



AGENDA

PLANNING COMMISSION

WEBINAR MEETING

TUESDAY JULY 14, 2020

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the City of Coalinga Planning Commission will hold a Regular Meeting, on July 14, 2020 via webinar only. The webinar address for members of the public is https://www.bigmarker.com/griswold_lasalle/July-14-2020-Coalinga-Planning-Commission-Meeting. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113.

Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

<i>Chairman Sailer</i>
<i>Vice Chairman Jacobs</i>
<i>Commissioner Helmar</i>
<i>Commissioner Garza</i>
<i>Commissioner Pruitt</i>

Staff:

<i>Sean Brewer, Assistant City Manager</i>
<i>Marissa Trejo, City Manager</i>

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the

Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 020P-008, Approving Conditional Use Permit Application CUP 20-02 with Conditions for the Construction of a New 73' Foot Cellular Monopine with Associated Ground Mounted Equipment at 117 Truman Street

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Adoption of Resolution No. 020P-008, Approving Conditional Use Permit Application CUP 20-02 with Conditions for the Construction of a New 73' Foot Cellular Monopine with Associated Ground Mounted Equipment at 117 Truman Street

Meeting Date July 14, 2020

Project Location: 117 Truman Street (APN: 071-134-18)

Applicant: Complete Wireless Consulting, 2009 V Street, Sacramento, CA, 95818

Owner: Pat Billingsley, 301 Forest Ave, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

The recommendation is for the Planning Commission to approve Resolution 020P-008 for an application for Conditional Use Permit (CUP No. 20-02) and Variance based on the Findings, and subject to the Conditions of Approval.

II. BACKGROUND:

On May 27, 2020 the began processing an application for a conditional use permit and variance for the construction of a new 73-foot monopine cellular facility at 117 Truman Street.

Conditional Use Permit Application

In accordance with Section 9-5.125(e), all commercial telecommunication and wireless services and facilities shall require a conditional use permit. This use classification requires special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

Variance

Variances are intended to provide a mechanism for relief from the strict application of this title where strict application will deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions. Variances may be granted with respect to dimensional and performance standards, but variances from the use regulations of this title are not allowed.

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

AT&T Wireless is proposing the construction of a new 73-foot cellular tower (faux monopine tree) and the associated ground mounted equipment at 117 Truman Street (APN: 071-134-18). The proposed unmanned telecommunications facility consists of nine (9) AT&T panel antennas and associated equipment, to be mounted at a 66' centerline on a 73' tall monopine, a monopole built to resemble a pine tree. Top of steel would be 70', with the remaining height consisting of the artificial branches that make up the monopine's crown. (This is necessary to stealth the antennas while maintaining the tapered look of a natural tree.)

The 50' by 50' equipment area will be surrounded by a 6'-tall chain link fence with vinyl slats. The lease area will contain a walk-in cabinet and 30KW standby diesel generator installed on a new concrete pad, along with a diesel fuel storage tank. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access 24 hours a day, 7 days a week.

All antenna arrays, wiring equipment will be encased inside of the mono-pine trunk and enclosure. The monopine is designed to appear just like a large pine tree, with sufficient foliage to conceal the antenna arrays. The "trunk" will include a bark-like finish, and coloring to match that of an actual pine tree. There will be no reflective material on the "tree" and will comply with the General Standards for Wireless Telecommunication Facilities. The wireless site has been designed as a co-locatable facility with land available for one additional carrier's equipment. The design for co-location will limit the potential for proliferation of cell towers in the immediate vicinity. Any new antennas will be integrated into the pine tree design and equipment screened from view.

Surrounding Uses

Location	Use
South	RV Storage Lot (Zoned Service Commercial)
North	Existing Residence (Zoned Service Commercial)
West	Retail (Dollar General) General Commercial
East	Contractors Yard, Storage Facility

Standards for all Telecommunications Facilities 9-5.125

Requirement/Development Standard	Proposed Project	Complies (Yes/No)
A network design plan for all of the service provider's existing and planned sites in the City and surrounding jurisdictions. The network design plan shall indicate the location of existing	Coverage Maps showing existing LTE coverage and proposed LTE coverage have been provided in relation to existing sites throughout the community.	Yes

and proposed facilities and the service area covered by each site.		
For new telecommunication facility locations, a written statement with supporting maps and documents showing that the possibility of co-location has been fully explored and is not possible at the time of application.	An alternative site analysis was provided identifying possible co-location opportunities and unfortunately the locations identified are not suitable for future needs. See attached Alternative Site Analysis.	Yes
An evaluation of the radio frequency (RF) field exposure conditions of the facility, prepared by a qualified electrical engineer licensed by the state of California, demonstrating that the radiation levels generated by the facility meet Federal standards and that interference to consumer electronic products is unlikely to occur. The evaluation shall include the maximum exposure conditions directly adjacent to the antenna and at the closest point the public could come into contact with radiation, including upper floors of residential, institutional or commercial buildings, the maximum exposure conditions at the nearest residential use, the maximum exposure at the nearest school or day care use, the maximum exposure level at the nearest hospital or nursing home, and the maximum cumulative exposure conditions of all commercial wireless services and facilities within one mile of the proposed site. Certification shall be provided by the electrical engineer prior to final inspection of the facility that the RF field exposure conditions are per the submitted evaluation	As presented in the Radio Frequency Study (attached), based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antenna that exceed the FCC's occupational and/or general public exposure limits at this site.	Yes
A site plan showing the location of proposed facilities, and the location and use of existing buildings on the site and adjacent properties.	The Site Plan has been provided and reviewed by staff for compliance in addition to comments provided by the City Engineer.	Yes
Visual representations sufficient to accurately show the appearance of the proposed facility, such as elevation drawings, photographic simulations, mock-ups, and/or story poles. When feasible, scaled mock-ups shall be constructed on site.	Full Photo Simulations have been provided of the proposed facility from a North, West, East and South orientation.	Yes
A co-location agreement binding the applicant and property owner to make	As a condition of approval, the applicant prior to issuance of a	Conditioned (#9)

the facility available in the future for the installation of additional communication equipment by other wireless communication providers.	building permit shall provide a copy of a co-location agreement which shall be reviewed and approved by the City Attorney.	
An abandonment agreement, requiring removal of the facility if use is discontinued for more than one year.	As a condition of approval, the applicant, prior to issuance of a building permit shall provide a copy of an abandonment agreement which shall be reviewed and approved by the City Attorney.	Conditioned (#8)
If a monopole is proposed, an explanation as to why other facility types are not being considered, and a description of proposed screening of the monopole from public and private residential view.	This has been discussed in the alternative analysis in that other locations were not suitable for the needs of the project and result in the necessary coverage desired. The mono-pine will create an artificial natural element to blend in with the surrounding environment to the extent possible and balance the immediate need for increased cellular and wireless coverage in the City.	Yes
All monopoles shall be limited to the maximum height allowed for the Zoning District in which it is located.	Staff has analyzed the variance request for an increase in height and made the appropriate findings to support approval of such increase. See findings below in the report.	Variance (Yes)
Monopoles shall be considered only when the applicant demonstrates that the proposed facility cannot, or should not, be placed on an existing building, utility pole, or other structure.	The applicant discussed this in the alternative site's analysis and ground that this facility could not be placed on either a building or existing structures due to the height needed to provide adequate coverage.	Yes
Monopoles shall be located a minimum of 150 feet away from any property line of a residentially zoned property.	The closest residentially zoned property is approximately 215 Feet to the east and 405 Feet to the northeast (Coaling Station B). There is a residence adjacent to the proposed site however it currently operates under a legal non-conforming use (Zoned Service Commercial - CS).	Yes
Substantial landscaping or other screening shall be provided to screen monopoles from public or private residential view. Landscape screening shall be designed to achieve its desired	Screening has been provided as a way to reduce visibility of the equipment and with the development of a mono-pine, this will limit the industrial metal	Yes

appearance within a two-year period of time.	monopole look where a tree structure attempts to blend in with the surrounding environment to the extent possible.	
Monopoles shall be designed to minimize their visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, and camouflage, such as enclosures and structures made to look similar to or compatible with existing architecture, and artificial trees.	There are a variety of trees within the surrounding areas but limited trees in the direct vicinity of the proposed site. Staff did not think it would be feasible to require the applicant to provide additional artificial trees to create a blending effect when there are very few trees in the direct vicinity of the proposed site.	Yes
Monopole equipment facilities shall be screened from public view.	The equipment has been screened from view by chain link fence and slating material.	Yes

Public Notification

On June 29, 2020, public hearing notices for this project were posted and mailed to property owners located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

Environmental Review

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Project is a project under CEQA.

Staff has reviewed the project to determine the required level of review under CEQA. The project is categorically exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This exemption includes projects that involve the construction and location of limited numbers of new, small facilities or structures.

The Project consists of a CUP to construct and operate a wireless cellular facility to improve the wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive. All public utilities and services will be available to the Project site. Based on staff’s review of the Project, no special circumstances exist that would create a reasonable possibility that granting a CUP for this project will have a significant effect on the environment. Therefore, the proposed Project is exempt from CEQA and no further environmental review is required.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

Telecommunications Findings

1. **The proposed telecommunication facility will provide a public benefit to the City of Coalinga.** The City of Coalinga is lacking in cellular and wireless coverage and with the addition of a new facility, it will drastically improve coverage in the community when cellular reliability and wireless coverage is important to public safety, education and communication.
2. **The radiofrequency report demonstrates that the proposed facility is within public exposure and occupational limits established by the Federal Communications Commission (FCC).** The radiofrequency report prepared and provided by the applicant confirms that it meets the public exposure occupational limits established by the FCC.
3. **The proposed telecommunication facility is visually compatible with the building it is attached to, and its neighborhood and surroundings, in compliance with the standards in Section 9-5.125(i) of this article, Visual Compatibility.** The proposed monopine, in staff's opinion is the best attempt to blend an industrial facility (typically a monopole or lattice structure) into the existing natural environment. Although there may not be several pine trees in town where there are several coastal redwoods that may represent a similar appearance to the artificial pine tree proposed by the applicant.
4. **If a new location is being proposed, the applicant has demonstrated that co-location is not possible elsewhere.** See Attached Alternative Sites Analysis.
5. **Any other required finding for Conditional Use Permits.** Conditional Use permit findings have been provided below and in the resolution.
6. **All proposed modifications to existing telecommunication and wireless facilities shall demonstrate continued compliance with public exposure and occupational limits established by the FCC, as well as continued visual compatibility with the building that the facility is attached to, and its neighborhood and surroundings, in compliance with the standards in Section 9-5.125(i), Visual Compatibility.** This has been included as a condition of approval to ensure ongoing compliance with public exposure and occupational limits as established by the FCC.

