

# Community and Economic Development Planning Division

Matthew Treber *MT*  
Director of Community and Economic Development

- 200 W. 4<sup>th</sup> Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc\_planning@madera-county.com

**PLANNING COMMISSION DATE:** December 6, 2016

**AGENDA ITEM:** #3

<b>CUP</b>	<b>#2016-017</b>	<b>Amend an existing CUP to allow for additional antenna and equipment on an existing cell tower</b>
<b>APN</b>	<b>#050-061-010</b>	<b>Applicant: AT&amp;T Mobility</b>
<b>CEQA</b>		<b>Owner: American Towers, Inc.</b>
		<b>Exempt</b>

**REQUEST:**

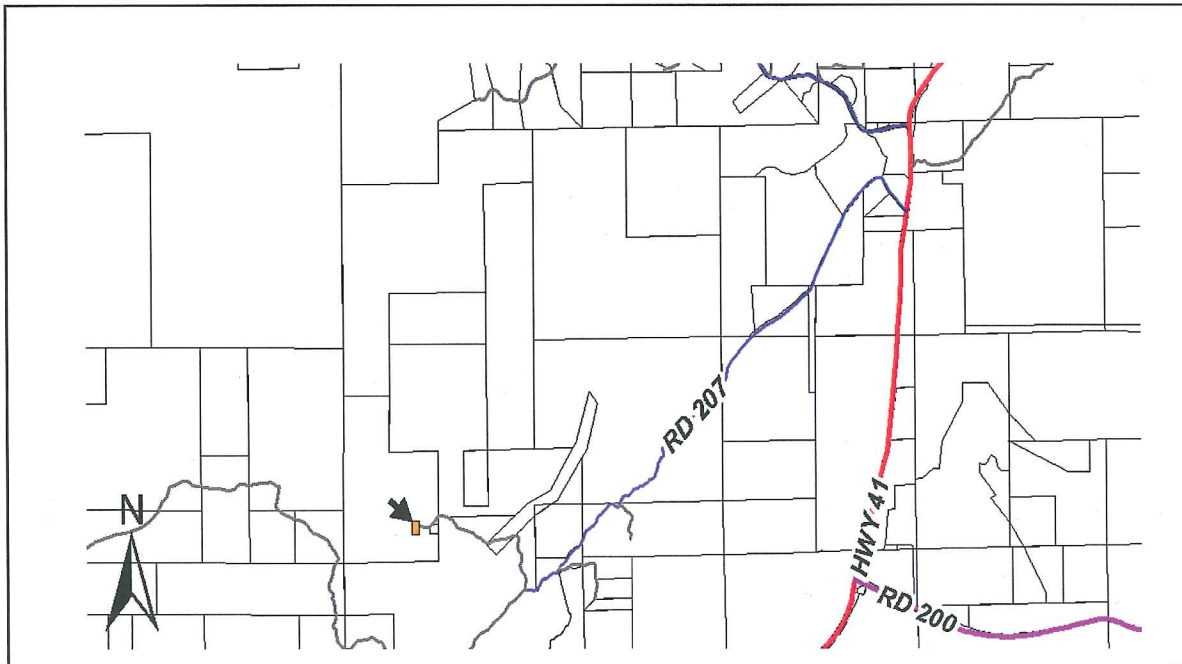
The applicant is requesting to amend Conditional Use Permit #2012-024 to allow for the increase in number of antennas and equipment on an existing cell tower.

**LOCATION:**

The subject property is located on the west side of Road 207, approximately 2.9 miles southwest of the intersection of Highway 41 and Road 207 (no situs available), Coarsegold.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to Public Resources Code 21084, this project is exempt from CEQA under Section 15301(b) and (e).



**RECOMMENDATION:** Staff recommends approval of CUP #2016-017 and the associated Categorical Exemption.

**GENERAL PLAN DESIGNATION (Exhibit A):**

**SITE:** AE (Agricultural Exclusive) Designation

**SURROUNDING:** AE (Agricultural Exclusive)

**O'NEALS AREA PLAN DESIGNATION (Exhibit A-2)**

**SITE:** RCA (Resource Conservation Area); PL (Public Land)

**SURROUNDING:** RCA (Resource Conservation Area); PL (Public Land)

**ZONING (Exhibit B):**

**SITE:** POS (Public Open Space) District

**SURROUNDING:** ARF (Agricultural Rural Foothill) District; OS (Open Space) District; ARE-40 (Agricultural, Rural, Exclusive – 40 Acre) District.

**LAND USE:**

**SITE:** Existing Cell Tower

**SURROUNDING:** Vacant Land

**SIZE OF PROPERTY:** 1.77 Acres

**ACCESS (Exhibit A):** Access to the site is via Road 207.

**BACKGROUND AND PRIOR ACTIONS:**

Conditional Use Permit #2012-024 was approved on December 4, 2012 for the addition of antennas, remote radio units behind the antennas, and one surge protector. CUP #2012-014 amended CUP #2010-014.

Conditional Use Permit #2010-014 was approved to allow for four new antennas, replace one antenna, and add coaxial cable and related equipment on an existing cell tower.

Microwave/cell tower installed prior to 1980 when entitlements were not required in this zone district.

**PROJECT DESCRIPTION:**

This is a request to amend an existing Conditional Use Permit to allow for the addition of five antenna to an existing tower and new equipment to the support structure.

**ORDINANCES/POLICIES:**

Section 18.04.010 of the Madera County Zoning Ordinance defines communication tower/wireless communications facilities.

Section 18.52.010 of the Madera County Zoning Ordinance outlines the permitted uses within the POS (Public Open Space) District.

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing and approval of conditional use permits.

Section 15301(b) and (e) of the California Environmental Quality Act allows for an exemption on projects which have been determined to not have a significant effect on the environment as the work being done is on an existing facility designated as a public utilities facility and is not increasing the footprint of the facility.

**ANALYSIS:**

The applicant is proposing to amend Conditional Use Permit #2012-024 to allow the addition of five antennas to an existing cell tower. The addition increases the number of antennas previously approved, as well as additional supportive equipment.

Wireless providers are attempting to provide wireless communication services to a wider and wider area of the County. In this case, the facility will provide service to areas along Highway 41, the Indian Lakes and Yosemite Lakes Park Subdivisions, and surrounding residential areas. The proposed expansion of the facility is also part of a larger network of sites that has been designed to provide continuous wireless coverage along Highway 41.

A microwave tower has been located here since 1980, prior to the requirement for a Conditional Use Permit. Due to the current zoning for this parcel, which is Public Open Space (POS), a Conditional Use Permit for communication towers and wireless communication towers, as well as amendments to those CUP's

