



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 September 15, 2016

SUBJECT: Unclassified Conditional Use Permit Application No. 3537

Allow collocation of wireless telecommunication antennas and related equipment on an existing 105-foot high PG&E lattice tower located on a 2.42-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District

LOCATION: The subject parcel is located on the west side of Locan Avenue between Escalon Avenue and Bullard Avenue, immediately adjacent to the eastern city limits of the City of Clovis (6205 N. Locan Avenue) (Sup. Dist. 5) (APN 553-160-14).

OWNER: Lance Sabin
APPLICANT: Verizon Wireless
REPRESENTATIVE: SAC Wireless

STAFF CONTACT: Daniel Brannick, Planner
(559) 600-4297

Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Approve Unclassified Conditional Use Permit (CUP) No. 3537 with recommended Findings and Conditions; 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. Assessor’s Parcel Map
6. Site Plans, Elevations, and Detail Drawings
7. Applicant’s Project Description and Operational Statement
8. Applicant’s Project Support Statement
9. Photo Simulations of Proposed Tower Extension

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Low Density Residential (Clovis Community Plan)	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	2.42 acres	No change
Project Site	The project site is currently developed with a one-story single-family residence and a 105-foot-high lattice tower used for transmission of electrical power.	The proposal would add 12 feet of height to the existing tower to accommodate wireless communication antennas and other equipment. Additional equipment is proposed at the base of the tower, which would be enclosed with eight-foot-high wood fencing. The facility will be unmanned.
Structural Improvements	See “Project Site” above	Add a 12-foot-tall top hat structure, nine (9) six-foot-tall panel antennas, one GPS antenna, ground equipment, standby generator, wood fencing.

Criteria	Existing	Proposed
Nearest Residence	Approximately 77 feet southeast of tower	No change
Surrounding Development	Low-density residential development plus limited agricultural uses	No change
Operational Features	See "Project Site" above	See "Project Site" above
Employees	None	No change
Customers	N/A	N/A
Traffic Trips	Trips related to single-family residential use plus trips for maintenance of existing tower.	One additional trip per month
Lighting	Limited lighting on single-family residence	Add four service lights near base of the tower
Hours of Operation	N/A	N/A

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Sections 15301(b) and 15303(d) 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 144 property owners within one quarter-mile of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

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

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

BACKGROUND INFORMATION:

This proposal involves modifying an existing 105-foot-high lattice tower by adding wireless communication equipment to the tower. The tower is located near the northwest corner of a 2.42-acre parcel and is used by Pacific Gas & Electric (PG&E) for transmission of electrical power. There is also a single-family residence located on the subject parcel.

The area surrounding the project site consists of mostly residential uses plus some limited agricultural uses. There is also a large section of open land owned by the Fresno Metropolitan Flood Control District adjacent to the parcel. The subject parcel is located immediately east of the city limits of the City of Clovis. Per the Applicant’s Operational Statement, the purpose of the proposal is to provide increased wireless network capacity for new residential growth in the area.

The structures and equipment included as part of the proposed facility include a 12-foot-tall “top-hat” structure that would be added to the top of the existing lattice tower; nine 6-foot-tall panel antennas, outdoor equipment cabinets, and a standby generator. The cell tower and equipment will be located in a 17.5-foot by 17.5-foot lease area, which will be enclosed with eight-foot-high wood fencing and include four service lights. The facilities will be unmanned, except for monthly visits to the site to inspect the facility and perform maintenance.

Staff notes that a prior Conditional Use Permit (CUP 3152) was approved in 2006 to allow collocation of wireless communication facilities on the same parcel and tower involved in this proposal, but that permit expired before any development took place.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 35 feet Side: 20 feet Rear: 20 feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	No requirement	No requirement	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: No concerns with the subject proposal. All proposed improvements will require permits.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 1585H, the parcel is not subject to flooding from the one-percent chance storm. Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standards. A grading permit or voucher may be required for 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 demonstrates that the proposed facility meets the minimum building setback requirements of the AL-20 Zone District. The Site Plan shows that all of the proposed additions are located within the footprint of the existing tower 1,200 square-foot lease area and will comply with the required front, side, and rear setbacks for the AL-20 Zone District. Adequate area is available on the subject 2.42-acre site to accommodate the wireless equipment that would be added to the existing utility tower.

Based on the above, staff finds that the project site is adequate in shape and size to accommodate the proposed use.

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	12-foot-wide gravel access road	No change
Public Road Frontage	Yes	Locan Avenue	No change
Direct Access to Public Road	Yes	Locan Avenue	No change
Road ADT		1,100	No change
Road Classification		Locan Avenue: Collector	No change
Road Width		Locan Avenue: 23.7 feet (30-foot right-of-way west of centerline)	No change

		Existing Conditions	Proposed Operation
Road Surface		Locan Avenue: Asphalt paved	No change
Traffic Trips		Trips related to single-family residential use plus trips for maintenance of existing tower	One additional trip per month
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: Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. If not already present, on-site turnarounds are required for vehicles leaving the site to enter the expressway in a forward motion so that vehicles do not back out onto the road. No new access points are allowed without prior approval.

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

Analysis:

Access to the tower site is provided by a 12-foot-wide gravel road from Locan Avenue. Per the Applicant’s Operational Statement, the addition of wireless communication facilities to the existing lattice tower will result in one additional trip per month to the project site for inspection and maintenance. No additional right-of-way is required and no concerns regarding impacts on County roadways resultant of the project were expressed by the Department of Public Works and Planning’s Design Division, Development Engineering Section, or Road Maintenance and Operations Division. Based on the above information, staff believes that the section of Locan Avenue at the project site 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 have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	1.79 acres	Single-Family Residence	AL-20	87 feet
	3.09 acres	Vacant	N/A (City of Clovis)	None
East	1.93 acres	Single-Family Residence	R-R	335 feet
South	2.42 acres	Single-Family Residence	AL-20	145 feet
West	2.45 acres	Vacant	N/A (City of Clovis)	None

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, including, but not limited to, accessible elements and site development 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. The default State reporting thresholds that apply are: ≥ 55 gallons (liquids), ≥ 500 pounds (solids), ≥ 200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances. These comments are included as Project Notes.

Fresno County Department of Agriculture: No comments.

Fresno County Fire Protection District: No comments.

Fresno County Sheriff's Department: No comments.

San Joaquin Valley Air Pollution Control District: No comments.

Regional Water Quality Control Board: No comments.

Fresno Metropolitan Flood Control District: No comments.

City of Clovis, Planning and Development Services: No comments.

Pacific Gas & Electric: No comments.

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

Analysis:

The proposal utilizes a “top-hat” configuration, which would add 12 feet in height to the existing 105-foot-high PG&E lattice tower and additional wireless communication equipment on a 17.5-foot by 17.5-foot ground lease area beneath the tower. As mentioned above, the surrounding area is developed with residential uses, and the nearest neighboring residence is 87 feet north of the tower site.

Aesthetics are a typical concern associated with this type of use due to the heights of towers used to support wireless communication equipment. However, in this instance there will be very minimal expansion of the tower height, and the top-hat configuration has a minimal visual profile and is structurally similar to the existing tower. Additionally, the proposed ground equipment will be located behind 8-foot-high wood fencing which will shield the equipment from view. To further control for any potential adverse aesthetic impacts, a Condition of Approval has been included requiring that all lighting shall be hooded and directed downward.

Comments from reviewing agencies did not indicate any other risks of adverse effects to surrounding properties that needed to be addressed.

Based on the above information, and with adherence to the recommended 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:
Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the county.	The Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for new wireless communication facilities. With

Relevant Policies:	Consistency/Considerations:
	the information provided and analyzed by staff, the proposal has been determined to be consistent with this policy.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: *See policies identified above.*

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

Analysis:

The Wireless Communications Guidelines address several concerns related to the development of cell towers, including site placement, co-location opportunities, and alternative site locations. The Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. As a result, these Guidelines strongly encourage location of new wireless communication facilities on existing communication towers or other existing structures.

In this case, the applicant proposes to locate the antennas and wireless equipment on an existing PG&E electrical transmission tower. Therefore, this proposal supports the objective in the guideline by proposing antennas on an existing electrical transmission tower rather than proposing an entirely new tower site. While County records show there is at least one existing wireless communications tower located within one half-mile of the project site where it may have been feasible to co-locate wireless communication equipment, the Applicant’s Project Support Statement indicates that the proposed site is better geographically suited to add wireless coverage for new residential growth in the area while also utilizing an existing structure. As indicated in the Applicant’s Operational Statement, this proposal also provides space on the tower to allow for co-location by another wireless carrier.

Considering the existing nature of the facility and the scope of this project being limited to the addition of equipment on existing improvements, staff believes this proposal is consistent with the Wireless Communication Guidelines and the County 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. 3537, 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 No. 3537, subject to the 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. 3537; 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.

DB

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**Unclassified Conditional Use Permit Application No. 3537
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations, Operational Statement, and other application materials approved by the Commission.
2.	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.
3.	The Applicant shall e-file FAA Form 7460-2, Notice of Actual Construction or Alteration, when the project is abandoned or within five days after construction reaches its greatest height.
4.	All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties or public roadways.

