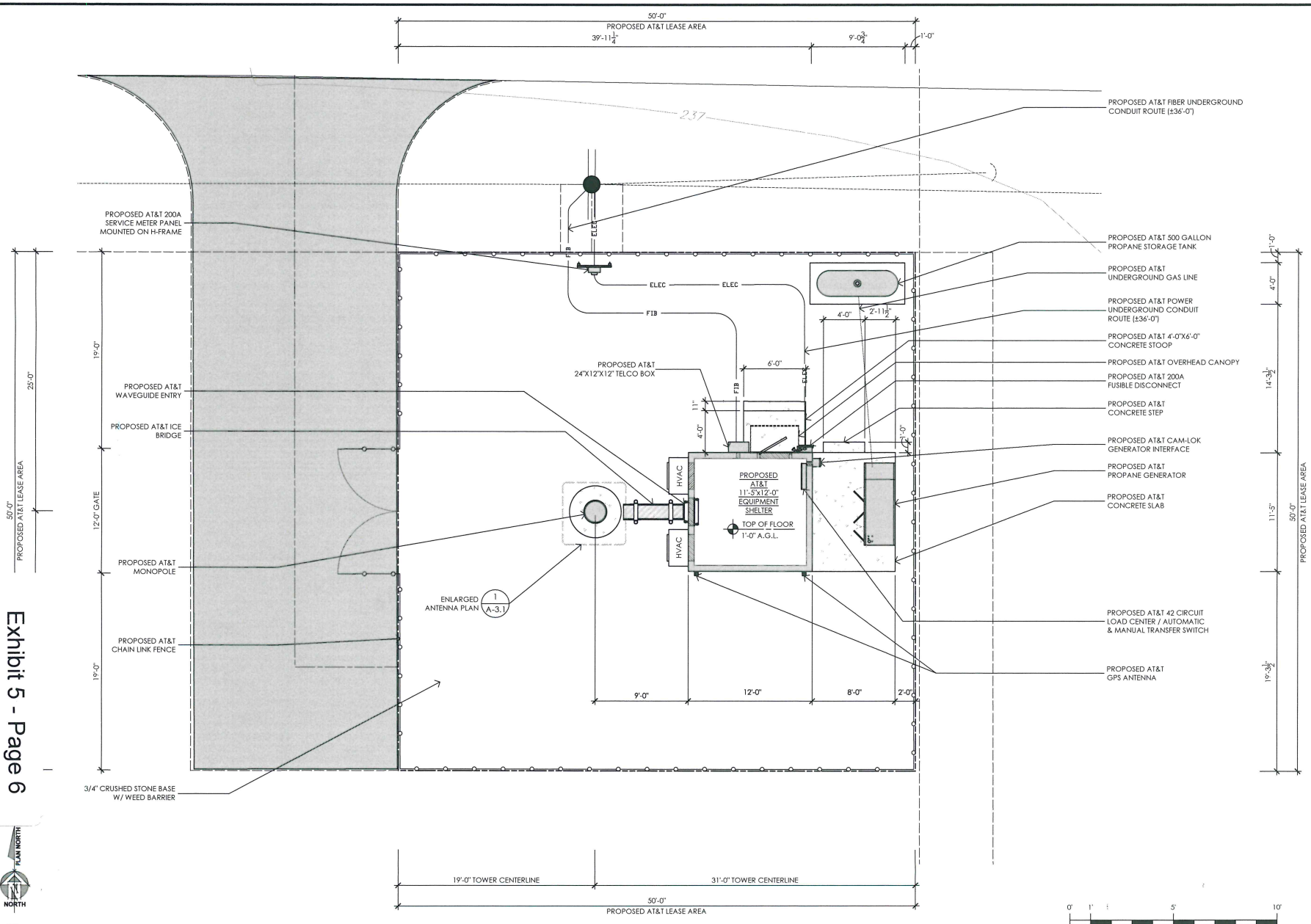
OVERALL SITE PLAN

SHEET NUMBER:

A-1



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



Issued For:
FIVE POINTS
NE 1/4, SEC. 4 T. 18S.,
R. 17 E.
FRESNO COUNTY, CA

PREPARED FOR

2600 Camino Ramon
San Ramon, California 94515

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVL03039
PROJECT NO: 162.1909
DRAWN BY: JCE
CHECKED BY: MST

REV	DATE	DESCRIPTION
05/12/17	100% 2D REV2	
07/13/17	100% 2D REV1	
12/13/14	100% 2D	
11/03/14	90% 2D	

Licensor:

IF IT IS A VIOLATION OF LAW FOR ANY
PERSON, AND IT IS NOT A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

Architect:

MST ARCHITECTS
1830 Briar Park Drive
Sacramento, California 95815

SHEET TITLE:
**EQUIPMENT
AREA PLAN**

SHEET NUMBER:
A-2

RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	RRUS NO.
A L P H A	A1	90°	± 100'-0"	(1) RRU-32 B2 & (1) RRU-11	N/A	±140'-0"	N/A	N/A	(2)
	A2	90°	± 100'-0"	(1) RRU-32 B66 & (1) RRU-11	N/A	±140'-0"	N/A	N/A	(2)
	A3	90°	± 100'-0"	RRUS-11	N/A	±140'-0"	N/A	N/A	(1)
	A4	90°	± 100'-0"	RRU-32 B30	N/A	±140'-0"	N/A	N/A	(1)
B E T H A	B1	330°	± 100'-0"	(1) RRU-32 B2 & (1) RRU-11	N/A	±140'-0"	N/A	N/A	(2)
	B2	330°	± 100'-0"	(1) RRU-32 B66 & (1) RRU-11	N/A	±140'-0"	N/A	N/A	(2)
	B3	330°	± 100'-0"	RRUS-11	N/A	±140'-0"	N/A	N/A	(1)
	B4	330°	± 100'-0"	RRU-32 B30	N/A	±140'-0"	N/A	N/A	(1)
G A M M A	C1	210°	± 100'-0"	(1) RRU-32 B2 & (1) RRU-11	N/A	±140'-0"	N/A	N/A	(2)
	C2	210°	± 100'-0"	(2) RRU-11-32 & (1) RRU-32 B66	N/A	±140'-0"	N/A	N/A	(3)
	C3	210°	± 100'-0"	(1) RRU-32 B30	N/A	±140'-0"	N/A	N/A	(1)
	C4	210°	± 100'-0"	(1) RRU-32 B30	N/A	±140'-0"	N/A	N/A	(1)