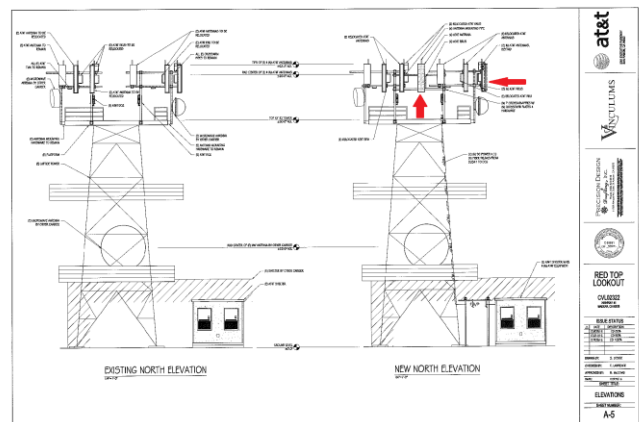


Figure 1 Exhibit D-3

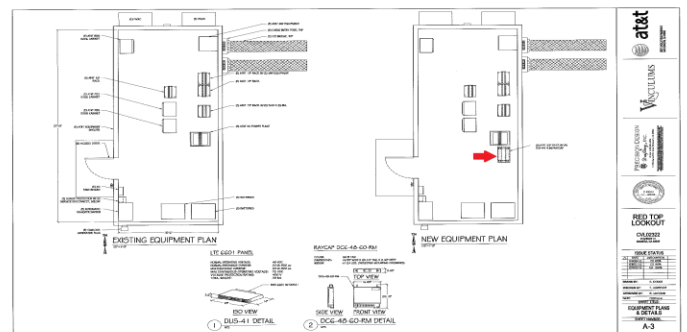


Figure 2 Exhibit D-1

**CUP #2016-017**  
**STAFF REPORT**

**December 6, 2016**

any time more equipment is put in. The Resource Conservation Area (RCA) and Public Land (PL) designations under the O'Neals Area Plan allows for a range of uses including public open spaces, rural residential and commercial uses. The Agricultural Exclusive (AE) general plan designation allows for public and quasi-public uses. No conflicts in land use are seen with this application.

The parcel is located off of a private road accessed via Road 207, which is a narrow road leading off of Highway 41. Adjacent parcels are zoned agricultural and the area is sparsely populated. The nearest residence is just over ¼ of a mile north-east of the site. The terrain is mostly hilly in nature. The identified is located in Flood Zone "X" as shown on the latest Flood Insurance Rate Maps (FIRM), an area determined to be outside the 500-year flood plain. The parcel still may be subject to localized drainage problems that are site specific and not included in this flood zone determination.

As there is no increase in height of the facility, the visual character of the surroundings will not change. The height of the tower, at approximately 60 feet, does not fall under the Airport Land Use Commission purview. There will be no increase in footprint.

There are cell towers located along the Highway 41 corridor. Two towers are located in and adjacent to the entrance of Yosemite Lakes Park, 3.73 and 3.62 miles to the north-west and north-east respectively of the subject site. A tower is also located to the south along Road 200 approximately 7.66 miles from the subject site.

The project was circulated to County Departments and outside regulatory agencies for comments and conditions. This included the San Joaquin Valley Air Pollution Control District, Regional Water Quality Control, Department of Fish and Wildlife, Agricultural Commissioner, Picayune Rancheria of Chukchansi, and Sheriff's Department.

Public Resources Code Section 21084 requires the CEQA Guidelines to include a listing of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Under Section 15301(b) and (e), this project is exempt from a CEQA evaluation as the work is being conducted on an existing public utility facility. The applicant is replacing some antennas and putting minimal equipment into an existing portion of the facility. There will be no increase in the footprint of the site, nor height increase of the tower or any grading to accommodate additional equipment. Operations of the tower will not be changed as a result of this project.

**FINDINGS OF FACT:**

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

1. *The proposed project does not violate the spirit or intent of the zoning ordinance* in that the property is POS (Public Open Space District) which allows cell towers with a Conditional Use Permit. As the original tower was constructed in the 1980s, it was originally grandfathered in. With the expansions requested since then, the applicant has applied for and received Conditional Use Permits, thus acknowledging the cell tower under the current zoning ordinance.
2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval as they relate to the operations. The project has already gone through a couple of conditional use permits related to the tower operation. Those previous requirements will remain in effect. Additionally, with the increased capabilities and newer technology as a result of the project, enhanced emergency services communication will be included.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors*, in that the project must adhere to local and state health and building codes. No additional odors, noise, dust, smoke, or glare is being produced by the project.
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The surrounding parcels are agriculturally zoned and used for agricultural purposes. While there are residences in the area, there are no major developments in the vicinity.

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act contract.

**GENERAL PLAN CONSISTENCY:**

The General Plan designation for the property is AE (Agricultural Exclusive) which allows for public and quasi-public uses, which a cell tower would fall under. The property is zoned POS (Public Open Space) District which allows for cell towers with a Conditional Use Permit. The zoning and general plan designations are compatible with the use.

**RECOMMENDATION:**

The analysis provided in this report supports approval of the Conditional Use Permit (CUP #2016-017) and associated Categorical Exemption under CEQA.

**CONDITIONS**

See attached.

**ATTACHMENTS:**

1. Exhibit A, General Plan Map
2. Exhibit A-2, O'Neals Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit D-1, Equipment Plan
7. Exhibit D-2, Antenna Plan
8. Exhibit D-3, Elevations Plan
9. Exhibit E, Aerial Map
10. Exhibit F, Topographical Map
11. Exhibit G, Operational Statement
12. Exhibit H, Environmental Health Department Comments
13. Exhibit I, Caltrans Comments
14. Exhibit J, Picayune Rancheria Comments

## CONDITIONS OF APPROVAL

**PROJECT NAME:** CUP #2016-017 - AT & T Mobility

**PROJECT LOCATION:** on the west side of Road 207, approximately 2.9 miles west of the intersection of Highway 41 and Road 207 (no situs available) Coarsegold

**PROJECT DESCRIPTION:** Amending CUP to allow for additional equipment

**APPLICANT:** American Towers LLC

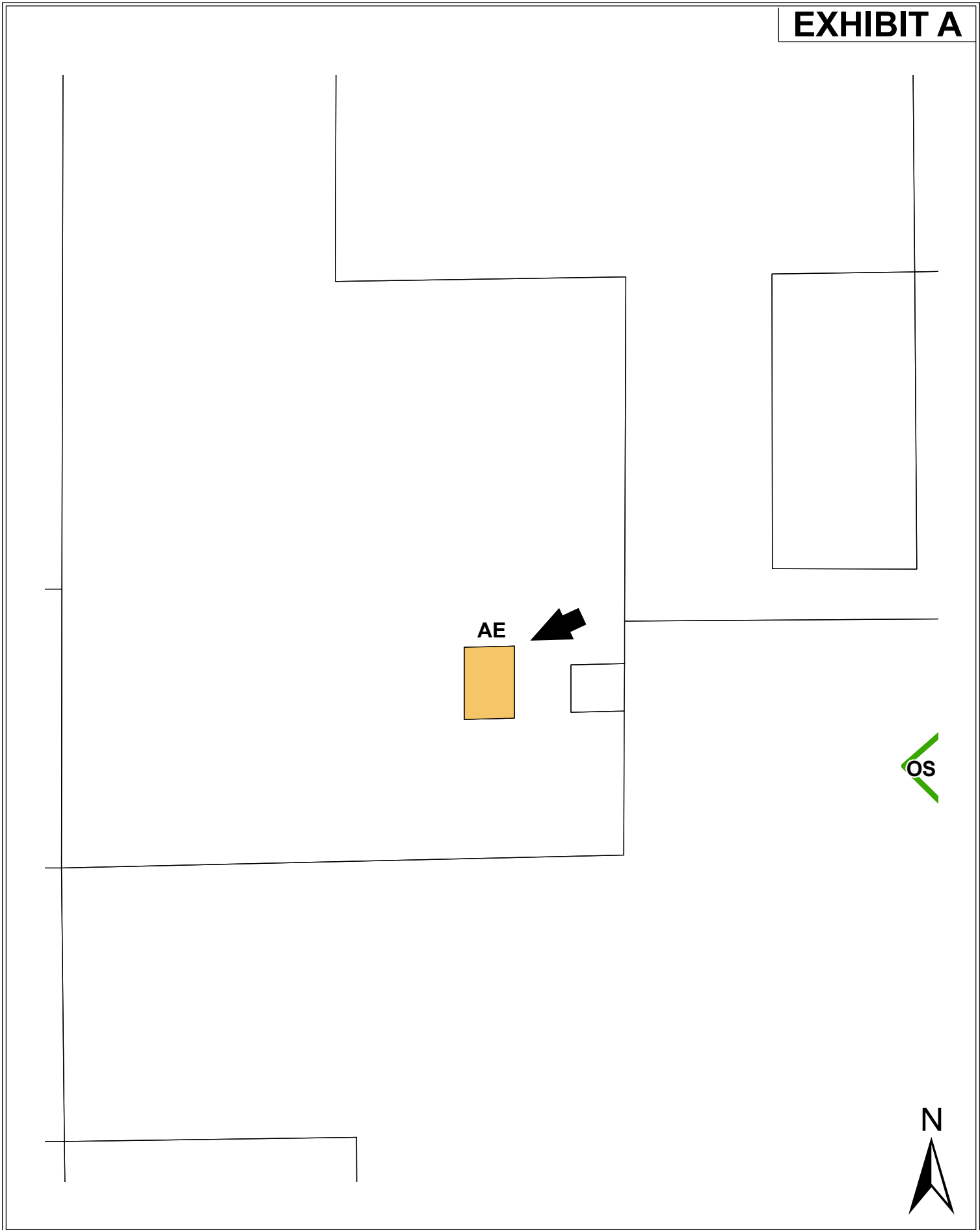
**CONTACT PERSON/TELEPHONE NUMBER:** 781-926-7144