Conditional Use Permit Findings

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record. Staff feels that the findings for a conditional use permit have been met and will not have a detrimental effect on health, safety and general welfare of the community.

1. **General Plan consistency.** Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;
2. **Neighborhood compatibility.** The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;
3. **Asset for the neighborhood.** The nature use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the

successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

All elements of project are consistent with the City's adopted General Plan. The project is also in compliance with the Wireless Communication Facilities regulations found in the Planning and Zoning Code. The site design and layout will meet the design criteria while providing wireless coverage to a part of town where there now exists a coverage gap.

Variance Findings

A variance shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record. Applications for variances shall be reviewed administratively in accordance with these findings.

(1) There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this title will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Siting of telecommunication facilities require extensive technical analysis to ensure the placement of the facility will result in adequate coverage including the ability to co-locate. The coverage maps identify the proposed location as a suitable location to provide the desired outcome of effective coverage to the community after conducting the alternative sites analysis.

The request to exceed the maximum height allowed by 23 feet is necessary to provide maximum cellular coverage in the immediate residential and commercial areas in addition to allow for collocation. Furthermore, the planning and zoning code prohibits wireless telecommunication facilities in residential zones, except for such facilities are located on a major collector or arterial street or associated with permitted nonresidential uses such as parks or high density residential zones so siting these facilities are critical to ensure adequate coverage. The proposed monopine will be designed as a pine tree and designed to blend in with the existing environment to the extent possible considering the limited trees within the direct vicinity. Furthermore, the applicant will improve the site with fencing and screening to further conceal the equipment enclosure.

(2) Such special circumstances were not by the owner or applicants;

The increase in height is not a special circumstance created by the owner or applicant. The height increase will substantially improve the cellular and wireless coverage in the area of the proposed monopine as described in the coverage maps and siting analysis in addition to providing opportunity for co-location. The increased height will benefit the surrounding properties with increased coverage in cellular service as well as wireless service. The technical analysis shows that any incremental lowering of the antennas would lead to an incremental loss in coverage, limited collocation and possibly invalidate the project.

(3) The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and

There are currently two (2) other cellular towers in the city limits. One is located on Lucille and W. Elm Ave at approximately 90 feet and the other on 1st Street near Forest which is about 80 feet in height. The height limit for towers in the CS (Commercial Service) district is 50 feet. Exceptions to the height limit may be granted when the Planning Commission approves a variance to do so. The height of the proposed cellular antenna tower is 73 feet, thus requiring a variance approved by the Planning Commission. This is something

that any other project proponent would have the ability to request with adequate analysis and consideration to alternative co-location.

The highest point of the antennas is 66 feet in order to optimize its coverage objectives. Any incremental lowering of the antennas would lead to an incremental loss in coverage and possibly no-project. The Applicant has solicited to co-locate the wireless antennas at nearby locations on existing electrical towers; however, the property owners have expressed no interest in the co-location of new antennas. The tower could be reduced to 70 feet with the removal of the trees crown, but staff supports leaving the crown of the tree as it provides an aesthetic feature to the overall tree aesthetics. Given the Applicant's assertion that the location provides the best capacity coverage in the area and the property owners of other suitable sites expressed no interest in co-locating, staff believes the request for a height exception for a 23-foot increase is reasonable and therefore supports the request.

ATTACHMENTS:

Description

- ☐ CUP 20-02 Application
- ☐ Variance Application
- ☐ Alternative Sites Analysis - CUP 20-02
- ☐ Coverage Maps - CUP 20-02
- ☐ Full Photo Simulations CUP 20-02
- ☐ Noise Study - CUP 20-02
- ☐ Project Support Statement CUP 20-02
- ☐ RF Study - CUP 20-02
- ☐ Resolution 020P-008 with Conditions

**CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION**

CUP 20-02
Application Number

5/27/2020
Date

APPLICANT INFORMATION:

Applicant/Property Owner: New Cingular Wireless PCS, LLC c/o Complete Wireless Consulting, Inc. (Attn: Kevin Gallagher)

Mailing Address: 2009 V Street, Sacramento, CA 95818, Attn: Kevin Gallagher

Telephone Number: 916-764-2632 Assessor Parcel Number: 071-134-18 & 071-134-19-S (easements)

Property Location: 117 Truman St, Coalinga, CA 93210

Legal Description (lot, block, Tracts, etc.)

Lots 9 and 10 in Block 101 of the City of Coalinga, according to the Official Map thereof recorded 2/20/1918 in.
Book 10, Pages 3 to 8, inclusive, of record of surveys in the Office of the County Recorder.

PROPERTY USE INFORMATION:

Current Zoning: Service Commercial District (CS)

Existing Number of Lots: 1 Proposed Number of Lots: N/A Area of Parcel: 0.19 acres

Proposed Use: Unmanned wireless telecommunications facility with related ground equipment. Please see attached
project support statement.

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures).

2,500 square feet.

(If additional space is required attach separate sheet of paper)

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Unmanned wireless telecommunications facility. After construction, the only visitor will be service technician,
who will periodically visit to confirm all equipment is in working order. No service or delivery vehicles will
be present unless the facility needs service or repair.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.



Signature of APPLICANT/AGENT



Name of APPLICANT/AGENT (Please Print)

Complete Wireless Consulting

2009 V Street, Sacramento, CA 95818

Mailing Address



Telephone Number



Signature of OWNER



Name of OWNER (Please Print)

301 E Forest Ave. 932

Mailing Address



Telephone Number

**CITY OF COALINGA
VARIANCE TO
ZONING ORDINANCE APPLICATION**

CUP 20-02 (Variance)
Application Number

5/27/2020
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: New Cingular Wireless PCS, LLC dba AT&T c/o Complete Wireless Consulting

Applicant's Mailing Address: 2009 V St, Sacramento, CA 95818

Telephone Number: 916-764-2632

Assessor Parcel No. 071-134-18

Property Location (Street Address): 117 Truman Street, Coalinga, CA 93210

Legal Description (lot, block, tracts, etc.): Please see sheet LS2 of site plans for full legal description of the property.

PROPERTY USE INFORMATION:

Current Zoning: Service Commercial (CS)

Existing Use: RV Storage

Existing Number of Lots: 1

Proposed Number of Lots: 1

Area of Parcel (s) 0.19 acres

Proposed Use: AT&T proposes to build an unmanned, wireless telecommunications facility and associated ground equipment. The proposed facility would be 73' tall, and the ground compound would be 2500 square feet. Please see the Project Support Statement for further information.

The answers to the following questions must be made full and complete.

1. What are the special circumstances applicable to the property involved or to the intended use of the property, including size shape topography location, or surroundings (but not including monetary hardship), That do not apply generally to other property in the same zone or vicinity? Owing to topography, a shorter facility will not be able to provide wireless coverage to the surrounding area. This is the case for existing communication facilities in the City, including the 116' tall wireless facility at 990 West Elm Road and the 80' facility at 100 1st St. Please see project support statement, coverage maps, and alternative site analysis for further information.

2. What are the reasons that the property involved is unique and that such variance is necessary for the preservation and enjoyment of a substantial property right? Please see attached alternate site analysis and coverage maps for further information on the limited options for placing a wireless facility that would adequately fill the existing coverage gap in the City of Coalinga.

3. Would the proposed uses be materially detrimental to the public welfare or injurious to persons or property in the vicinity? The proposed facility would be stealthed (see attached photosimulations) to minimize visual impact. Improved wireless coverage would be beneficial to the surrounding area and Coalinga as a whole.

4. What were the original deed restrictions, if any, affecting the use of the property involved? Give the expiration date of these restrictions.

N/A

5. When was the above described property acquired by the applicant? Applicant acquired a leasehold interest in a portion of the property
earlier this year for the purpose of building the proposed wireless facility.

6. What are the provisions of the ordinance from which you are requesting a variance? The maximum height in the CS
zone is 50'. AT&T is requesting 73', which would be the minimum functioning height of the tower.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required as applicable.

The forgoing statement and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.



Signature of APPLICANT/AGENT

Kevin Gallagher, Complete Wireless Consulting

Name of APPLICANT/AGENT (Please Print)

2009 V St, Sacramento, CA 95818

Mailing Address

916-764-2632

Telephone Number

Signature of OWNER

Name of OWNER (Please Print)

Mailing Address

Telephone Number

AT&T Mobility
ALTERNATIVE SITES ANALYSIS
CONDITIONAL USE PERMIT APPLICATION

Site Name: CVL03215 West Hills College Coalinga
Location: 117 Truman Street, Coalinga, CA 93210
APN: 071-134-18

In identifying the most preferred site location and design, AT&T begins its process by identifying a search area and a required centerline height. AT&T then looks to local codes and general plans to identify the values significant to the local community for the siting and locating of wireless facilities.

Search Ring Issued by AT&T



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 66' represents the required height of the antennas to produce the desired coverage objective. (AT&T previously proposed a higher centerline that would've enabled the facility to serve a larger proportion of the City. The currently proposed centerline represents the absolute minimum height at which the tower would be functional.)