2 RF SCHEDULE
NO SCALE

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

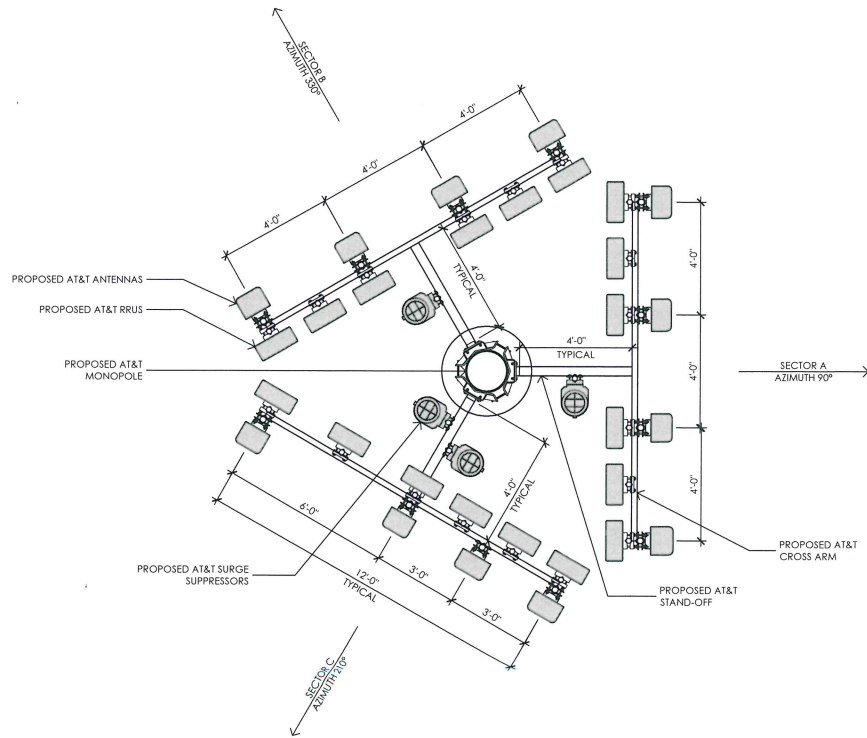
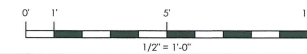


Exhibit 5 - Page 7



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



Issued For:
FIVE POINTS
NE 1/4, SEC. 4 T. 18S.,
R. 17 E.
FRESNO COUNTY, CA

PREPARED FOR

2600 Camino Ramon
San Ramon, California 94583

Vendor:

COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVL03039
