



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** *Initial Study No. 7420 and Unclassified Conditional Use Permit No. 3599*
2. **Lead agency name and address:** *Fresno County Department of Public Works and Planning
2220 Tulare Street, Sixth Floor
Fresno, California, 93721*
3. **Contact person and phone number:** *Danielle Crider, (559) 600-9669*
4. **Project location:** *The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S).*
5. **Project Applicant's name and address:** *Leah Hernikl, 410 Clubhouse Drive, Aptos, CA 95003*
6. **General Plan designation:** *Agricultural*
7. **Zoning:** *AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)*
8. **Description of project:** *Allow an unmanned telecommunications tower for the purposes of collocating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.*
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:** *The surrounding area is characterized exclusively by agricultural uses. The proposed tower site is located near the middle of the subject parcel, north of West Jayne Avenue, approximately 4.8 miles southwest of the nearest city limits of the City of Huron.*

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:

Danielle Crider, Planner

Marianne Mollring, Senior Planner

Date: _____

Date: _____

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 6950 and
Classified Conditional Use Permit
Application No. 3489)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

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

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 3 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 2 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 2 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 2 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

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

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

XIV. PUBLIC SERVICES

Would the project:

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

- 1 a) Fire protection?
1 b) Police protection?
1 c) Schools?
1 d) Parks?
1 e) Other public facilities?

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
1 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- 1 e) Result in inadequate emergency access?

- 1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
1 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
U.S. Fish and Wildlife Service Information for Planning and Consultation (USFW IPaC)
U.S. Fish and Wildlife Service National Wetlands Inventory Mapper
NEPAssist Tool

DTC

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Leah Hernikl
- APPLICATION NOS.: Initial Study Application No. 7420 and Unclassified Conditional Use Permit Application No. 3599
- DESCRIPTION: Allow an unmanned telecommunications tower for the purposes of collocating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or

FINDING: NO IMPACT:

There are no nearby scenic vistas. The area around the proposed monopole location is flat.

- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed communication tower is to be located approximately 3,300 feet east of Interstate Highway 5 (I-5). This highway is not designated as scenic by the California Department of Transportation, but is designated as scenic by the Fresno County General Plan (Figure OS-2). No trees, rock outcroppings, or historic buildings will be affected by the proposed project. Adjacent to the project site are a series of telephone poles and a series of large lattice towers for ultra-high voltage transmission. Because of the substantial distance between the proposed tower and I-5, and the numerous existing structures in the area, the addition of a new 100-foot monopole is not expected to significantly affect the scenic nature of I-5. The monopole and equipment area will also be set back approximately 1,500 feet from Jayne Avenue behind an agriculture equipment facility that includes existing metal buildings, existing chain-link fences, and stores large machinery and industrial equipment. The proposed enclosed equipment area, surrounded by a seven-foot chain-link fence with tan slats will not be visible from Jayne Avenue.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

The applicant proposed no lighting as a part of this project.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would convert 900 square-feet of prime farmland to a non-agricultural use. This area would be accessed through a commercial agricultural operation, and is adjacent to an unfarmed area. This impact is less than significant because of the small area that is to be converted and it will not affect the ability of any nearby farmland to be farmed. The Fresno County Agricultural Commissioner's Office has no objections to the proposed project.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project location is in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, which is an agricultural zone district. The property is also subject to a Williamson Act Agricultural Land Conservation Contract, and the contract will have to be amended to exclude the area in which the cell tower and equipment area will be located, which is approximately 900 square-feet in size. This is considered a less

than significant because of the very limited size of that the proposed project (900 square-feet) in relation to a 154.41-acre farming operation.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject property is not forested or zoned as forest land or timberland. No forest land will be lost as a result of this project.

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

FINDING: NO IMPACT:

The proposed development will not be accessed through farmland or affect any farmland in the nearby vicinity. The only farmland that will be affected is the 30-foot by 30-foot area in which the equipment area and communication tower will be located.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only expected emissions resulting from the proposed project will be during construction-related activities or during the intermittent use of the proposed generator. The County of Fresno is a non-attainment area for PM-2.5 and Ozone. However, these short-term and minor emission contributions will not conflict with applicable Air Quality Plans or contribute to the continued violation of air quality standards in the area.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only odors that could be emitted as a part of this project would result from the intermittent use of a propane-powered generator during testing and power outages. However, the project is located in the middle of an agricultural parcel, surrounded by an agriculture-related commercial facility and agricultural operation. This generator will also be located in an enclosed 30-foot by 30-foot area, only to be occasionally accessed by maintenance workers. Any potential objectionable odors will not affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Endangered species that could be present on the project site include the Giant Kangaroo Rat, San Joaquin Kit Fox, Blunt-nosed Leopard Lizard, and the San Joaquin Woolly-threads. The threatened species that could be present include the Giant Garter Snake, California Red-legged Frog, California Tiger Salamander, Delta Smelt, and Vernal Pool Fairy Shrimp. This area is not identified as a critical habitat for any of these species (USFW IPaC). Due to the existing agricultural use, the area has already been disturbed and is not expected to be an ideal habitat for these species. The surrounding area is also used for agriculture, so the proposed project area is not adjacent or connected to potential habitats for the aforementioned species. There are 23 species of migratory birds that may migrate through the affected area (USFW IPaC), but the thin monopole design of the proposed cell tower should not disturb their migration patterns. Both the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife were asked to comment on the proposed project, and neither agency expressed any concerns.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