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Environmental Health</b>					
	The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)	EH			
	If facility is already regulated by this department the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.	EH			
	As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: <a href="http://www.cers.ca.gov">www.cers.ca.gov</a>	EH			
	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
<b>Fire</b>					
	None				
<b>Planning</b>					

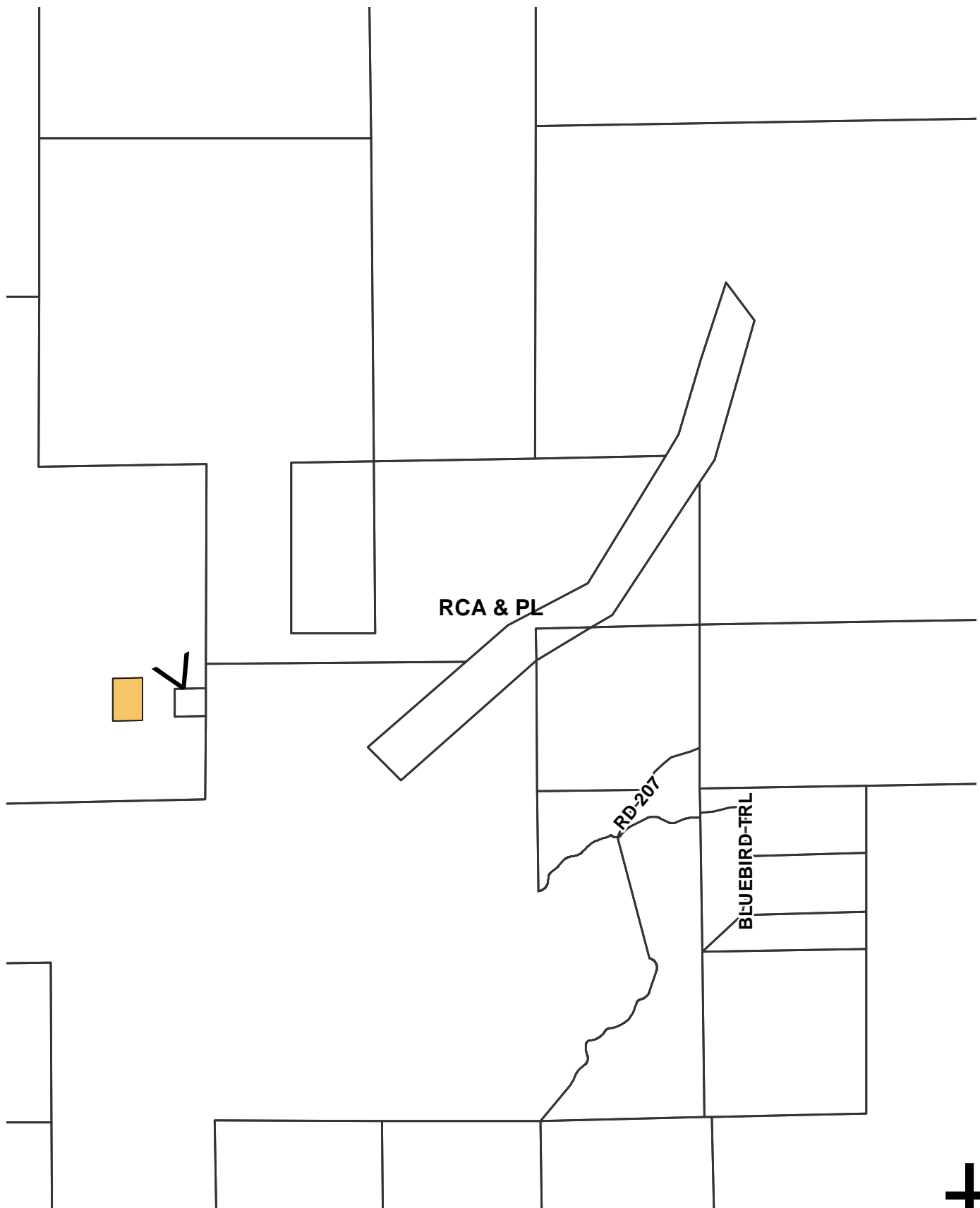
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
1	Facility to operate per submitted Operational Statement except where modified by conditions of approval and/or mitigation measures associated with this project.				
2	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.				
3	The proposed design and operations of this project shall not create a situation that will be in conflict with the previous conditional use permit.				
4	The tower antennas shall be treated or coated in such a manner as to make it non-reflective.				
5	Construction and operation of the facility must meet FCC standards for radio frequency operations within the vicinity.				
6	If not required by the Federal Aviation Administration for safety purposes, the tower shall not be lighted. If lighting is used, white (preferable) or red strobe lights at the minimum number, intensity, and flashes per minute shall be used.				
7	The applicant shall be required to maintain the facility at an acceptable level as determined by the Planning Department regarding visual/aesthetic components of the facility until such time as the tower is removed.				
8	Driveway, circulation, access and pad area to be kept in a dust free environment.				
9	Other conditions of approval from CUP #2010-014 and CUP #2012-024 shall be maintained.				
<b>Public Works</b>					
	None				
<b>Madera County Sheriff's Office</b>					
	None				
<b>Caltrans</b>					
	None				



