



County of Fresno

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

March 22, 2019

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Negative Declaration for Initial Study
Application No. 7571 (Tom Johnson on behalf of AT&T)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Draft Negative Declaration, and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Draft Negative Declaration, and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to TKobayashi@FresnoCountyCA.gov

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

TK:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3633\IS-CEQA\2019\CUP 3633 SCH Letter.docx

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Unclassified Conditional Use Permit Application No. 3633Lead Agency: Fresno County Department of Public Works and PlanningContact Person: Thomas KobayashiMailing Address: 2220 Tulare StreetPhone: (559)600-4224City: FresnoZip: 93721County: Fresno**Project Location:** County: Fresno City/Nearest Community: ClovisCross Streets: Nees Avenue and Leonard Avenue Zip Code: 93619Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 2.17Assessor's Parcel No.: 558-032-08Section: 26Twp.: 12SRange: 21E

Base: _____

Within 2 Miles: State Hwy #: 168

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: Unmanned Wireless Telecommunications Facility**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☐ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy and Wildfire**Present Land Use/Zoning/General Plan Designation:**Single-Family Residential, Unmanned Wireless Telecommunications Facility/AE-20/Agricultural**Project Description:** (please use a separate page if necessary)

Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #6	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #Fresno
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: U.S. Fish and Wildlife
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other:
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno	Applicant: Tom Johnson, TSJ Consulting
Address: 2220 Tulare Street, 6th Floor	Address: 27130 Paseo Espada, #A4426
City/State/Zip: Fresno, CA 93721	City/State/Zip: San Juan Capistrano, CA 92675
Contact: Thomas Kobayashi	Phone: (925)785-3727
Phone: (559)600-4224	

Signature of Lead Agency Representative: _____

Date: 2/27/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



County of Fresno

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

E201910000121

FILED
MAR 22 2019 TIME 10:51 am
FRESNO COUNTY CLERK
By [Signature] DEPUTY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7571 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7571 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3633 filed by **TOM JOHNSON** on behalf of **AT&T**, proposing to remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of Nees Avenue, approximately 330 feet west of its intersection with Leonard Avenue, approximately 486 feet southeast of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APN 558-032-08). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7571, and take action on Unclassified Conditional Use Permit No. 3633 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7571 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 22, 2019 through April 22, 2019.

Email written comments to TKobayashi@FresnoCountyCA.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Thomas Kobayashi
2220 Tulare Street, Suite A
Fresno, CA 93721

E201910000121

IS Application No. 7571 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 25, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Thomas Kobayashi (559) 600-4224.

Published: March 22, 2019



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7571 and Unclassified Conditional Use Permit Application No. 3633
2. **Lead agency name and address:**
Department of Public Works and Planning
2220 Tulare St. 6th Floor
Fresno, CA 93721
3. **Contact person and phone number:**
Thomas Kobayashi, Planner
(559)600-4224
4. **Project location:**
The project site is located on the north side of Nees Avenue approximately 330 feet west of its nearest intersection with Leonard Avenue and is approximately 486 feet southeast of the nearest city limits of the City of Clovis.
5. **Project sponsor's name and address:**
Tom Johnson
TSJ Consulting Inc.
27130 Paseo Espada #A1426
San Juan Capistrano, CA 92675

On behalf of:

AT&T
5001 Executive Parkway
San Ramon, CA 94583
6. **General Plan designation:**
Agricultural
7. **Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in a mainly residential area with vacant parcels to the north.

10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)

Development Services and Capital Project Division, Building and Safety
Development Services and Capital Projects Division, Development Engineering
Department of Public Works and Planning, Road Maintenance and Operations Division
Department of Public Health, Environmental Health Division

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Participating California Native American tribes have been notified of the project proposal and were given the opportunity to enter into consultation with the County. California Native American tribes that were contacted either did not respond or declined the opportunity to enter consultation.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

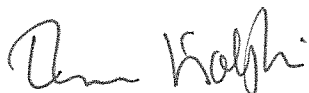
- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Thomas Kobayashi, Planner

Date: 2/27/19

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 2-27-19

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

(Initial Study Application No. 7571 and
Unclassified Conditional Use Permit
Application No. 3633)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation
Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) 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 or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 3 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 3 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- ☐ a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - ☐ i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - ☐ ii) Strong seismic ground shaking?
 - ☐ iii) Seismic-related ground failure, including liquefaction?
 - ☐ iv) Landslides?
- ☐ b) Result in substantial soil erosion or loss of topsoil?
- ☐ c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- ☐ d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- ☐ e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- ☐ f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- ☐ a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- ☐ b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- ☐ a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- ☐ b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- ☐ c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- ☐ d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- ☐ e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- ☐ f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- ☐ g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- ☐ a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- ☐ b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- ☐ c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - ☐ i) Result in substantial erosion or siltation on- or off-site;
 - ☐ ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - ☐ iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - ☐ iv) Impede or redirect flood flows?
- ☐ d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- ☐ e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- ☐ a) Physically divide an established community?
- ☐ b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- ☐ a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- ☐ b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

- ☐ a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- ☐ b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- ☐ c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- ☐ a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 3 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 3 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to substantially 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, substantially 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 history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)
- 2 c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR

Fresno County Zoning Ordinance

Important Farmland 2010 Map, State Department of Conservation

2007 Fire Hazard Severity Zones in LRA Map, California Department of Forestry and Fire Protection

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: AT&T

APPLICATION NOS.: Initial Study Application No. 7571 and Unclassified Conditional Use Permit Application No. 3633

DESCRIPTION: Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the north side of Nees Avenue approximately 330 feet west of its nearest intersection with Leonard Avenue and is approximately 486 feet southeast of the nearest city limits of the City of Clovis. (SUP. DIST.: 5) (7818 East Nees Avenue, Clovis, CA) (APN: 558-032-08)

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project will not have a substantial adverse effect on a scenic vista or scenic resource. According to Figure OS-2 of the Fresno County General Plan, the project site is not located on or near an identified scenic roadway or State scenic highway.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project site is located in a mostly residential area. Although zoning designations state that the project site is located in an agricultural zone district, no agricultural operations exist within the vicinity of the project site. To the north of the project site is vacant land and Highway 168. Single-family residential units are located to the east, west and south of the project site. The proposed tower will be setback 269 feet and 5 inches from Nees Avenue. The proposal will expand the enclosure to allow sufficient space for installing additional equipment related to the proposal. Proposed fencing will match the existing enclosure fencing, which has already been approved and complements the aesthetics of the surrounding area. Existing mature landscaping and fencing are expected to screen most of the ground equipment and are expected to create a less than significant impact.

The project site is approximately 486 feet southeast of the nearest city limits of the City of Clovis. Although the project site is close to the City of Clovis, the subject parcel is not located within the City of Clovis' Sphere of Influence (SOI). Considering the relative closeness of the project site to the City of Clovis, the City of Clovis was asked to provide any comments with regards to the project. The City of Clovis expressed no concerns with regards to the project.

- D. 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 WITH MITIGATION INCORPORATED:

No new source of light or glare is being proposed with this project. Existing lighting from the previously approved Unclassified Condition Use Permit No. 3167 had a condition of approval that states that all outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties. In the event that existing lighting will be present or if new lighting is installed at a later date, a mitigation measure will be incorporated to minimize impacts caused by onsite lighting.

*** Mitigation Measure(s)**

- 1. All outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of

Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

According to the Fresno County 2014 Important Farmland Map, the project site is located on a Rural Residential designated parcel. Additionally, the project site consists of an existing cell tower site. Therefore, the project will not convert farmland and does not conflict with existing agricultural zoning or Williamson Act Contracts.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not located in forest land, timberland, or timberland zoned Timberland Production. The project will not result in the loss of forest land or conversion of forest land to non-forest use.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is located in a rural residential and urban and built up setting. The project will not convert farmland to non-agricultural use and is not located in or near forest land.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; 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. Expose sensitive receptors to substantial pollutant concentrations; or
- E. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the subject application and did not offer any comments with regards to the project. Minor increases in pollutants and emissions may occur during the construction of the project. With regards to the operation of the project, no increase in pollutants or emissions is expected. Considering the existing cell tower present on the project site and no concerns from the SJVAPCD, a less than significant impact is seen due to the temporary increase of pollutants and emissions during construction of the project.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

As the project is located on an existing cell site and is also located on a single-family residential parcel, the project is not expected to adversely affect any federally or state listed species. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express any concerns with regards to the project.

- B. 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 or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

No riparian habitat or other sensitive natural community has been identified on the project site. Additionally, the project site has been improved with a single-family

residence and an unmanned wireless telecommunication facility. No impact is seen on riparian habitats or sensitive natural communities.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

Per the National Wetlands Inventory administered by the USFWS, there are no identified wetlands on or near the project site.

- D. 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:

The project is not expected to substantially interfere with the movement of any native resident or migratory fish. Also the project is not expected to interfere with a migratory wildlife corridor or impede use of a wildlife nursery site as no corridor or nursery was identified on or near the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. 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:

The project will not conflict with any local policies or ordinances protecting biological resources. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The subject property is currently improved with a single-family residence, multiple accessory buildings and an unmanned wireless telecommunications facility. Due to the multiple improvements being made to the project site, ground disturbance has already occurred at the site. A mitigation measure will be incorporated with the project to address cultural resources in the event they are unearthed during construction of the project. In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation;
or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project will be built to current California Building Code standards to reduce and meet federal and state energy efficiency plans. The project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project operation. A mitigation measure will be incorporated with the project to reduce the potential for wasteful or inefficient

consumption of energy resources during project construction. The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid wasteful or inefficient energy consumption during the construction of the project.

* **Mitigation Measure(s)**

1. *The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid waste or inefficient energy consumption during the construction of the project.*

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

Per the Earthquake Zone Application administered by the California Department of Conservation, the subject property is not located within a rupture of a known earthquake fault.

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

FINDING: NO IMPACT:

According to Figure 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an identified seismic hazard area nor is it located in a landslide area.

- B. Result in substantial soil 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. 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 Development Services and Capital Projects Division indicated that a grading permit may be required for any grading proposed with this application.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- 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 of the FCGPBR, nor at risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on or near any identified areas of expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

FINDING: NO IMPACT:

The proposal is for an unmanned telecommunications tower and no septic tanks or alternative wastewater disposal systems are proposed with this project.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An existing unmanned wireless telecommunications tower, associated equipment and a single-family residence is on the subject property. Ground-disturbing activities have previously occurred on the project site. No paleontological resource or unique geologic feature has been identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District reviewed the subject application and did not provide comments with regards to greenhouse gas emissions. The project is not seen as generating greenhouse gas emissions that may have a significant impact on the environment and is not expected to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gasses. There is an estimated two vehicle trips per month to the site for maintenance purposes.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant, the project will not produce any hazardous waste. The project will not present a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Additionally, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Public Health, Environmental Health Division has reviewed the subject application and has commented on the project in the event that the project will use and/or store hazardous materials. 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 wastes shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes. These requirements will be incorporated as project notes. Considering the Applicant's statements regarding the project proposal and the comments from the Environmental Health Division, a less than significant impact is seen.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

A NEPAAssist Report generated for the subject property showed that the site is not located on an identified hazardous materials site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or private air strip.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is located approximately 269 feet north of Nees Avenue and will be accessible through an existing entrance off Nees Avenue. The project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located in a rural residential area with vacant land directly to north. The proposal will not expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fire.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project is for an unmanned wireless telecommunications tower and associated equipment. No new water or wastewater facilities are proposed for the project. No impact is seen on water quality standards or ground water supplies as no water use is proposed for this project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
1. Result in substantial erosion or siltation on- or off-site;
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

According to FEMA, FIRM Panel 1585H, the project site is not subject to flooding from the 100-year storm. The Development Engineering Section of the Development Services and Capital Projects Division and the Fresno Metropolitan Flood Control District has reviewed the subject application and did not express any concerns with regards to substantial erosion or siltation on or off site, an increase of the rate or amount of surface runoff that could result in flooding, create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage, or impede or redirect flood flows. According to Figure 9-8 of the Fresno County General Plan Background Report, the project site is not located in a dam failure flood inundation area and will not risk release of pollutants due to project inundation.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

As no water use is being proposed for the subject application, the project is not seen as conflicting with or obstructing implementation of water quality control plans or sustainable groundwater management plans.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The subject parcel is designated Agricultural in the Fresno County General Plan. The proposed non-agricultural use is allowed by the County General Plan provided that the use meets General Plan Policy LU-A.3, Criteria a., b., c., and d.

General Plan Policy LU-A.3 states that the County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in area designated as Agricultural shall be subject to the following criteria. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics. Criteria LU-A.3.b states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity. Criteria LU-A.3.c states that the operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter mile radius. Criteria LU-A.3.d states that a probable workforce should be located nearby or be readily available.

Regarding Criteria "a" the proposal will allow the construction of a new wireless telecommunications tower that provides colocation opportunities for the Applicant. This will allow increased cell coverage to the surrounding community while confining the project site to an already approved location via Unclassified Conditional Use Permit Application No. 3167. With regards to Criteria "b", the project site is located on a 2.17-acre parcel and is improved with a single-family residence, accessory structures and an approved 70-foot wireless communications tower. The project site is not utilized for agricultural use and the surrounding area is comprised of residential and vacant uses. Additionally, according to the Fresno County 2014 Important Farmland Map, the project site is designated as Rural Residential. Therefore, the project site is not seen as being sited on productive agricultural lands. With regards to Criteria "c", the project will be an unmanned facility with no water use being proposed. With regards to Criteria "d", the project site is located approximately 486 feet southeast of the city limits of the City of

Clovis. The City of Clovis can be considered for a probably workforce and is located near the project site.

General Plan Policy PF-J.4 states that the County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

The Wireless Communications 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. In the case of this application, colocation will be achieved through the construction of a new 88-foot tower on an existing cell tower site and placing the existing equipment onto the new tower once built.

Additionally, the existing tower had already included provisions of colocation in the lease agreement between the existing towers owner and the property owner, which will still be applicable to the new tower if approved.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

According to Figure 7-7 of the FCGPBR, the project site is not located in any identified Mineral Resource Location. Therefore, no impact is seen on the loss of availability of a known mineral resource or the loss of a locally-important mineral resource recovery site.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As an existing 70-foot wireless cell tower is currently on site, temporary increase of noise is expected during the project construction and demolition of the existing tower.