PROJECT NO: 162.1909
DRAWN BY: SV
CHECKED BY: MST

REV	DATE	DESCRIPTION
05/12/17		100% 2D REV2
01/13/17		100% 2D REV1
12/13/16		100% 2D
11/03/16		90% 2D

Licensee:

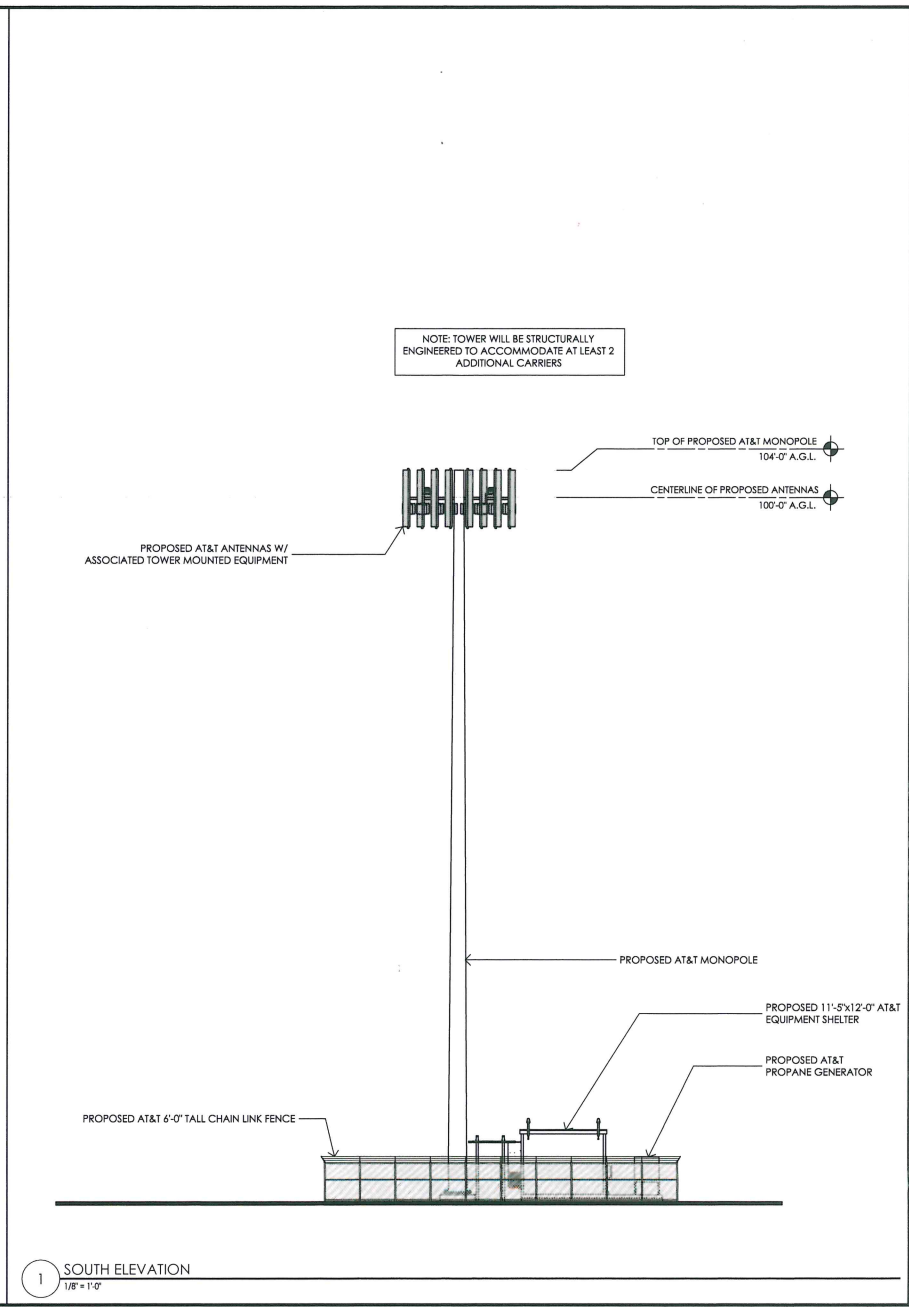
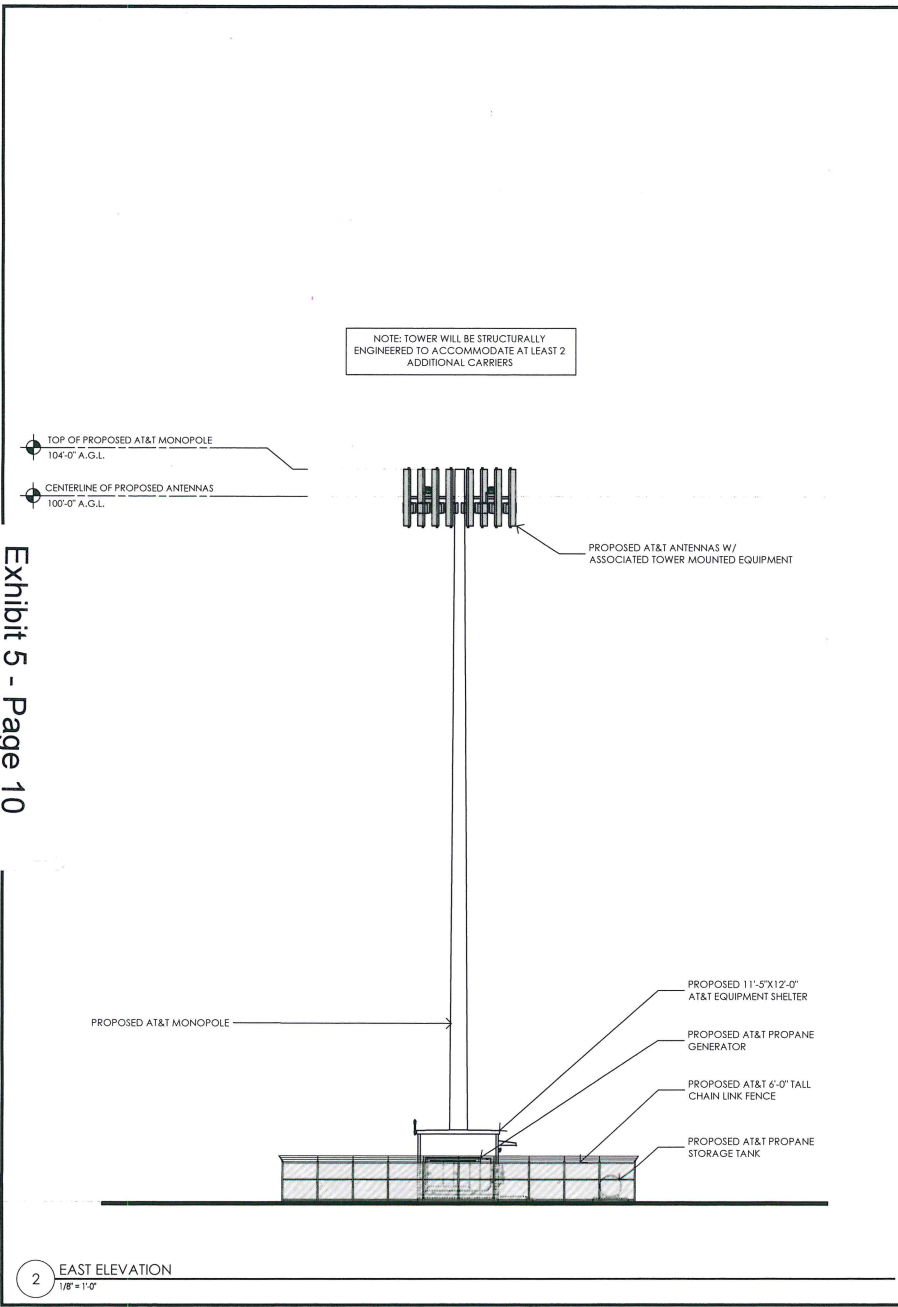
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR COMPANY TO REPRODUCE, TRANSMIT, OR IN ANY MANNER DISSEMINATE THE CONTENTS OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER OR ARCHITECT.