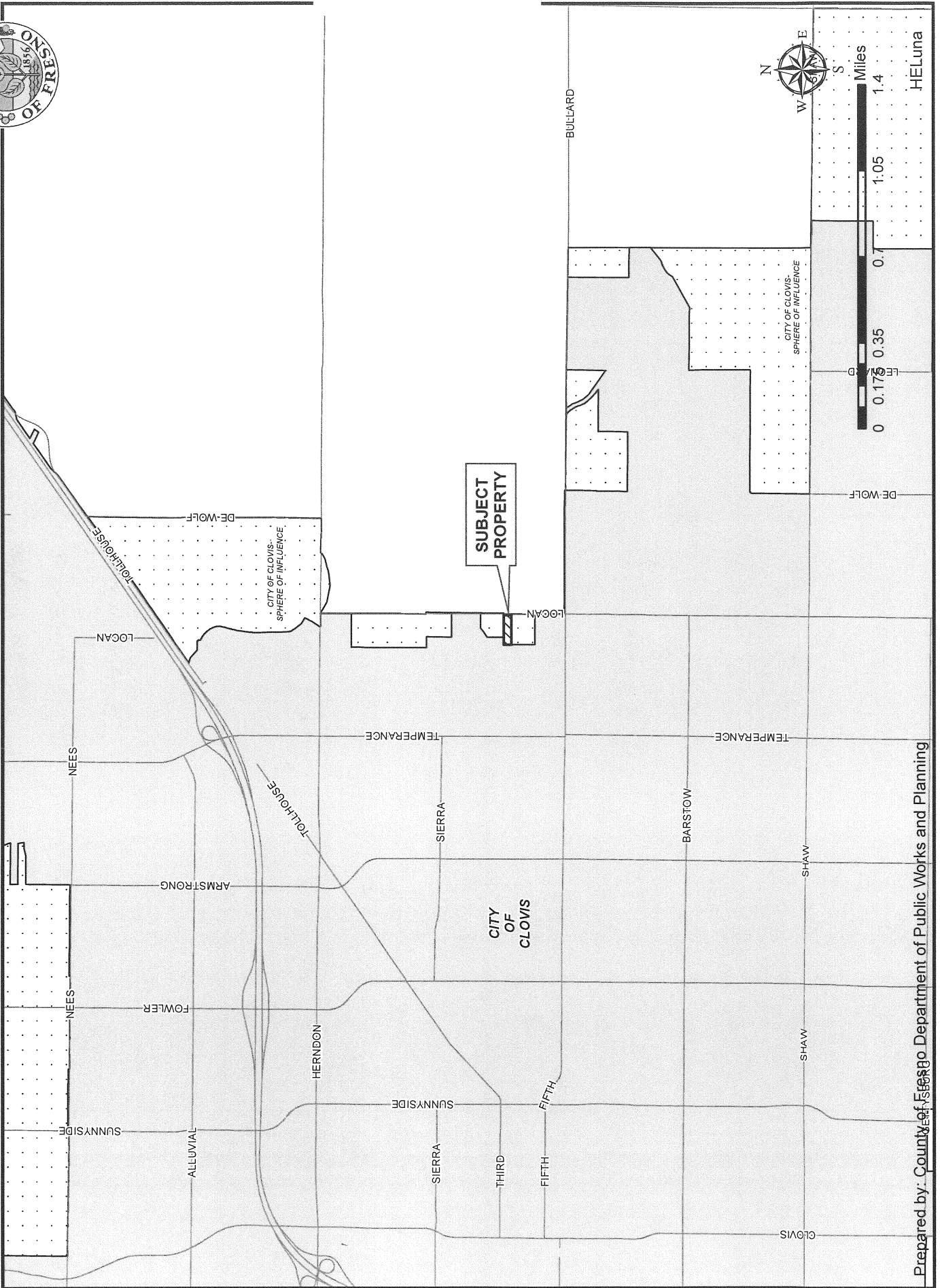
Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	If approved, 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.
2.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
3.	If not already present, on-site turnarounds are required for vehicles leaving the site to enter the expressway in a forward motion so that vehicles do not back out onto the road. No new access points are allowed without prior approval.
4.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standards.
5.	A grading permit or voucher may be required for any grading proposed with this application.
6.	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. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

EXHIBIT 2

LOCATION MAP

CUP 3537





EXISTING LAND USE MAP

CUP 3537

EXHIBIT 4

LEGEND

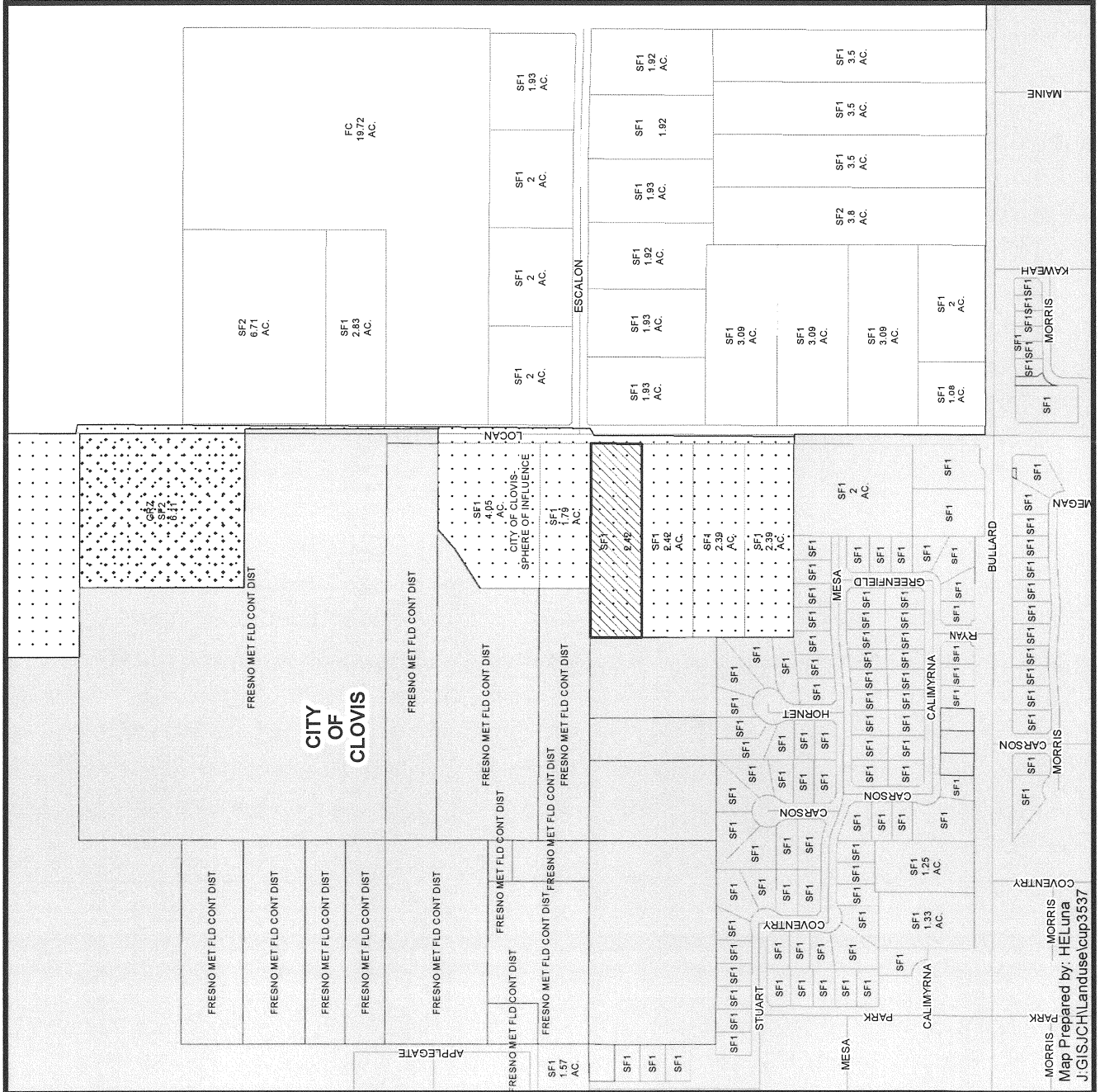
- FC - FIELD CROP
- GRZ - GRAZING
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



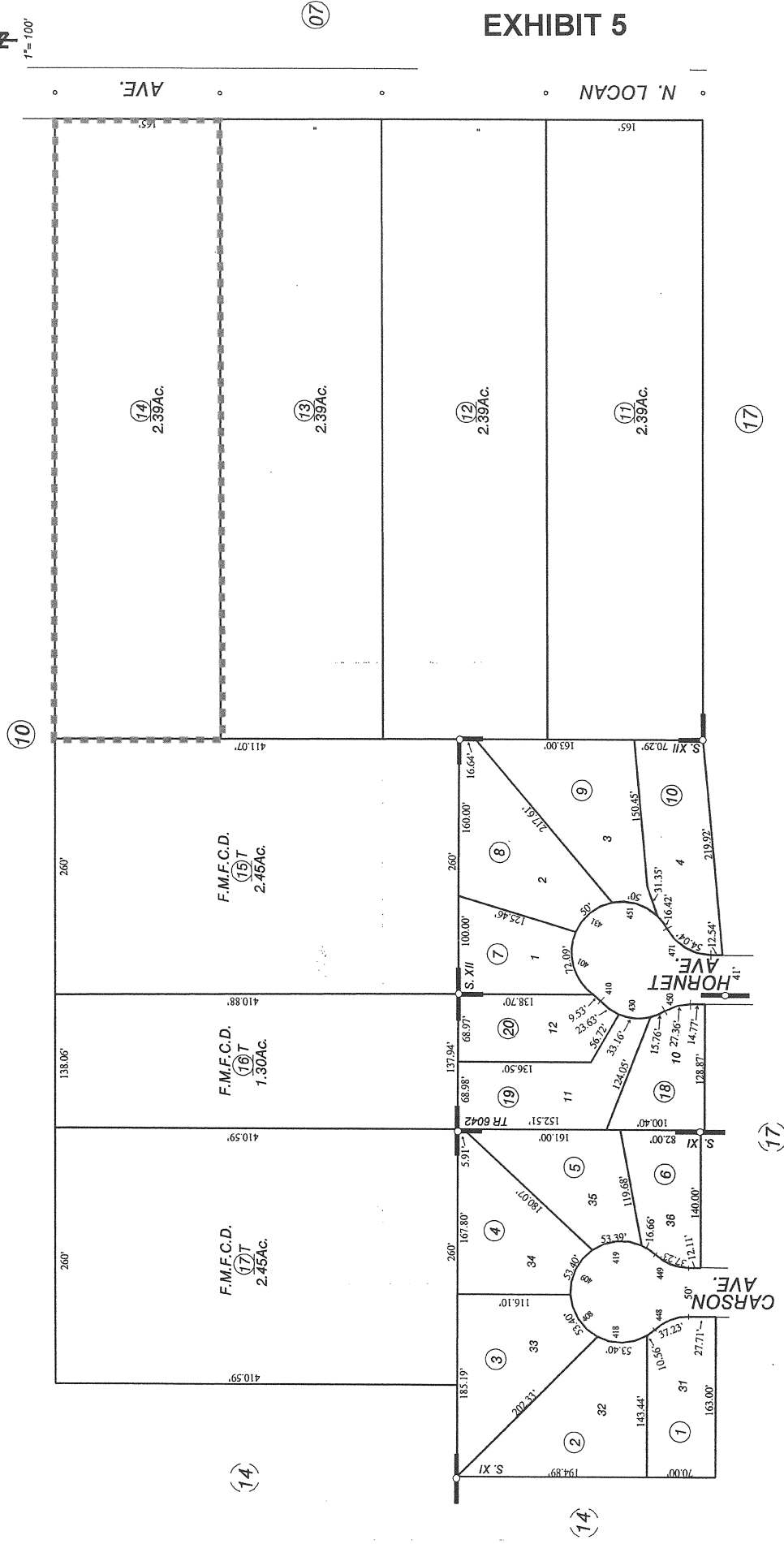
Department of Public Works and Planning
Development Services Division