Once construction and demolition are completed, the project operations are not expected to substantially increase the amount of noise compared to the existing operation. A minor increase in noise may occur due to the additional operating equipment, but is not expected to exceed noise standards brought forth in the Fresno County Noise Ordinance. The Fresno County Department of Public Health, Environmental Health Division has reviewed the project proposal and did not express any concerns with regards to noise.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or private airstrip.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The proposal is for an unmanned wireless telecommunications facility and will not induce unplanned population growth either directly or indirectly. The project site is located on an existing cell tower site and will not displace existing housing or people.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection;

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District (FCFPD) has reviewed the subject application and requires that the project shall comply with California Code of Regulations Title 24 – Fire Code. Additionally, project/development including Single-Family Residential, property of three or more lots. Multi-Family Residential Property, Commercial Property, Industrial Property, and/or Office Property shall annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Also project/development will be subject to the requirements of the current Fire Code and Building code when a building permit of certificate of occupancy is sought. With the project adhering to the requirements and regulations set forth by the FCFPD, the project is seen as having a less than significant impact.

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

FINDING: NO IMPACT:

No reviewing agency expressed any concerns with regards to police protection, schools, parks, of other public facilities, therefore no impacts are seen.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project is not expected to increase the use of existing neighborhood and regional parks and will not require the construction or expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

The project will not conflict with a program, plan, ordinance or policy addressing the circulation system.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As the project site is an existing 70-foot wireless cell tower, the proposal is not expected to increase vehicle miles traveled as the type of use will not change. According to the applicant, the proposed facility will operate 24 hours, 7 days a week and will be serviced by a technician on a once per month basis. 24-hour access to the facility is presented to ensure technical support is immediately available. As the operations aspect is unchanged from previously approved Conditional Use Permit No. 3167, vehicle miles traveled are expected to be unchanged.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project is not seen as substantially increasing hazards due to geometric design features or incompatible uses. Access is provided by an existing driveway along the eastern property line.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As stated, the project site has already experience multiple improvements that have resulted in ground disturbance. In the unlikely event that a cultural or tribal cultural resource be located during project construction, a mitigation measure will be incorporated to address cultural and/or tribal cultural resources.

Participating California Native American tribes were notified of the project proposal and given an opportunity to enter consultation with the County for this project per Assembly Bill 52 (AB52). No participating Native American Tribe expressed concern with the project proposal and therefore no impact on cultural resources is seen.

* **Mitigation Measure(s)**

1. See Section V. Cultural Resources A., B., and C. Mitigation Measures

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal is for the replacement of an existing 70-foot tower with a new 88-foot tower. The project will not result or require the relocation or construction of water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities. The use will be unmanned with a technician providing maintenance to the site on a monthly basis, therefore water and wastewater treatment facilities are not required or proposed. As an existing facility is present, no expansion or construction of electrical facilities is needed to address facility needs.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The project proposal is for an unmanned wireless telecommunications facility and will not require a water supply be available for the operation of the facility.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project will be unmanned and not require the use of wastewater treatment system.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

As the project will be an unmanned facility, no generation of solid waste is expected.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zone in LRA by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in a fire hazard severity zone and is not located in or near a State Responsibility Area.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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 history or prehistory?

FINDING: NO IMPACT:

The project is not expected to have any impact on any listed wildlife species.

- B. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts identified in the analysis were related to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources. These impacts are seen as being reduced to a less than significant impact with incorporated Mitigation Measures discussed in Section 1.D., Section V.A., B., and C., Section VI.A. and B, and Section XVIII.A. 1 and 2.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT 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. 3633, 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 Agricultural and Forestry Resources, Biological Resources, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Population and Housing, Recreation and Wildfire.

Potential impacts related to Air Quality, Geology and Soils, Hazards and Hazardous Materials, Greenhouse Gas Emissions, Noise, Public Services, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have determined to be less than significant with compliance with the incorporated Mitigation Measures.

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

TK

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**Mitigation Monitoring and Reporting Program
Unclassified Conditional Use Permit No. 3633**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on public roads and surrounding properties.	Applicant	Applicant/PW&P	Ongoing
2.	Cultural Resources and Tribal 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 shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.
2.	Energy	The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid waste or inefficient energy consumption during the construction of the project.	Applicant	Applicant/PW&P	During construction of the project.

TK

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DRAFT

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7571		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	
Responsible Agency (Name): Fresno County		County Clerk File No: E-	
Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno	
Zip Code: 93721		Extension: N/A	
Agency Contact Person (Name and Title): Thomas Kobayashi Planner		Area Code: 559	
Telephone Number: 600-4224		Extension: N/A	
Project Applicant/Sponsor (Name): Tom Johnson/AT&T		Project Title: Unclassified Conditional Use Permit 3633	
Project Description: Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3633, 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 Agricultural and Forestry Resources, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Population and Housing, Recreation and Wildfire. Potential impacts related to Air Quality, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have determined to be less than significant with compliance with the incorporated Mitigation Measures. A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal –		Review Date Deadline: Planning Commission –	
Date: 	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DRAFT NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7571, Unclassified Conditional Use Permit Application No. 3633

Location: The subject parcel is located on the north side of Nees Avenue approximately 330 feet west of its nearest intersection with Leonard Avenue and is approximately 486 feet southeast of the nearest city limits of the City of Clovis. (Sup. Dist. 5) (APN 558-032-08) (7818 E. Nees Avenue, Clovis, CA).

Sponsor: Tom Johnson/AT&T

Description: Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District..

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has approved the above described project on DATE, and has made the following determination:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report (EIR) was not prepared for this project pursuant to the provisions of CEQA. / ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures ☒ were ☐ were not made a condition of approval for the project.
4. A statement of Overriding Consideration ☐ was ☒ was not adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Thomas Kobayashi, Planner
(559) 600-4224 / TKobayashi@FresnoCountyCA.gov

Date

Document4



County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7571 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7571 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3633 filed by **TOM JOHNSON** on behalf of **AT&T**, proposing to remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of Nees Avenue, approximately 330 feet west of its intersection with Leonard Avenue, approximately 486 feet southeast of the nearest city limits of the City of Clovis (SUP. DIST. 5) (APN 558-032-08). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7571, and take action on Unclassified Conditional Use Permit No. 3633 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7571 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 22, 2019 through April 22, 2019.

Email written comments to TKobayashi@FresnoCountyCA.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Thomas Kobayashi
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7571 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 25, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Thomas Kobayashi (559) 600-4224.

Published: March 22, 2019



County of Fresno

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

DATE: January 2, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Resources Division, Special Districts, Attn: John R. Thompson
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Les Wright
City of Clovis, Planning & Development Services, Attn: Dwight Kroll, Planning Director
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah D. Yates
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Renee Robison, Environmental Scientist
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno Metropolitan Flood Control District
Sierra Resource Conservation District, Attn: Terry Sandridge
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Thomas Kobayashi, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7571, Unclassified Conditional Use Permit Application
No. 3633

APPLICANT: AT&T

DUE DATE: January 17, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the removal of the existing 70-foot monopole and install a new 88-foot monopole and install 12 antennas, 24 RRUs, 4 surge suppressors, 4 equipment cabinets, 1 GPS antenna and supporting equipment. In the case of this application, AT&T will be collocating with the existing cell service and install existing cell tower equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **January 17, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

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Activity Code (Internal Review):2384

Enclosures



Fresno County Department of Public Works and Planning

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

Date Received: 12/27/14

CUP3633

I57571

(Application No.)

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- ☐ Pre-Application (Type) _____
- ☐ Amendment Application ☐ Director Review and Approval
- ☐ Amendment to Text ☐ for 2nd Residence
- ☒ Conditional Use Permit unclassified ☐ Determination of Merger
- ☐ Variance (Class)/Minor Variance ☐ Agreements
- ☐ Site Plan Review/Occupancy Permit ☐ ALCC/RLCC
- ☐ No Shoot/Dog Leash Law Boundary ☐ Other _____
- ☐ General Plan Amendment/Specific Plan/SP Amendment()
- ☐ Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Remove (1) 70'-11" monopole and replace with (1) 98' monopole. AT&T to relocate 24 RAD 95'; install (12) antennas, (24) RELs, (4) surge suppressors, (4) equipment cabinets, (1) 6PS antenna and supporting equipment

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: North side of East Mees Avenue
between N. Sanders Ave and Leonard Ave
Street address: 7818 East Mees Avenue

APN: 558-032-08 Parcel size: _____ Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, Christa Grotta (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type) Christa Grotta Address 7818 East Mees Ave, City Clavis Zip 93619 Phone _____

Applicant (Print or Type) AT&T Address 5001 Executive Parkway, City San Ramon Zip 94583 Phone _____

Representative (Print or Type) Tom Johnson Address 27130 Paseo Espada #A1476 City San Juan Capistrano Zip 92675 Phone (925) 785-3727

CONTACT EMAIL: TOM@TSJCONSULTINGINC.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3633 Fee: \$ 9,123.00

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

PER/Initial Study No.: I57571 Fee: \$ 5,151.00

Ag Department Review: _____ Fee: \$ 76.00

Health Department Review: _____ Fee: \$ 992.00

Received By: Thomas K. Invoice No.: 115205 TOTAL: \$ 15,342.00

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☐
Agency: N/A

SEWER: Yes ☐ / No ☐
Agency: N/A

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: AE-20

APN # _____ - _____ - _____

Parcel Size: 2.17 acres

APN # _____ - _____ - _____

APN # _____ - _____ - _____

over.....



RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

County of Fresno

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

PRE-APPLICATION REVIEW DISCLOSURE/DISCLAIMER

Completion of a Pre-Application Review is no longer a mandatory step necessary in order to submit a land use or mapping application to the Fresno County, Department of Public Works and Planning, Development Services Division for processing. The purpose of the Pre-Application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, staff researches and provides the following information:

- If the proposed use is allowed based on the zoning of the subject parcel; the type(s) of application(s) required to permit the proposal to be processed.
- If the subject site is a legal parcel (Note: If the parcel is not legally created, no land use/mapping application can be processed until the legality issue is resolved).
- The anticipated level of environmental review.
- If the project site is under the Williamson Act Contract and if the proposed use is permitted under the Contract.
- If the site is located within a special district and if special considerations may be applicable to the project.
- Required application forms, filing fees, and filing requirements/materials.

While the Pre-Application Review is an option for any prospective application, in those cases where an applicant opts not to file for completion of a Pre-Application Review; the information research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can even continue to be processed as originally submitted. *Please note that if the application cannot be processed as submitted, the processing fees expended thus far will not be refunded.*

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Tom Johnson
PRINT NAME

[Signature]
SIGNATURE

12/27/2018
DATE

PRINT NAME

SIGNATURE

DATE

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RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. DIS 7571

Project
No(s). CUP 3633

Application Rec'd.:

GENERAL INFORMATION

- Property Owner: Christa Grotta Phone/Fax: _____
Mailing
Address: 7818 East Nees Avenue Clavis CA 93619
Street City State/Zip
- Applicant: AT&T Phone/Fax: (925) 785-3727
Mailing
Address: 500 Executive Parkway San Ramon CA 94583
Street City State/Zip
- Representative: Tom Johnson Phone/Fax: (925) 785-3727
Mailing
Address: 27130 Paseo Espada Suite A-1426 San Juan Capistrano CA 92675
Street City State/Zip
- Proposed Project: removal and replacement of (1) 70"-11" monopole with (1) 88' colorable monopole. Installation of (12) AT&T antennas and (24) AT&T PDS + equipment cabinets.
- Project Location: 7818 East Nees Avenue
- Project Address: 7818 East Nees Avenue
- Section/Township/Range: _____ / _____ / _____ 8. Parcel Size: 2.17 acres
- Assessor's Parcel No. 558-032-08 OVER.....

10. Land Conservation Contract No. (If applicable): _____

11. What other agencies will you need to get permits or authorization from:

_____ LAFCo (annexation or extension of services)	_____ SJVUAPCD (Air Pollution Control District)
_____ CALTRANS	_____ Reclamation Board
_____ Division of Aeronautics	_____ Department of Energy
_____ Water Quality Control Board	_____ Airport Land Use Commission
_____ Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes ☒ No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Agricultural
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: _____

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood-prone area? Describe:

NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Agricultural

South: Rural Residential

East: Agricultural

West: Agricultural

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
Yes ☐ No ☒

B. Daily traffic generation: Existing unmanned wireless cellular facility

I. Residential - Number of Units _____
 Lot Size _____
 Single Family _____
 Apartments _____

II.	Commercial - Number of Employees	N/A
	Number of Salesmen	N/A
	Number of Delivery Trucks	N/A
	Total Square Footage of Building	

III. Describe and quantify other traffic generation activities: This is an existing
unmanned wireless cellular facility.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None


21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: None

23. *Proposed source of water:* W/A
 () *private well*
 () *community system*³—name: _____ *OVER*.....

