

COMMUNICATION SITE PLAN OF DEVELOPMENT

1. Purpose and Need of the Facilities

- a. Design - Per construction drawings dated 11/19/15, T-Mobile will be collocating on an existing 50' American Tower self support tower by adding (1) microwave dish , (1) ODU, (3) panel antennas, (3) RRU's, (1) hybrid cable, (1) coax cable, and (3) new sector dual pipe mounts. T-Mobile will also install new ground equipment on a new 10'x10' metal platform to be located adjacent to existing American Tower equipment building (serial # CA-052478). The ground work will consist of (1) purcell cabinet, (1) battery cabinet, (1) utility H-frame with new telco and PPC cabinet, (1) GPS antenna, and (1) new 200 AMP meter.
- b. Use - The existing use of the facility is for wireless telecommunication. The use will be unchanged.
- c. Size - The existing American Tower facility is enclosed within a 63' x 48' fenced enclosure. The proposed T-Mobile site will be a 10'x10' platform within the existing fenced enclosure as a sublease.
- d. The existing fenced enclosure may have sufficient additional space available for future expansion and permit subleasing of the facility.
- e. Accommodation of government agencies as sublessees will be determined by American Tower.
- f. American Tower (ATC) has an existing ROW Permit (serial # CA-052478).
- g. Access - To obtain access to the existing ATC facility, T-Mobile will be using the existing ATC access road.

2. Location

- a. Legal Description - T.15S., R.8E., sec. 23, lot 9
- b. APN - 860-00-1-023
- c. Maps - Please refer to vicinity map on Sheet "T-1" of the construction drawings provided.
- d. Drawings - Please refer to the construction drawings dated 11/19/15.

3. Facility Design Factors

- a. Design factors - A structural analysis will be performed to ensure structural integrity of the proposed additions to the existing tower.
- b. Technical Data - A structural analysis will be performed to ensure structural integrity of the proposed additions to the existing tower.
- c. Temporary use areas are not needed
- d. Required associated rights-of-way, including access roads, power lines - T-Mobile will be using the existing ATC access road.
- e. Compatibility with other users - T-Mobile's use

4. Additional Components

- a. Existing components on and off public land - None
- b. Possible future components on and off public land - None
- c. Location of equipment storage areas - None

5. Government Agencies Involved

- a. Federal Communication Commission - Existing ATC structure is currently registered with FCC (Issue Date: 09-05-06, FCC Registration No.: 0006156145, Antenna Structure Registration No.: 1015986)
- b. State and local agencies - Per confirmation from San Benito county planning and building department, property is exempt from review due to it being owned by a federal entity.

6. Construction of the Facilities

- a. A helicopter will not be required
- b. Temporary access will not be required
- c. Existing site is already fenced. No additional fencing will be required.

d. Construction - Construction will consist of a crew between 4-5 people with 2-3 trucks. Construction will take approximately 10-14 days and consist of the installation of a prefabricated platform for the mounting of the equipment cabinets within the existing fenced compound area. There will be clearing of the leased area, but no grading will be required for the installation of the platform. Antennas will be mounted to the existing communications tower. Two trenches will be dug, one for the UG conduits to the tower for the coaxial cable and one for the UG conduits to the existing utility pole for electrical.

e. Work force (number of people and vehicles) - 4-5 people with 2-3 trucks

f. Flagging or staking the right-of-way -None

g. Clearing and grading – Clearing will be required for the install of the equipment platform

h. Access to and along right-of-way during construction - Access will be from existing access road off Panoche Road

i. contingency planning

1) holder contacts-To be provided at construction start

j. Industrial wastes and toxic substances - None

7. Resource Values and Environmental Concerns

a. There will be no probable effects on the population in the area, including the social and economic aspects, and the rural lifestyles.

b. There will be no probable environmental effects on: (a) air quality; (b) visual impact; (c) surface and ground water quality and quantity; (d) the control or structural change on any stream or other body of water; e) existing noise levels; and (f) the surface of the land, including vegetation, permafrost, soil, and soil stability.

c. There will be no probable effects on (a) populations of fish, plantlife, wildlife, and marine life, including threatened and endangered species; and (b) marine mammals, including hunting, capturing, collecting, or killing these animals.

8. Operation and Maintenance

a. All-weather roads - will not be required.

b. Operational access to the site will not require a helicopter.

c. Industrial wastes and toxic substances - None

9. Termination and Restoration

a. Removal of structures - if T-Mobile lease is terminated, T-Mobile will remove its equipment from the structure as well as the ground equipment.