After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this search ring, there is a single existing communication tower.

No Colocation Opportunities in the Vicinity due to Overloading

There is a clear need for this facility and there is no co-locatable tower within the coverage objective target area. The only communications tower within the target area is an existing, approximately 80' tall lattice tower at 100 1st Street owned by CalNeva, a regional internet service provider that provides high speed internet to access to rural communities.

Unfortunately for the purpose of co-location, there are two major issues with the existing tower. First, there is no available space on the tower for AT&T's equipment – existing antennas and microwave dishes occupy each centerline on the tower from 20' on up. Each set of equipment needs vertical space on the tower to prevent interference. AT&T typically approximately 10 ft. of vertical space between antennas. Here, the CalNeva tower does not have enough vertical space for AT&T's equipment, nor does the property have enough ground area to accommodate Verizon's ground equipment. (The ground area is occupied by a number of large communication dishes.)

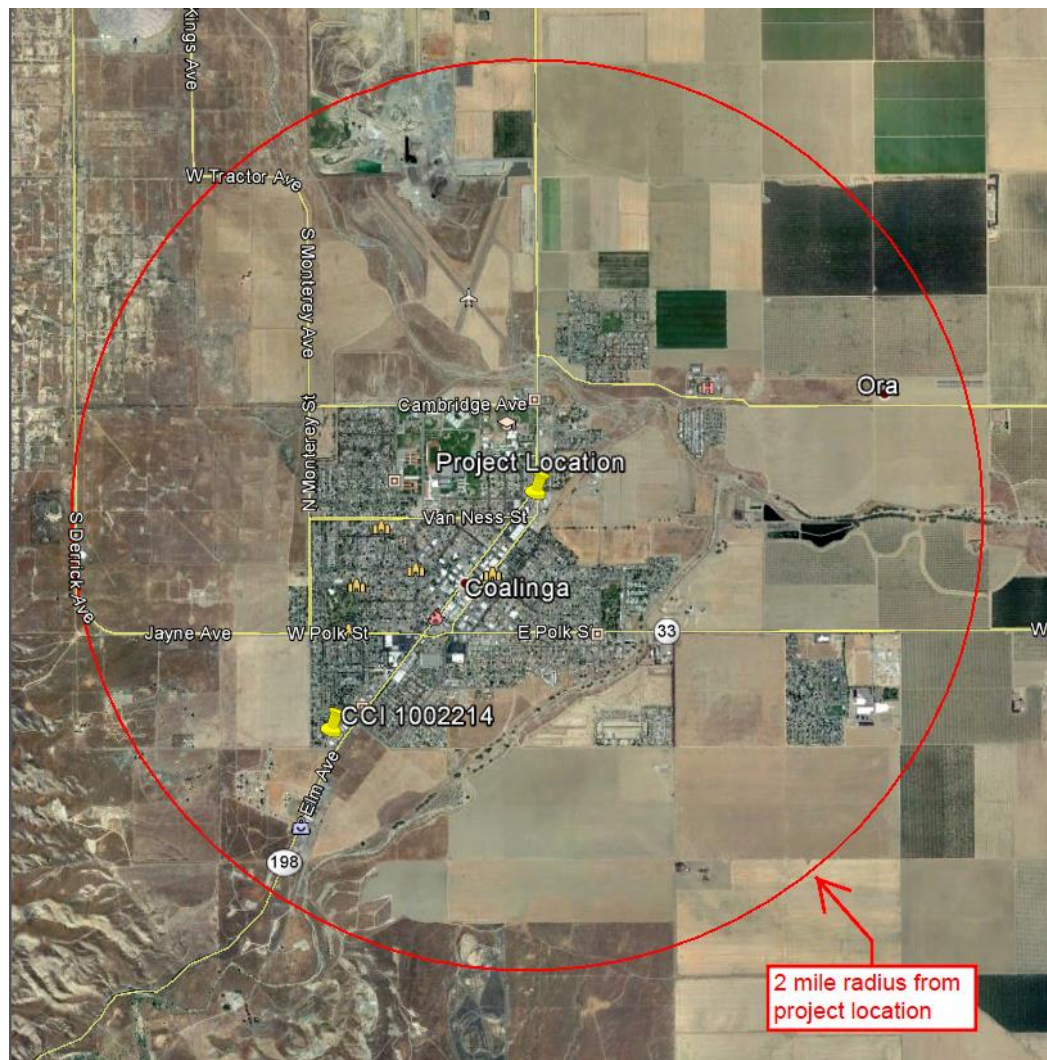
One option in this sort of situation would be to extend the existing tower by 20 ft., thereby creating additional space for AT&T's antennas and enough space for the necessary clearance other equipment. This brings us to the second issue – the existing tower is incapable of supporting the weight of AT&T's equipment and the extension necessary to accommodate it. The only way to accommodate both AT&T's equipment and the existing equipment on the tower would be to temporarily decommission all of the owner's existing equipment, demolish the existing tower, build a replacement, and reinstall the existing commitment, a process that would take months.

AT&T did reach out to the tower's owner about the possibility of demolishing the existing tower and building a joint pole in its place, but CalNeva did not respond, as they were evidently unwilling to take their equipment offline for the months it would have taken to get the new facility up and running.

Google Earth Image of the Current CalNeva Tower



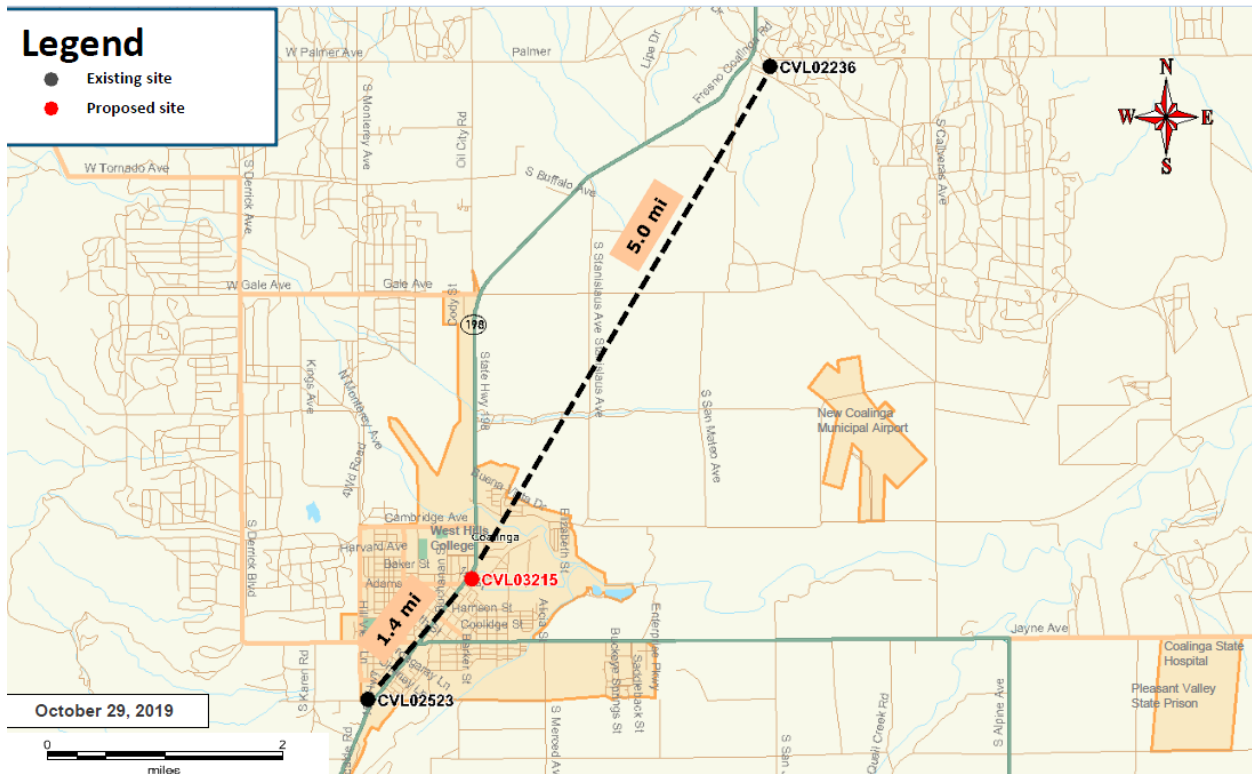
Other Towers within 2 Mile Radius of Project Location



Per the FCC antenna registration, the only communications facility besides the CalNeva owned tower within two miles of the project location is a CCI owned tower 1.4 miles to the southwest. This location will be unable of filling the existing coverage gap, as it is too far away from the objective. (In fact, AT&T already has equipment installed and on air at this location, which is reflected in the coverage maps below.)

The Proposed Facility location and design represents a thorough and responsible investigation of alternative co-location possibilities. AT&T has concluded that no co-location on an existing facility will be capable of filling the existing gap in coverage.