24. Anticipated volume of water to be used (gallons per day)²: N/A
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name N/A
26. Estimated volume of liquid waste (gallons per day)²: N/A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: N/A
32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: Fresno County Fire Protection
36. Has a previous application been processed on this site? If so, list title and date: Yes.
Conditional Use Permit No. 3167
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


 SIGNATURE

12/17/18
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

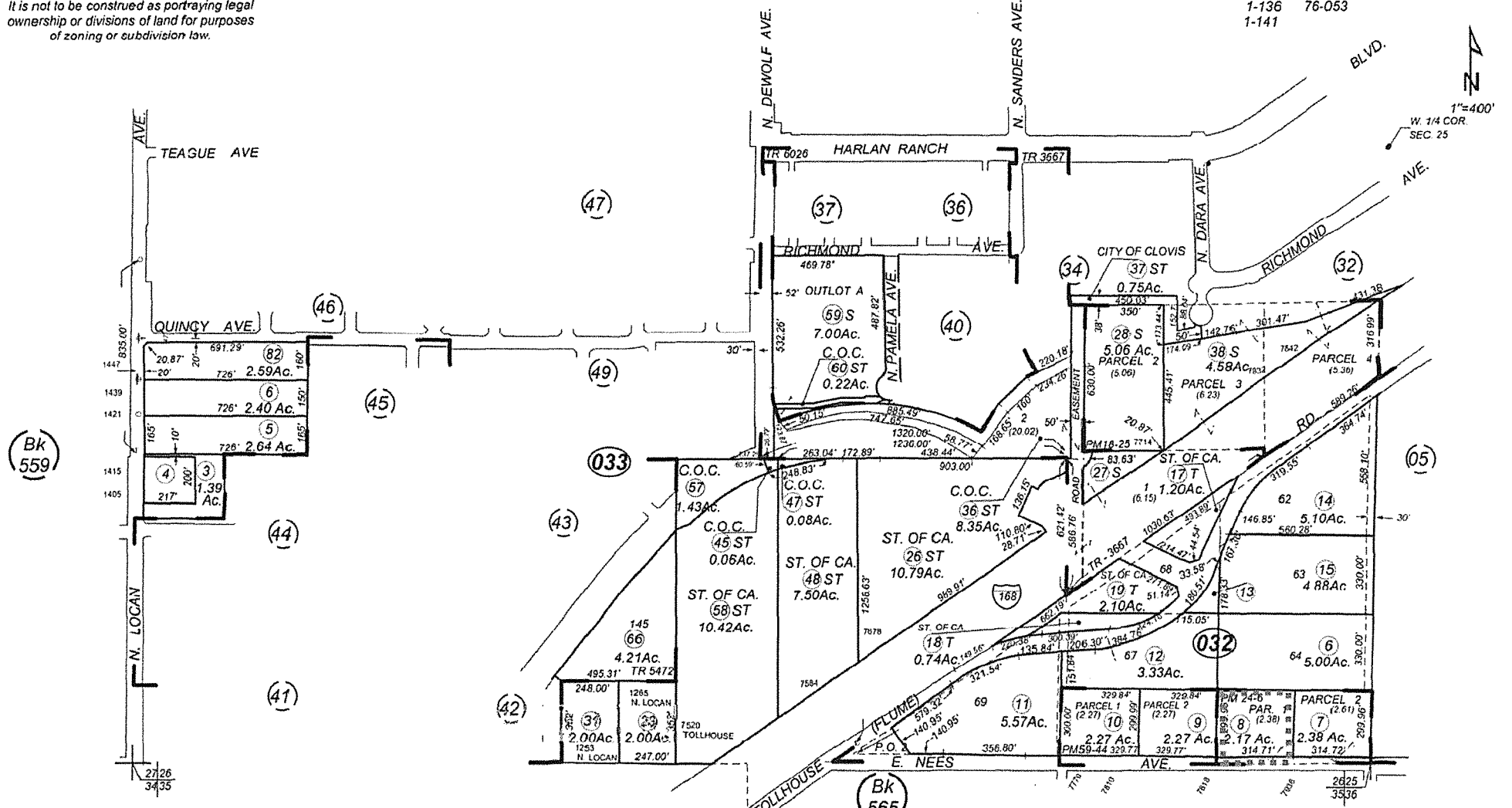
12/27/2013
Date

-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.

SUBDIVIDED LAND & POR. SEC. 25 & 26, T. 12S., R. 21E., M.D.B. & M.

Tax Rate Area
1-135 76-045
1-136 76-053
1-141

558-03



Parcel Map No. 2506 - Bk. 18, Pg. 25
Parcel Map No. 3460 - Bk. 24, Pg. 6
Parcel Map No. 7760 - Bk. 59, Pg. 44
Peerless Orchards Co. Tract No. 2 - Plat Bk. 8, Pg. 58

Tract No. 3667 - Plat Bk. 43, Pg. 72
Tract No. 6026 - Plat Bk. 83, Pg. 53
Tract No. 5472 - Plat Bk. 84, Pg. 53

NOTE - C.O.C. Is The City Of Clovis

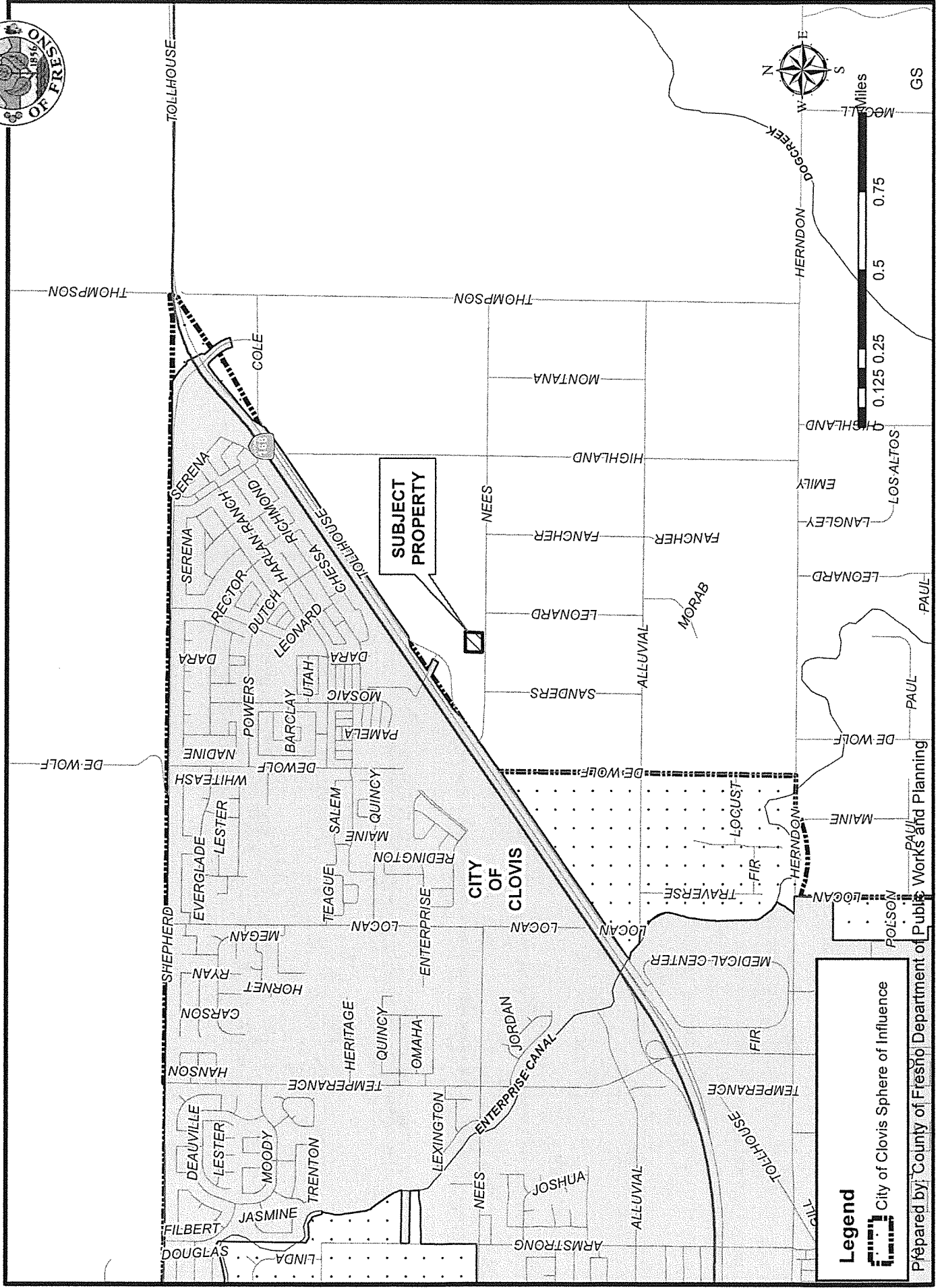
Assessor's Map Bk. 558 - Pg. 03
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

LOCATION MAP



CUP 3633





LEGEND
AP1 - APARTMENT
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

Legend



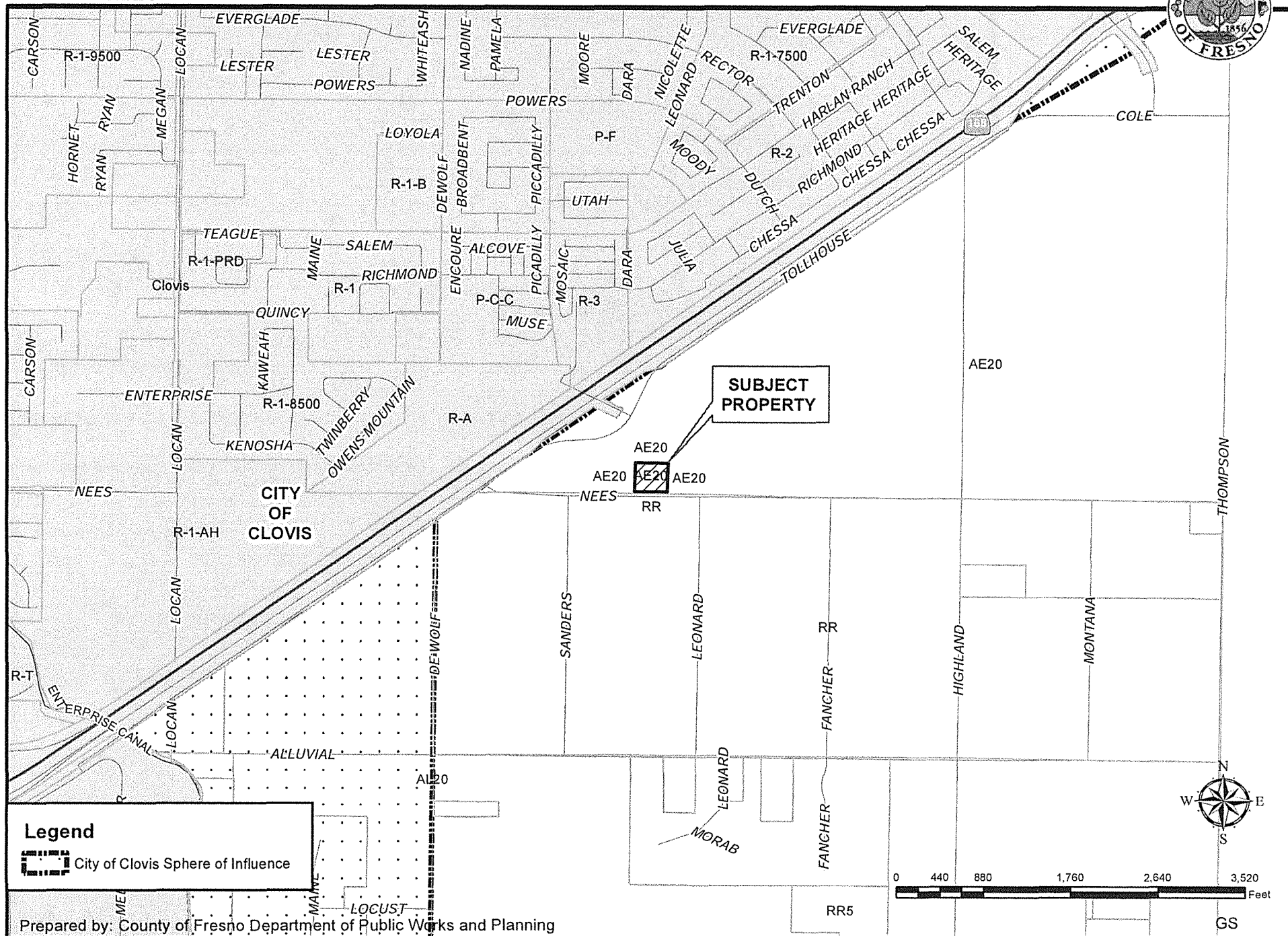
Subject Property

City of Clovis Sphere of Influence



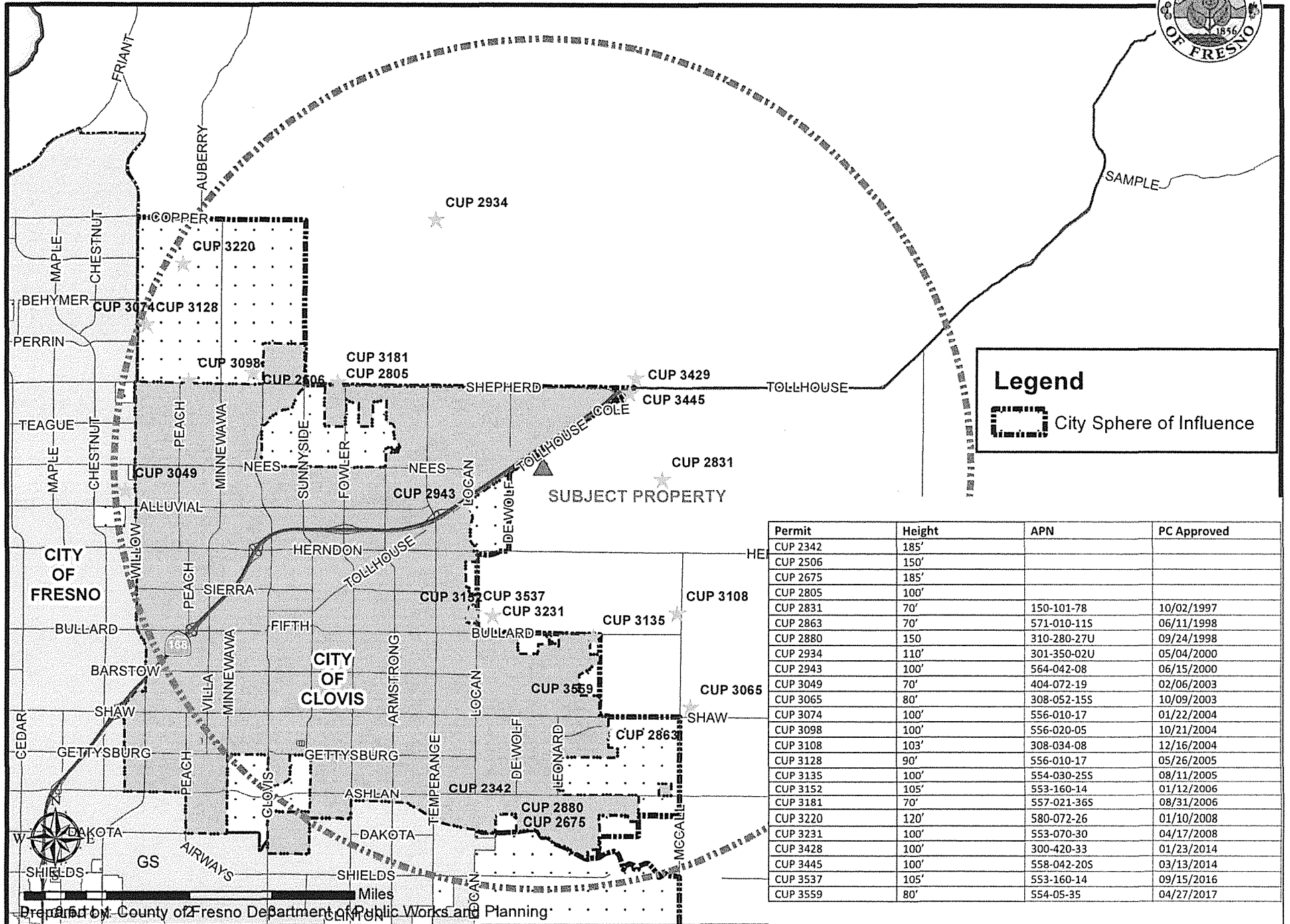
Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



CUP 3633

CELL TOWERS WITHIN A FIVE-MILE RADIUS



Order No. 48911CS
Escrow No. 46911CS
Loan No.