Architect:

MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:
ANTENNA PLANS

SHEET NUMBER:
A-3.1



Issued For:
FIVE POINTS
NE 1/4, SEC. 4 T. 18S.,
R. 17 E.
FRESNO COUNTY, CA



AT&T SITE NO: CVL03039
PROJECT NO: 162.1909
DRAWN BY: JCE
CHECKED BY: MST

REV	DATE	DESCRIPTION
05/12/17	100% ZD REV2	
01/13/17	100% ZD REV1	
12/13/16	100% ZD	
11/03/16	90% ZD	

Licensors:

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



SHEET TITLE:
SOUTH - EAST ELEVATIONS

SHEET NUMBER:
A-4.2

CVL03039 Zoning Propagation Map

December 12th , 2016

Exhibit 6 - Page 1

EXHIBIT 6

Existing LTE 700 Coverage

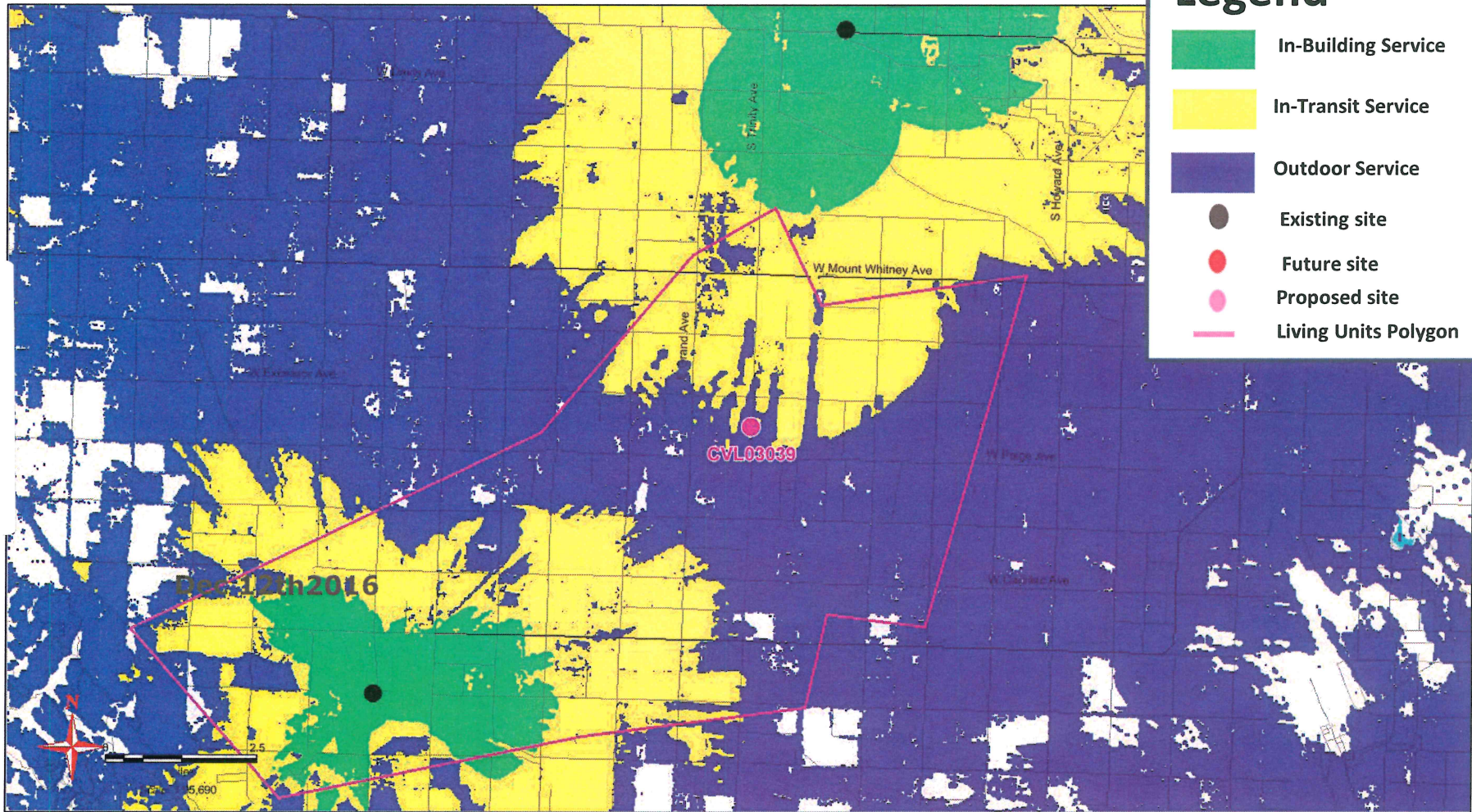
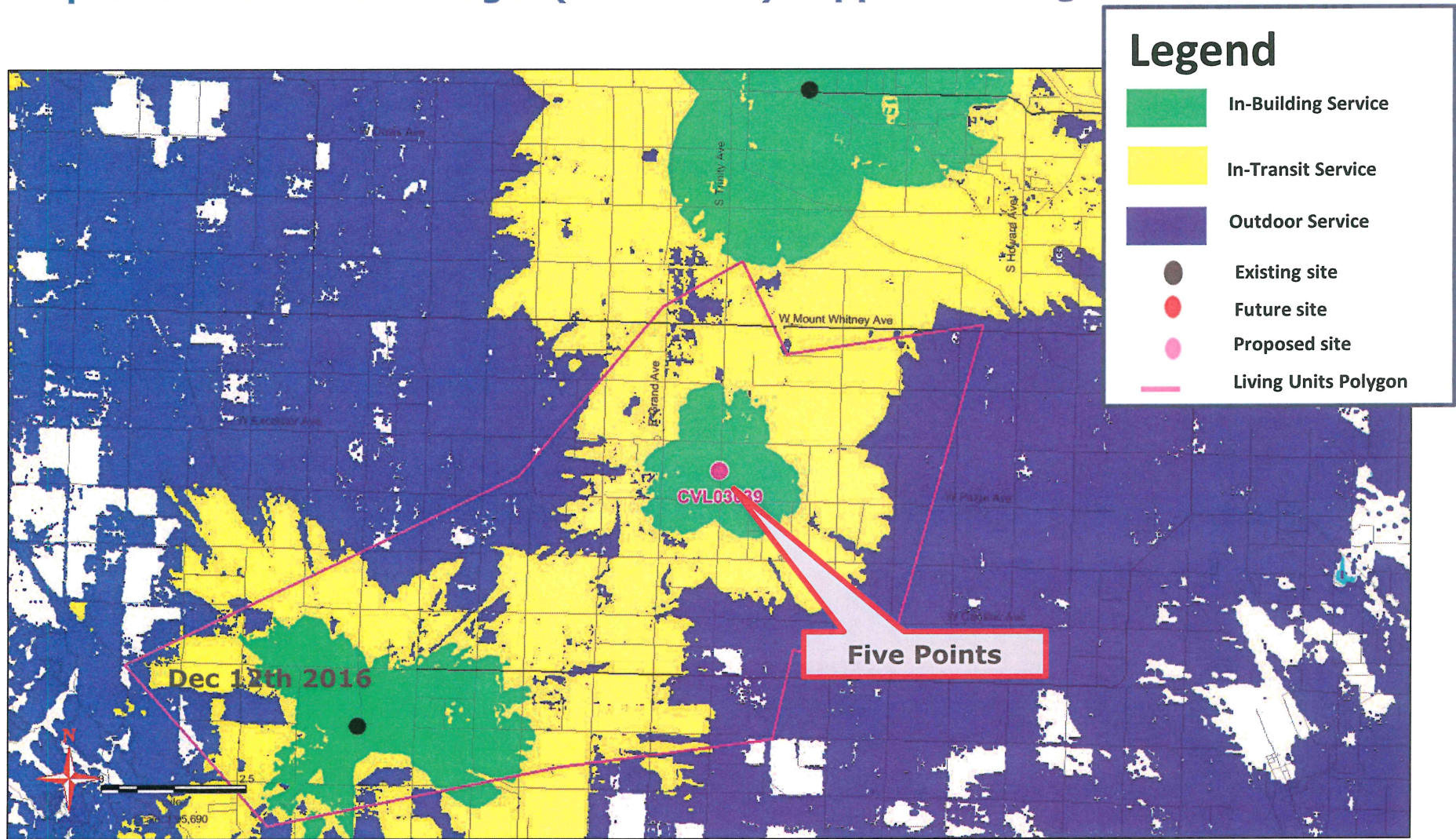


Exhibit 6 - Page 2

Proposed LTE 700 Coverage (RC =100ft) supports Living Units = 226

Exhibit 6 - Page 3



CUP 3566 - Cell Tower Vicinity Map



Permit	Height	APN	PC Approved
CUP3201	144'	050-140-42S	3/29/2007
CUP3368	150'	050-130-58S	10/18/2012
CUP3037	195'	040-130-57S	7/25/2002
CUP3080	140'	050-120-15S	4/22/2004
CUP3145	145'	060-017-49S	11/3/2005