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Map Prepared by: HELuna
J:\GIS\CH\landuse\cup3537

EXHIBIT 5

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

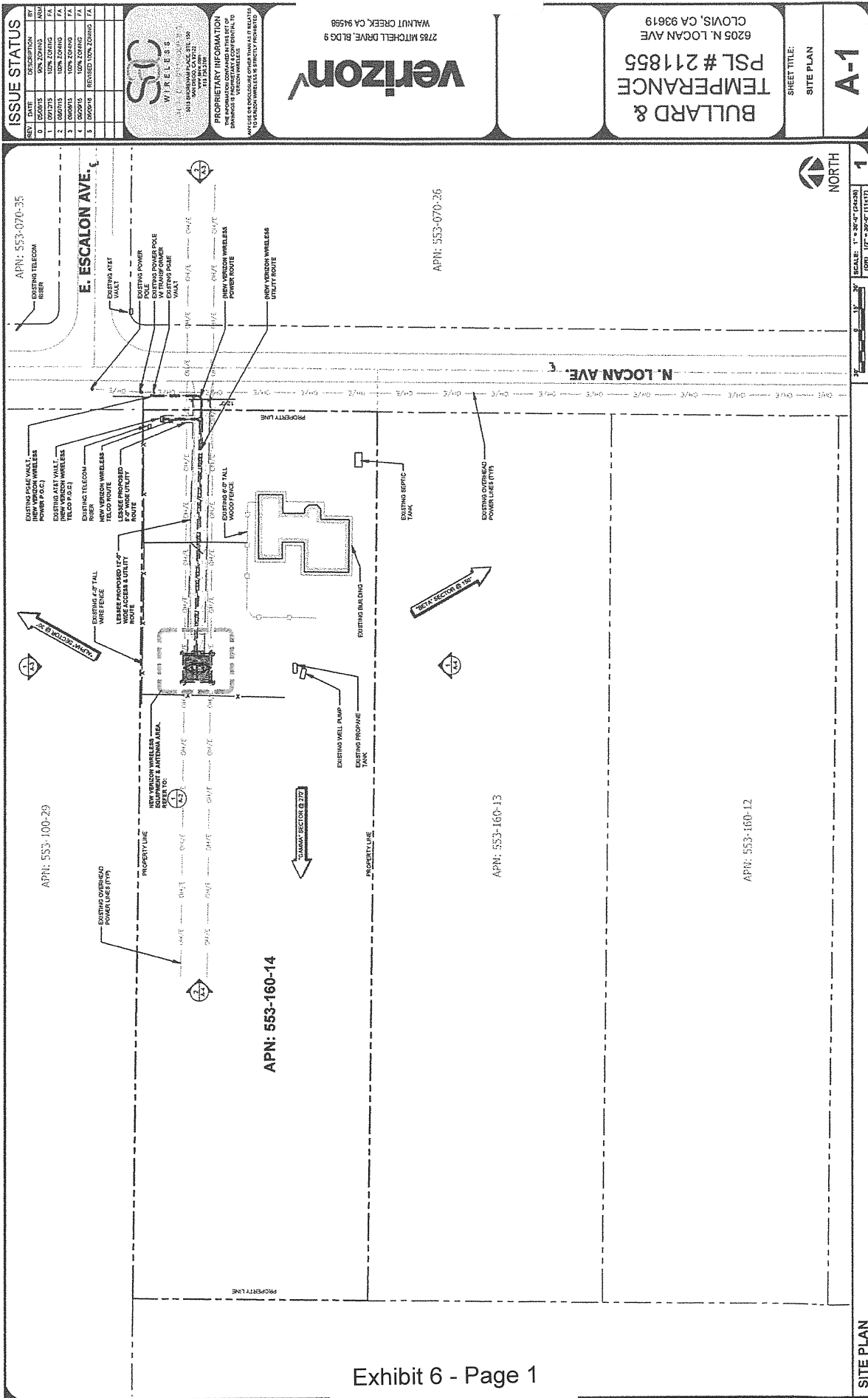


The Summit XI, Tract No. 5106 - Plat Bk. 67, Pgs. 62-64
The Summit XII - Tract No. 5154 - Plat Bk. 71, Pgs. 10 & 11
Tract No. 6042 - Plat Bk. 83, Pgs. 43-44

Assessor's Map Bk. 553 - Pg. 16
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT 6



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/20/15	ISSUE FOR PERMITS	MMW
1	02/02/16	ISSUE FOR PERMITS	MMW
2	02/02/16	ISSUE FOR PERMITS	MMW
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5	02/02/16	ISSUE FOR PERMITS	MMW



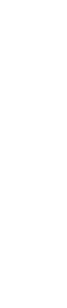
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BULLARD & TEMPERANCE
PSL # 211855
6205 N. LOCAN AVE
CLOVIS, CA 93619

SHEET TITLE:
SITE PLAN
A-1

SHEET TITLE: SITE PLAN A-1



ISSUE STATUS	NO.	DATE	DESCRIPTION	BY
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2	02/01/18	00% ZONING	FA	
3	02/01/18	00% ZONING	FA	
4	02/01/18	00% ZONING	FA	
5	02/01/18	00% ZONING	FA	

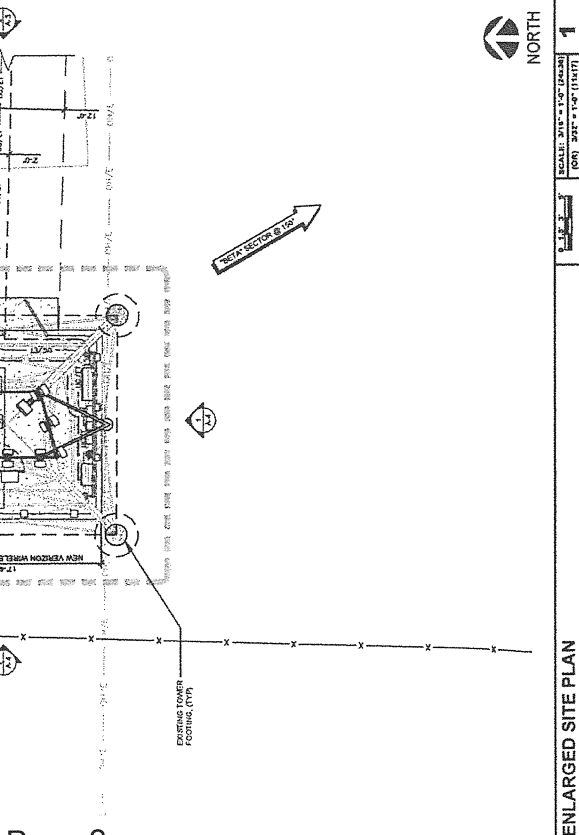
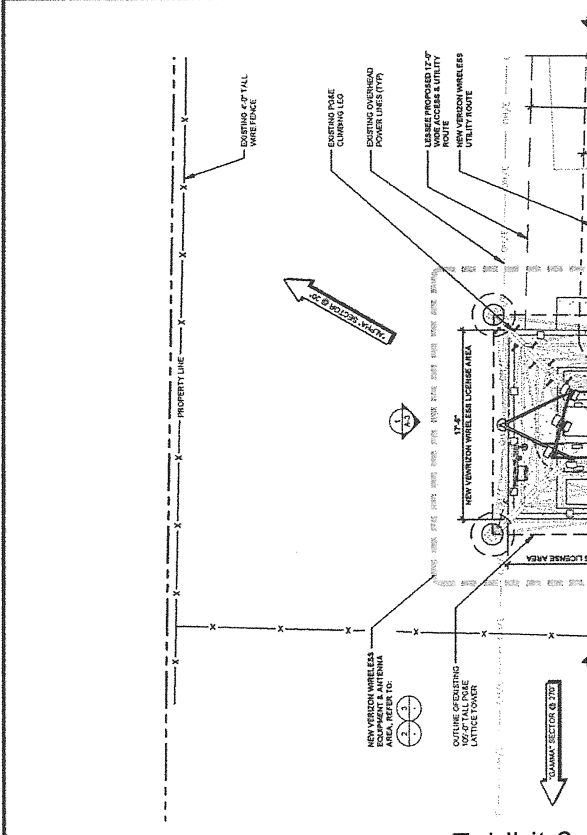
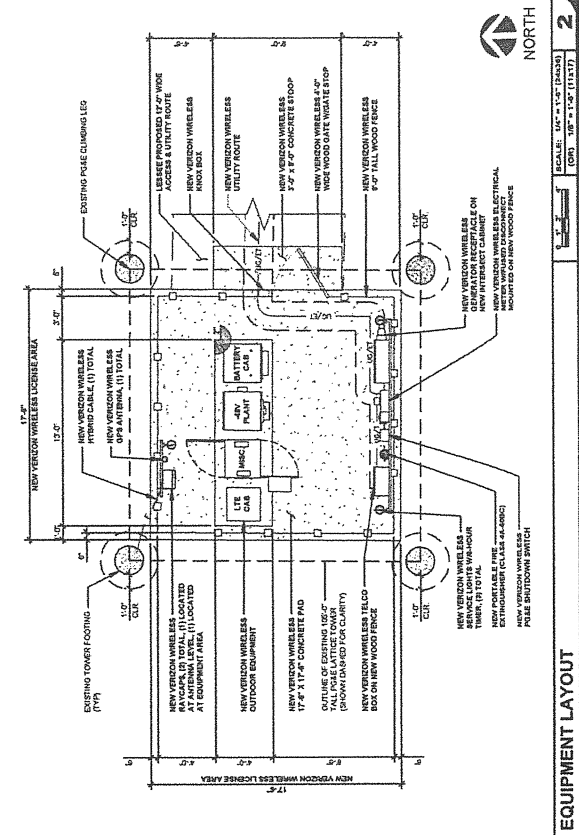
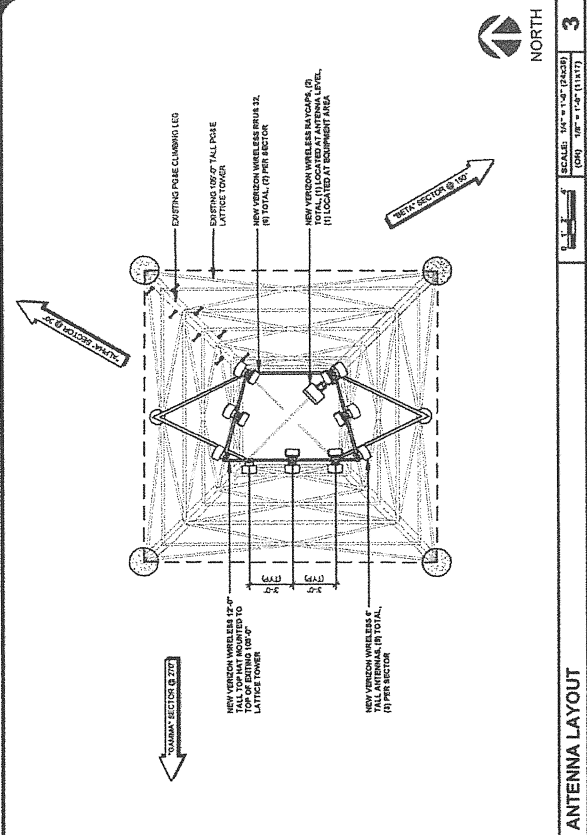