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

WALTER CHRISTA and GRETA CHRISTA
7818 E. NEES
CLOVIS, CA 93611

Fresno County Recorder
William C. Greenwood
DOC- 2000-0048769

Acct 5-First American Title Insurance Company
Tuesday, APR 25, 2000 08:00:00
TCP \$8.00 MCD \$1.00 NIC \$1.00
DRP \$5.00 TTU \$475.50
Ttl Pd \$489.50 Nbr-0000324524
djg/RG/1-1

RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

MAIL TAX STATEMENTS TO:

SAME AS ABOVE.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 475.50

☒ unincorporated area [] City of
☒ Computed on the consideration or value of property conveyed; OR
☐ Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

The Undersigned

Signature of Declarant or Agent determining tax - Firm Name

558-032-08

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD KENT KUNZ and BARBARA JEAN KUNZ, Trustees of The Kunz Family Trust (a revocable living trust)
Under Declaration of Living Trust dated June 28, 1984
hereby GRANT(S) to

WALTER W. CHRISTA and GRETTA CHRISTA, HUSBAND AND WIFE AS JOINT TENANTS

the real property in the ~~City of~~ unincorporated area of the
County of FRESNO

, State of California, described as

LOT 65 OF PEERLESS ORCHARDS CO. TRACT 2, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA,
ACCORDING TO THE MAP RECORDED IN BOOK 9, PAGE 58 OF PLATS RECORDS.

Dated April 10, 2000

STATE OF ~~California~~ Utah)
COUNTY OF ~~San Diego~~ Utah) ss.
On April 13, 2000 before me.

Alana Shimway
personally appeared Ronald Kent Kunz
Barbara Jean Kunz

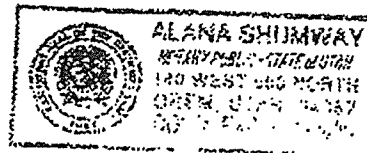
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledge to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Alana Shimway

RONALD KENT KUNZ, TRUSTEE

BARBARA JEAN KUNZ, TRUSTEE



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/94)

DEC 27 2018

SITE LEASE WITH OPTION

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

THIS SITE LEASE WITH OPTION (this "Lease") is by and between Walter W. Christa and Gretta Christa, husband and wife as Joint Tenants ("Landlord") and Omnipoint Communications, Inc., a Delaware corporation dba T-Mobile USA ("Tenant").

1. Option to Lease.

(a) In consideration of the payment of [REDACTED] (the "Option Fee") by Tenant to Landlord, Landlord hereby grants to Tenant an option to lease the use of a portion of the real property described in the attached Exhibit A (the "Property"), on the terms and conditions set forth herein (the "Option"). The Option shall be for an initial term of twelve (12) months, commencing on the Effective Date (as defined below) (the "Option Period"). The Option Period may be extended by Tenant for an additional twelve (12) months upon written notice to Landlord and payment of the sum of [REDACTED] ("Additional Option Fee") at any time prior to the end of the Option Period.

(b) During the Option Period and any extension thereof, and during the term of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises (as defined below) from all applicable government and/or regulatory entities (including, without limitation, zoning and land use authorities, and the Federal Communication Commission ("FCC") ("Governmental Approvals"), including all land use and zoning permit applications, and Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals and variances, land-use permits, and Landlord expressly grants to Tenant a right of access to the Property to perform surveys, soils tests, and other engineering procedures or environmental investigations on the Property necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. Notwithstanding the foregoing, Tenant may not change the zoning classification of the Property without first obtaining Landlord's written consent. During the Option Period and any extension thereof, Landlord agrees that it will not interfere with Tenant's efforts to secure other licenses and permits or authorizations that relate to other property. During the Option Period and any extension thereof, Tenant may exercise the Option by so notifying Landlord in writing, at Landlord's address in accordance with Section 12 hereof.

(c) If Tenant exercises the Option, then, subject to the following terms and conditions, Landlord hereby leases to Tenant the use of that portion of the Property sufficient for placement of the Antenna Facilities (as defined below), together with all necessary space and easements for access and utilities, as generally described and depicted in the attached Exhibit B (collectively referred to hereinafter as the "Premises"). The Premises, located at 7818 E. Nees Avenue, Clovis, CA 93619, comprises approximately 625 square feet.

2. Term. The initial term of this Lease shall be five (5) years commencing on the date of the exercise of the Option (the "Commencement Date"), and terminating at midnight on the last day of the month of the initial term (the "Initial Term").

3. Permitted Use. The Premises may be used by Tenant for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities, tower and base, antennas, microwave dishes, equipment shelters and/or cabinets and related activities.

4. Rent. Tenant shall pay Landlord, as rent, [REDACTED] per month ("Rent"). Rent shall be payable within twenty (20) days following the Commencement Date prorated for the remainder of the month in which the Commencement Date falls and thereafter Rent will be payable monthly in advance by the fifth day of each month to Walter Christa at Landlord's address specified in Section 12 below. If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason (other than a default by Tenant) and all prepaid Rent shall be immediately refunded to Tenant.

5. Renewal. Tenant shall have the right to extend this Lease for five (5) additional, five-year terms (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth herein, except that Rent shall be increased by [REDACTED] of the Rent paid over the preceding term. This Lease shall automatically renew for each successive Renewal Term unless Tenant notifies Landlord, in writing, of Tenant's intention not to renew this Lease, at least sixty (60) days prior to the expiration of the Initial Term or any Renewal Term. If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, or lessees or licensees of Landlord with equipment installed prior in time to Tenant's installation. Similarly, Landlord shall not use, nor shall Landlord permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering

If to Tenant, to:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: PCS Lease Administrator
With a copy to: Attn: Legal Dept.

With a copy to:

Omnipoint Communications, Inc.
1755 Creekside Oaks Drive, Suite 190
Sacramento, CA 95833
Attn: Lease Administration Manager

If to Landlord, to:

Walter W. Christa
7818 E. Nees Avenue
Clovis, CA 93619

With a copy to:

13. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Property free and clear of any liens or mortgages, except those disclosed to Tenant and which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord. Landlord covenants that at all times during the term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

14. Environmental Laws. Landlord represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Landlord and Tenant shall not introduce or use any Hazardous Substance on the Property in violation of any applicable law. Landlord shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, all spills or other releases of any Hazardous Substance not caused solely by Tenant, that have occurred or which may occur on the Property. Each party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability (collectively, "Claims") including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence or discovery of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment (collectively, "Actions"), that relate to or arise from the indemnitor's activities on the Property. Landlord agrees to defend, indemnify and hold Tenant harmless from Claims resulting from Actions on the Property not caused by Landlord or Tenant prior to and during the Initial Term and any Renewal Term of this Lease. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 14 shall survive the termination or expiration of this Lease.

15. Assignment and Subleasing. Tenant may assign this Lease and the Easements (as defined above) granted herein upon written notice to Landlord. Upon such assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder. Tenant may sublease the Premises, upon written notice to Landlord.

Additionally, Tenant may, upon notice to Landlord, co-terminally assign or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, Landlord shall execute such consent to leasehold financing as may reasonably be required by such Secured Parties.

16. Successors and Assigns. This Lease and the Easements granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

17. Waiver of Landlord's Lien. Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Secured Parties the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Secured Parties' sole discretion and without Landlord's consent.

18. Miscellaneous.

(a) The prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

LANDLORD: Walter W. Christa and Gretta Christa, husband and wife as Joint Tenants

By: 

Printed Name: Walter W. Christa

Its: Owner

Date: 1/29/06

By: 

Printed Name: Gretta Christa

Its: Owner

Date: 1/29/06

TENANT: Omnipoint Communications, Inc., a Delaware corporation
dba T-Mobile USA

By: 

Printed Name: Jim Sullivan

Its: Area Director-Engineering

Date: 3/3/06

Approved as to form

Wireless Telecommunication Facility

SITE:

**AT&T Site CVL00099
Harlan Ranch**



Address:

**7818 East Nees Ave.
Clovis, CA. 93619**

REPRESENTATIVE:

Tom Johnson

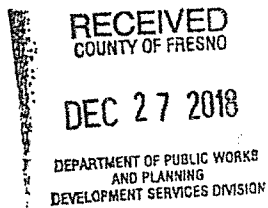
TSJ Consulting Inc.

27130 Paseo Espada #A-1426

San Juan Capistrano, CA. 92675

Phone: 925-785-3727

tom@tsjconsultinginc.com



Introduction:

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility ("AT&T") is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission ("FCC"). As a public utility, AT&T Mobility is mandated by the FCC to provide wireless communication services throughout California. AT&T is dedicated to providing customers with wireless technology designed to enrich their lives as their mobility is increasing. AT&T's vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. AT&T is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks. The network performance goals include providing the best quality, lowest level of blocking, easy access to the network and continuous drop-free connections.

AT&T's wireless network is based on LTE technology. These technologies are wireless communication standards that require reusing specific frequencies across defined frequency bands. Due to the need for frequency reuse, LTE require numerous sites to provide customers with suitable signal strength to deliver services. These sites are typically built on existing buildings, lattice towers and freestanding poles in order to provide a network of sites that provide seamless coverage over an area.

In addition to these 3G & 4G wireless service gap issues; AT&T is in the process of deploying its 4G LTE service in the County of Fresno with the goal of providing the most advanced personal wireless experience available to residents of the Cities. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in the County of Fresno because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Conditional Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this AE20 zoned property ("Proposed Facility").

Background:

AT&T serves millions of voice and data customers across the United States. Wireless communications continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: smartphones, tablets, e-readers and notebook computers. Wireless communications provide voice, e-mail, texting and high-speed Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by AT&T uses state of the art digital technology. The benefits include call privacy and security, improved voice quality, high-speed data, texting, video conferencing, visual voicemail, and an expanded menu of affordable products and services for personal and professional communications needs.

The Proposed Facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires.

Like other carriers in the industry, AT&T is working diligently to respond to the customer demand for mobile services, by expanding services to its customers from where they have historically used mobile phones, while traveling in the vehicle at their offices to where they are demanding more and more service in the residential communities, in-building coverage in their homes.

AT&T is requesting the review and the approval of a permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility ("WTF"). The project is proposed to close a significant service coverage gap and enhance personal wireless services in the area surrounding the site. AT&T's service coverage area in the city must be improved to handle the growing number of voice calls and wireless data usage. To remain competitive, AT&T must improve services in the areas where consumers are increasingly using their phones and data services.

The project consists of:

Removal of the existing 70' tall slimline monopole with the replacement of a new 88' tall monopole that will accommodate 12 antennas and supporting radio equipment for AT&T and relocate the existing antennas for Sprint to the new tower location which will be within the existing compound of the site. Along with the antenna installation on the tower, a new equipment enclosure will be installed within an expanded fenced compound adjacent to the tower location.

This project is designed as a colocation and replacement of an existing pole. A colocation application is preferred by the County and meets the code requirements.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during normal working hours. Beyond this intermittent service, AT&T requires 24-hour access to the Proposed Facility to ensure that technical support is immediately available if and when warranted.

Overview of Site Design/Location Criteria

The network of AT&T cell sites throughout the region is "location dependent," meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit AT&T from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, AT&T network deployment personnel have selected the Proposed Facility because it meets the technical objectives of RF engineering and provides the best site option with regard to other key criteria including, but not limited to, accessibility, utility connections, zoning compatibility, minimal or no visual impact, liability and risk assessment, site acquisition, maintenance and construction costs.

Description of Coverage Area

AT&T's objective in locating a WCF at this site is to provide coverage to the residential community along Highway 168. This area is currently lacking in quality service to the surrounding residents, this site will enhance the outdoor coverage and provide for quality indoor service as well as the opportunity to bring wireless internet service to the surrounding residents.

Site Development Standards and General Plan

The location, size, design, and operating characteristics of the Proposed Facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in

conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of WTFs are based on technical requirements such as network design criteria, service area, elevations, topography, heights of nearby structures, alignment with neighboring sites and customer demand.

The Proposed Facility will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This Proposed Facility will operate in full compliance with applicable state and federal laws, including the Telecommunications Act of 1996.

Regulating Agencies

AT&T is regulated by the FCC and is authorized to operate in the frequencies established for PCS operators. AT&T's WTFs operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). As explained in the RF engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, submitted with this Application, the Proposed Facility will operate well within all applicable FCC public exposure limits.

Please feel free to contact me if you have any questions.

Regards,

Tom Johnson
TSJ Consulting Inc.
925-785-3727
tom@tsjconsultinginc.com



200 Spectrum Center Drive Suite
1700
Irvine, CA 92618

Phone: (925) 737-1041
www.crowncastle.com

Crown Castle Letter of Authorization

COUNTY OF FRESNO, CA
Dept. Public Works & Development
2220 TULARE ST - 6TH FLOOR
FRESNO, CA 93721

Re: Application for Zoning/Building Permit
Crown Castle telecommunications site at: 7818 E NEES AVE, CLOVIS, CA 93619

T-MOBILE WEST TOWER LLC ("Crown Castle") hereby authorizes AT&T MOBILITY, including their Agent, to act as our Agent in the processing of all zoning applications, building permits and approvals through the COUNTY OF FRESNO, CA for the existing wireless communications site described below:

Crown Site ID/Name:	828161/SR897 Sierra Hwy
Customer Site ID:	CVL00099/Nees Colo
Site Address:	7818 E Nees Ave, Clovis, CA 93619
APN:	558-032-08

Crown Castle

By: Kyla A. Whaley Date: 9/17/2018
Kyla Whaley
Real Estate Specialist

RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



SITE NUMBER: CVL00099/CVU0099

FA NUMBER: 10151724

CROWN CASTLE BUN: 828161

LTE 1C MRSFR005438, LTE 2C MRSFR044882

LTE 3C MRSFR044871, LTE 4C MRSFR044835

PTN# 3701A09XBS, PTN# 3701A0DX3S

PTN# 3701A0DX46, PTN# 3701A0DX2N

SITE NAME: HARLAN RANCH

7818 EAST NEES AVENUE

CLOVIS, CA 93619

ENGINEERING

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA TITLE 24
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA MECHANICAL CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: CHRISTA GRETTA
ADDRESS: 7818 EAST NEES AVE
CLOVIS, CA 93619
TOWER LANDLORD: CROWN CASTLE
ADDRESS: 4301 HACENDA DRIVE, STE 410
PLEASANTON, CA 94588
APPLICANT: AT&T
ADDRESS: 5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583
LATITUDE (NAD 83): 36° 51' 9.83" N
LONGITUDE (NAD 83): 119° 38' 24.68" W
LONGITUDE/LATITUDE TYPE: NAD 83
GROUND ELEVATION: 412.8' AMSL
APN #: 558-032-08
ZONING JURISDICTION: COUNTY OF FRESNO
CURRENT ZONING: -
POWER COMPANY: PG&E
TELCO COMPANY: AT&T
PROPOSED USE: UNMANNED TELECOM FACILITY
LEASE AREA (SF): N/A