FIVE MILES RADIUS

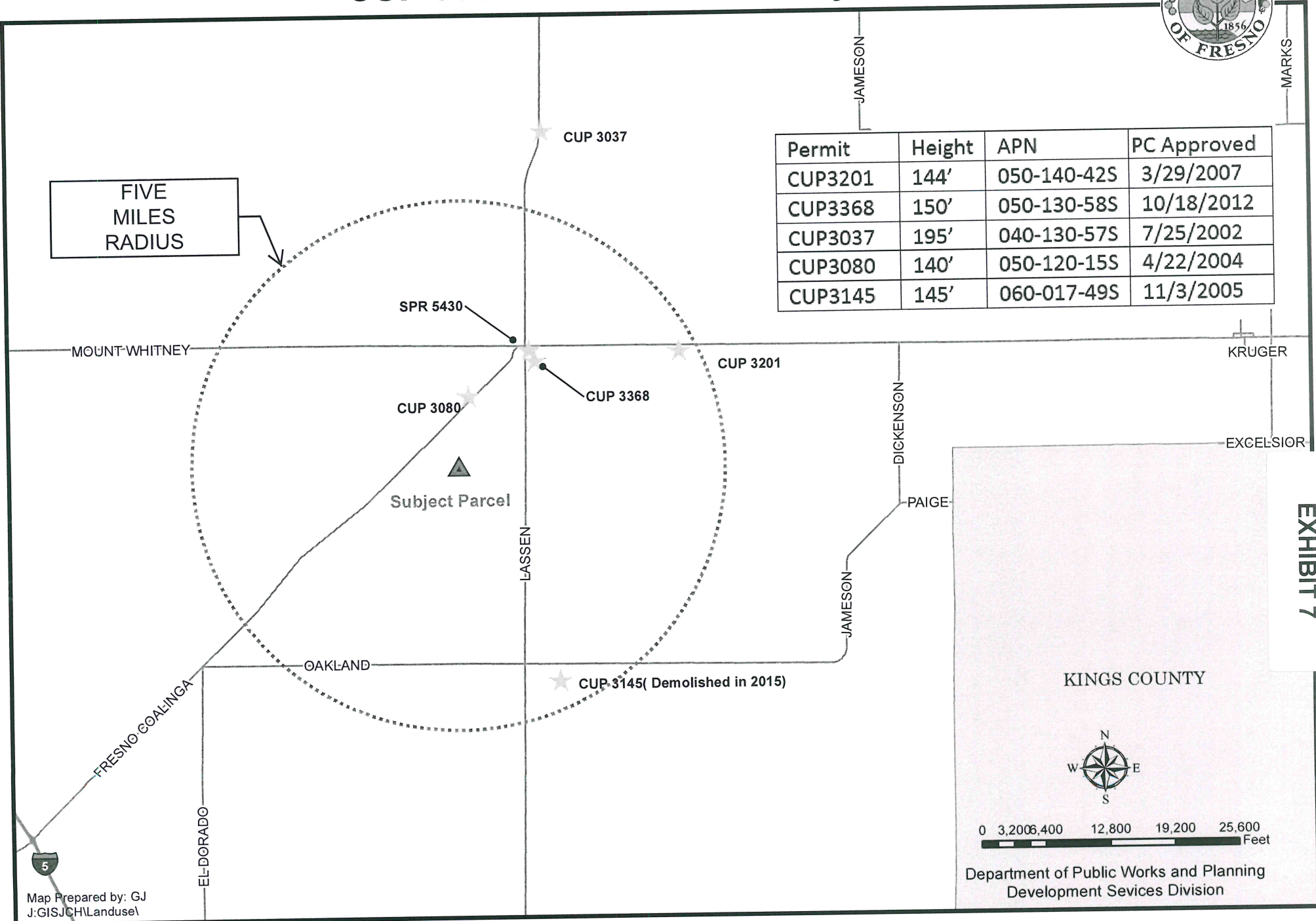
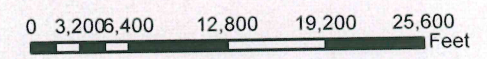


EXHIBIT 7

KINGS COUNTY



Department of Public Works and Planning
Development Services Division

EXHIBIT 8

OPERATIONAL STATEMENT AT&T MOBILITY

Site Name: CVL03039 Five Points

Site Address: West Side of S. Trinity Ave. between W. Excelsior Ave. and W. Paige Ave.,
Fresno, CA 93790

APN: 060-042-13S

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 internet to this underserved area of Fresno County.

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

50'x50' Fenced, secured lease area including:

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

21 Remote Radio Heads

11'-5" x 12'-0" Equipment Shelter

500-gallon Propane standby generator

6' chain link fence with 12' access gate.

Operational time limits:

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

Number of customers or visitors:

The facility will not be open for visitors or customers.

Number of employees:

The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance. 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 maintenance purposes. .

Access to the site:

The proposed facility will be accessed from a dirt road that connects to South Trinity Avenue.

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

The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance and he or she may pull directly into the compound. 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.

Are any goods to be sold on-site?

No. Not applicable.

If so, are these goods grown or produced on-site or at some other location? N/A.

What equipment is used?

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

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

Not applicable.

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

Please review the site plans and photo simulations 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 15 min minutes twice a month for maintenance purposes. The generator will be utilized during power outages. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation.

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

List any solid or liquid wastes to be produced.

Not applicable.

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

Not applicable.

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

Not applicable.

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

A new 104' monopole will be constructed at the location. As well as a prefabricated equipment shelter will be installed inside the lease area.

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

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

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

No outdoor lighting or sound amplification will be used.

Landscaping or fencing proposed?

A 6' tall security fence will surround the entire 50' x 50' proposed project lease area.