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SHEET TITLE:
 ENLARGED SITE PLAN,
 & ANTENNA LAYOUT
A-2



ISSUE STATUS

REV#	DATE	DESCRIPTION	BY
1	08/20/15	100% ZONING	JA
2	08/27/15	100% ZONING	JA
3	09/04/15	100% ZONING	JA
4	09/04/15	100% ZONING	JA
5	09/04/15	REVISED 100% ZONING	JA

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A-3

SHEET TITLE:
 NORTH & EAST
 ELEVATIONS

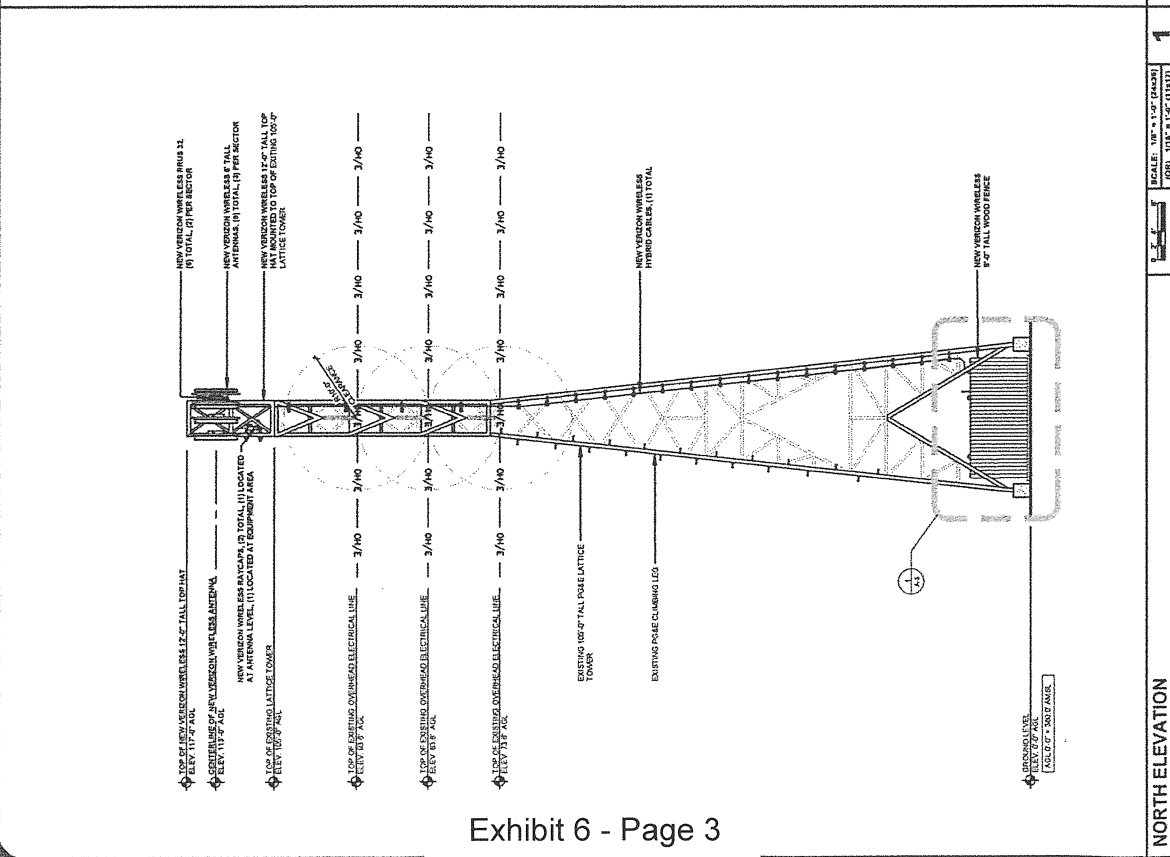
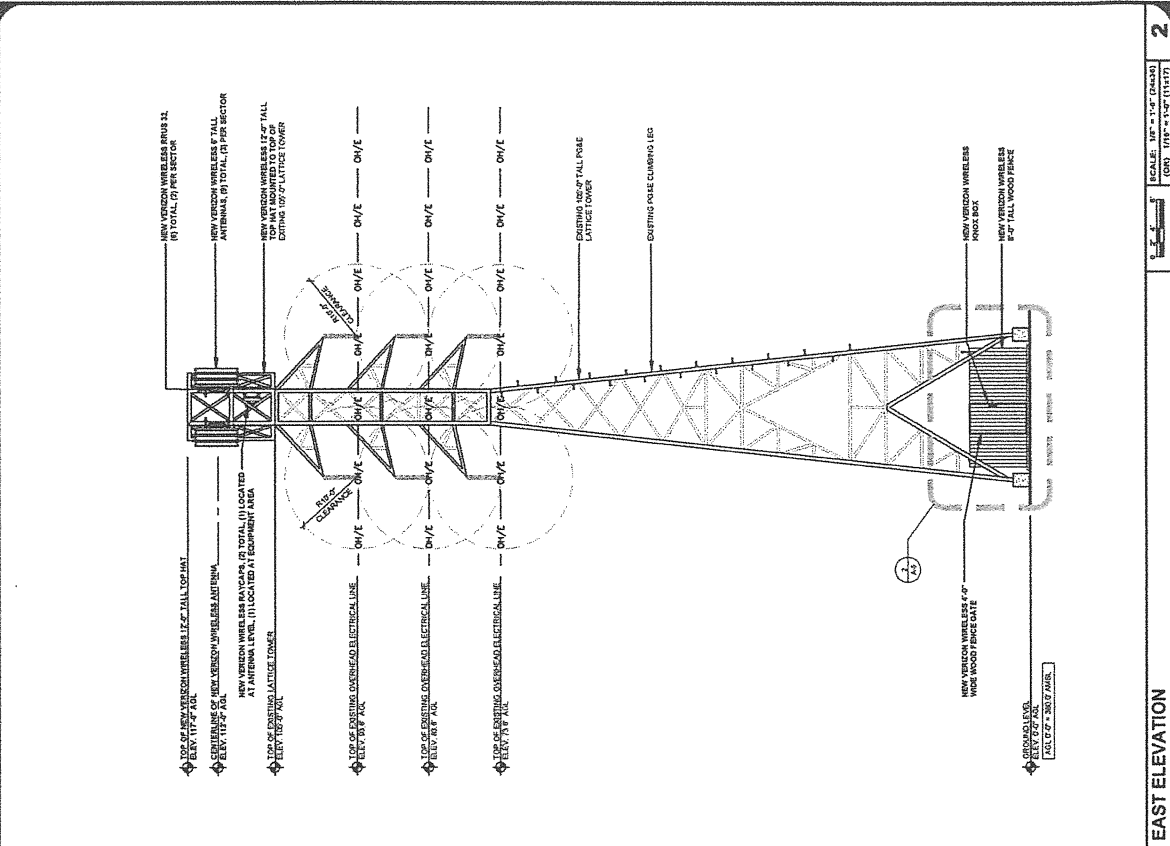
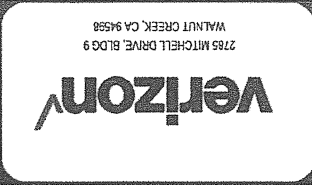


Exhibit 6 - Page 3

REV#	DATE	DESCRIPTION	BY
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3	06/01/15	ISSUE FOR PERMITS	PAUL
4	06/01/15	ISSUE FOR PERMITS	PAUL
5	06/01/15	ISSUE FOR PERMITS	PAUL



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SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