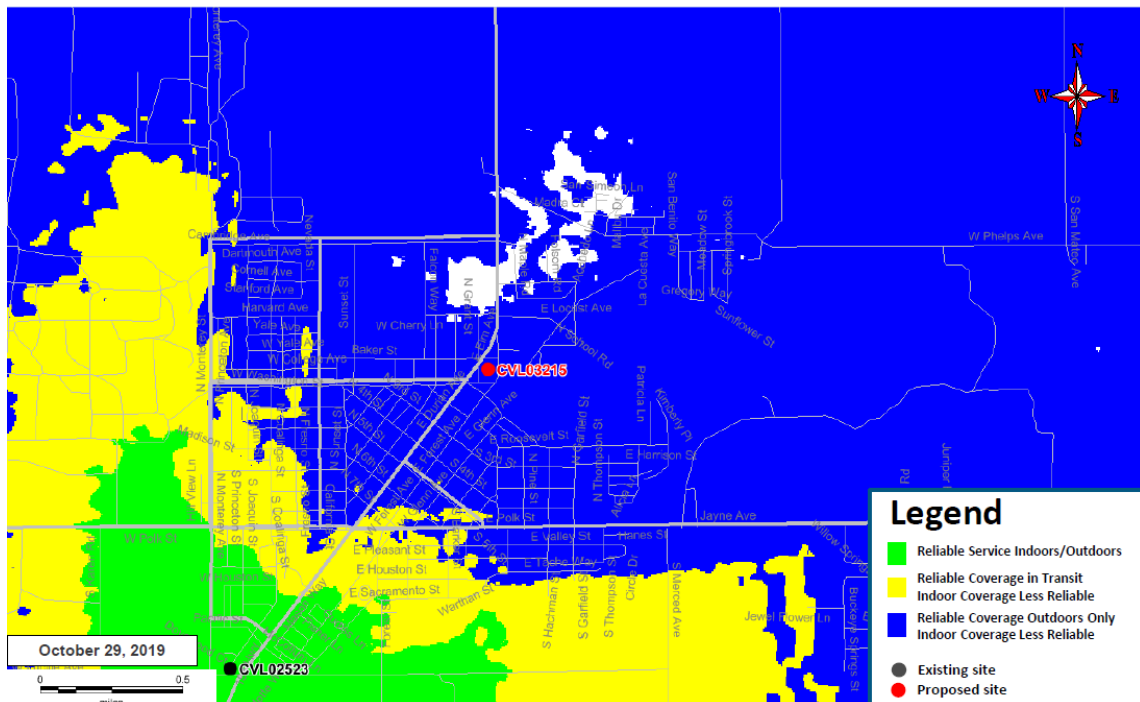
Existing AT&T Facilities Serving the City of Coalinga



Coverage Maps

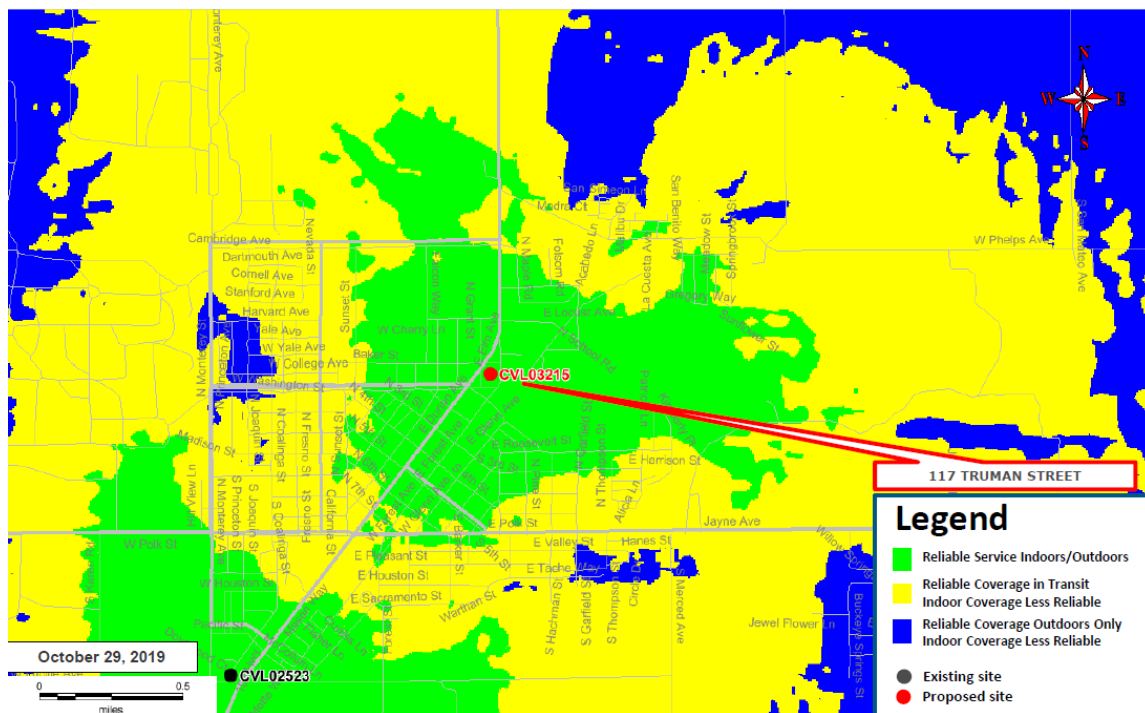
Existing Coverage

Existing LTE 700 Coverage



Proposed Coverage

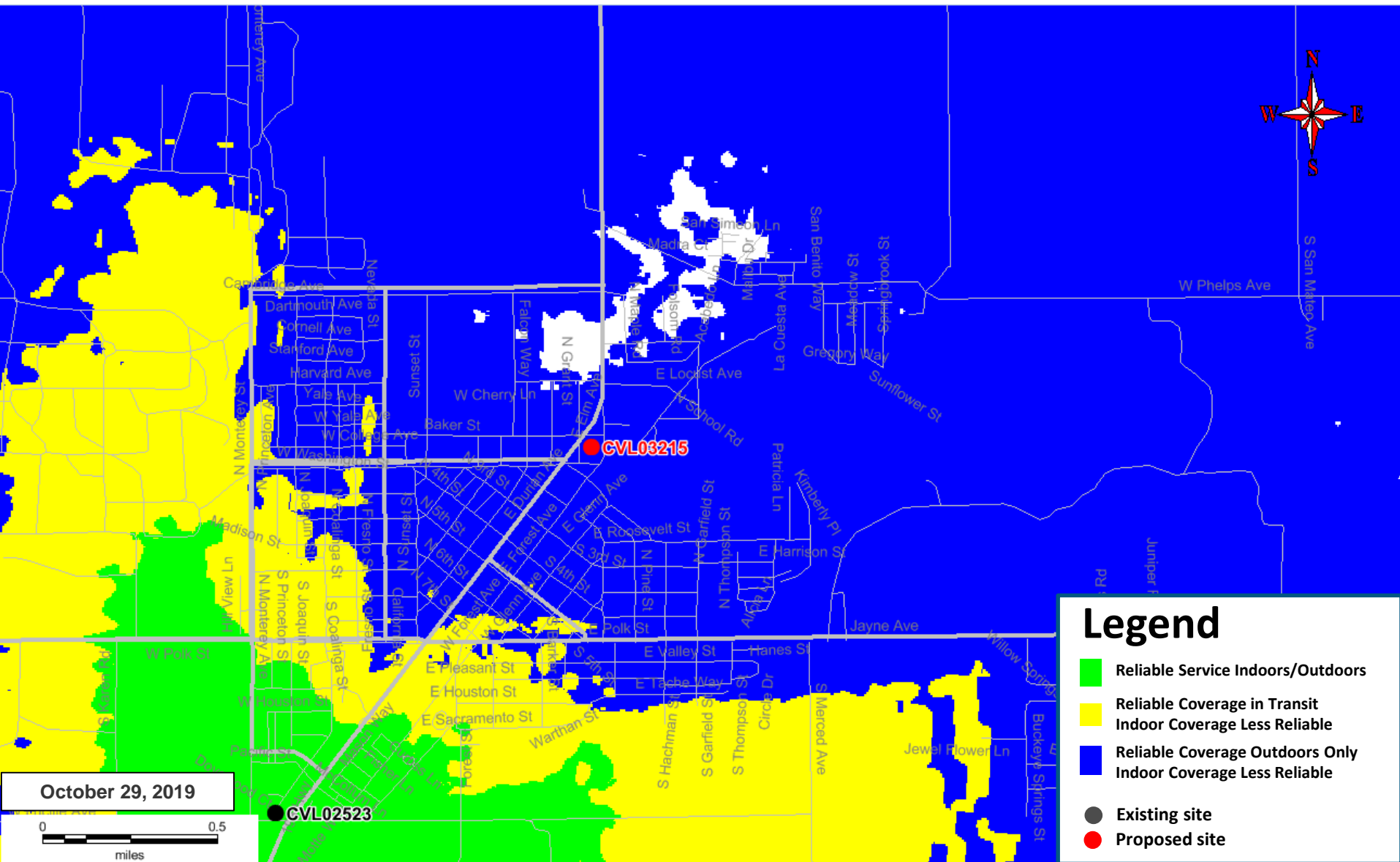
Proposed LTE 700 Coverage – 117 TRUMAN STREET @ RC = 100 ft