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

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

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

AT&T Mobility

PROJECT SUPPORT STATEMENT AT&T MOBILITY

SITE NAME: CVL03039 FIVE POINTS

LOCATION: NE ¼, Sec. 4 T. 18S., R. 17 E., Fresno County, CA 93624

APN: 060-042-13-S

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

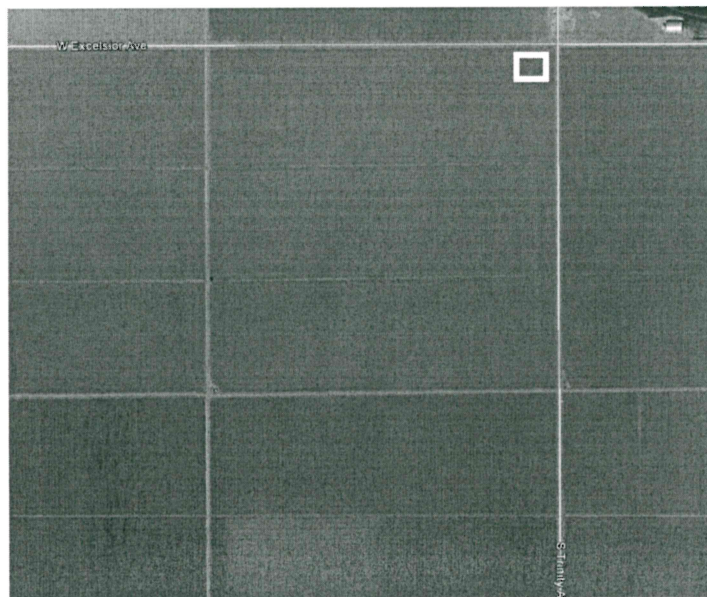
The FCC created "The Connect America Fund (CAF II)" to provide funding for Broadband (internet) to Americans who currently do not have access to high speed Broadband (mostly rural areas). In California, AT&T accepted CAF II funding to be able to offer internet access to more than 141,500 homes and small 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 104' tall monopole at APN 060-042-13-S in Fresno County. The property is located on the west side of S. Trinity Avenue, between W. Excelsior and W. Paige Avenues. The parcel is zoned AE20 (Exclusive Agricultural), and surrounding parcels are similarly zoned.



Project Description

The proposed facility consists of twelve (12) AT&T panel antennas and associated equipment, to be mounted on a 104’ tall monopole. The 50’ by 50’ equipment area will be surrounded by a 6’ tall chain link fence with barbed wire. The lease area will contain an equipment shelter and standby propane generator installed on a new concrete pad, along with a propane storage tank. 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.

Aesthetic Impacts

AT&T is proposing a monopole, of similar height and character to other utility poles and structures in 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 among several large agricultural parcels, far from residential development. The nearest residence is over 4,300’ west of the proposed lease area.

The lease area is proposed at the edge of the parcel, adjacent to S. Trinity Avenue, in order to minimize disruption to agricultural operations. This parcel and lease area location were chosen in compliance with Fresno County’s *Wireless Communication Guidelines*, item no. 7, regarding the siting of towers in rural agricultural areas.

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 104’ for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height.

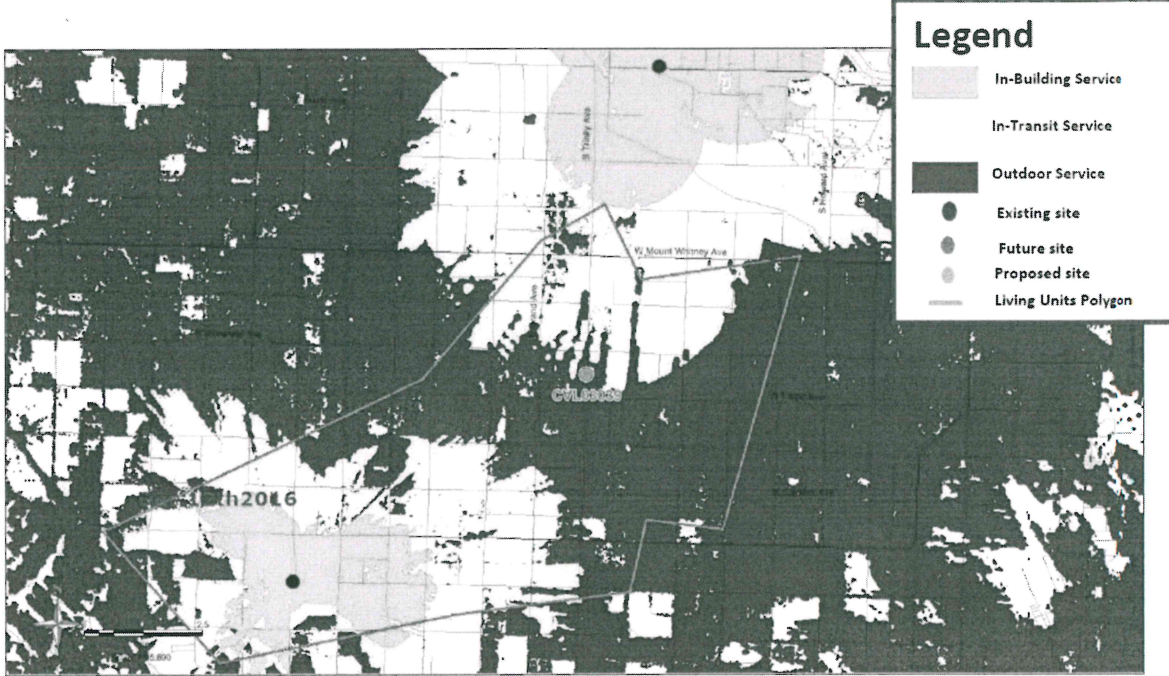
Ground equipment will be enclosed within an equipment shelter and screened from view, and the lease area will be surrounded by a security fence to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number. Unless tower lighting is required by the FAA, the only lighting on the facility will be downward facing work light near the equipment shelter.

Project Support Statement – AT&T ‘CVL03039 Five Points’