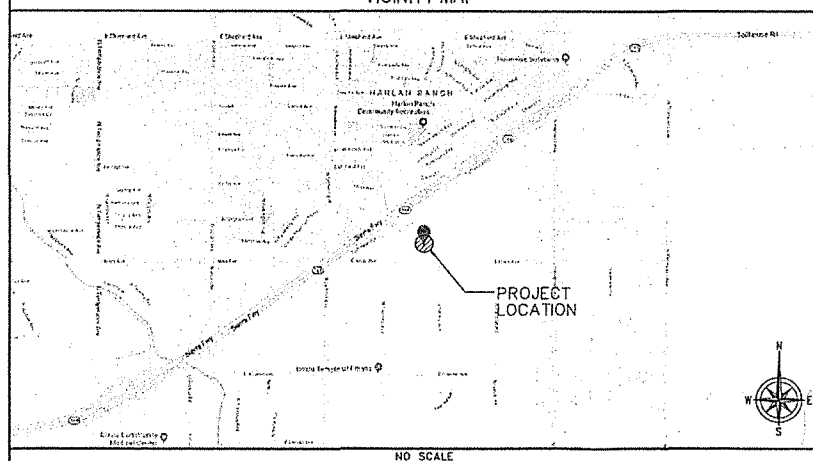
PROJECT TEAM

PROJECT MANAGER:
VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: MICHELLE PHIPPEN
PH: (925) 895-3734
EMAIL: MPPHEN@VINCULUMS.COM
SAC:
INTELOCITY, LLC
1875 CORONADO AVE.
SIGNAL HILL, CALIFORNIA 90755
CONTACT: SAN YANN
PH: 562-230-3519
SITE ACQUISITION:
TSI CONSULTING INC.
31878 DEL DRISPO ST.
STE # 118-154
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727
ZONING:
TSI CONSULTING INC.
31878 DEL DRISPO ST.
STE # 118-154
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

RF ENGINEER:
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

CONSTRUCTION MANAGER:
VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: FLOYD GREEN
PH: (480) 528-1927
EMAIL: FGREEN@VINCULUMS.COM

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583, GET ON I-680 S FROM BOLLINGER CANYON RD. HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR. TURN RIGHT ONTO SUNSET DR. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD. USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE. TAKE I-580 E, I-205 E AND CA-99 S TO DRAGONFLY LN IN CLOVIS. USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON MERGE ONTO I-5 N. USE THE RIGHT 2 LANES TO TAKE EXIT 461 FOR CA-120 TOWARD MANTECA/SOMORA. TAKE EXIT 6 TO MERGE ONTO CA-99 S TOWARD MODESTO/FRESNO. USE THE RIGHT 2 LANES TO TAKE EXIT 1338 TO MERGE ONTO CA-180 E TOWARD KINGS CANYON/AIRPORT. TAKE THE EXIT TOWARD HWY 168 E/CLOVIS/HUNTINGTON LAKE. TAKE TOLLHOUSE RD TO E NEES AVE. TURN RIGHT ONTO DRAGONFLY LN. TURN RIGHT ONTO TOLLHOUSE RD. TURN LEFT ONTO E NEES AVE. DESTINATION WILL BE ON THE LEFT.

CD DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES MAKING MODIFICATION TO AN EXISTING FACILITY CONSISTING OF THE FOLLOWING:

- INSTALL 12 (P) PANEL ANTENNAS.
- INSTALL 1 (P) 88' HIGH MONOPOLE.
- INSTALL 24 (P) RRUS, HCAR ANTENNAS.
- INSTALL 4 (P) SURGE PROTECTION.
- INSTALL 4 (P) EQUIPMENT CABINETS.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL 1 (P) CDSX MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) PPC & 1 TELCO BOX MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) COXP MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) ELECTRICAL METER MOUNTED ON (P) H-FRAME.
- INSTALL UNDERGROUND CONDUIT FOR POWER AND TELCO SERVICE.

DRAWING INDEX

SHEET NO:	TITLE SHEET
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EXISTING AND PROPOSED EQUIPMENT PLANS
A-3	PROPOSED ANTENNA LAYOUTS
A-4	(E) & (P) ELEVATIONS
A-5	(E) & (P) ELEVATIONS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

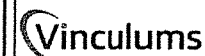


UNDERGROUND
SERVICE ALERT OF
CALIFORNIA
800-442-2444

48 HOURS BEFORE YOU DIG



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

INTELOCITY

1875 Coronado Ave
Signal Hill, CA 90755

A WIRELESS COMPANY

REV	DATE	DESCRIPTION	BY
1	10/14/18	REVISION 100% DRAWING	SV
2	10/23/18	REVISED 100% DRAWING	CCA
3	04/23/18	MAJOR REVISIONS	SV
4	04/23/18	100% EXISTING DRAWINGS	CC
5	07/20/18	100% EXISTING DRAWINGS	SV

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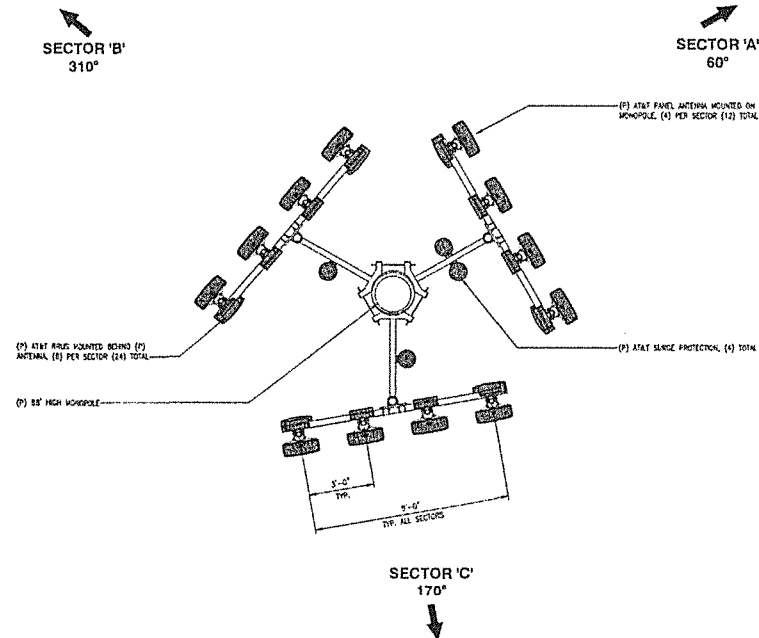
CVL00099/CVU0099
HARLAN RANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

NEW ANTENNA SCHEDULE												
ANTENNA POSITION	STATUS	TECHNOLOGY	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER/FMA MODEL	FILTER/DIA COUNT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	NEW	LTE 700/850 LTE 1900	85°-0°	KATHREIN 800-10985K	60°	1	-	-	8120'	RRUS-4443 B5/B12 RRUS-6843 B2/B66A	1
	A2	NEW	LTE 700 LTE AWS	85°-0°	KATHREIN 800-10465K	60°	1	-	-	8120'	RRUS-4478 B14	1
	A3	NEW	LTE LTE MCS	85°-0°	KATHREIN 800-10365K	60°	1	-	-	8120'	RRUS-4415 B30	1
	A4	NEW	LTE/LTE 700 LTE 1900	85°-0°	KATHREIN 800-10865K	60°	1	-	-	8120'	RRUS-C2 B29 RRUS-4415 B25	1
BETA SECTOR	B1	NEW	LTE 700/850 LTE 1900	85°-0°	KATHREIN 800-10365K	310°	1	-	-	8120'	RRUS-4443 B5/B12 RRUS-6843 B2/B66A	1
	B2	NEW	LTE 700 LTE AWS	85°-0°	KATHREIN 800-10365K	310°	1	-	-	8120'	RRUS-4478 B14	1
	B3	NEW	LTE LTE MCS	85°-0°	KATHREIN 800-10365K	310°	1	-	-	8120'	RRUS-4415 B30	1
	B4	NEW	LTE/LTE 700 LTE 1900	85°-0°	KATHREIN 800-10985K	310°	1	-	-	8120'	RRUS-C2 B29 RRUS-4415 B25	1
GAMMA SECTOR	C1	NEW	LTE 700/850 LTE 1900	85°-0°	KATHREIN 800-10985K	170°	1	-	-	8120'	RRUS-4443 B5/B12 RRUS-6843 B2/B66A	1
	C2	NEW	LTE 700 LTE AWS	85°-0°	KATHREIN 800-10985K	170°	1	-	-	8120'	RRUS-4478 B14	1
	C3	NEW	LTE LTE MCS	85°-0°	KATHREIN 800-10465K	170°	1	-	-	8120'	RRUS-4415 B30	1
	C4	NEW	LTE/LTE 700 LTE 1900	85°-0°	KATHREIN 800-10985K	170°	1	-	-	8120'	RRUS-C2 B29 RRUS-4415 B25	1
TOTAL												24



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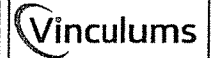
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

2 PROPOSED ANTENNA PLAN

SCALE: 1/8"=1'-0"



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NOVAM COMPANY

REV	DATE	DESCRIPTION	BY
1	10/14/18	REDO FOR ZONING DRAWING	SV
2	09/25/18	REDO FOR ZONING DRAWING	CCA
3	08/27/18	MINOR REVISIONS	SV
4	06/02/18	100% ZONING DRAWINGS	CC
5	07/20/18	100% ZONING DRAWINGS	WMA

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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CVL00099/CYU0099
HARLAN RANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

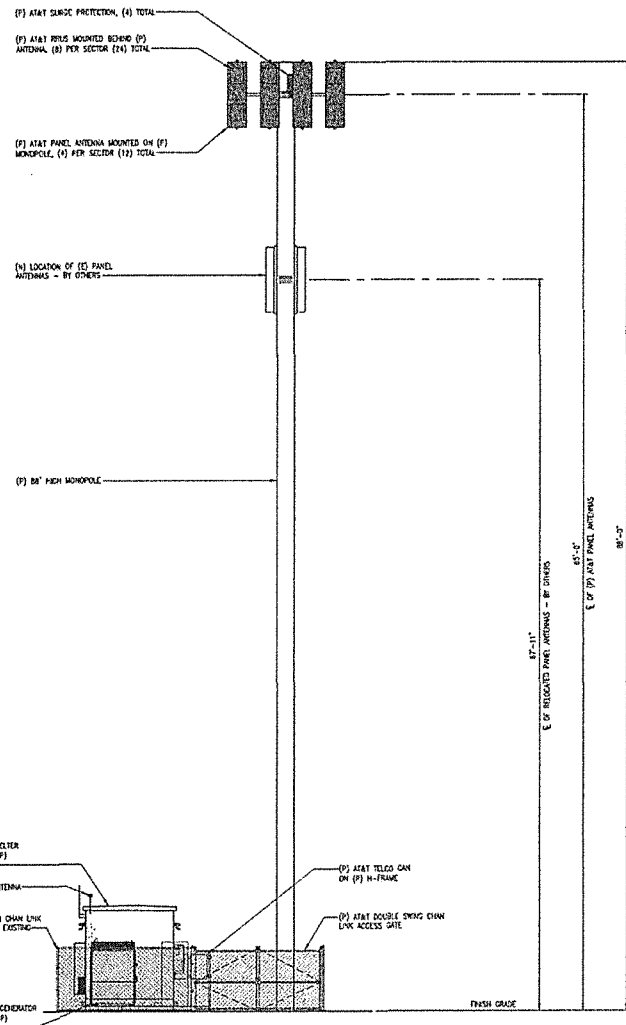
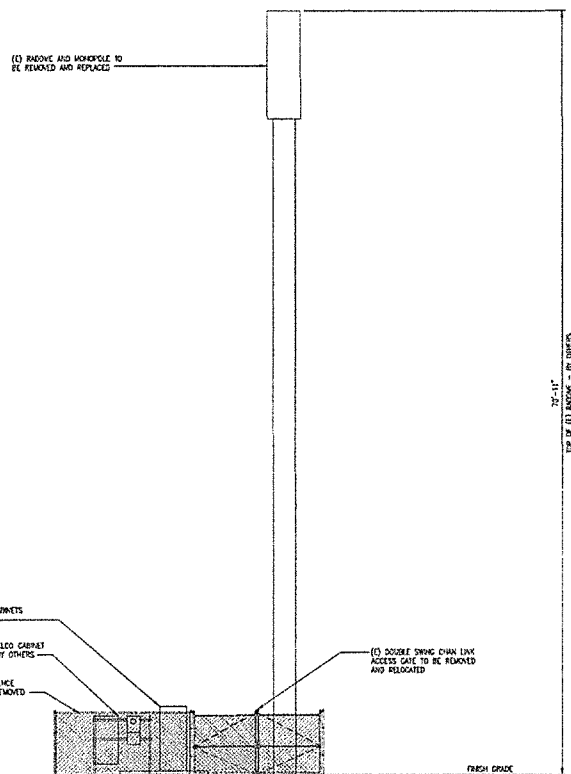
SHEET TITLE
EXISTING AND PROPOSED
ANTENNA LAYOUTS

SHEET NUMBER

A-3

NOT USED

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DEC 27 2018
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Landon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

INTELOCITY
DESIGN • BUILD • MAINTAIN

1875 Comerio Ave
Signal Hill, CA 90755

A MEMBER COMPANY

REV	DATE	DESCRIPTION	BY
4	10/16/18	REVISED SIDE ELEVATION DRAWINGS	SV
3	09/25/18	REVISED SIDE ELEVATION DRAWINGS	OCA
2	08/27/18	MONOPOLE REVISIONS	SV
1	08/27/18	FINAL ELEVATION DRAWINGS	CC
0	07/26/18	SIDE ELEVATION DRAWINGS	MM