No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks

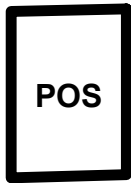


**GENERAL PLAN MAP**



**O'NEALS AREA PLAN**

ARF

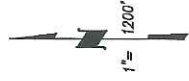


ARE-40



# EXHIBIT C

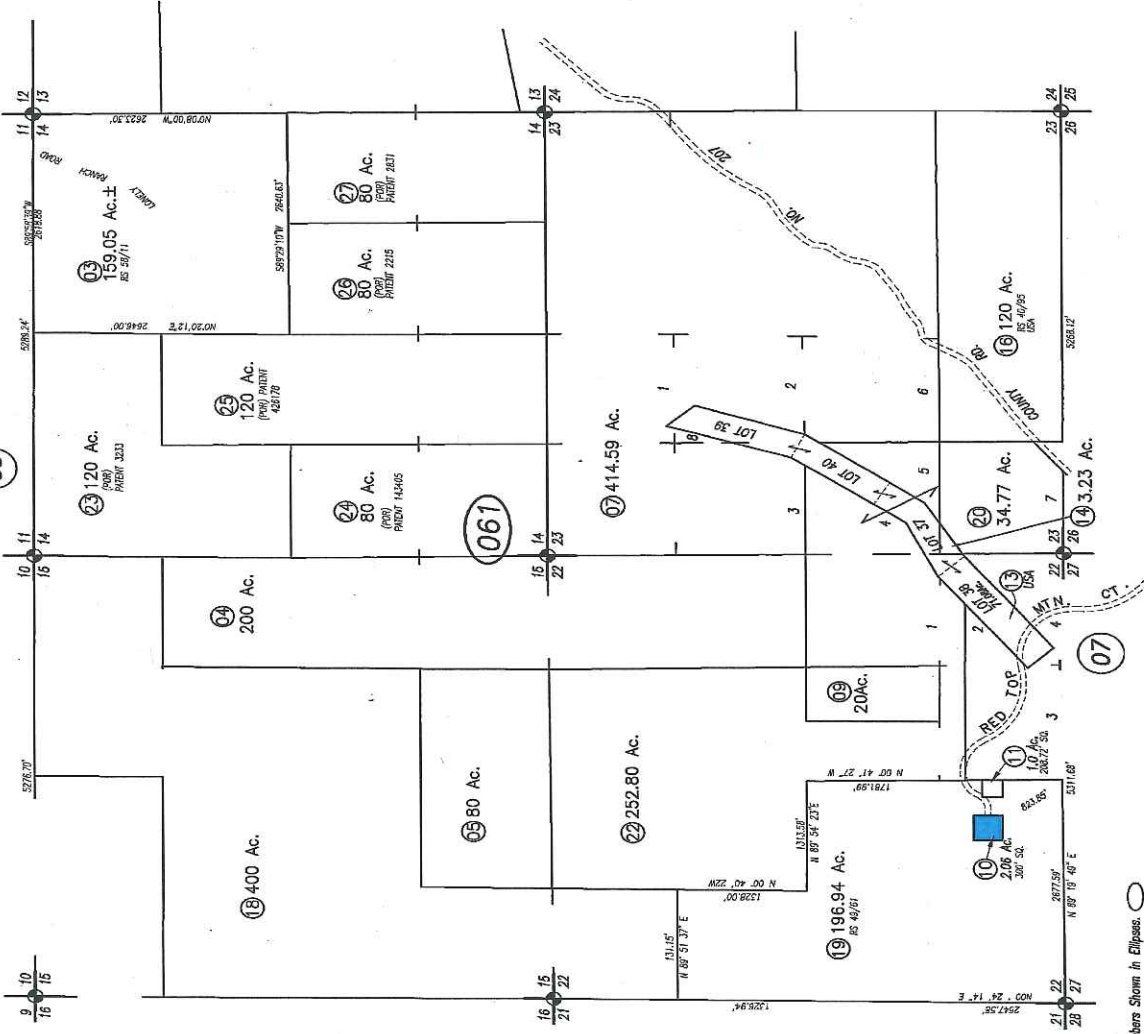
Tax Area Code 50-06  
83-011 SHEET 1 of 2



SEE SHEET  
2 OF 2

Assessor's Map  
No. 50-06  
Sheet 1 of 2  
Chawanahee  
County of Madera, Calif.  
1960

T.9S. R.20E. 03 M.D.B.&M.