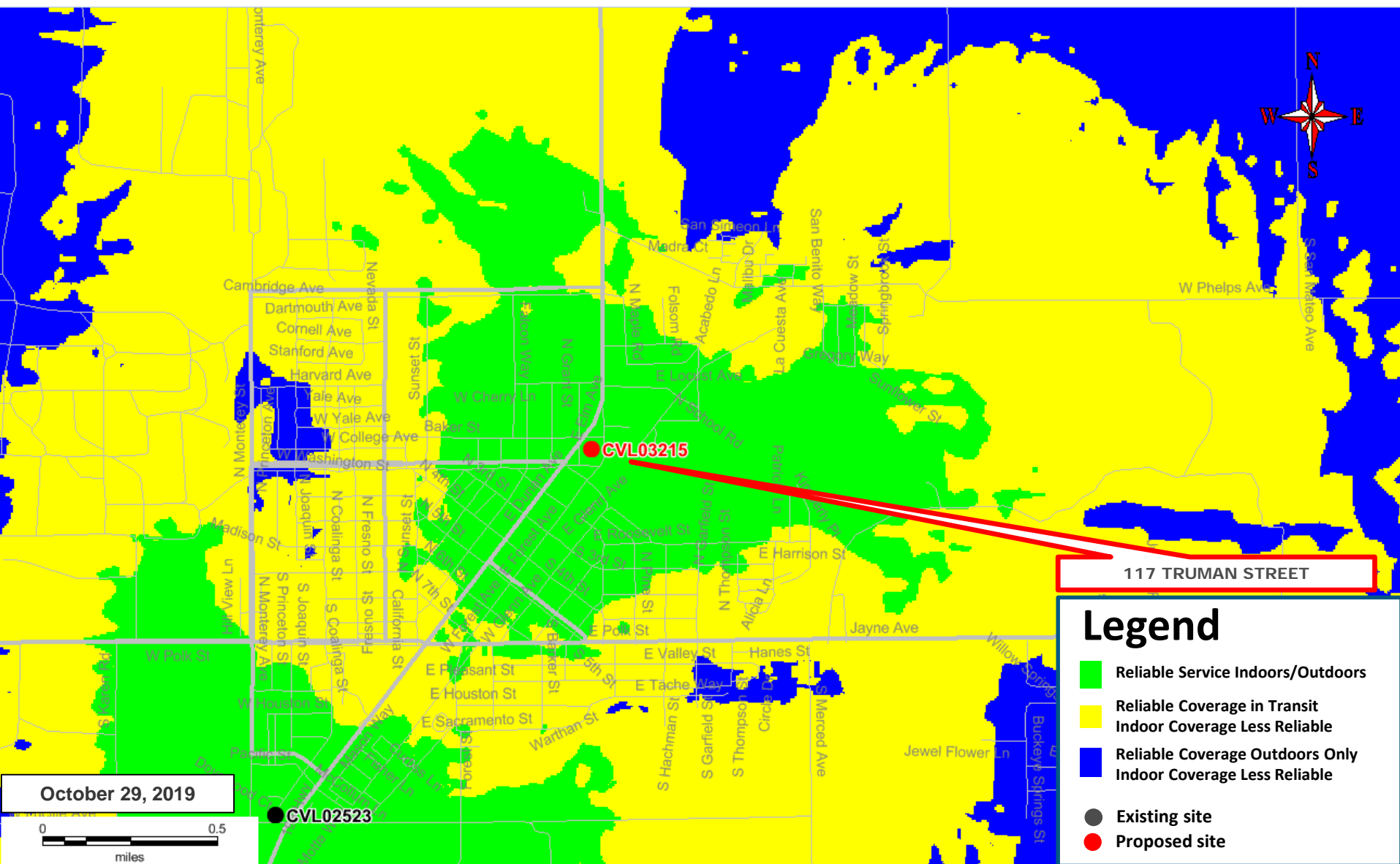
CVL03215 Zoning Propagation Map

October 29, 2019

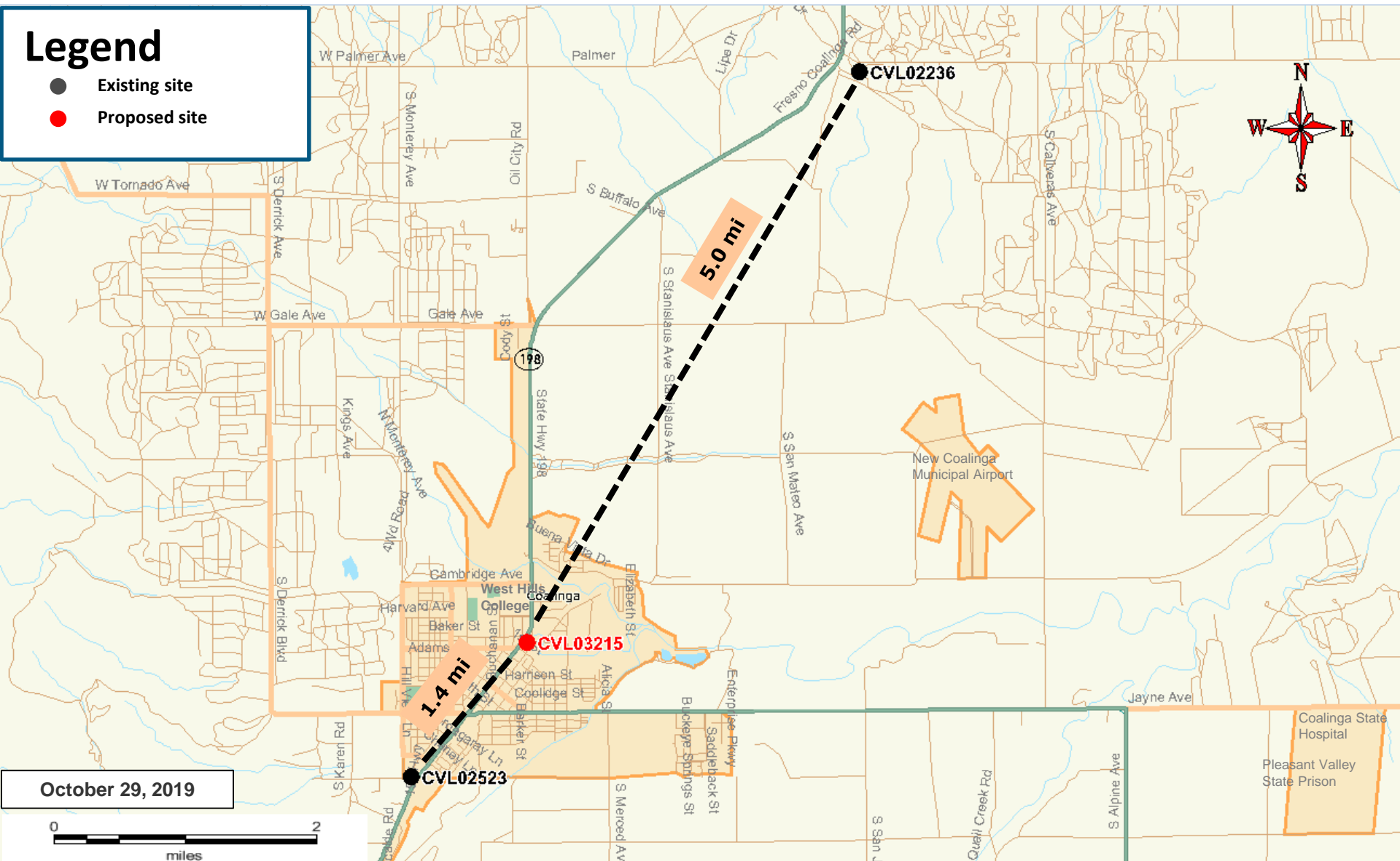
Existing LTE 700 Coverage



Proposed LTE 700 Coverage – 117 TRUMAN STREET @ RC = 100 ft



Existing surrounding sites



Existing



Proposed



view from E. Elm Avenue looking northeast at site

Existing



Proposed



view from Truman Street looking southwest at site

Existing



Proposed



view from Grant Street looking southeast at site

Existing



Proposed



view from S. First Street looking northwest at site

Environmental Noise Assessment

CVL03215 West Hills College AT&T Cellular Facility

Coalinga, California

BAC Job # 2019-192

Prepared For:

Complete Wireless Consulting

Attn: Kristin Crandell
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet, Consultant

September 24, 2019



Introduction

The CVL03215 West Hills College AT&T Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 117 Truman Street in Coalinga, California (APN: 071-134-18). The externally mounted HVAC unit of a pre-manufactured concrete walk-in cabinet and an emergency diesel standby generator have been identified as the primary noise sources associated with the project. Please see Figure 1 for the project overall site plan. The studied site design is dated August 29, 2019.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and HVAC equipment.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

City of Coalinga General Plan 2025

The Safety, Air Quality and Noise Element (Chapter 5) of the City of Coalinga General Plan 2025 identifies goals and policies to protect the residents of the city from the harmful effects of exposure to excessive noise. Specifically, Table 5-6 of Chapter 5 establishes land use compatibility guidelines for various community noise environments determined by land use.

According to the City of Coalinga Zoning Map (dated January, 2015), the project parcel and adjacent parcels are commercially zoned. However, the adjacent commercially zoned parcel to the north contains a single-family residence. As a result, the General Plan noise level criteria applicable to commercial and single-family residential land uses would be applicable to the project. The General Plan noise level limits applicable to the project have been reproduced below in Table 1.

Table 1
Acceptable Noise Levels by Land Use

Category	CNEL or L _{dn} , dBA	
	Residential	Commercial
Normally Acceptable	55 or less	60 or less
Conditionally Acceptable	55 to 60	60 to 70
Normally Unacceptable	65 to 70	Above 70
Clearly Unacceptable	Above 70	--
Source: City of Coalinga General Plan 2025, Safety, Air Quality and Noise Element, Table 5-6		

City of Coalinga Municipal Code

Section 9-5.125 of the City of Coalinga Municipal Code provides noise criteria specifically applicable to wireless telecommunications facilities, which is reproduced below.

Section 9-5.125 – Telecommunications facilities.

- j) Operation and maintenance. All commercial wireless services and facilities shall comply at all times with the following operation and maintenance standards:
 - 4. Each facility shall be operated in such a manner so as to minimize any possible disruption caused by noise. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 p.m. and 7:00 a.m. on weekday nights. All equipment, such as backup generators and air conditioners, shall be designed to be in compliance with Section 9-4.405.

Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation; the externally mounted HVAC unit of the pre-manufactured concrete walk-in cabinet and the emergency diesel generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

HVAC Equipment Noise Source and Reference Noise Level

The project proposes the installation of a pre-manufactured concrete walk-in cabinet equipped with one (1) externally mounted HVAC unit within the equipment lease area illustrated on Figure 1. According to the project applicant, the HVAC unit proposed for the project is a Marvair Airxcel, Inc. Model ECUA18ACA. Based on reference noise level data obtained from the manufacturer (Marvair Airxcel, Inc.), this specific HVAC unit model has a reference noise level of 62 dB at a distance of 5 feet. The manufacturer's noise level data specification sheet for the proposed HVAC equipment is provided as Appendix C.