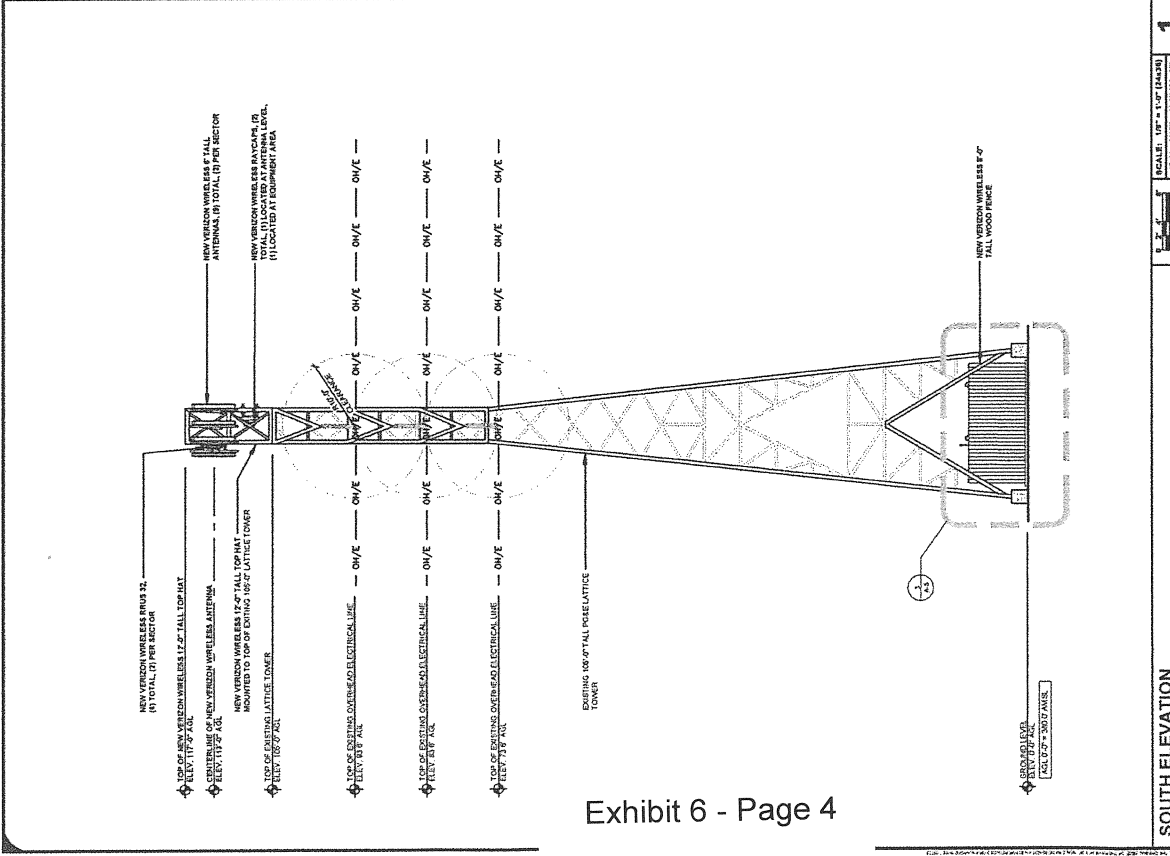
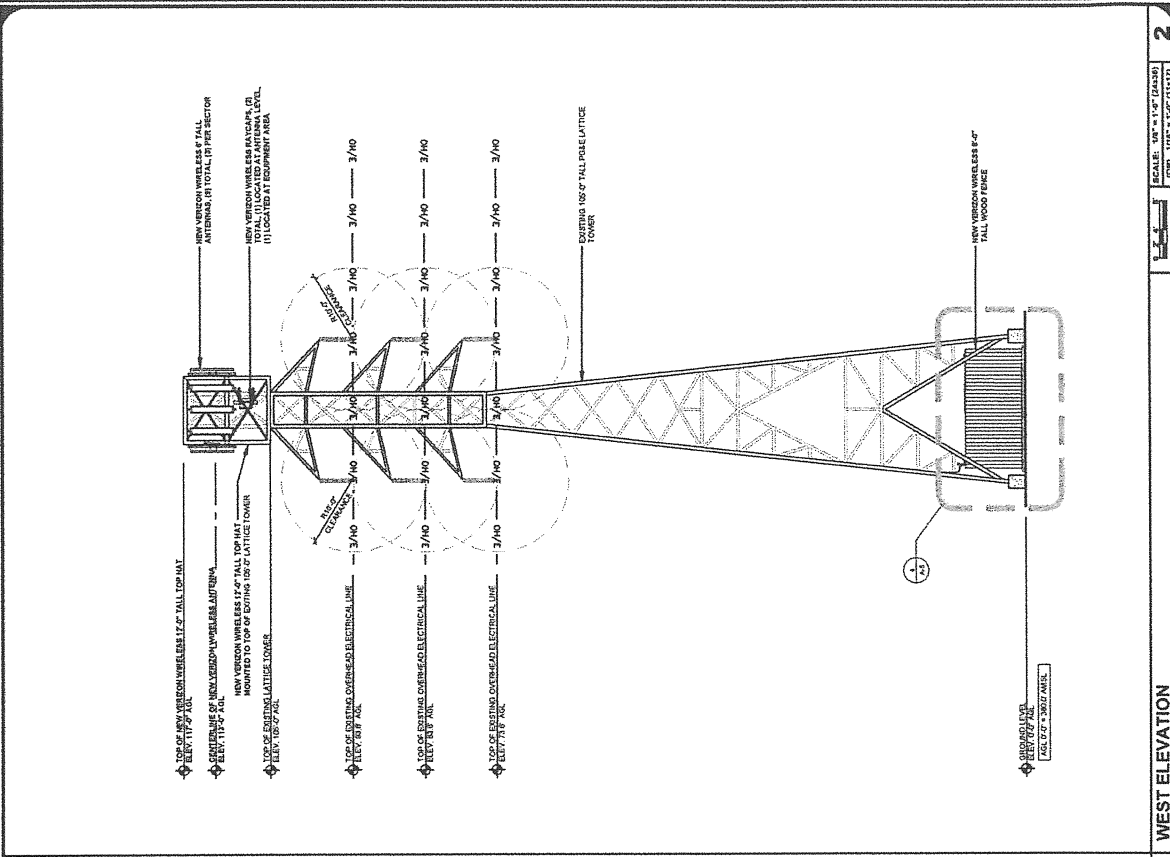


Exhibit 6 - Page 4

ISSUE STATUS	REV#	DATE	DESCRIPTION	BY
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	2	06/07/15	100% ZONING	JA
	3	06/06/15	100% ZONING	JA
	4	06/06/15	100% ZONING	JA
	5	06/06/15	REVISED 100% ZONING	JA



PROPERTY INFORMATION
 THE SHOWN PROPERTY INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. VERIZON WIRELESS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OTHER THAN A FIELD FACILITY VISIT TO VERIFY THE ACCURACY OF THE INFORMATION. VERIZON WIRELESS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OTHER THAN A FIELD FACILITY VISIT TO VERIFY THE ACCURACY OF THE INFORMATION.

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 CLOVIS, CA 93619

PSL # 211855
 BULLARD & TEMPERANCE

SHEET TITLE:
 EQUIPMENT ELEVATIONS

A-5

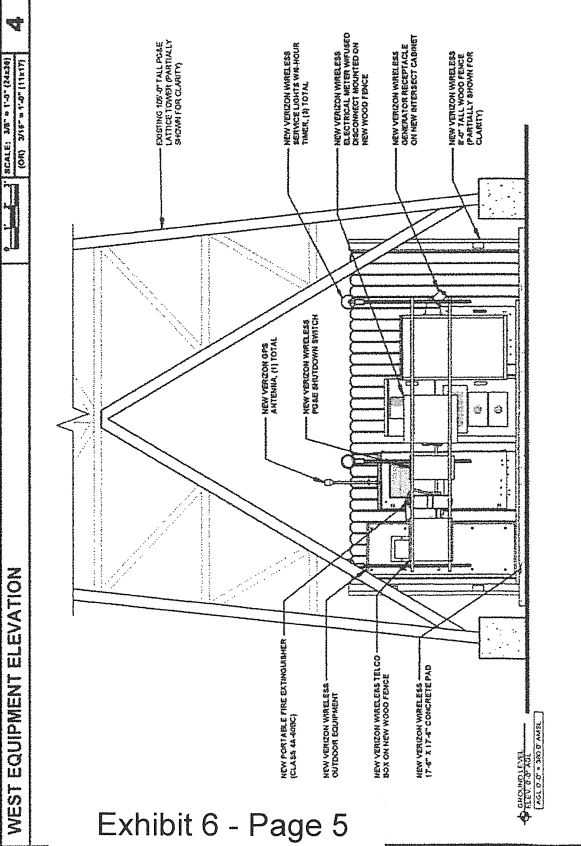
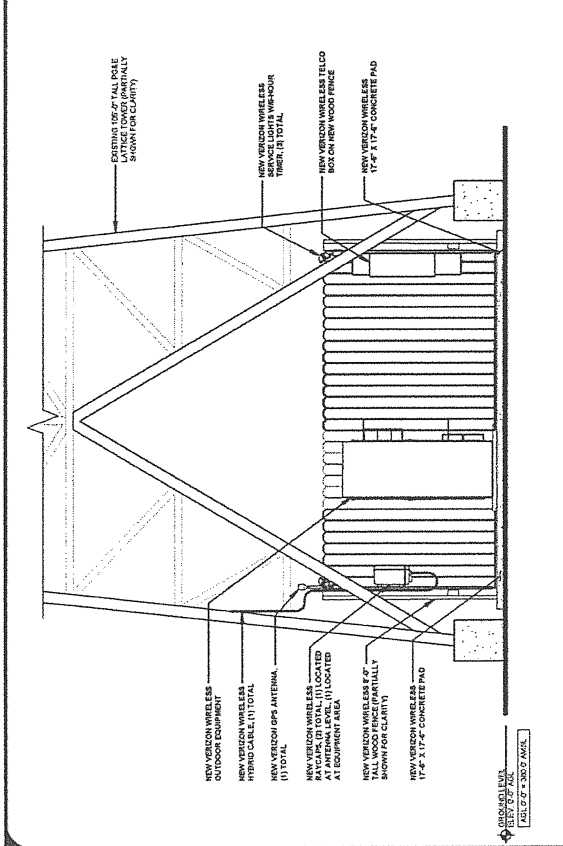
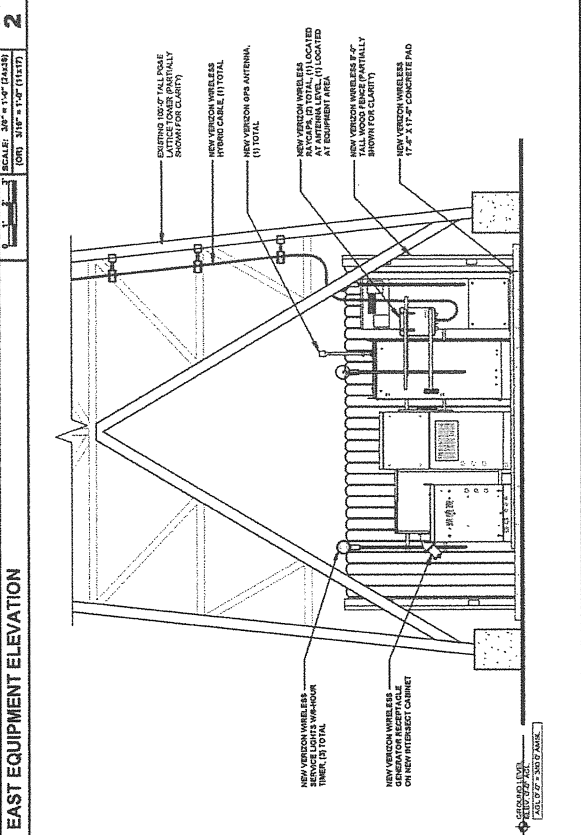
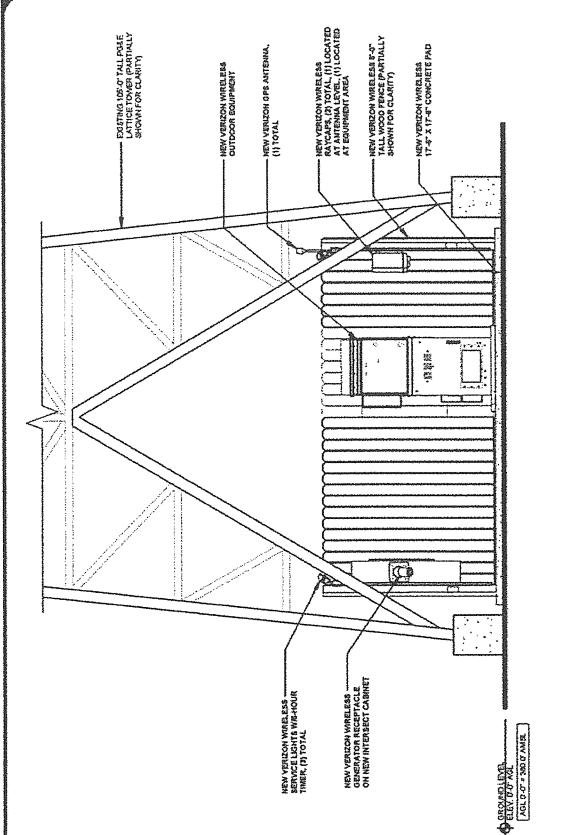