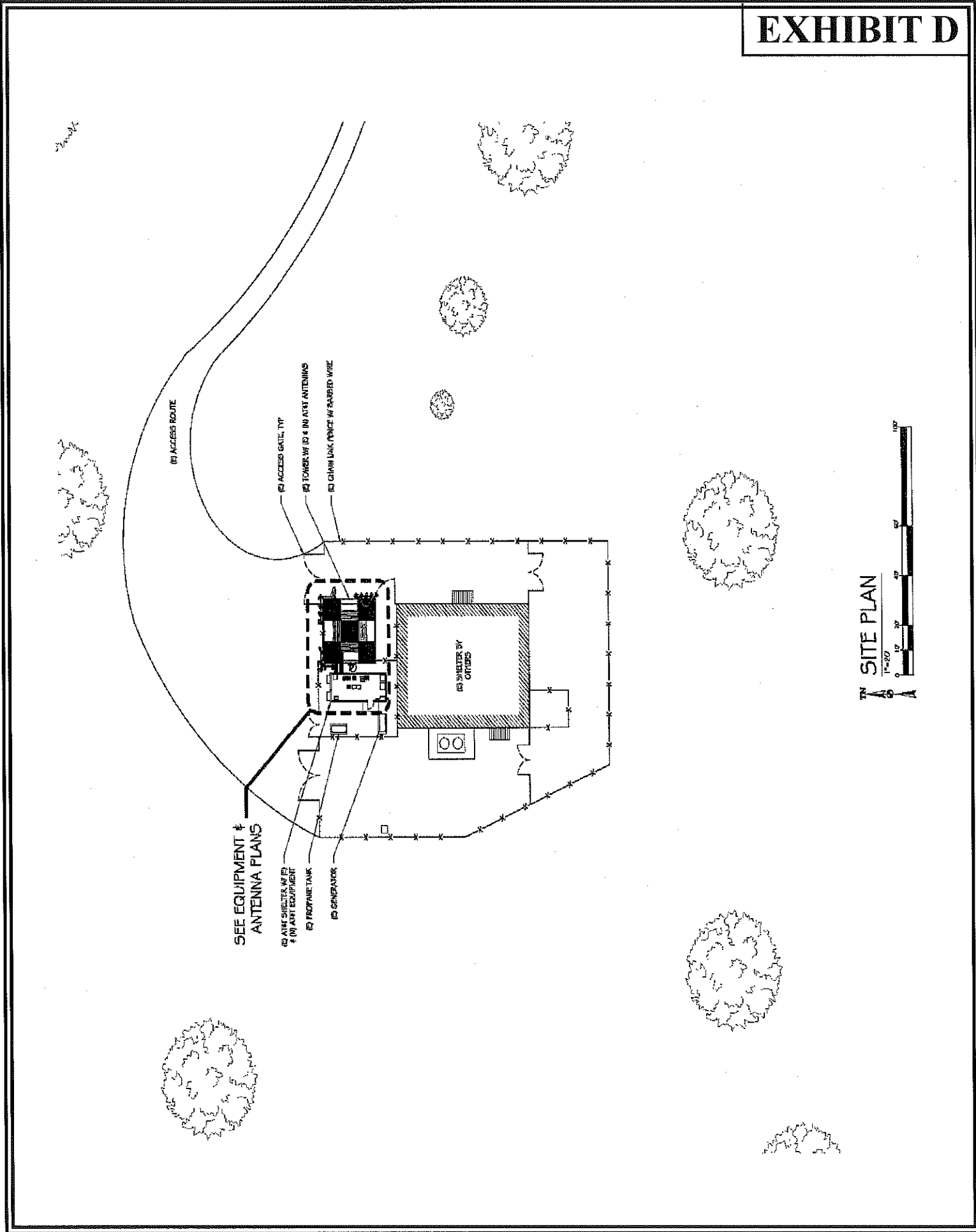
ORIGINAL

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

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

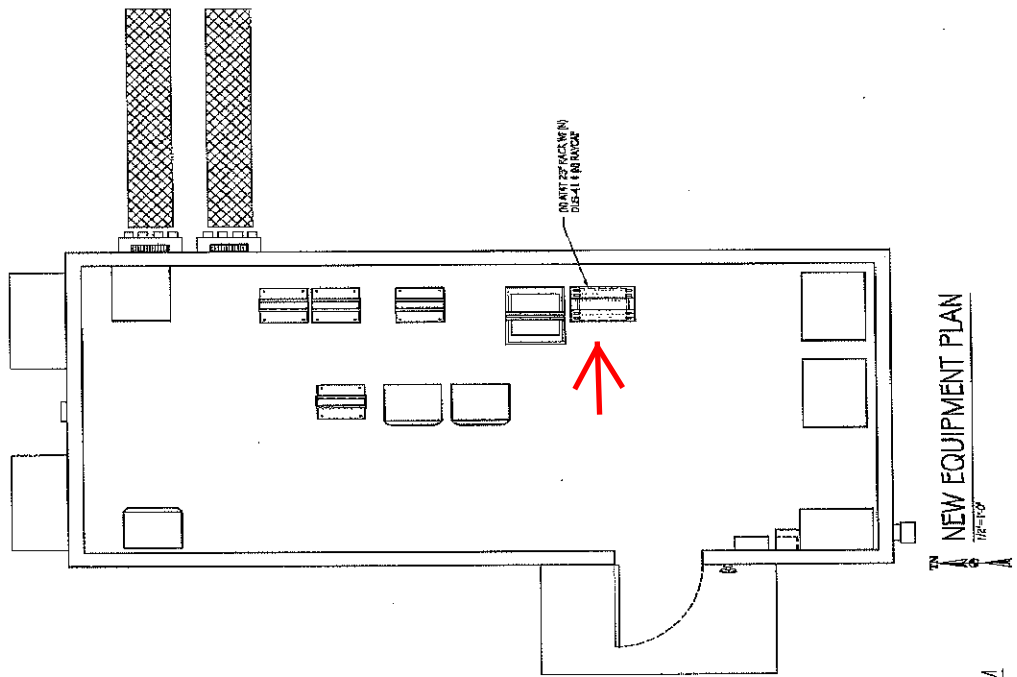
©2004 Madera County Assessor, All Rights Reserved

# ASSESSOR'S MAP



SITE PLAN

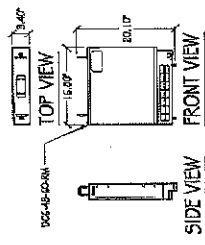
# EXHIBIT D-1



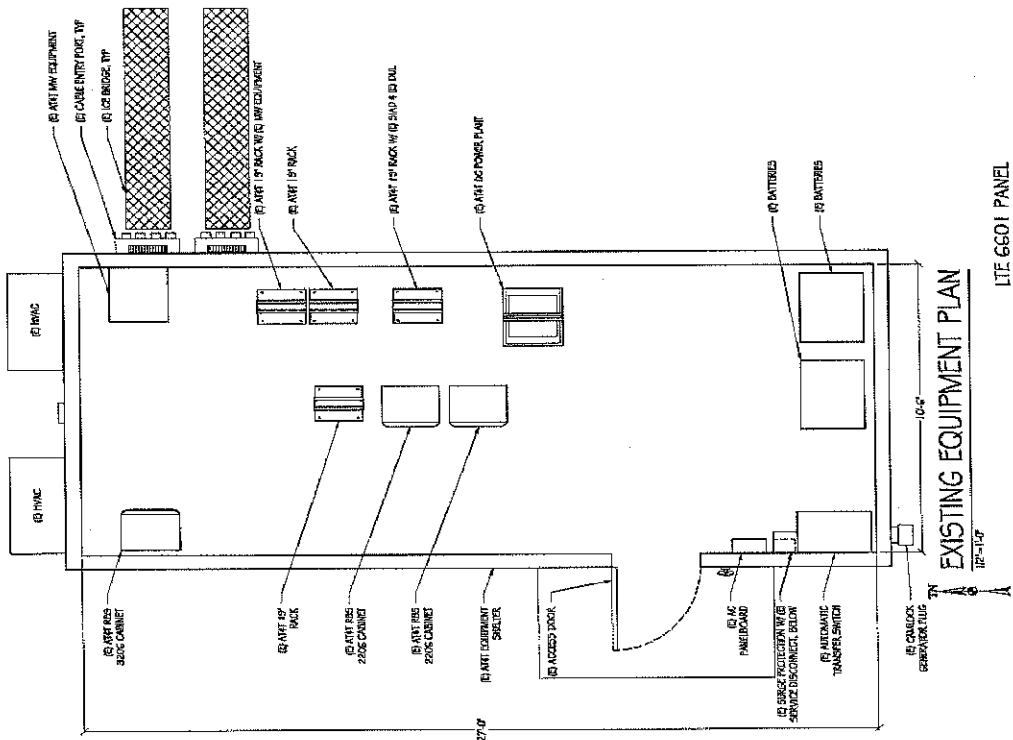
**NEW EQUIPMENT PLAN**  
1/8\"/>

**RAYCAP DCG-48-60-RM**

CASE: 15.5\"/>



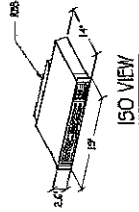
**DCG-48-60-RM DETAIL**  
2 NTS



**EXISTING EQUIPMENT PLAN**  
1/8\"/>

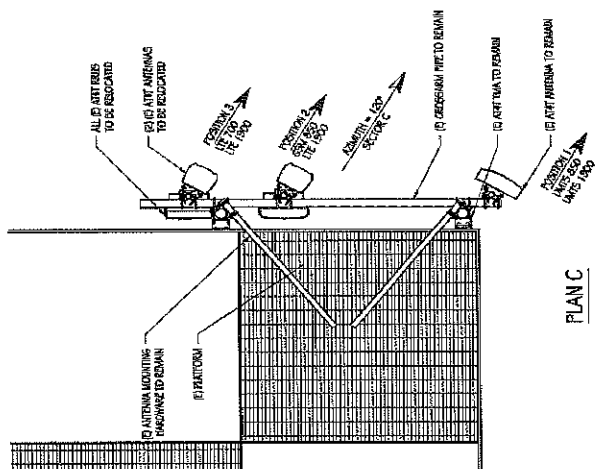
**LITE 6601 PANEL**

NORMAL OPERATING VOLTAGE: 48 VDC  
 NORMAL DISCHARGE CURRENT: 20 IA (800/48)  
 MAX DISCHARGE CURRENT: 50 IA (800/48)  
 MAX CONTINUOUS OPERATING VOLTAGE: 57 VDC  
 MAX DISCHARGE CURRENT: 40 IA  
 TOTAL WEIGHT: 30 lbs  
 MAX COOL W/ DESH: 17"