Generator Noise Source and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. Based on the project site plans, a Generac Industrial Power Systems Model SD030 is proposed at this site. It is assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at a distance of 23 feet. The manufacturer's noise level data specification sheet for the proposed generator and acoustical enclosure is provided as Appendix D.

According to the project applicant, the emergency generator would be tested for routine maintenance twice per month for a duration of approximately 15 minutes during daytime hours only. It is expected that nighttime operation of the project emergency generator would be exempt from the city's exterior noise exposure criteria due to the need for continuous cellular service

provided by the project equipment. For the purposes of this analysis, the generator was conservatively assumed to be operating continuously for a one hour period during daytime hours.

Predicted Facility Noise Levels at the Nearest Property Lines

Assessment Relative to the General Plan Noise Criteria

The proposed project equipment maintains various distances from the nearest property lines. Those distances were scaled using the provided site plans dated August 29, 2019. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the nearest property lines was calculated and the results of those calculations are presented in Table 2.

In order to calculate project-related noise generation relative to the General Plan L_{dn} noise level descriptor, the number of hours the equipment is in operation must be known. For the purpose of this analysis, the HVAC unit of the pre-manufactured concrete walk-in cabinet was conservatively assumed to be operating continuously for 24 hours. As mentioned previously, the project applicant has indicated that routine testing and maintenance of the emergency generator is limited to daytime hours, twice per month, for a duration of less than 15 minutes. As a result, the assumption of one hour of generator operation during daytime hours is considered conservative.

According to the project site plans, the externally mounted HVAC unit is proposed to be located on the east side of the pre-manufactured concrete walk-in cabinet. At this location, the HVAC equipment would be side-faced relative to the parcel to the north (APN: 071-134-017), and screened from view of the parcel to the west (APN: 071-113-426) by the intervening proposed cabinet structure. To account for the off-axis directionality (side-facing) of the equipment, an offset of -5 dB was applied to predicted HVAC unit noise levels at the property line of APN: 071-134-017 to the north. Similarly, an offset of -5 dB was also applied to predicted HVAC equipment noise levels at the property line of APN: 071-113-426 to the west to account for the screening provided by the proposed cabinet that would break line of sight. No offsets were applied to predicted generator noise levels at the nearest property lines.

Table 2
Summary of Predicted Project Equipment Noise Exposure at Nearest Property Lines

APN ¹	Distance from Equipment (feet) ²		Predicted Equipment Noise Level, L_{dn} (dB)			Applicable City Noise Standard
	HVAC	Generator	HVAC ^{3,4}	Generator ⁵	Combined	
071-134-017	45	40	44	49	51	55
071-113-426	25	12	49	60	60	60

¹ Parcel boundaries are shown on Figure 1.

² Distances from proposed equipment to the nearest property line were scaled using the provided site plans.

³ An offset of -5 dB was applied to predicted HVAC unit noise levels to account for the off-axis directionality of the equipment (APN: 071-134-017) and screening provided by the proposed cabinet (APN: 071-113-426), as discussed in this report.

⁴ HVAC unit L_{dn} was calculated by conservatively assuming 24 continuous hours of operation.

⁵ Generator L_{dn} was calculated by conservatively assuming 1 hour of daytime operation for testing and maintenance during daytime hours.

The adjacent parcel to the north (APN: 071-134-017) is commercially zoned but contains a residence. As a result, the City of Coalinga General Plan normally acceptable noise standard of 55 dB L_{dn} for single-family residential uses was conservatively applied at this property. The adjacent parcel to the west (APN: 071-113-426) is commercially zoned with no residential uses. Therefore, the General Plan normally acceptable noise standard of 60 dB L_{dn} for commercial uses was applied at this property.

As indicated in Table 2, the predicted combined project equipment noise level of 51 dB L_{dn} at the property line of APN: 071-134-017 would satisfy the City of Coalinga General Plan 55 dB L_{dn} noise level limit applicable to single-family residential uses. The Table 2 data also indicates that the predicted combined project equipment noise level of 60 dB L_{dn} at the property line of APN: 071-113-426 would satisfy the General Plan 60 dB L_{dn} noise level limit applicable to commercial uses. As a result, no further consideration of project equipment noise mitigation measures would be warranted for the project relative to the General Plan noise level criteria.

Assessment Relative to the Municipal Code Noise Criteria

Section 9-5.125(j)(4) of the City of Coalinga Municipal Code states that backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 p.m. and 7:00 a.m. on weekday nights. It is our understanding that the generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. In addition, testing of the generator would occur twice per month on weekdays only, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. Based on this information, the proposed project emergency generator would be in compliance with Section 9-5.125(j)(4), and no further generator mitigation measures would be warranted for the project relative to the City of Coalinga Municipal Code.

Conclusions

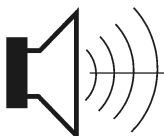
Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is predicted to satisfy the applicable City of Coalinga General Plan and Municipal Code noise criteria at the closest property lines. As a result, no additional noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed CVL03215 West Hills College AT&T Cellular Facility in Coalinga, California. Please contact BAC at (916) 663-0500 or darioq@bacnoise.com with any questions or requests for additional information.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



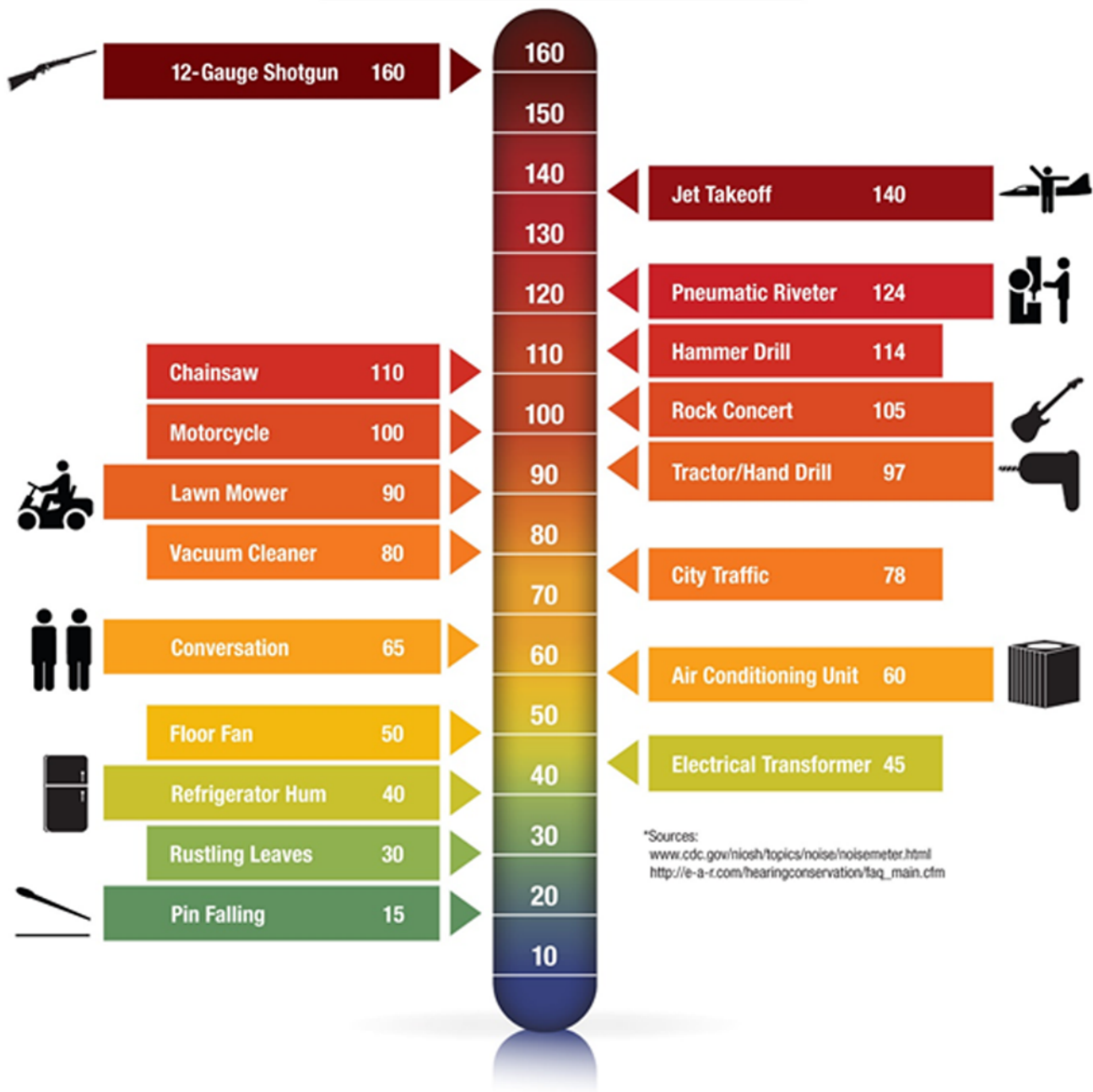
BOLLARD

Acoustical Consultants

Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)*



*Sources:
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-a-r.com/hearingconservation/faq_main.cfm

Appendix C

Marvair

156 Seedling Drive
Cordele, Georgia 31015
229-273-0753

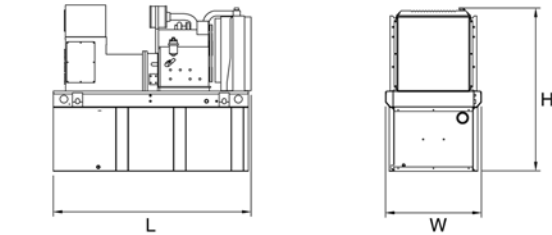
Sound Pressure Level for the Industrial Product Air Conditioners (dBA)						
Distance From Unit (Feet)	Model Number					
	ECUA06ACA	ECUA08ACA	ECUA012ACA	ECUA018ACA		
5			51.5	62		
10			50.7	58		
20			47.8	55		
30			46.5	51		
40			45.6			
50			45.6			
60						
70						
80						