EXHIBIT 7



PROJECT DESCRIPTION & OPERATIONAL STATEMENT

FOR PROPOSED NEW WIRELESS FACILITY: "Bullard and Temperance"
6205 N. Locan Ave, Clovis, CA 93619

Project Description:

PURPOSE: Verizon Wireless strives to provide continued superior service to its customers. The proposed co-location and modification to a PG&E tower will offload capacity off of a nearby existing Verizon Wireless site and provide increased capacity for a growing residential area in north-east Fresno. A cover letter, an operational statement, site plans, and the pre-application check are the items included in this package.

Proposed Wireless Site: The proposed co-location will consist of a 17' 6" x 17' 6" ground lease area located on the unused portion of an agriculturally zoned property. The proposal is to modify the existing 105' lattice tower by adding a 12' tall top hat, 9 - 6' panel antennas, one GPS Antenna, one standby generator, one electrical meter with fused disconnect on a new H-frame, six RRUS 32, two raycaps, one hybrid cable, outdoor cabinets, and twelve 1 5/8" coaxial cables. All of the equipment will be surrounded by an 8' tall wood fence. There will also be four proposed service lights located near the ground equipment.

Operational Statement:

1. Verizon Wireless proposes a modification and a co-location request that will consist of a 17' 6" x 17' 6" ground lease area located on the unused portion of an agriculturally zoned property. The proposal is to modify the existing 105' lattice tower by adding a 12' tall top hat, 9 - 6' panel antennas, one GPS Antenna, one standby generator, one electrical meter with fused disconnect on a new H-frame, six RRUS 32, two raycaps, one hybrid cable, outdoor cabinets, and twelve 1 5/8" coaxial cables. All of the equipment will be surrounded by an 8' tall wood fence. There will also be four proposed service lights located near the ground equipment.



The purpose of the site is to fill with wireless coverage the growing residential area in the north-east portion of Fresno along with offloading capacity of another Verizon Wireless facility.

2. The proposed site will be unmanned and will be in operation 24 hours a day, seven days a week.
3. Maintenance will be limited to routine site checks by a cell technician to ensure proper service on a regular monthly basis.
4. The wireless facility is unmanned during normal operation.
5. Monthly visits by a cell technician will occur in standard maintenance vehicles.
6. Access is off of N. Locan Ave to the property. The proposed site area is being used for agricultural purposes.
7. There are no proposed parking spaces associated with the proposed wireless facility as there is room along the side of N. Locan Ave. on the private property to park a maintenance vehicle.
8. There are no goods to be sold at the proposed wireless facility.
9. The proposal is to modify the existing 105' lattice tower by adding a 12' tall top hat, 9 - 6' panel antennas, one GPS Antenna, one standby generator, one electrical meter with fused disconnect on a new H-frame, six RRUS 32, two raycaps, one hybrid cable, outdoor cabinets, and twelve 1 5/8" coaxial cables. All of the equipment will be surrounded by an 8' tall wood fence. There will also be four proposed service lights located near the ground equipment.
10. Please see above for equipment used, and all equipment will be outdoor.
11. The proposed modification to the lattice tower is a top hat that will match the rest of the tower. The proposed wireless facility is not near any known residences. The equipment does not exceed the standard noise levels permitted. The standby generator does not exceed standard noise levels when periodically tested or during that time period when a backup power source would be required. All other associated noises from the standby generator would be limited to monthly testing periods not to exceed 30 minutes generally.
12. Once in operation there will not be solid or liquid wastes associated with the normal operation of the wireless facility.
13. There is no proposed water usage at this site.



14. The only proposed signage will be that required by the FCC and the County of Fresno.
15. The existing proposed PG&E tower will be used. The supporting ground equipment will be enclosed in outdoor locked cabinets.
16. The top of the PG&E lattice tower will have a top hat extension of 12'. Antennas and ground equipment will also be added as well.
17. There are four proposed service lights located near the ground equipment. There are no outdoor sound amplifications proposed.
18. There is a proposed 8' chain link fence with barbed wire at the top of the fence outlining the lease area.
19. Please see the associated site plans for this wireless site.



EXHIBIT 8

July 6, 2016

On Behalf of



**INFORMATION REQUIRED FOR APPLICATIONS FOR NEW
WIRELESS TELECOMMUNICATION FACILITIES**

Verizon Wireless Telecommunications Facility

Verizon Site Name "Bullard and Temperance"

Verizon Location Number 211855

Property Located at 6205 N. Locan Ave

Clovis, CA 93619



- 1) **PURPOSE:** Verizon Wireless strives to provide continued superior service to its customers. The proposed co-location and modification to a PG&E tower will offload capacity from an existing Verizon Wireless site, Bullard and Highland, and provide increased capacity for a growing residential area in north-east Fresno. To serve these purposes, Verizon's radio frequency engineers requested a location within the black circle below, with a minimum height of 65'.
Proposed Wireless Site: The proposed co-location will consist of a 17' 6" x 17' 6" ground lease area located directly under the tower, which is an unused portion of this agriculturally zoned property. The proposed design is to modify the existing 105' utility tower by adding a 12' tall top hat, (9) – 6' panel antennas, one GPS Antenna, one standby generator, one electrical meter with fused disconnect on a new H-frame, (6) RRUS 32, (2) raycaps, (1) hybrid cable, outdoor cabinets, and (12) 1 5/8" coaxial cables. The equipment will be surrounded by an 8' tall wood fence. There will also be four proposed service lights located near the ground equipment. This facility will be located at 6205 N. Locan Ave, Clovis, CA and is within Fresno County's planning jurisdiction.



- 2) The requested 18 copies of the service coverage maps are attached in this package.
- 3) Since Verizon Wireless is already proposing to collate on this PG&E tower and the tower's height and location meets the radio frequency engineer's coverage requirements, this request to show the location of all towers within 5 miles of the proposed site is not applicable. The PG&E tower is



located within the requested area by the radio frequency engineer to meet the coverage needs. Therefore, this tower collocation is most ideal in comparison to collocating on other towers.

- 4) Colocation on this PG&E tower was considered the best option to meet the coverage needs for this area. The location of the PG&E tower meets the objectives in terms of location for the radio frequency engineer as it is ideally located in the targeted area. The closest other tower for colocation is 1.07 miles away from the targeted area, which is not as ideal as having a tower within the approved search area.
- 5) All other alternative sites considered are new site builds and not collocation opportunities. Please see below for information on each alternative considered but not proposed:



Alternative A

Jairo Molta

Latitude/Longitude: 36.825317/-119.653686

Proposal- 80' Monopole



Considerations: This candidate is located 1,000 feet east of the identified search ring, on North Locan Avenue. It is a 3.9 acre parcel owned by Jairo Molta. Mr. Molta's residence is within the property. The remainder is undeveloped and mostly used as a pasture for his goats. The property is located in a Rural-Residential zone, which allows for wireless facilities. The most ideal area to build a new site was agreed to be in the rear, north-east portion of the property. However, this candidate was not chosen for various reasons. One was the elevation is at 1859', which is more than 100' lower in elevation than the primary PG&E candidate, which is 1998'. Second, this location was not as favorable because the PG&E tower as it is located 1,000 feet outside of the target area in comparison to the PG&E tower, which is located inside the targeted area. Also, there were access concerns as there is no paved road leading directly to the site.



Alternative B

Michael and Diane Ramer

Latitude/Longitude: 36.831301/-119.656148

Proposal- 80' Monopine



Considerations: This candidate is located 1,400' feet east of the identified search ring on North Locan Avenue. It is a 2.5 acre parcel owned by Michael and Diane Ramer. Their residence as well as various horse stables and corrals are located on this property. The rest of the property is undeveloped agricultural land. The property is zoned for located in a Rural-Residential zone, which allows for wireless facilities. The owners agreed to a space in the back portion of the property for a potential site. This property is located 1,400 feet outside of the target area in comparison to the PG&E tower, which is located inside the targeted area.



Alternative C

Mark and Kristie Eddings

Latitude/Longitude: 36.824054/-119.653777

Proposal- 80' Monopine



Considerations: This candidate is located 1,500' feet east of the identified search ring, on North Locan Avenue. It is a 3.9 acre parcel owned by Mark and Kristie Eddings. Their residence is located on this property, and the rest is undeveloped land. The property is located in a Rural-Residential zone, which allows for wireless facilities. The couple proposed a site around 150' away from their residence. However, this candidate was not chosen because the PG&E tower is favorable in terms of location. This property is located 1,500 feet outside of the target area in comparison to the PG&E tower, which is located inside the targeted area.