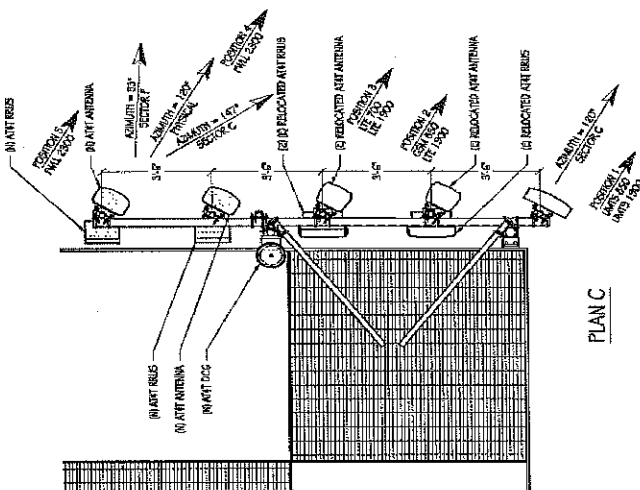


**LITE 6601 PANEL DETAIL**  
1 NTS

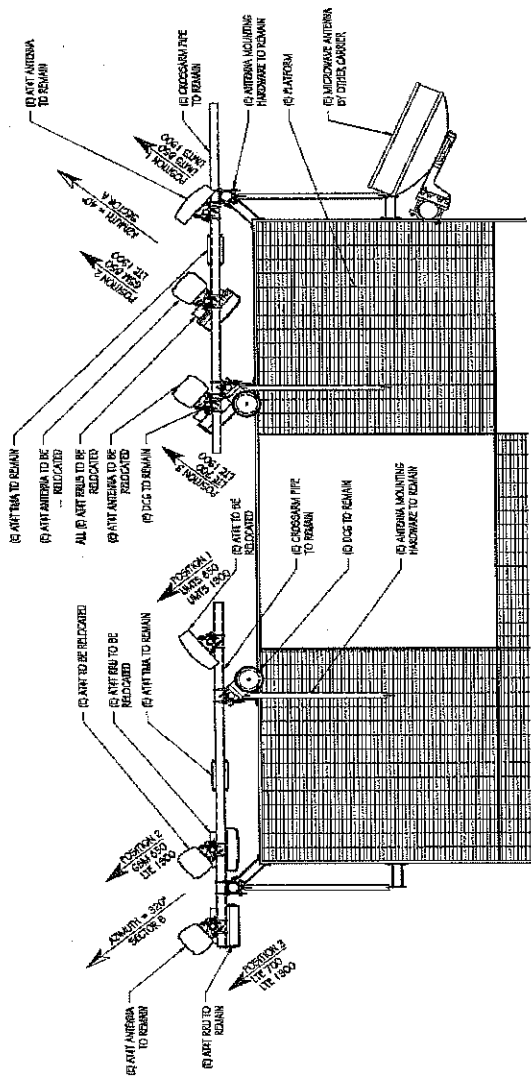
# EQUIPMENT PLAN



PLAN C

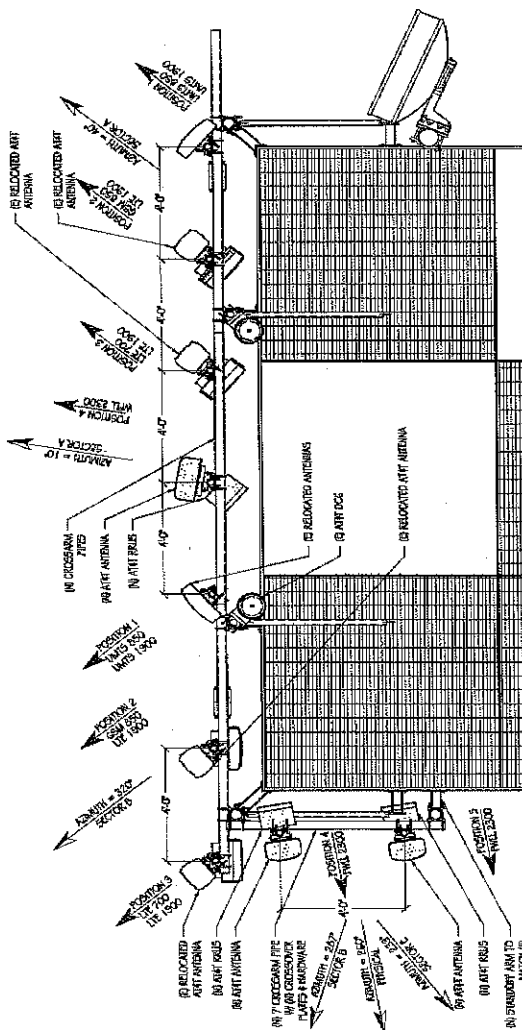


PLAN C



PLAN A

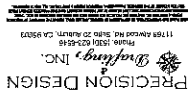
PLAN B  
EXISTING ANTENNA PLANS  
1/2"=1'-0"



PLAN A

PLAN B  
NEW ANTENNA PLANS  
1/2"=1'-0"





RED TOP LOOKOUT

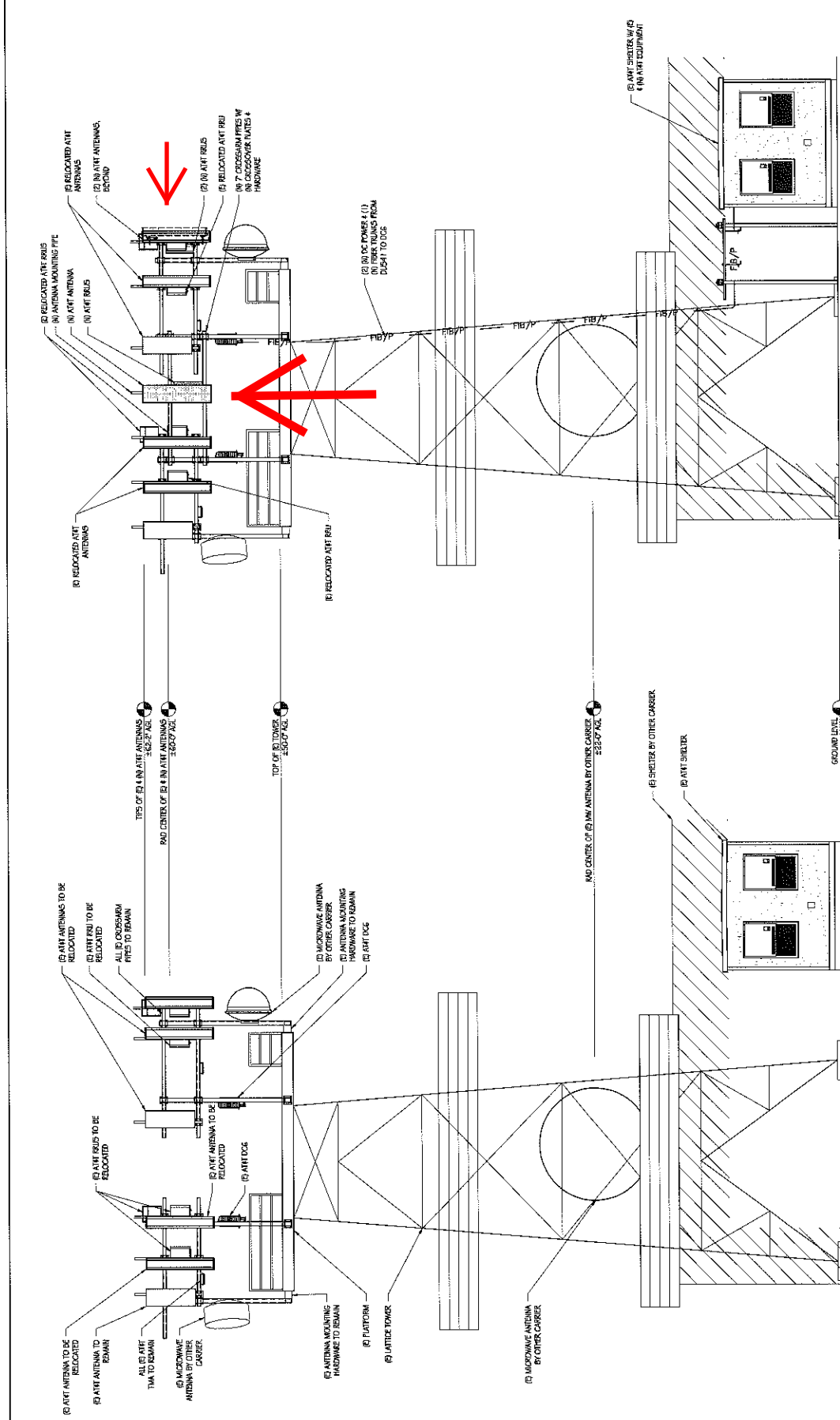
CVL02322  
MIRAMIA 41  
MIRAMIA, CA 95038