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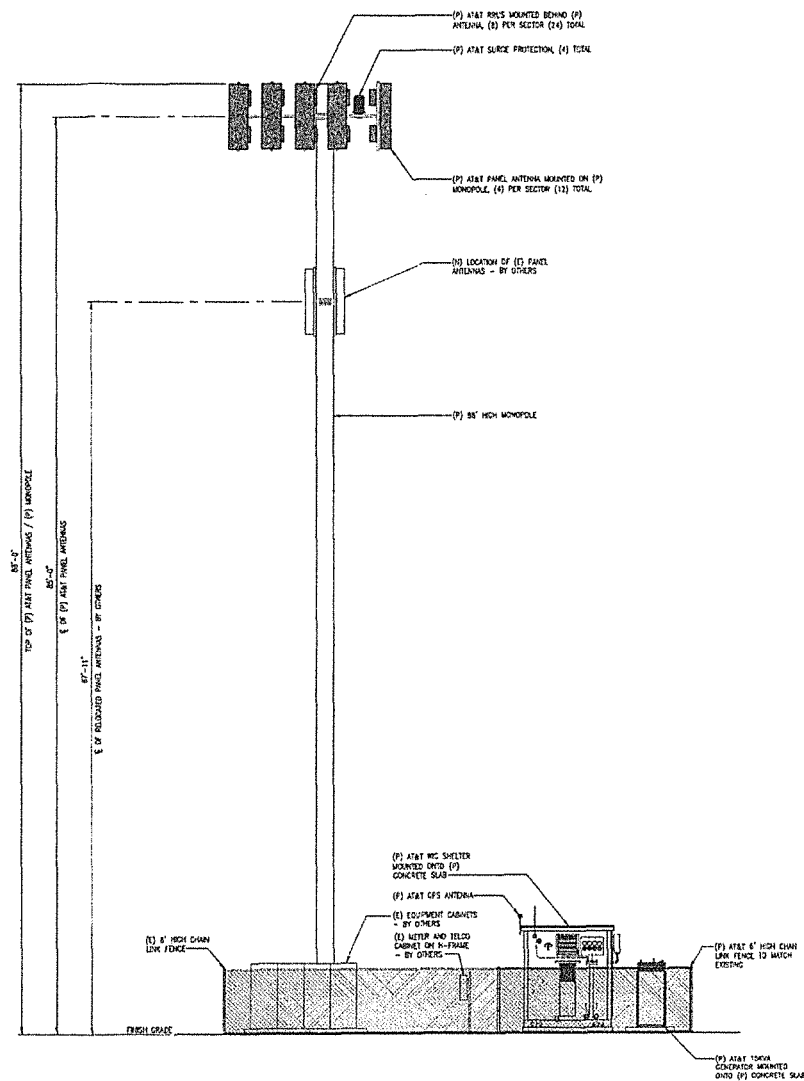
CVL00099/CVU0099
HARLAN RANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-4

SCALE:	
--------	--



SCALE: $1/16" = 1'-0"$ 0 2 4 6 2



AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL00027	INBUILDING	-119.881217	36.787763
CVL00029	INBUILDING	-119.87337	36.767635
CVL00030	INBUILDING	-119.97037	36.765232
CVL00037	INBUILDING	-119.890503	36.768978
CVL00041	INBUILDING	-119.890217	36.802726
CVL00046	INBUILDING	-119.904813	36.83424
CVL00051	INBUILDING	-119.908759	36.795124
CVL00159	INBUILDING	-119.756802	36.815304
CVL00160	INBUILDING	-119.756802	36.815304
CVL00161	INBUILDING	-119.756802	36.815304
CVL00162	INBUILDING	-119.756802	36.815304
CVL00163	INBUILDING	-119.756802	36.815304
CVL00164	INBUILDING	-119.756802	36.815304
CVL00165	INBUILDING	-119.756802	36.815304
CVL00166	INBUILDING	-119.756802	36.815304
CVL00167	INBUILDING	-119.756802	36.815304
CVL00168	INBUILDING	-119.756802	36.815304
CVL00169	INBUILDING	-119.7590891	36.81439759
CVL00170	INBUILDING	-119.7577309	36.81344652
CVL00171	INBUILDING	-119.7570149	36.81459517
CVL00172	INBUILDING	-119.7582786	36.81524507
CVL00367	INBUILDING	-119.875036	36.789147
CVL00378	INBUILDING	-119.951173	36.72743
CVL00554	MACRO	-119.7519389	36.811225
CVL00670	MACRO	-119.7495833	36.85316111
CVL00680	MACRO	-119.609808	36.566774
CVL01718	MACRO	-119.923008	36.838036
CVL02098	MACRO	-119.777775	36.707986
CVL02200	MACRO	-119.774019	36.803092
CVL02203	MACRO	-119.853142	36.784297
CVL02204	MACRO	-119.546	36.66971944
CVL02205	MACRO	-119.751717	36.545728
CVL02206	MACRO	-120.163444	36.683861
CVL02208	MACRO	-120.10175	36.14227778
CVL02209	MACRO	-120.4141667	36.48638889
CVL02210	MACRO	-119.650283	36.791806
CVL02212	MACRO	-119.318599	37.097773
CVL02213	MACRO	-120.097436	36.488439
CVL02215	MACRO	-119.756864	36.795617
CVL02216	MACRO	-119.7866714	36.807972
CVL02216	MACRO	-119.7869294	36.80802609
CVL02216	MACRO	-119.7869182	36.80792694
CVL02218	MACRO	-119.708653	36.836131
CVL02219	MACRO	-119.7645149	36.83812228

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02219	MACRO	-119.7644812	36.83776172
CVL02221	MACRO	-119.787486	36.767283
CVL02222	MACRO	-119.7158611	36.66030833
CVL02223	MACRO	-119.8265528	36.82353889
CVL02224	MACRO	-119.970103	36.741453
CVL02225	MACRO	-119.280028	36.746306
CVL02226	MACRO	-119.675072	36.884528
CVL02227	MACRO	-119.462	36.6075
CVL02228	MACRO	-119.8674944	36.62288056
CVL02229	MACRO	-119.700606	36.742692
CVL02230	MACRO	-119.580528	36.537053
CVL02231	MACRO	-119.452556	37.013083
CVL02232	MACRO	-119.697589	36.798161
CVL02233	MACRO	-119.7662	36.834436
CVL02234	MACRO	-120.2291056	36.32727778
CVL02235	MACRO	-119.788703	36.834772
CVL02236	MACRO	-120.3087556	36.20839444
CVL02237	MACRO	-119.820544	36.744025
CVL02238	MACRO	-119.746153	36.736194
CVL02239	MACRO	-119.819029	36.79352
CVL02240	MACRO	-119.745872	36.814811
CVL02241	MACRO	-119.892473	36.813876
CVL02242	MACRO	-119.849547	36.838822
CVL02243	MACRO	-119.7228306	36.76686667
CVL02244	MACRO	-119.652094	36.597773
CVL02246	MACRO	-119.787083	36.740294
CVL02247	MACRO	-119.757209	36.86682
CVL02248	MACRO	-119.790954	36.853484
CVL02249	MACRO	-119.843314	36.808911
CVL02250	MACRO	-119.549322	36.740375
CVL02251	MACRO	-119.650272	36.699831
CVL02252	MACRO	-119.824003	36.772392
CVL02253	MACRO	-119.7011361	36.82134444
CVL02254	MACRO	-120.056447	36.710275
CVL02255	MACRO	-119.871803	36.823872
CVL02256	MACRO	-119.774575	36.823544
CVL02258	MACRO	-119.767136	36.808025
CVL02259	MACRO	-119.747794	36.76435
CVL02260	MACRO	-119.804147	36.675808
CVL02261	MACRO	-119.773098	36.621681
CVL02262	MACRO	-120.4598611	36.86283333
CVL02263	MACRO	-119.806759	36.823637
CVL02264	MACRO	-119.83225	36.430417
CVL02265	MACRO	-119.658018	36.845217

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02266	MACRO	-119.888603	36.837803
CVL02267	MACRO	-119.809822	36.808911
CVL02268	MACRO	-119.770081	36.850234
CVL02269	MACRO	-119.653	36.9769
CVL02270	MACRO	-119.238569	37.218203
CVL02271	MACRO	-119.725823	36.811087
CVL02272	MACRO	-119.729862	36.705412
CVL02273	MACRO	-119.689889	36.445944
CVL02274	MACRO	-119.7414306	36.83893333
CVL02275	MACRO	-119.8057472	36.84458889
CVL02276	MACRO	-119.685019	36.809683
CVL02277	MACRO	-119.7752083	36.75208056
CVL02278	MACRO	-119.728892	36.850169
CVL02279	MACRO	-119.696761	36.72195
CVL02280	MACRO	-119.672518	36.824751
CVL02281	MACRO	-119.766636	36.895706
CVL02282	MACRO	-119.780812	36.866798
CVL02283	MACRO	-120.043306	36.606661
CVL02284	MACRO	-119.54475	36.521025
CVL02286	MACRO	-119.862226	36.80757
CVL02287	MACRO	-119.392861	36.578861
CVL02288	MACRO	-119.7182944	36.82458333
CVL02289	MACRO	-119.863515	36.730401
CVL02290	MACRO	-119.8971306	36.77766111
CVL02292	MACRO	-119.5568694	36.70838056
CVL02293	MACRO	-119.8618694	36.76856667
CVL02295	MACRO	-119.711247	36.809167
CVL02296	MACRO	-119.824428	36.838956
CVL02334	MACRO	-120.601361	36.983389
CVL02343	MACRO	-119.309667	37.169889
CVL02411	MACRO	-119.763	36.7364
CVL02413	MACRO	-119.800214	36.719322
CVL02414	MACRO	-119.7728	36.7828
CVL02417	MACRO	-120.728931	36.777069
CVL02421	MACRO	-120.6509444	36.85036111
CVL02423	MACRO	-120.4789444	36.71283333
CVL02500	MACRO	-119.789334	36.789664
CVL02501	MACRO	-119.846217	36.8233
CVL02504	MACRO	-119.8430944	36.75364444
CVL02505	MACRO	-119.802986	36.731661
CVL02509	MACRO	-119.709487	36.79289
CVL02510	MACRO	-119.718815	36.751762
CVL02511	MACRO	-119.72704	36.87664
CVL02512	MACRO	-119.765286	36.701136

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02513	MACRO	-119.682458	36.756467
CVL02514	MACRO	-119.85072	36.529123
CVL02516	MACRO	-119.559572	36.604239
CVL02518	MACRO	-119.447306	36.716306
CVL02519	MACRO	-119.31195	36.620317
CVL02521	MACRO	-119.618822	36.579858
CVL02523	MACRO	-120.3711111	36.12936111
CVL02526	MACRO	-119.554767	36.809525
CVL02529	MACRO	-120.6195556	36.63794444
CVL02530	MACRO	-119.6953	36.850369
CVL02534	MACRO	-120.3832861	36.757275
CVL02535	MACRO	-119.697883	36.994167
CVL02541	MACRO	-119.79989	36.75171
CVL02542	MACRO	-119.72135	36.731961
CVL02546	MACRO	-119.791319	36.78345
CVL02707	MACRO	-119.436742	36.602729
CVL02708	MACRO	-119.6719806	36.79468333
CVL02709	MACRO	-119.788356	36.732472
CVL02712	MACRO	-120.066928	36.738644
CVL02713	MACRO	-119.739947	36.807439
CVL02714	MACRO	-119.697861	36.707086
CVL02715	MACRO	-119.804792	36.852249
CVL02716	MACRO	-119.745886	36.8604
CVL03019	MACRO	-119.7289	36.7993806
CVL03196	MACRO	-119.916822	36.593817
CVL03984	MACRO	-119.782231	36.720733

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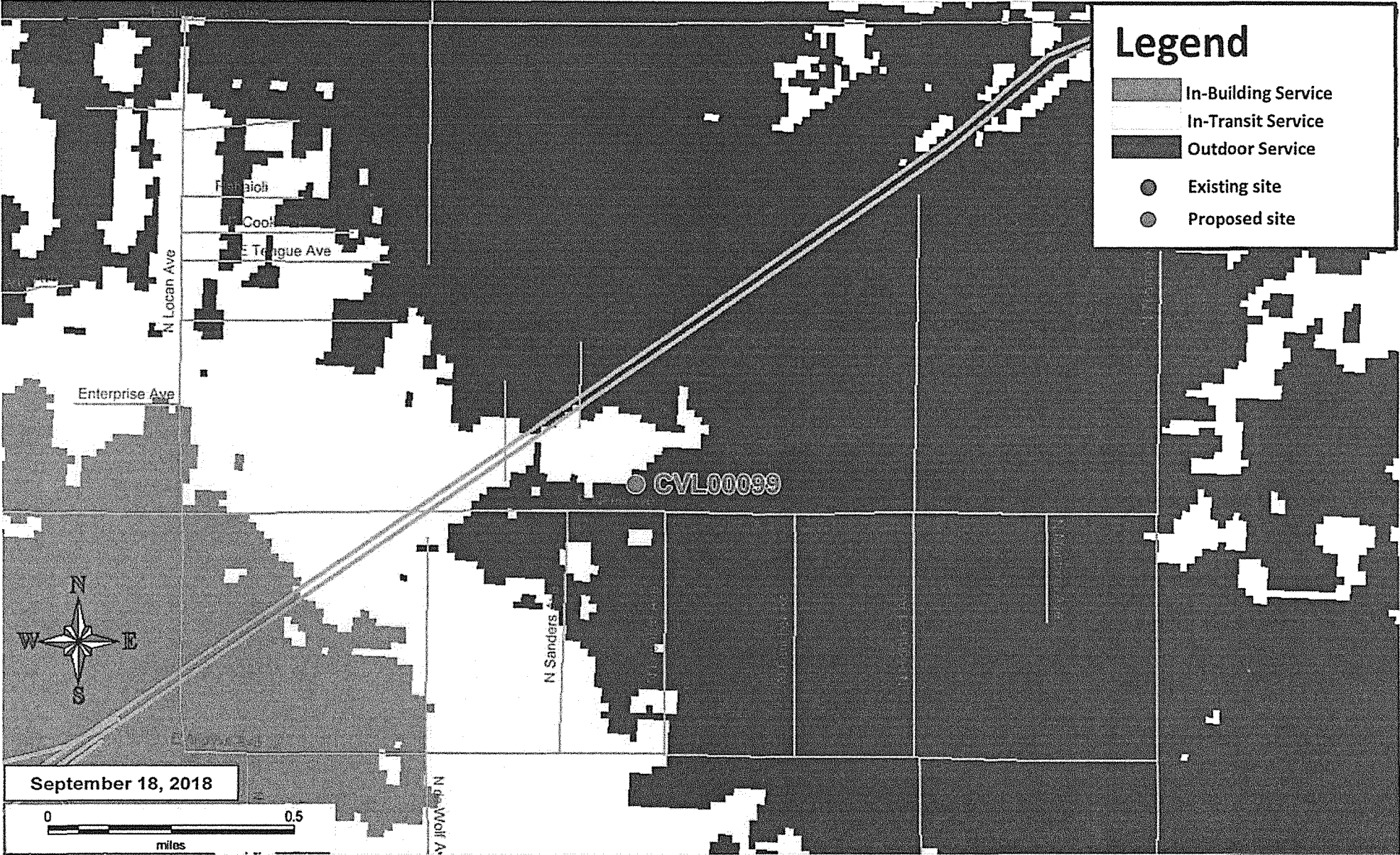
DEC 27 2018