Notes: (1) Date: July 1, 2019
(2) Background Sound Pressure Level: 41 dBA
(3) Sound Level Meter 1 Meter Above Ground Directly in Line with Outdoor Coil
(4) All units - 410A Refrigerant

Appendix D

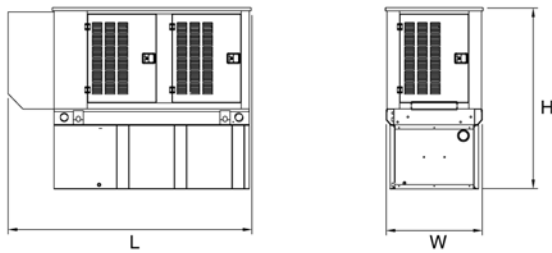
SD030

dimensions, weights and sound levels



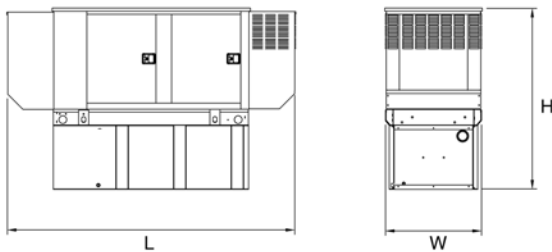
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



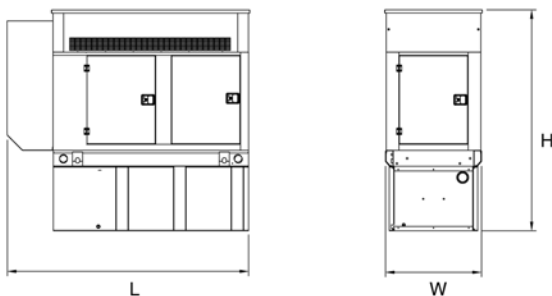
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Tank Options	
<input type="radio"/> MDEQ	OPT
<input type="radio"/> Florida DERM/DEP	OPT
<input type="radio"/> Chicago Fire Code	OPT
<input type="radio"/> IFC Certification	CALL
<input type="radio"/> ULC	CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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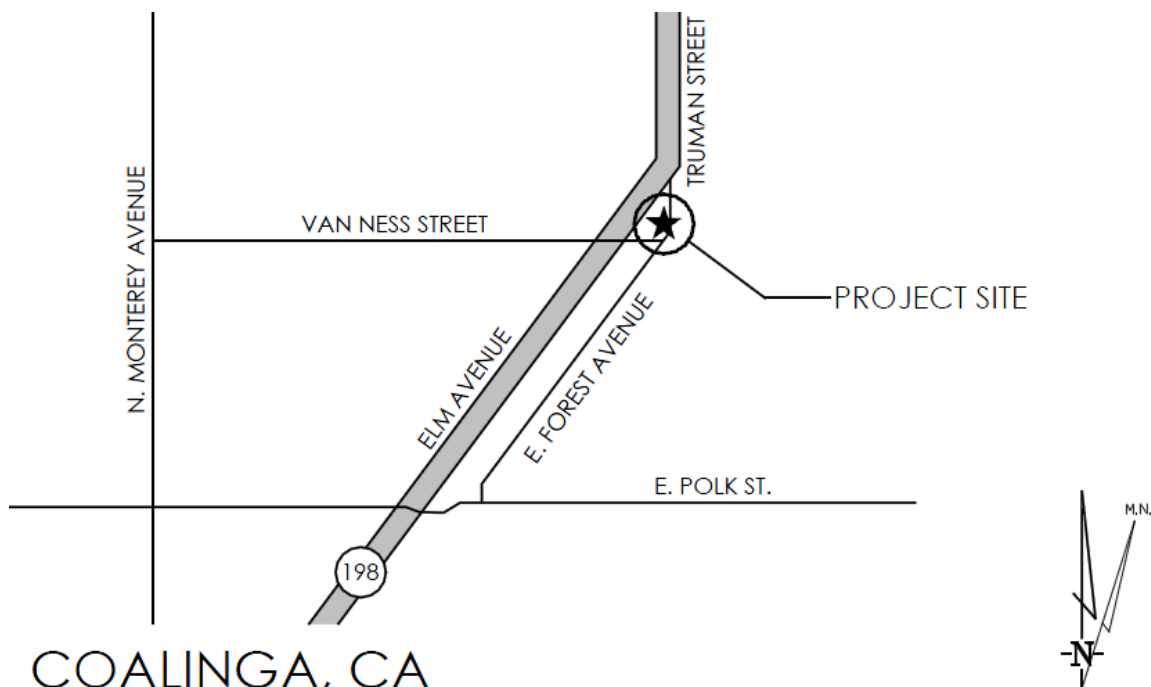
PROJECT SUPPORT STATEMENT AT&T MOBILITY

Site Name: CVL03215 West Hills College Coalinga
Location: 117 Truman Street, Coalinga, CA 93210
APN: 071-134-18

Introduction

New Cingular Wireless PCS, LLC (AT&T Mobility) is seeking to improve telecommunication services in the City of Coalinga. More specifically, AT&T would like to bring improved fixed wireless internet and cellular coverage to the area around East Durian Avenue centered on the bend. Currently, this portion of the AT&T network is suffering from poor coverage due to an insufficient amount of telecommunications facilities and the ever-increasing volume of service. To address this issue, AT&T is proposing a new wireless communications facility on a parcel with existing industrial use in order to improve coverage for both existing and potential customers and to provide capacity relief during peak usage hours to along the area around eastern Coalinga. The increase in wireless services will benefit residents, local businesses, travelers, and, public safety communications systems in and around Coalinga, including police, fire, and medical services.

Additionally, this network development will increase public safety within this area and bring wireless service to areas that currently suffer from poor service. This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to modern day commerce and recreation.



Location/Design

AT&T proposes a new wireless communications facility on a new 73’ tall monopine at parcel no. 071-134-18 (117 Truman Street) in the City of Coalinga. (Before contemplating a new build, AT&T has verified that no co-location on an existing facility would fill the existing coverage gap. Please see the included Alternate Sites Analysis for further information on the tower siting and need for a new build.) The property is located on Truman Street close to where it joins Van Ness Street. The parcel is zoned CS (Service Commercial). To the north and south it borders similarly zoned parcels, though there appears to be an existing residential use. To the west, it borders General Commercial (CG) parcels. Across the public right of way to the west, it is bordered by areas that are zoned Residential High Density (RHD) and Residential Medium Density (RMD), though the present use appears to be industrial.

Project Location



Project Description

The proposed unmanned telecommunications facility consists of nine (9) AT&T panel antennas and associated equipment, to be mounted at a 66’ centerline on a 73’ tall monopine, a monopole built to resemble a pine tree. Top of steel would be 70’, with the remaining height consisting of

the artificial branches that make up the monopine’s crown. (This is necessary to stealth the antennas while maintaining the tapered look of a natural tree.)

The 50’ by 50’ equipment area will be surrounded by a 6’-tall chain link fence with vinyl slats. The lease area will contain a walk-in cabinet and 30KW standby diesel generator installed on a new concrete pad, along with a diesel fuel storage tank. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access 24 hours a day, 7 days a week.

Aesthetic Impacts

AT&T is proposing a monopine style facility for this location, with artificial branches screening the tower mounted equipment to meet the City’s stealthing requirements. AT&T will consider any screening alternatives proposed by the City and is open to design alternatives as well.

The facility complies with the City’s required 150’ setback from residential districts. The height of the pole and size of lease area will provide other carriers with opportunities for future colocation, further improving wireless service within the City of Coalinga.

Photo Simulation of View Looking Northwest from S. First Street



AT&T’s RAN engineer has designed the facility at the minimum functioning height necessary to address the existing coverage gap in central eastern Coalinga. Please the Alternative Sites Analysis for coverage maps and further details.

Ground equipment will be enclosed within an walk-in cabinet and, along with the backup generator and fuel tank, will be screened from view by AT&T’s 6’ tall fence with vinyl privacy slats, as well as the underlying property owner’s existing slatted chain link fence around the perimeter of the

property. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number. Unless tower lighting is required by the FAA, the only lighting on the facility will be downward facing work light near the equipment shelter.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of AT&T’s FCC License.

Statement of Commitment to Allow Collocation

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

Maintenance and Standby Generator Testing

AT&T installs a standby generator at all of its cell sites. The generator plays a vital role in AT&T’s emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up generators allow AT&T’s communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6’ chain link fence with barbed wire for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two to three months and will not exceed acceptable noise levels.

Notice of Actions Affecting Development Permit

AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. CVL03215
MRSFR051323, MRSFR063537, MRSFR063692, MRSFR063683,
MRSFR063346, MRSFR63771

West Hills College
117 Truman Street
Coalinga, California 93210
Fresno County
36.144250; -120.354857 NAD83
Monotree

**The proposed AT&T installation will be in compliance with FCC regulations
upon proper installation of recommended signage.**

EBI Project No. 6219004855
March 6, 2020



Prepared for:
AT&T Mobility, LLC
c/o Complete Wireless Consulting, Inc
2009 V St
Sacramento, Ca 95818

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVL03215 located at 117 Truman Street in Coalinga, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monotree climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled 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 public/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.