ISSUE STATUS	
Δ	DATE DESCRIPTION
	03/20/16 03:20/16
	03/23/16 03:20/16
	07/29/16 03:20/16

DRAWN BY: S. DOOGE  
CHECKED BY: T. LAMONGE  
APPROVED BY: B. MCGOWAN  
DATE: 07/29/16  
SHEET TITLE:

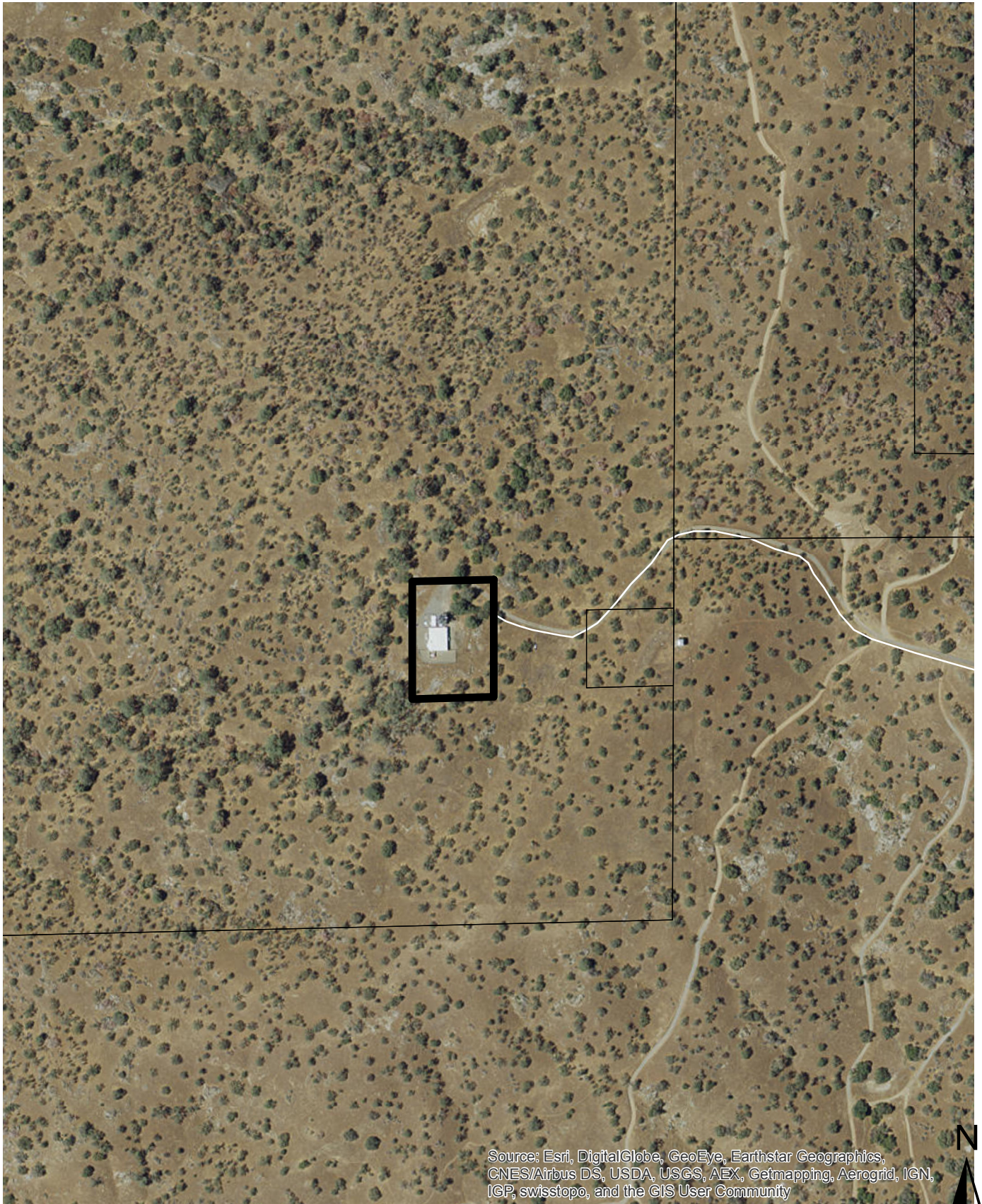
ELEVATIONS  
SHEET NUMBER:

A-5



NEW NORTH ELEVATION  
1/4" = 1'-0"

EXISTING NORTH ELEVATION  
1/4" = 1'-0"



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,  
IGP, swisstopo, and the GIS User Community



**AERIAL MAP**



TOPOGRAPHICAL MAP



# Community and Economic Development Planning Division

Norman L. Allinder, AICP  
Director

## EXHIBIT G

- 200 W 4<sup>th</sup> Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc\_planning@madera-county.com

## OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

2. Describe the nature of your proposal/operation.

\_\_\_\_\_

\_\_\_\_\_

3. What is the existing use of the property?

\_\_\_\_\_

\_\_\_\_\_

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

\_\_\_\_\_

\_\_\_\_\_

5. What are the proposed operational time limits?

Months (if seasonal): \_\_\_\_\_

Days per week: \_\_\_\_\_

Hours (from \_\_\_ to \_\_\_): Total Hours per day: \_\_\_\_\_

6. How many customers or visitors are expected?

Average number per day: \_\_\_\_\_

Maximum number per day: \_\_\_\_\_

What hours will customers/visitors be there? \_\_\_\_\_

7. How many employees will there be?

Current: \_\_\_\_\_

Future: \_\_\_\_\_

Hours they work: \_\_\_\_\_

Do any live onsite? If so, in what capacity (i.e. caretaker)? \_\_\_\_\_

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

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9. Will there be any service and delivery vehicles? \_\_\_\_\_

Number: \_\_\_\_\_

Type: \_\_\_\_\_

Frequency: \_\_\_\_\_

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

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11. How will access be provided to the property/project? (street name)

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12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

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

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14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

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15. Is there any landscaping or fencing proposed? Describe type and location.

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16. What are the surrounding land uses to the north, south, east and west property boundaries?

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17. Will this operation or equipment used, generate noise above other existing parcels in the area?

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18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

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19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

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20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

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21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

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22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

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23. Locate and show all bodies of water on application plot plan or attached map.

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24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

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25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

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26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

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27. How do you see this development impacting the surrounding area?

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28. How do you see this development impacting schools, parks, fire and police protection or special districts?

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29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s):

Square feet of building area(s):

Total number of employees:

Building Heights:

**30.** If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

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Community and Economic Development  
Environmental Health Division

200 West 4th Street  
Madera, CA 93637  
(559) 675-7823

Dexter Marr, Deputy Director

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MEMORANDUM

TO: Robert Mansfield  
FROM: Dexter Marr, Environmental Health Division  
DATE: November 2, 2016  
RE: AT&T Mobility - Conditional Use Permit - Coarsegold (050-061-010-000)

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Comments

TO: Planning Department  
FROM: Environmental Health Division  
DATE: October 17, 2016  
RE: Conditional Use Permit (CUP) #2016-017, AT&T Mobility- Coarsegold  
APN 050-061-010

The Environmental Health Department Comments:

The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)

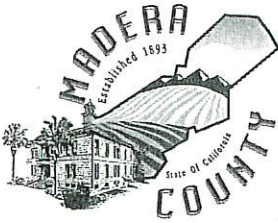
If facility is already regulated by this department the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.