Coverage Area

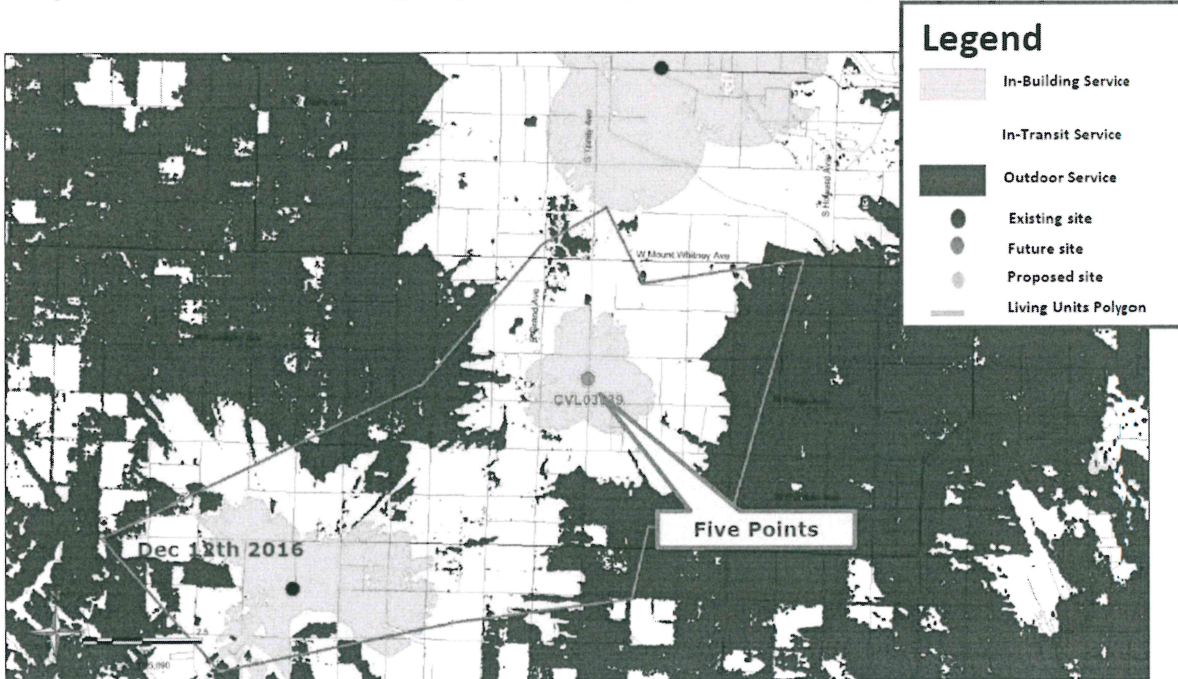
Existing Coverage

Existing LTE 700 Coverage



Proposed Coverage

Proposed LTE 700 Coverage (RC =100ft) supports Living Units = 226

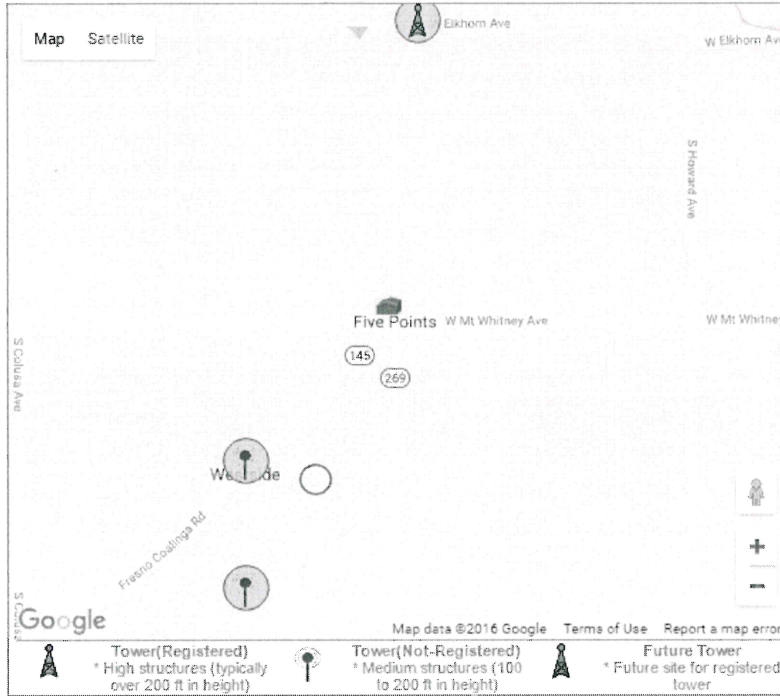


Project Support Statement – AT&T ‘CVL03039 Five Points’

Nearby Towers and Wireless Facilities

The map below shows the location of all existing towers in the Five Points area. The nearest facility is a PG&E tower located in Westside, about a mile west of the proposed candidate and well outside the search ring.

Tower Structures - (Five Points, Fresno, California, United States)



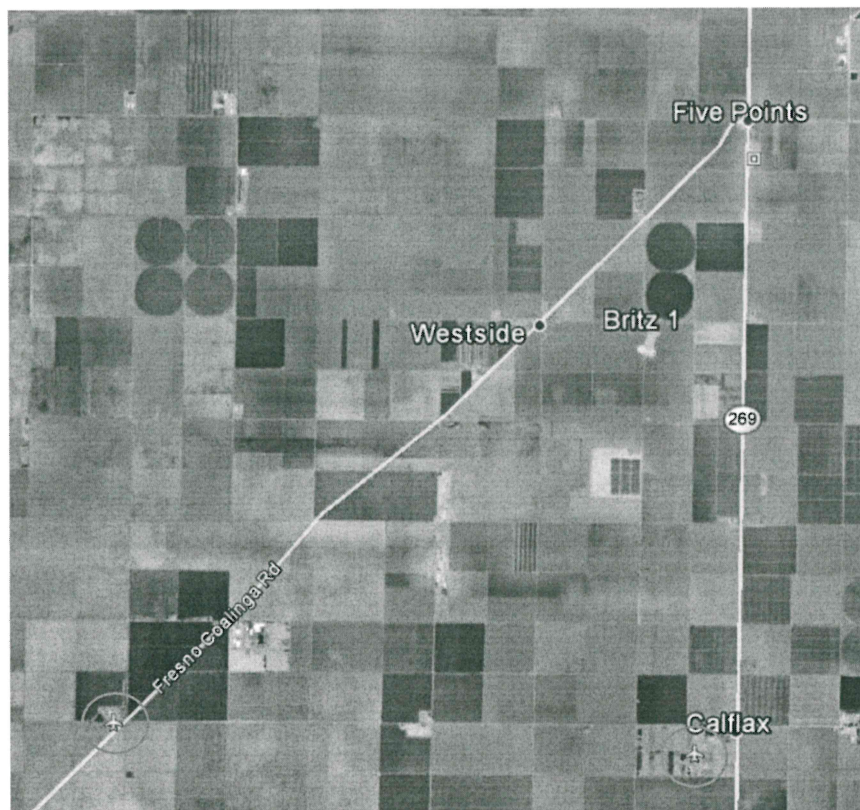
Tower Search Results!

- Alert!** 3 Towers (1 Registered, 2 Not Registered) found within 4.00 miles of Five Points, Fresno, California, United States.
- Info!** The NEAREST Tower is 2.86 miles away and is owned by Pacific Gas And Electric Company.
- OK!** No Applications for Future Towers detected as of 12/08/16.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	Ccatt Llc	207 feet	3.69 miles
Not Registered	(1)	Pacific Gas And Electric Company	100 feet	2.86 miles
	(2)	Pacific Gas And Electric Company	100 feet	3.97 miles
Future	(No Towers Detected)			

Airports and Airstrips

The map below shows the location of the nearest airstrips to the proposed facility. The West Side Field Station Airport is approximately 4.5 miles to the south, and the Harris River Ranch Airport is approximately 6.90 miles to the southwest.



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.

Statement of Commitment to Allow Collocation

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future collocation. AT&T welcomes other carriers to collocate on their facilities whenever possible. Additional ground space is available within AT&T’s lease area for at least one future carrier.

Maintenance and Standby Generator Testing

AT&T installs a 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 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.

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 2009 V Street, Sacramento, CA 95818.