General public/uncontrolled 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.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

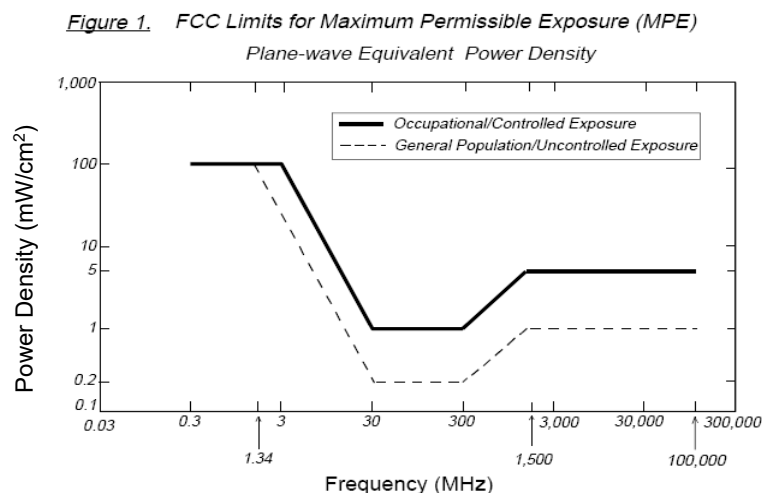
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(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
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(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)
1,500-100,000	--	--	5	6
(B) Limits for General Public/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
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas on the ground, the maximum power density generated by the AT&T antennas is approximately 8.00 percent of the FCC's general public limit (1.60 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 8.00 percent of the FCC's general public limit (1.60 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.



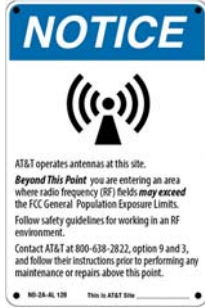








A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs – No longer in Use		Alerting Signs	
	INFO 1		
	INFO 2		
	INFO 3		
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monotree climbing ladder.

No barriers are required for this site. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 117 Truman Street in Coalinga, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Personnel Certifications

Reviewed and Approved by:



sealed 9mar2020

Michael A McGuire PE
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Ian Burk, state that:

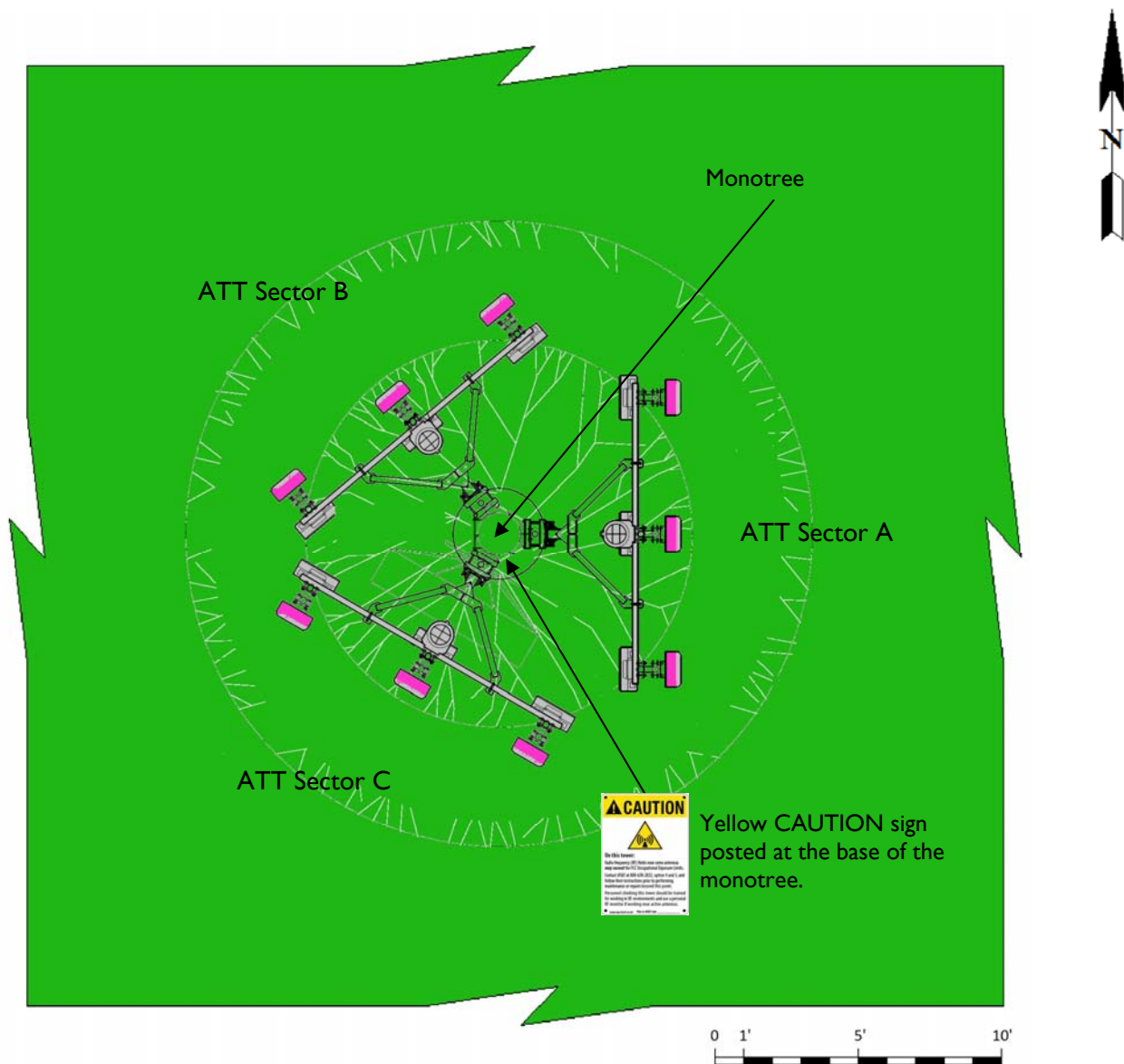
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Compliance/Signage Plan

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 8.00 percent of the FCC's general public limit (1.60 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 8.00 percent of the FCC's general public limit (1.60 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.



% FCC Public Exposure Limit	
	Exposure Level $\geq 5,000$
	$500 < \text{Exposure Level} \leq 5,000$
	$100 < \text{Exposure Level} \leq 500$
	Exposure Level ≤ 100

Sign Identification Legend			
	AT&T NOTICE DECAL Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T NOTICE 2 Sign		AT&T CAUTION 2B – Tower Sign
	AT&T WARNING 2 Sign		AT&T CAUTION 2C – Parapet Sign



Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: West Hills College
AT&T Site Number: CVL03215
USID Number: 267547
Report Date: 03-06-20

RESOLUTION 020P-008

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 20-02 AND A VARINACE FOR THE CONSTRUCTION OF A NEW 73' TELECOMMUNICATIONS MONOPOLE (MONOPINE) STRUCTURE TO BE LOCATED AT 117 TRUMAN STREET

WHEREAS, the City of Coalinga Community Development Department has received an application from the applicant, New Cingular Wireless PCS, LLC dba AT&T c/o Complete Wireless Consulting, for the construction of a new seventy-three-foot (73') Telecommunications Monopole (Monopine) at 117 Truman Street (071-134-18); and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on July 14, 2020 to take testimony with regard to the proposed applications, and;

WHEREAS, Public Hearing Notices were sent to all property owners within 300 feet of the site as required by Local and State law, and;

WHEREAS, the Planning Commission has determined that this project is exempt from further environmental review under CEQA Guidelines §15303 related to the construction or conversion of small structures, and;

WHEREAS, the Planning Commission completed its review of the proposed application and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail/email, and;

WHEREAS, the Planning Commission has made the following findings based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

WHEREAS, the Planning Commission has confirmed the following variance findings approving the increase in monopine height:

1. There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this title will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;
2. Such special circumstances were not by the owner or applicants; and
3. The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

~~~~~

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission approves the application for conditional use permit and variance for the construction of a new 73' monopine telecommunications facility with conditions (Exhibit A) and reports and exhibits associated with this project.

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their regular meeting held on the 14<sup>th</sup> day of July 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 20-02 (117 Truman Street)**

1. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any State law, statute and regulation, or City Ordinance is violated. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to Section 9-6.114.
2. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable state and /or local statutes. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
3. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
4. *Permit validity and renewal.* The Permit shall be valid for a period of ten (10) years. If the applicant fails to submit a renewal application at least ninety (90) days prior to expiration of the permit, the permit shall expire. Approval of the Community Development Director shall be required for permit renewal. In the event a timely submitted renewal application has not been acted upon, the permit shall extend beyond the ten (10) year period until the renewal permit has been acted upon. The renewal shall be valid for an additional five (5) years from renewal approval or the prior permit expiration, whichever is later.
5. The applicant shall maintain current radiofrequency reports and submit such reports when requested by the Community Development Director to demonstrate continued compliance with applicable FCC standards for public exposure and occupational limits.
6. This approval shall become null and void if all conditions have not been completed and the occupancy or use of 117 Truman Street has not taken place within one (1) year of the effective date of conditional approval.

7. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes and submitted plans. All applicable construction shall obtain a building permit and comply with the requirements of the Planning, Building, Public Works Police and Fire Departments.
8. An abandonment agreement, requiring removal of the facility if use is discontinued for more than one year shall be drafted and presented to the City for review and approval.
9. The monopine shall be developed and constructed to specifically allow co-location of other providers on the tower. A co-location agreement between the owner and applicant shall be drafted and reviewed and approved by the City Attorney for form and content.
10. A copy of the applicant's approved lease with the property owner shall be submitted to the Community Development Department prior to issuance of a building permit for the construction of the wireless communication facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Community Development Director. Upon termination or expiration of the lease, the wireless communication facility shall be removed within 90 days.
11. Access to the wireless cellular facility shall be through the existing driveway on Forest Street or Via the Alley between Baker and Van Ness. The applicant shall adhere to the comments identified by the City Engineer.
12. The wireless cellular facility shall not block the existing drainage pattern. If construction of the Project results in substantive changes to existing drainage patterns, City review and approval of grading plans shall be required.
13. The Planning Division shall be notified immediately if any prehistoric, archaeologic, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Building Plans.
14. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Building Plans
15. The Applicant shall submit plans for the generator diesel fuel tank to CCSD Fire for review and approval.