As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: [www.cers.calepa.ca.gov](http://www.cers.calepa.ca.gov)

The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms, contact this department at (559) 675-7823.





Community and Economic Development  
Planning Division

Matthew Treber  
Director of Community and Economic Development

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FAX (559) 675-6573  
TDD (559) 675-8970  
mc\_planning@madera-county.com

*Drc*  
*10/26/16*  
**EXHIBIT I**

**PROJECT REVIEW REQUEST**

RECEIVED OCT 14 2016

DATE: October 12, 2016

*No Comment*

*Rec'd 10/19/16*

Community Advisory Councils

- Ahwahnee Community Council
- Coarsegold Area Plan Committee

- North Fork Community Development Council
- Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
- Madera County Sheriff's Office
- City of Chowchilla Planning Department
- City of Madera Planning Department
- California Department of Fish and Game
- California Department of Housing
- California Department of Transportation (CALTRANS)
- California Department of Water Resources
- California Regional Water Quality Control Board
- California Department of Conservation
- California Division of Mines and Geology
- California Division of Oil and Gas
- San Joaquin Valley Unified Air Pollution Control District
- Archaeological Information Center - Bakersfield
- Other: \_\_\_\_\_

Homeowners Associations

- Bass Lake Homeowners Assn
- Bonadelle Ranchos #5
- Bonadelle Ranchos Neighborhood Committee
- Cascadel Homeowners Assn
- Goldside Estates
- Hidden Lake Estates Homeowners Assn
- Indian Lakes Estates Property Owner Assn
- Lake Shore Park Subdivision
- Madera Ranchos Neighborhood Committee
- Pierce Lake Estates
- Pines Civic Council
- Rolling Hills Citizens Assn
- Sumner Hill Homeowners Assn
- Yosemite Lakes Park Owner Assn

**RETURN TO:**

**ROBERT MANSFIELD, Planning Department**  
200 W. 4th Street  
Madera, CA 93637  
Phone: (559) 675-7821

**REGARDING:**

CUP #2016-017, AT&T Mobility - Conditional Use Permit - Coarsegold (050-061-010-000)

The request consists of a conditional use permit to allow To amend CUP #2012-024 to allow for additional antenna and equipment for an existing tower.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: October 26, 2016. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee Nov 09, 2016.

**PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS**

CUP #2016-017

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-017

Return to: Robert Mansfield, Planning Department

AT&T Mobility

Responding Agency: Caltrans

Date: 10/24/16

Respondent's Signature: [Handwritten Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

n/c Approve

n/c Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

Caltrans is neutral on the project.

2. If the project is approved, what conditions of approval are recommended?

[Blank lines for response]

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

[Blank lines for response]

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-017

Return to: Robert Mansfield, Planning Department

AT&T Mobility

Responding Agency: Caltrans

Contact Person.: David Padilla Signature: [Signature]

Telephone No.: 444-2493 Date: 10/24/16

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

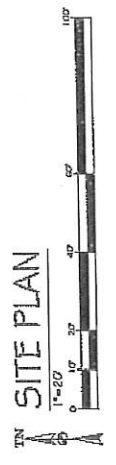
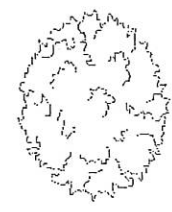
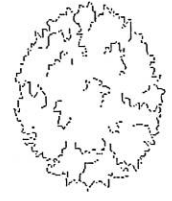
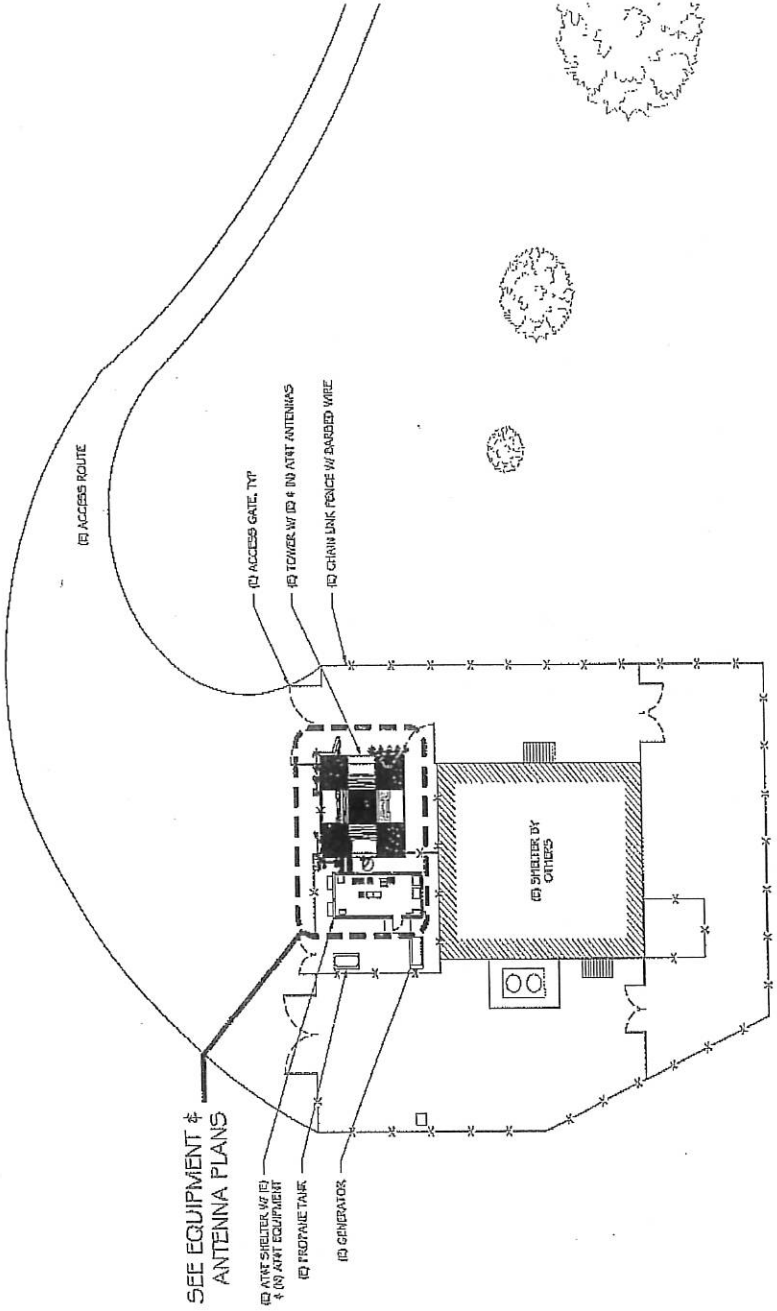
None  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes  No

# EXHIBIT D

Handwritten mark



## SITE PLAN

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-017

Return to: Robert Mansfield, Planning Department

AT&T Mobility

Responding Agency: Pico yunc Rancharia of Chukchansi INDIANS Date: Oct. 19, 16

Respondent's Signature: Mary Motola

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve  Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

no ground disturbances

2. If the project is approved, what conditions of approval are recommended?

NONE

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

NA

4. General Comments - Please attach on additional sheet.

RECEIVED

OCT 24 2016

MADERA COUNTY PLANNING DEPARTMENT

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-017

Return to: Robert Mansfield, Planning Department

AT&T Mobility

Responding Agency: Picayune Rancheria of Chukcheansi Indians  
 Contact Person.: Mary Motola Signature: Mary M. Motola  
 Telephone No.: 559-825-7961 Date: Oct. 19, 16

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

\_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No