- 6) The tower is owned by PG&E. PG&E does not provide the terms of their Master Lease Agreement with Verizon. Therefore, SAC, as consultants to Verizon, is not privy to any collocation language that may be contained in that agreement. However, since Verizon is proposing their equipment above the conductors, there is opportunity for another carrier to locate their equipment below the conductors. This assumes that the tower would be structurally capable of supporting two carriers.
- 7) Since this is a collocation opportunity on an existing PG&E tower, our drawings will show where Verizon Wireless proposes to place antennas. However, the drawings will not indicate other locations for equipment or towers as this information is not known to Verizon Wireless.
- 8) Please see below for nearest residential information:





9) Please see below:

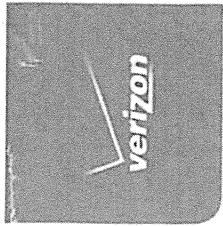


10) In consideration that this proposed collocation will be on agricultural land, please see below to address these concerns in regards to #7 on the "Guidelines" hand out:

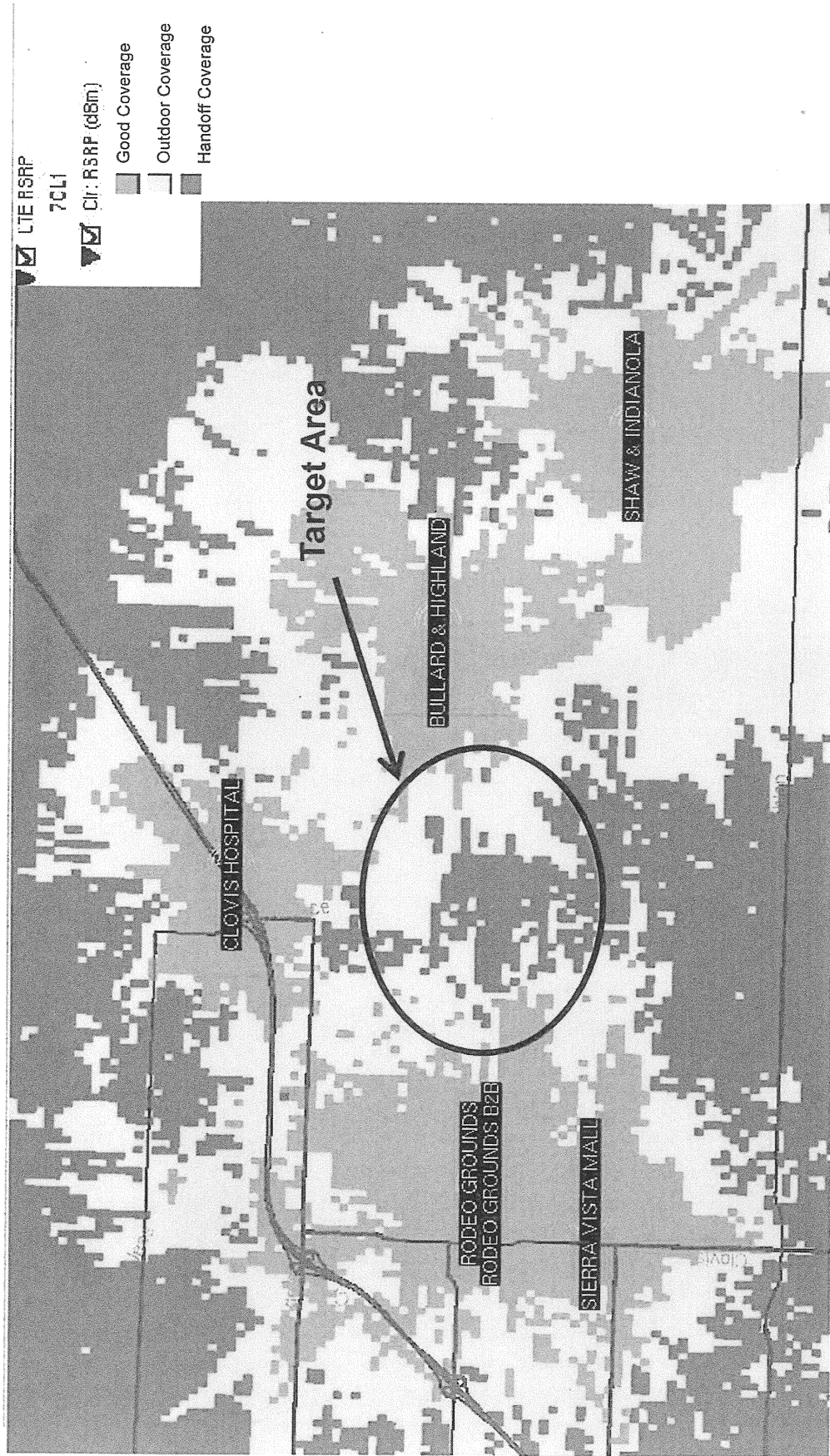
- a. The existing PG&E tower is already located on the property. This collocation would enable the antennas to be placed on the tower, and the ground equipment is being proposed directly underneath the tower. Since the land owner cannot use the area directly underneath the PG&E tower for his business, this space will be efficiently used for ground equipment to support the antennas. Therefore, taking this space will not be taking other land away from the land owner's business.
- b. This section regarding design is not applicable because Verizon Wireless is proposing to collocate on an existing PG&E tower.
- c. This section regarding design is not applicable because Verizon Wireless is proposing to collocate on an existing PG&E tower.
- d. Collocation with ground equipment underneath the tower with a fence surrounding and covering the equipment from view will minimize aesthetic impacts to adjacent areas.
- e. This collocation will have minimal impacts to any farming in the area as the antennas will be located on the tower extension and the ground equipment will be placed directly underneath the tower, which the land owner cannot use currently anyway for farming purposes.

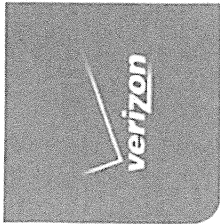


- 11) While the City of Fresno's Wireless code does not specifically state that collocation is preferred, it is generally known that many jurisdictions prefer collocation over a new site build. Therefore, this collocation proposal will be in compliance with the general preference of the City of Fresno in regards to wireless facilities.
- 12) The proposed collocation on an existing PG&E tower is located in areas surrounding residential as noted above. The design is one where the tower is being extended, which keeps to the aesthetics of the tower. Therefore, there should be no major aesthetic impacts to the area.
- 13) This information is not available to Verizon Wireless, and there should be records of this with the County of Fresno.
- 14) This information is not available to Verizon Wireless as they are just one carrier and do not have this information from other carriers.
- 15) This information is not available to Verizon Wireless, and there should be records of this with the County of Fresno.



Bullard & Temperance Existing Verizon Area Coverage





Bullard & Temperance Proposed Coverage

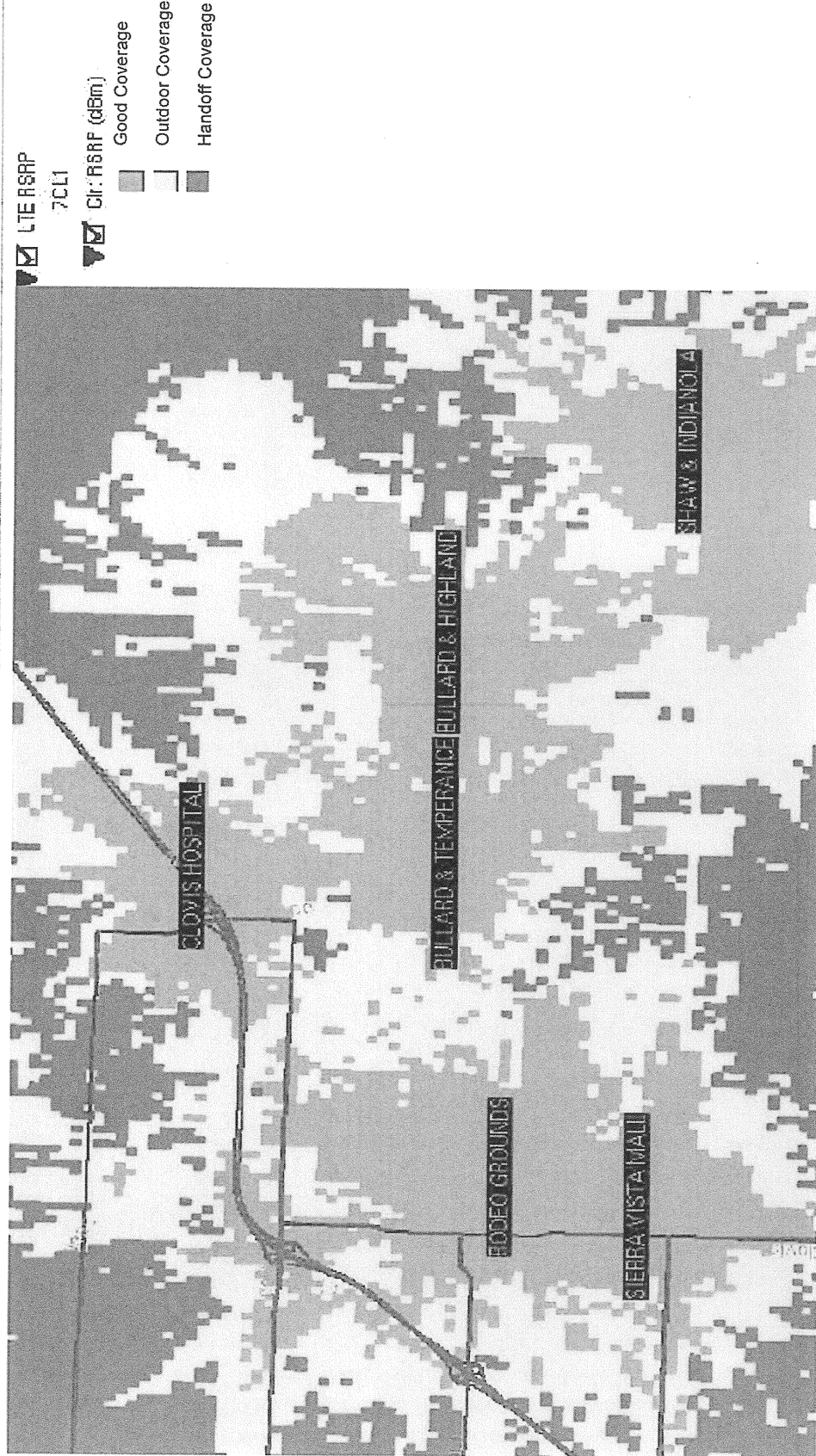


EXHIBIT 9



WIRELESS
5015 SHOREWAY PLACE SUITE 100
SAN DIEGO, CA 92122
OFFICE: (619) 750-2766

BULLARD & TEMPERANCE
PSL # 211855
6205 N. LOCAN AVE
CLOVIS, CA 93619



VICINITY MAP PHOTOSIMULATION VIEWPOINTS



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



W. J. R. E. L. L. E. S. S.
 2015 SHOREHAM PLACE, SUITE 100
 SAN DIEGO, CA 92122
 OFFICE: (619) 736-3164

BULLARD & TEMPERANCE
 PSL # 211865
 6205 N. LOCAN AVE
 CLOVIS, CA 93619



PHOTOSIMULATION VIEWPOINT 1

EXISTING

NEW

NOTE:
 NEW VERIZON WIRELESS OUTDOOR CABINETS,
 (1) RAYCAPS, (1) GPS ANTENNA, METER, TELCO
 INTERCEPT CABINET & PG&E SHUTOFF SWITCH
 WILL BE MOUNTED ON THE EXISTING
 8'-6" TALL WOOD FENCE ENCLOSURE
 (LICENSE AREA)