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

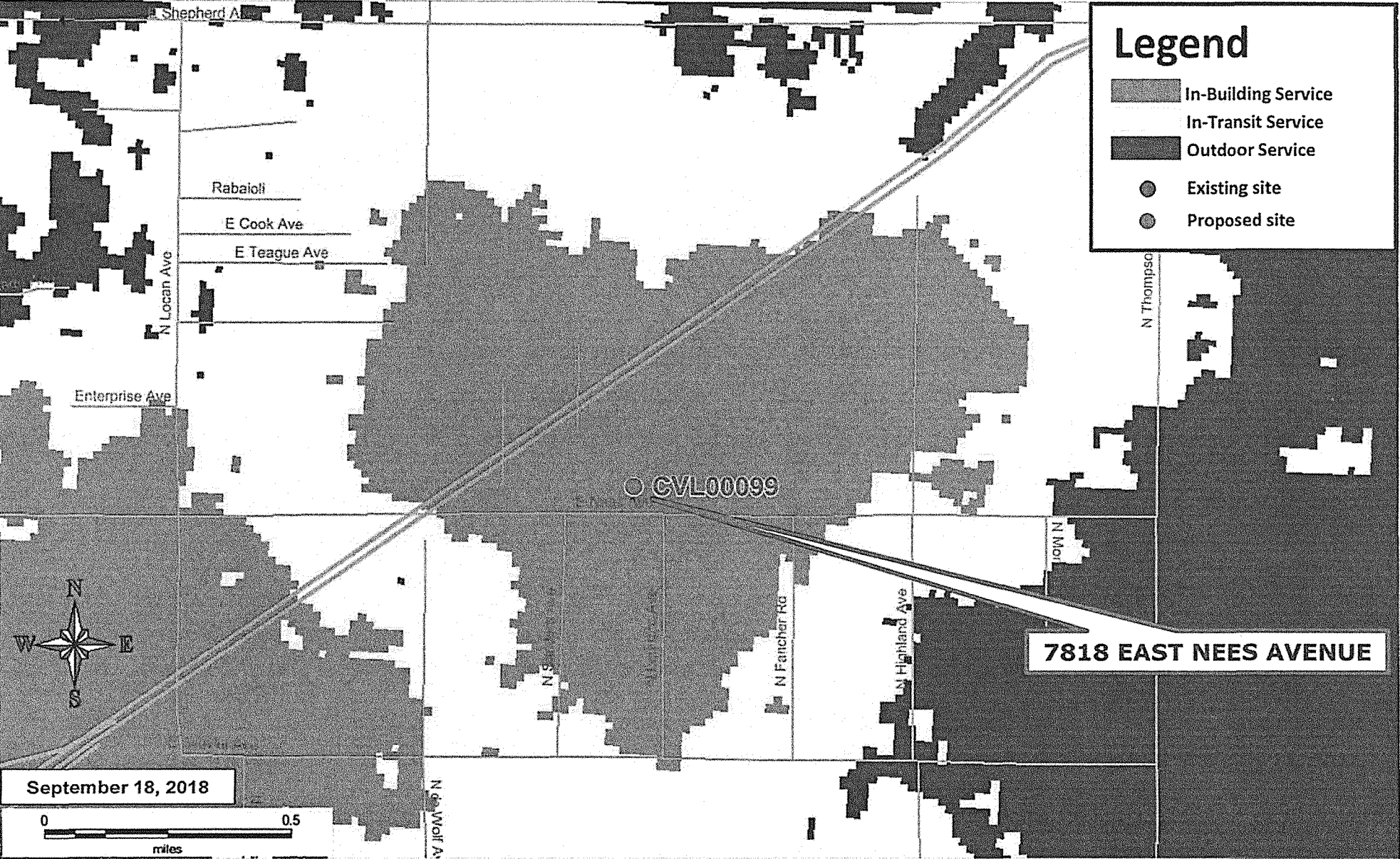
CVL00099 Zoning Propagation Map

September 18, 2018

Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 85 ft)



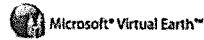
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COUNTY OF FRESNO

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DEVELOPMENT SERVICES DIVISION

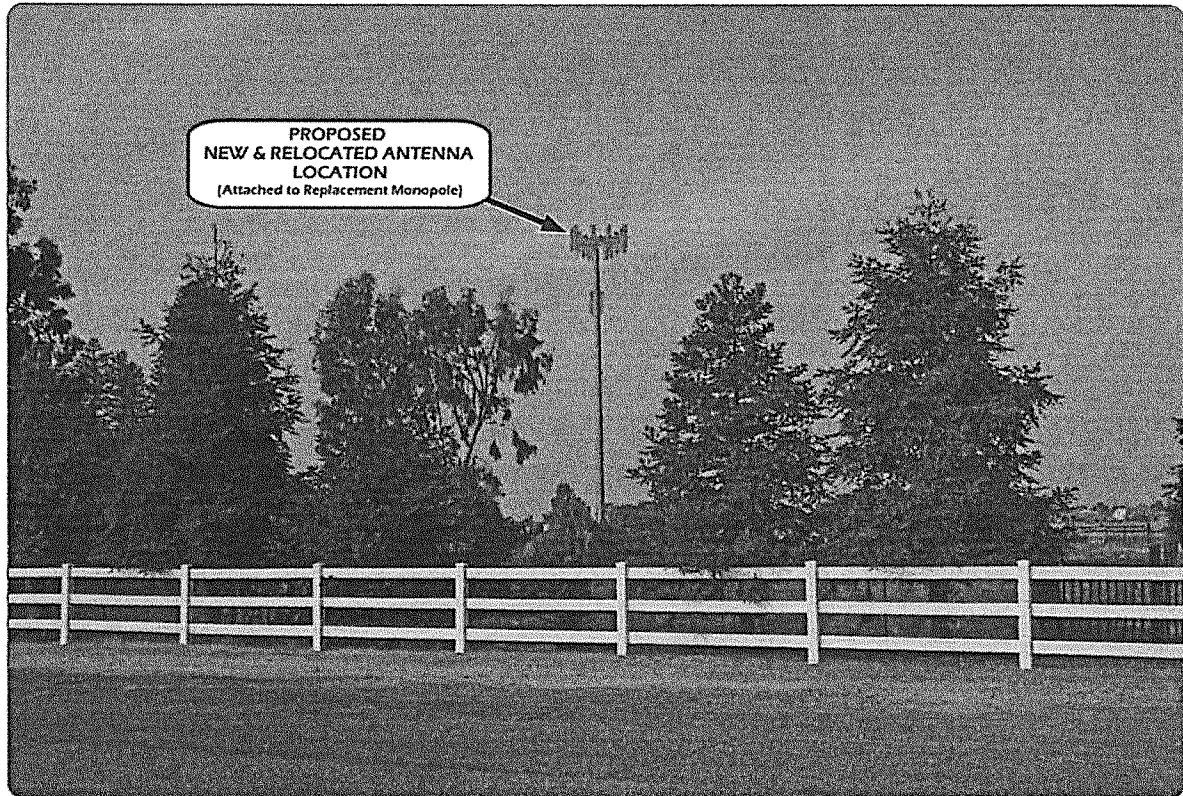


LOCATION



View from the Southeast looking Northwest

EXISTING



Completed November 16, 2018

CVL00099/CVU0099
Harlan Ranch

7818 East Nees Avenue
Clovis, CA 93619

VIEW 1

APPLICANT
AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583

CONTACT
TSJ Consulting Inc.
Tom Johnson
31878 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
p 925.785.3727

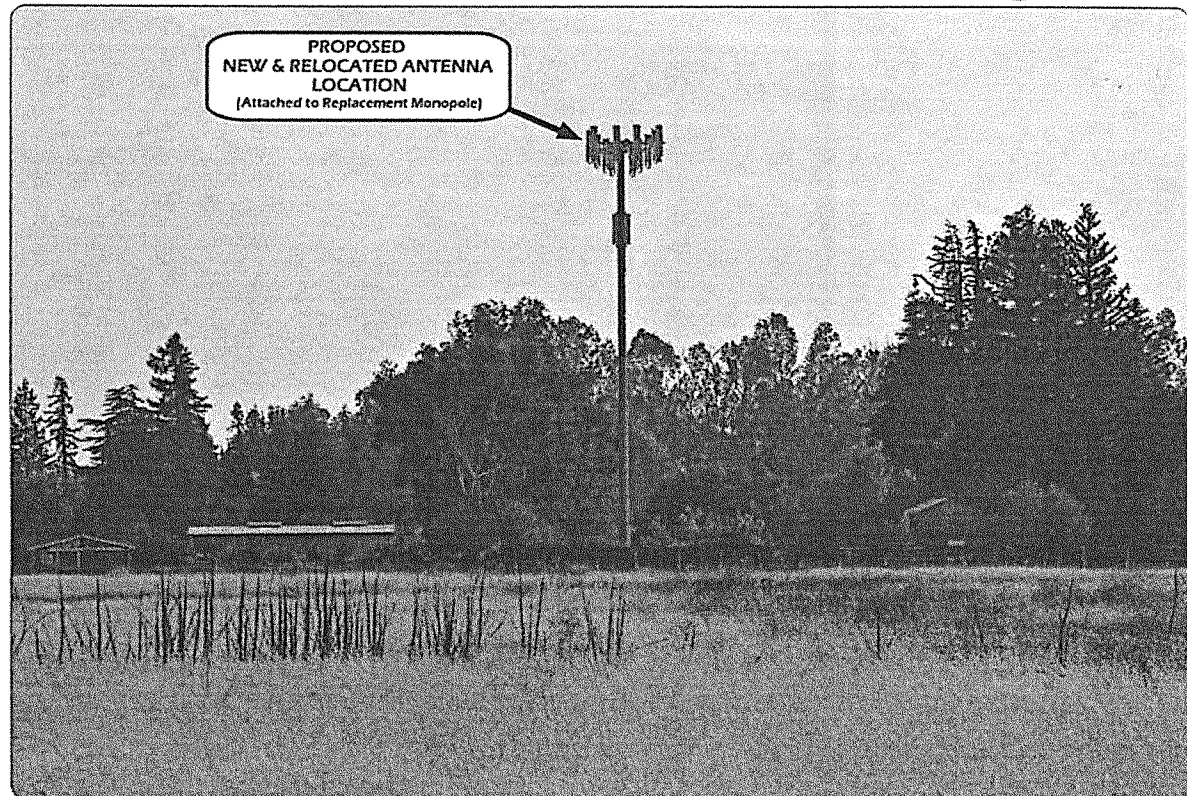
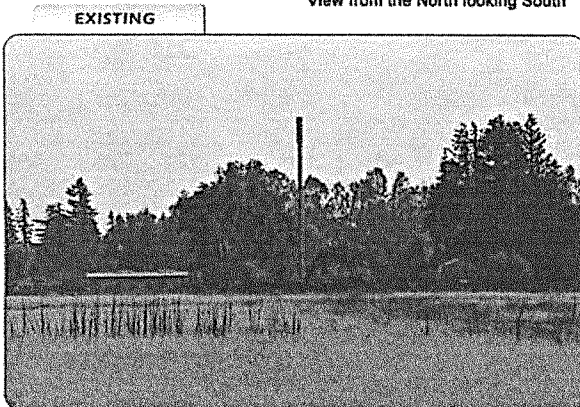


BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



View from the North looking South



Completed November 16, 2018

CVL00099/CVU0099
Harlan Ranch

7818 East Nees Avenue
Clovis, CA 93619

VIEW 2

APPLICANT
AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583

CONTACT
TSJ Consulting Inc.
Tom Johnson
31878 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
p 925.785.3727



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



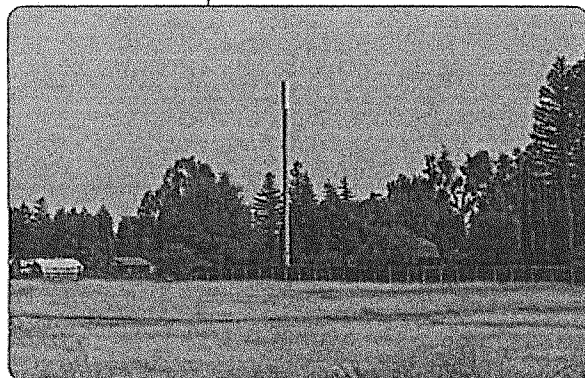
LOCATION

Microsoft® Virtual Earth™



View from the Northwest looking Southeast

EXISTING



PROPOSED
NEW & RELOCATED ANTENNA
LOCATION
(Attached to Replacement Monopole)

Completed November 16, 2018

CVL00099/CVU0099
Harlan Ranch

7818 East Nees Avenue
Clovis, CA 93619

VIEW 3

APPLICANT
AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583

CONTACT
TSJ Consulting Inc.
Tom Johnson
31878 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
p 925.785.3727



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT



Site Name: Harlan Ranch
Site ID: CVL00099
USID: 209669
FA Location: 10151724

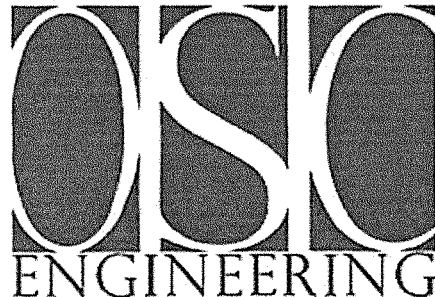
Site Type: Monopole

Location: 7818 E Nees Avenue
Clovis, CA 93619

Latitude (NAD83): 36.8527310
Longitude (NAD83): -119.6401890

Report Completed: October 02, 2018
AT&T M-RFSC Casey Chan

Prepared By:



RECEIVED
COUNTY OF FRESNO
DEC 27 2018
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Prepared for: AT&T Mobility
c/o Caldwell Compliance, Inc.
6900 Koll Center Parkway.
Ste. 401
Pleasanton, CA 94566

Executive Summary

Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by Caldwell Compliance, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site in order to ensure safety. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance.

This report is an in depth analysis summarizing the results of the RF modeling provided to us by AT&T and in relation to relevant FCC RF compliance standards. A reanalysis is recommended upon the site going on air.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets.

For this report, OSC Engineering utilized Roofview® software for the theoretical analysis of the AT&T Cellular Facility.