EXHIBIT 9

County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: AT&T Mobility c/o Complete Wireless Consulting
- APPLICATION NOS.: Initial Study Application No. 7260 and Unclassified
Conditional Use Permit Application No. 3566
- DESCRIPTION: Allow an unmanned telecommunications facility consisting of a 104-foot-tall monopole tower with 12 panel antennas and related ground equipment, including a propane standby generator, surrounded by a six-foot-tall chain-link fence with barbed wire, within a 50-foot by 50-foot (2,500 square feet) lease area portion of a 160.78-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The proposed tower site is located approximately 100 feet southwest of the intersection of West Excelsior Avenue and South Trinity Avenue in the northeast corner of the subject parcel, and approximately 2.25 miles southwest of the unincorporated community of Five Points (APN 060-042-13S)

I. AESTHETICS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located along Excelsior Avenue between Trinity Avenue and Lake Avenue near its intersection with Fresno Coalinga Road (State Route 145). The area is characterized by large agricultural parcels with few residences. No scenic vistas, scenic resources, or historic buildings were identified in the analysis. The subject parcel is not near a designated scenic highway.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located on lands classified by the 2014 Fresno County Important Farmland map as Farmland of Statewide Importance. The location of the proposed lease area is in the southeast corner of the subject parcel adjacent to the South Trinity Avenue alignment to minimize any potential disruption of agricultural production.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not zoned for Timberland Production, or near any sites so zoned. The application does not propose any rezoning and proposes no changes to the environment that could result in the conversion of farmland or forestland to non-

agricultural or non-forest use. The footprint of the project is a 50-foot by 50-foot lease area located on the edge of agricultural use on the property.

III. AIR QUALITY

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

FINDING: NO IMPACT:

The San Joaquin Air Pollution Control District (Air District) reviewed this proposal and expressed no concerns with the project. The project will not create objectionable odors affecting people on or near the subject property. The area consists of large agricultural parcels with few residences. The nearest residence is located approximately one mile west of the proposed project site.

IV. BIOLOGICAL RESOURCES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located in an agricultural area and has been previously disturbed, as said property has been historically utilized for agricultural cultivation. Neighboring properties around the project area have been historically utilized for agricultural cultivation and, therefore, have also been previously disturbed. This proposal was referred to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments and neither agency commented that the project would have an adverse effect upon sensitive species or sensitive natural communities.

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

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

FINDING: NO IMPACT:

There are no riparian habitats, sensitive natural communities, or wetlands within the project site. This project proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns. This project proposal was also referred to the California Department of Fish and Wildlife (CDFW), which did not identify any concerns. No impacts were identified relating to: any candidate, sensitive, or special status species; any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS, or Federally-protected wetlands as defined by Section 404 of the Clean Water Act; or the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites.

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

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

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property and surrounding area have been historically used and are currently used for agricultural purposes and have been previously disturbed. The following mitigation has been included to address the possibility of cultural resource finds during ground-disturbing activities:

* **Mitigation Measure(s)**

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

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area at risk of erosion according to Figure 7.3 of the Fresno County General Plan Background Report (FCGPBR). Grading activities could

result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size of the project area, the proposal is not expected to result in substantial erosion or loss of topsoil. The Development Engineering Section of the Fresno County Department of Public Works and Planning indicated that a Grading Permit or Voucher shall be required for any grading proposed with this application.

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

FINDING: NO IMPACT:

The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR), nor at risk of seismic hazards, per discussion above. The project was reviewed by the Water/Geology/Natural Resources Section, which did not express any concerns with the application.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: NO IMPACT:

Comments received from the San Joaquin Valley Air Pollution Control District expressed no concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

There are no schools located within one quarter-mile of the project site. The nearest school to the project site is Westside Elementary, located approximately one mile west of the proposed tower site.

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

FINDING: NO IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table; or
- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

No housing is proposed with this application.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2825H, the parcel is not subject to flooding from the one-percent-chance storm event.

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

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

FINDING: NO IMPACT:

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

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

There are no residences within a one-mile radius of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the Fresno County General Plan and is located in an area of agricultural production. The parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and is not restricted under Williamson Act, Agricultural Land Conservation Contract.

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

FINDING: NO IMPACT:

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

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or

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

FINDING: NO IMPACT:

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

XII. NOISE

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

FINDING: NO IMPACT:

The project will not generate severe noise levels or excessive vibration. There will be no permanent increase in ambient noise levels in the project vicinity.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels; or
- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

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

XIII. POPULATION AND HOUSING

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

FINDING: NO IMPACT:

No housing is proposed with this application. The project is an unmanned wireless telecommunications facility requiring no on-site employees. No housing or people will be displaced as a result of the project. The nearest residential dwelling is located approximately three-quarters of a mile west of the proposed tower site.

XIV. PUBLIC SERVICES

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

FINDING: NO IMPACT:

The project will not result in additional need for additional public services. The subject application was specifically reviewed by the Fresno County Fire Protection District and the Fresno County Sheriff's Department, both of which had no concerns regarding impacts on public services. There are no parks within the project site vicinity and the nearest school is Westside Elementary, located approximately one mile west of the proposed tower site.

XV. RECREATION

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

FINDING: NO IMPACT:

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

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT:

After construction, the tower will be unmanned. Maintenance workers will access the site from a proposed 20-foot-wide joint access and utility easement adjacent to South Trinity Avenue. It will not conflict with any plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or conflict with any congestion management program. The project will add one round trip per month, which is a less-than-significant increase to traffic on the roads.

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

FINDING: NO IMPACT:

The project site is not within the review zone of any airport. According to the applicant, the nearest airport to the project site is the Westside Field Station Airport, approximately four miles south of the proposed telecommunications tower; additionally Lemoore Naval Air Station is located approximately nine miles southeast of the project site.

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

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

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

FINDING: NO IMPACT:

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

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or

- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or

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

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

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3566, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.

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

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

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

JS

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3566\IS CEQA\CUP3566 IS wu.docx

EXHIBIT 10

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. <div style="text-align: center; font-size: small;">CLK-2046.00 E04-73 R00-00</div>	
Agency File No: IS 7260	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.3566	
Project Description: Allow a 104-foot tall monopole cellular tower and related facilities on a 160.78-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: <p>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3566, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.</p> <p>Potential impacts related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Land Use Planning, Noise, and Transportation/Traffic have been determined to be less than significant.</p> <p>Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.</p>			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 19, 2017		Review Date Deadline: Planning Commission – June 29, 2017	
Date:	Type or Print Signature: Chris Motta Principal Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: _____

LOCAL AGENCY MITIGATED NEGATIVE DECLARATION