

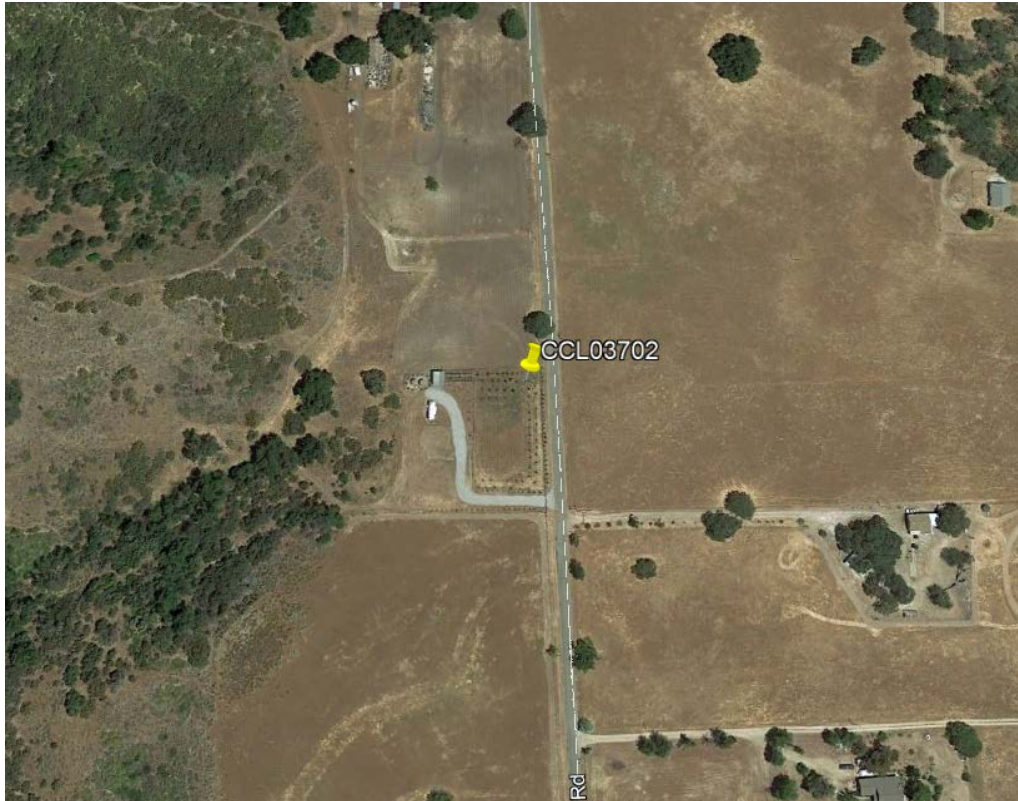
Exhibit D

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Wireless Telecommunication Facility

SITE:

**AT&T Site CCL03702
Zamora Property**



Address:

**76310 Hesperia Road
Bradley, CA. 93426**

REPRESENTATIVE:

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Introduction:

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

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

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

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Conditional Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this RG-40 zoned property (“Proposed Facility”).

Background:

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

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

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

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

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

The project consists of:

Installation of up to twelve (12) panel antennas which will be located on a new Faux Mono-eucalyptus Tree. The proposed height of this new faux structure will be 120' tall with the antennas located at 112'. Also proposed are (18) remote radio units (RRUs), and (3) surge suppressors. Along with the installation of the new tower, a new equipment enclosure will be installed that will be enclosed by a wood fence around the perimeter of the lease area.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during

normal working hours. Beyond this intermittent service, AT&T requires 24-hour access to the Proposed Facility to ensure that technical support is immediately available if and when warranted.

Justification of Height

The proposed height of this tower is proposed at 120'. This tower is only AT&T communications facility with several miles of this location and currently AT&T has no service being provided to this area. The height of this tower is needed in order to achieve the maximum coverage possible in this rural area that has a lot of challenging topography. As presented in the coverage maps, there is no service and no adjacent sites that can accommodate this area. If the height for this facility was to be reduced it would start to challenge the expected service that this facility would provide and likely then require an adjacent site to provide equal coverage due to the topography in this area.

Construction Management Plan

During construction the staging for materials will be on the affected property for this project. The types of vehicles will be standard utility pickups, except for when the tower is set in place. A crane will be required to set this tower and will be positioned street side (along Hesperia Blvd). This area is under traveled and not anticipated to cause any disruption in day-to-day operations by travelers in this area. The points of contact are yet to be determined.

Overview of Site Design/Location Criteria

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

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

Description of Coverage Area

AT&T's objective in locating a WCF at this site is to provide improved in-building and in-transit wireless coverage. The Proposed Facility is needed to close a significant service coverage gap in personal wireless service and provide coverage in an area roughly bounded along Hesperia Road. The Proposed Facility will provide coverage to the

surrounding residential areas, including the agricultural areas that are present within this zone that currently have no AT&T mobile service.

Site Development Standards and General Plan

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

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

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

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

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

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

Regulating Agencies

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

Project Findings

1. The proliferation of antennas, towers, and or satellite dishes could create significant, adverse visual impacts; therefore, there is a need to regulate the siting, design, and construction of wireless communication facilities to insure that the appearance and integrity of wireless communication facilities to insure that the appearance and integrity of the community is not marred by the cluttering of unsightly facilities.

Response: This project is designed as a stealth mono-Eucalyptus tree that is a tree style that is prominent in this area. The supporting equipment (antennas and radio units) are screened better from a public view in this style of tree than a traditional monopole design. This area also is lacking any tower infrastructure and has no AT&T service. There are no colocation opportunities in this area as that has already been explored.

2. General Order 159A of the Public Utilities Commission (PUC) of the State of California acknowledges that local citizens and local government are often in a better position than the Title 21 – 256 Commission to measure local impact and to identify alternative sites. Accordingly, the Commission will generally defer to local governments to regulate the location and design of cell sites, wireless communication facilities and MTSOs (mobile telephone switching office) including (a) the issuance of land use approvals; (b) acting as Lead Agency for purposes of satisfying the California Environmental Quality Act (CEQA) and, (c) the satisfaction of noticing procedures for both land use and CEQA procedures.

Response: Due to the nature of this area there are no colocation opportunities available as this was an option that was explored during this development review.

3. While the licensing of wireless communication facilities is under the control of the Federal Communication Commission (FCC) and Public Utilities Commission (PUC) of the State of California, local government must address public health, safety, welfare, zoning, and environmental concerns.

Response: There are no environmental concerns with the installation of this facility.

4. In order to protect the public health, safety and the environmental, it is in the public interest for local government to establish rules and regulations addressing certain and land use aspects relating to the construction, design, and siting of wireless communication facilities and the compatibility with surround land uses.

Response: This project conforms to the guidelines in the Municipal Code as far as site placement and design and is a compatible use with the surrounding other uses.

Alternative Sites

Due to the mountainous terrain that is within this search ring, alternative locations were challenging to come by as access and utilities are an issue. The candidate as part of this application has both readily available access and utilities and is favored by engineering.

- 1) 2570 Bryson Road, Bradley- This location was evaluated as an additional option but due to access road constraints it was less favorable.

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

Regards,

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