NEW VERIZON WIRELESS 12'-0"
 TALL TOP HAT MOUNTED TO TOP
 OF EXISTING 105'-0" PG&E
 LATTICE TOWER

NEW VERIZON WIRELESS 6'-0"
 TALL TOP HAT MOUNTED TO
 TOTAL WIRELESS 32' (8') TOTAL
 AND RAYCAP (1) TOTAL

NEW VERIZON
 WIRELESS EQUIPMENT
 AREA, SEE NOTE.

EXISTING 105'-0" TALL
 PG&E LATTICE TOWER



W I R E L E S S
SOLUTIONS
5015 SANDHILL DRIVE SUITE 100
SAN DIEGO, CA 92132
OFFICE (619) 734-3766

BULLARD & TEMPERANCE
PSL # 211855
6205 N. LOCAN AVE
CLOVIS, CA 93619



PHOTOSIMULATION VIEWPOINT 2

EXISTING

NEW

NOTE:
NEW VERIZON WIRELESS OUTDOOR CABINETS,
(1) RAYCAPS, (1) GPS ANTENNA, METER, TELCO
INTERSECT CABINET & PG&E SHUTOFF SWITCH
ON NEW H-FRAME, WITHIN NEW 17'-6" X 17'-6"
8'-0" TALL WOOD FENCE ENCLOSURE
(LICENSE AREA)

NEW VERIZON WIRELESS 12'-0" TALL
TOP HAT MOUNTED TO TOP OF
EXISTING 105'-0" PG&E LATTICE TOWER

NEW VERIZON WIRELESS 6'-0" TALL
PANEL ANTENNAS (9) TOTAL W/
RAYCAP (1) TOTAL AND RAYCAP (1)
TOTAL

EXISTING 105'-0" TALL
PG&E LATTICE TOWER

NEW VERIZON WIRELESS
EQUIPMENT AREA, SEE NOTE.



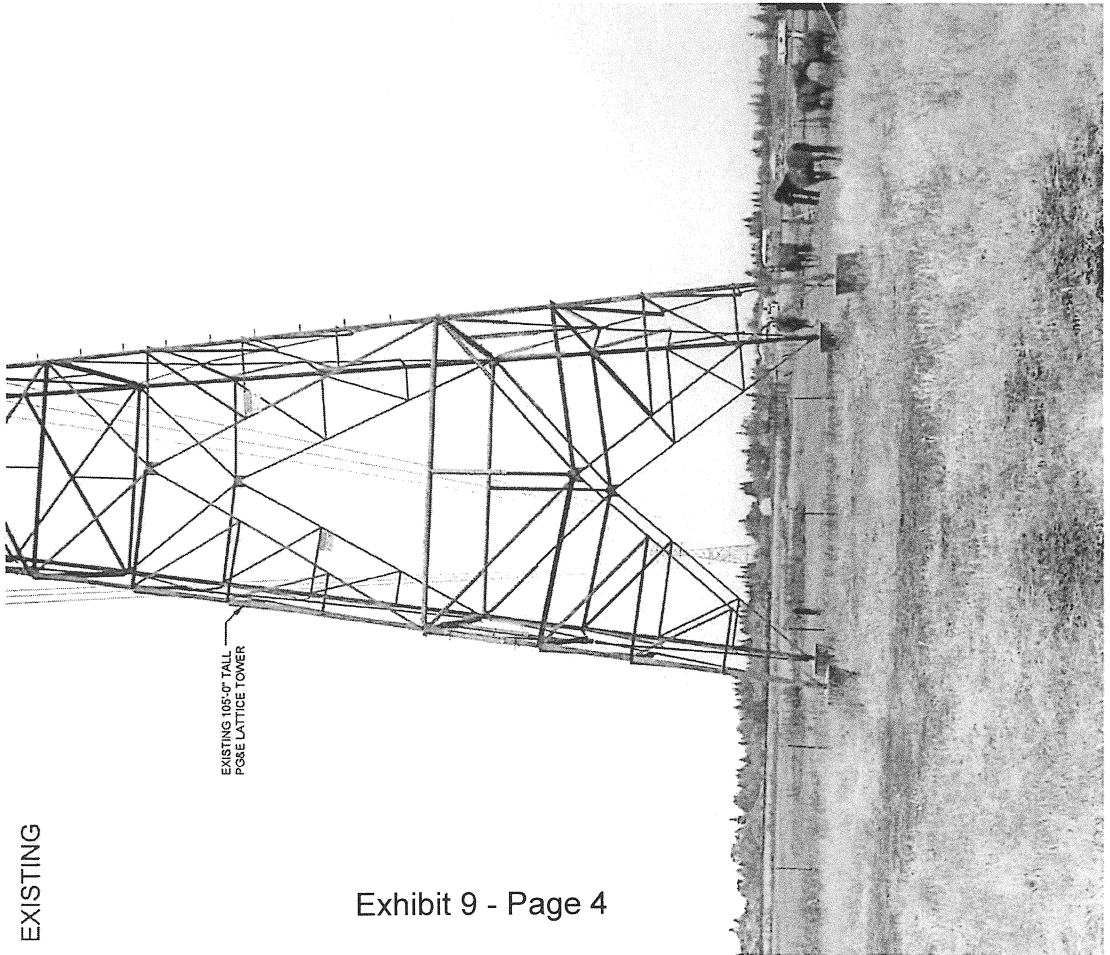
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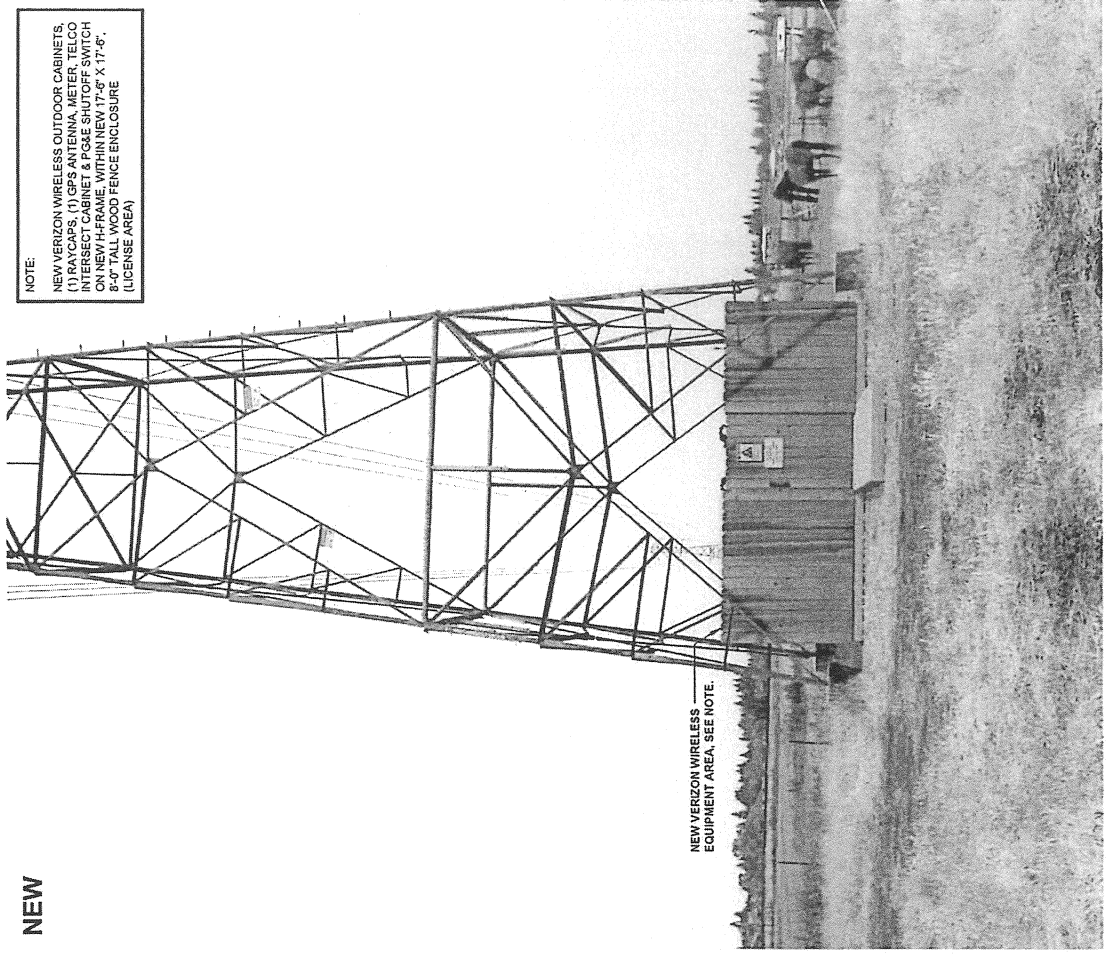


PHOTOSIMULATION VIEWPOINT 3

EXISTING



NEW



NOTE:

NEW VERIZON WIRELESS OUTDOOR CABINETS,
 (1) RAYCAPS, (1) GPS ANTENNA, METER, TELCO
 INTERSECT CABINET & PG&E SHUTOFF SWITCH
 ON NEW H-FRAME, WITHIN NEW 17'-6" X 17'-6"
 PERIMETER FENCE ENCLOSURE
 (LICENSE AREA)