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

Site Compliance Conclusion

The AT&T site located at 7818 East Nees Avenue Clovis, CA 93619 will comply with FCC Guidelines.

Site Overview and Description

- The antennas are mounted on a monopole
- The site consists of three (3) sectors with a total of twelve (12) antennas
- The site is within a fenced in area, access to the site is via a gate
- The site is co-located with Unknown antennas
- Co-located antennas are modeled with standard estimated values



Compliance Results of the Proposed Site (theoretical simulation)

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the last page of this report entitled **RECOMMENDATIONS** for compliance actions required for FCC and AT&T Compliance. Only areas within the demarcated areas (barriers) are over the FCC Limit. The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled **FCC MPE Limits (from OET-65)** for further information. For the purpose of theoretical simulation, OSC Engineering models antennas as if they are operating at full power (100% capacity). This assumption yields more conservative (higher) results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Max RF Exposure Level simulated (AT&T antennas @ ground):

4.60 % FCC General Population MPE Limit

Max RF Exposure Level simulated (cumulative ground):

4.60 % FCC General Population MPE Limit

Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

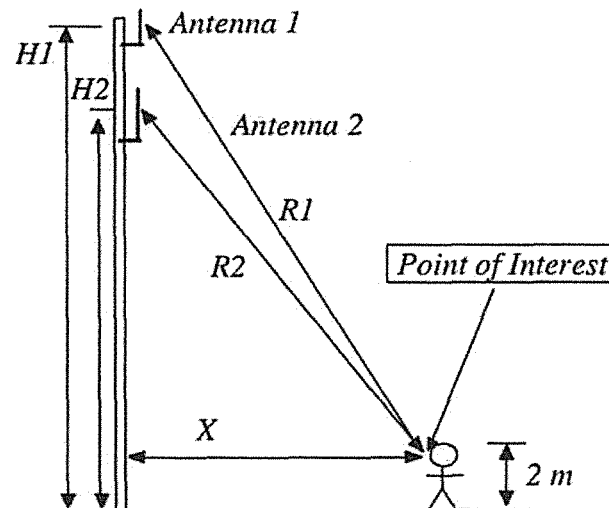
Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
A1	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10965 K	60	81.7
A1	AT&T LTE	850	80.00	Panel	Kathrein	800-10965 K	60	81.7
A1	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	60	81.7
A2	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10965 K	60	81.7
A2	AT&T LTE	2100	160.00	Panel	Kathrein	800-10965 K	60	81.7
A3	AT&T LTE	2300	160.00	Panel	Kathrein	800-10965 K	60	81.7
A4	AT&T LTE B29	700	80.00	Panel	Kathrein	800-10965 K	60	81.7
A4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	60	81.7
B1	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10965 K	310	81.7
B1	AT&T LTE	850	80.00	Panel	Kathrein	800-10965 K	310	81.7
B1	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	310	81.7
B2	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10965 K	310	81.7
B2	AT&T LTE	2100	160.00	Panel	Kathrein	800-10965 K	310	81.7
B3	AT&T LTE	2300	160.00	Panel	Kathrein	800-10965 K	310	81.7
B4	AT&T LTE B29	700	80.00	Panel	Kathrein	800-10965 K	310	81.7
B4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	310	81.7

Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
G1	AT&T LTE B17	700	120.00	Panel	Kathrein	800-10965 K	170	81.7
G1	AT&T LTE	850	80.00	Panel	Kathrein	800-10965 K	170	81.7
G1	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	170	81.7
G2	AT&T LTE B14	700	160.00	Panel	Kathrein	800-10965 K	170	81.7
G2	AT&T LTE	2100	160.00	Panel	Kathrein	800-10965 K	170	81.7
G3	AT&T LTE	2300	160.00	Panel	Kathrein	800-10965 K	170	81.7
G4	AT&T LTE B29	700	80.00	Panel	Kathrein	800-10965 K	170	81.7
G4	AT&T LTE	1900	160.00	Panel	Kathrein	800-10965 K	170	81.7
X1	Co-Lo 1	1900	20.0	Panel	Unknown	Unknown	60	66
Y1	Co-Lo 1	1900	20.0	Panel	Unknown	Unknown	300	66
Z1	Co-Lo 1	1900	20.0	Panel	Unknown	Unknown	180	66

FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, $H1$ and $H2$, must be known in order to calculate the distances, $R1$ and $R2$, from the antennas to the point of interest.¹



¹ OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

Computer Simulation Analysis

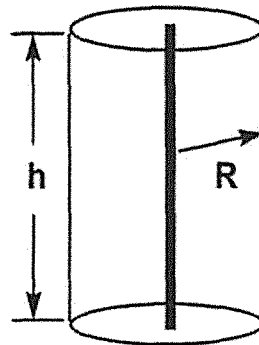
The Federal Communications Commission (FCC) governs the telecommunications services, facilities, and devices used by the public, industrial and state organizations in the United States.

"RoofView® is a software analysis tool for evaluating radiofrequency (RF) field levels at roof-top telecommunications sites produced by vertical collinear antennas of the type commonly used in the cellular, paging, PCS, ESMR and conventional two-way radio communications services."²

"RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof. Resulting, spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency. The entire roof is composed of one-square-foot pixels and RF fields are computed for each of these pixels for each selected antenna."³

Computer simulations produced for clients are simulated with "Uptime = 100%". This means that all transmitters associated with an antenna are considered to be "on".⁴

RoofView® uses a near-field method of computing the field based on assuming that the total input power delivered to the antenna, at its input terminal, is distributed over an imaginary cylindrical surface surrounding the antenna. The height of the cylinder is equal to the aperture height of the antenna while the radius is simply the distance from the antenna at which the field power density is to be computed. Within the aperture of the antenna, this approximation is quite accurate but as the antenna is elevated above the region of interest, the model output must be corrected for mounting height.⁵



$$S = \frac{P}{2\pi Rh}$$

² Roofview User Guide 4.15, Page 7, Richard A Tell Associates

³ Roofview User Guide 4.15, Page 7, Richard A Tell Associates

⁴ Roofview User Guide 4.15, Page 10, Richard A Tell Associates

⁵ Roofview User Guide 4.15, Page 45, Richard A Tell Associates

Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John B. Bachoua, PE

Date: October 02, 2018

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

FCC MPE Limits (from OET-65)

OSC Engineering uses the FCC's and clients' guidelines to model the computer simulation. Explained in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation".

Occupational/controlled⁶ exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

General population/uncontrolled⁷ exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

⁶ OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

⁷ OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

Limits for Maximum Permissible Exposure (MPE)⁸

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."⁹

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

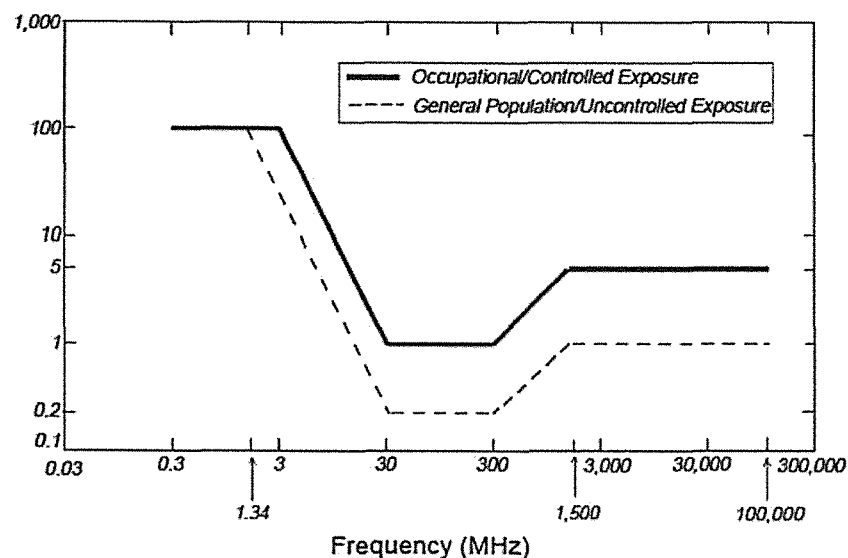
*Plane-wave equivalent power density

⁸ OET-65 "FCC Guidelines Table 1 pg. 72.

⁹ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

Limits for Maximum Permissible Exposure (MPE) continued¹⁰

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



"MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm²), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions), these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm²)
E = electric field strength (V/m)
H = magnetic field strength (A/m)

¹⁰ OET-65 "FCC Guidelines Table 1 pg. 72.

Limitations

OSC Engineering completed this evaluation analysis based on information and data provided by the client. The data provided by the client is assumed to be accurate. Estimates of the unknown, standard, and additional transmitting sites are noted and based on FCC regulation and client requirements. These are estimated to the best of our professional knowledge. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)¹¹. As each site is getting upgraded and changed, this report will become obsolete as this report is based on current information per the client, per the date of the report. Use of this document will not hold OSC Engineering Inc. nor it's employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

¹¹ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1
OSC Engineering Inc.

AT&T Antenna Shut-Down Protocol

AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4¹² (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.

9.4.7 Maintenance work being performed near transmitting antennas

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

9.4.8 AT&T Employees and Contractors

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

9.4.9 Other Incidental Workers

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

¹² ND-00059_Rev_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

RECOMMENDATIONS

- **AT&T Access Point(s):**

Caution Sign 2B
(Tower) @ base of
monopole (to be
posted)

- **AT&T Sector A**

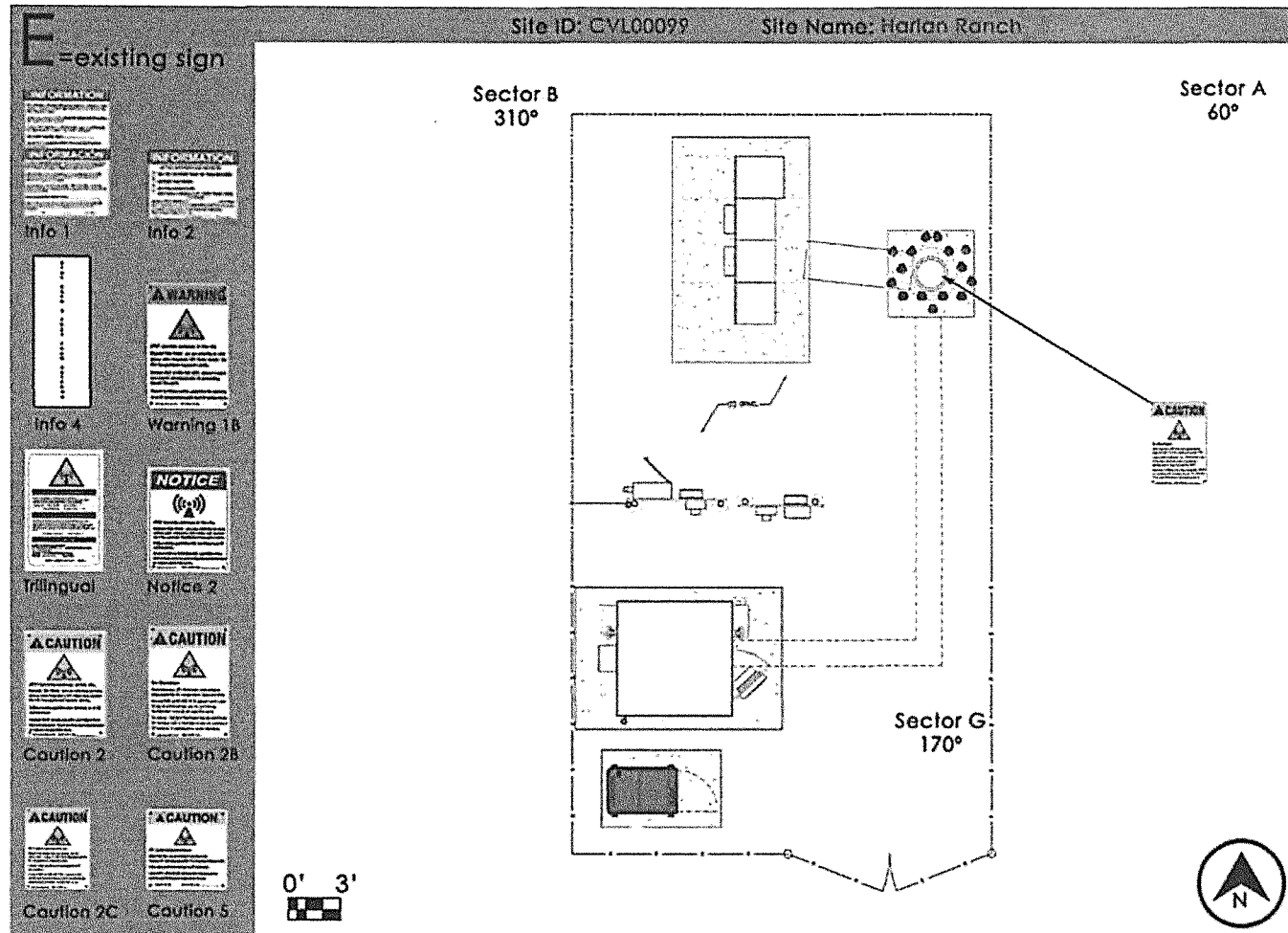
No signage or barrier
action required

- **AT&T Sector B**

No signage or barrier
action required

- **AT&T Sector G**

No signage or barrier
action required



If work is being performed in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entitled AT&T Antenna Shut-down protocol for further information.



County of Fresno

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

NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

A public hearing will be held on **TENTATIVE TRACT MAP NO. 5415 – TIME EXTENSION** filed by **APKAR AVEDIAN.**, proposing to:

Grant a two-year discretionary time extension to exercise Tentative Tract Map No. 5415, which authorizes the creation of a 24-lot subdivision with community water system with a minimum lot size of two acres from five existing parcels totaling 55 acres in the RR (Rural Residential, two-acre minimum parcel size) District. The subject property is located approximately 600 feet south of E. Shaw Avenue between N. Nelson and N. Academy Avenues, approximately 3.5 miles east of the nearest city limits of the City of Clovis (SUP. DIST: 5) (APN: 308-150-05, 18, 20, 37S & 38S).

NOTE: *The sole purpose of the public hearing is to address the time extension request.*

The Planning Commission hearing will be at **8:45 a.m. on Thursday, April 11, 2019** (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Agenda and Staff Reports will be on the Fresno County web site
<http://www.co.fresno.ca.us/PlanningCommission>
by Saturday, April 6, 2019, 6:00 a.m.

For more information contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4204**, email eahmad@fresnocountyca.gov.

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

NOTES:

- Anyone may testify; please share this notice with your neighbors or anyone you feel may be interested.
- The Planning Commission will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Planning Commission, please submit these documents to the Department prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

EA:

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