There are no riparian habitats, sensitive natural communities, or wetlands within the proposed project location. The project will not conflict with any local policies for the protection of biological resources or habitat conservation.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property and surrounding area have been historically used and are currently used for agricultural purposes and have been previously disturbed. No unique paleontological resources, sites or unique geological features were identified by any of the reviewing agencies. The following mitigation has been included to address the possibility of cultural resource finds during ground-disturbing activities:

* **Mitigation Measure(s)**

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

remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
1. Rupture of a known earthquake; or
 2. Strong seismic ground shaking; or
 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT:

There are no existing residences on site, and the project proposes no new residences. The only staff that will visit the proposed facility are infrequent maintenance workers. There are existing structures on site, but they are 100 feet or more away from the proposed 100-foot monopole, so significant damage in the case of seismic activity will not be significantly higher as a result of this project. According to the Fresno County General Plans' map of Probabilistic Seismic Hazards (Figure 9-5), the Peak Horizontal Ground Acceleration is 40-60% at the project location.

4. Landslides?

FINDING: NO IMPACT:

The topography of the area is very flat, and landslides associated with steep slopes are not a concern (Figure 7-2).

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create substantial runoff due to the limited project disturbance area and abundance of permeable soil in the surrounding area. Therefore, substantial erosion and loss of topsoil are not expected.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

No drilling or substantial excavation is proposed by this project. These occurrences will not result from the proposed project.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

According to the Fresno County General Plan (Figure 7-1), expansive soils are not a concern in or around the project area.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

No sewers or wastewater disposal systems are proposed.

VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

During construction activities, greenhouse gas emissions will be released by construction vehicles. After construction is complete, the only potential emissions are from the propane-powered generator, which is not the primary energy source for the project. Additionally, the only traffic that this project is expected to generate after construction is approximately one round trip per month for maintenance purposes. The proposed project will not conflict with any greenhouse gas emissions goals.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As a part of the proposed project, a propane tank will be installed to provide power for the operation. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or

hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school; or
- D. Would the project be located on a hazardous materials site; or
- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project is not located within one quarter-mile of a school; the nearest school is approximately 4.8 miles away in the City of Huron. There are no hazardous waste facilities on the project site; the nearest hazardous waste facility is Arco Facility Number 05722 and is located approximately 1.1 miles to the southwest of the project site (NEPAssist). The nearest airport, Coalinga Municipal, is approximately 7.6 miles to the west of the project site, and does not include the project site in its planning area. The proposed project's minor usage of hazardous waste materials will not affect the surrounding area or nearby schools. The project is not expected to disturb any known hazardous waste facilities, and the site is far enough from any airports that airport-related hazards are not a concern.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

Emergency responders, such as the Fresno County Sheriff-Coroner Department and Fresno County Fire Protection District were consulted during the review of this project and they expressed no concerns regarding emergency response and evacuation. The proposed communication tower will be unmanned and located in the middle of a parcel, accessible only by a private easement, in an active orchard. The project is not expected to affect emergency response or evacuation.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No residences are proposed as a part of this project, and there will be no employees on site. The only individuals who could be exposed to additional fire risk as a result of the

project are intermittent maintenance workers. The area of the subject parcel in which the communication tower will be located is considered both non-wildland and non-urban.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

The proposed project is not water reliant, so it will neither produce substandard water nor deplete groundwater supplies. Westlands Water District and the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns regarding this project

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not expected to substantially alter existing drainage patterns. The footprint of the disturbance area is relatively small, and is not expected to interfere with any existing drainage channels or patterns.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project may create limited amounts of runoff due to the proposed 900 square-foot equipment enclosure. The runoff generated in this small area will be very limited, and should not affect existing plans for storm water drainage given the ample permeable ground in the vicinity.

- G. Would the project place housing within a 100-year floodplain; or

- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows; or
- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The proposed project is not located in a 100-year flood zone and proposes no housing. The parcel is not subject to inundation.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community; or
- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or
- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the County General Plan with extensive agricultural operations and sparse residential structures. According to General Plan Policy PF-J.4, compliance with the Wireless Communications Guidelines is required for siting of communication towers in unincorporated areas of the County.

Access to the site is limited to a private driveway, and no new roads are proposed with this project. This site is not located in an area subject to a Habitat Conservation Plan or Natural Community Conservation Plan.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

According to the Fresno County General Plan Mineral Resource Locations Figure 7-7, the project is not located in an area with any known mineral resources. The project location is in the vicinity of a known oil field, however, the ability to access the oil would not be affected by the proposed project. The proposed development is at surface level, involves no drilling, and it will not preclude future drilling because the proposed communication tower facility will only cover a 900 square-foot area.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site will be an unmanned operation, which will be accessed once per month by maintenance workers. The communication tower and related equipment are not expected to produce significant noise or vibrations after construction activities are complete, and these improvements will be located in the middle of an active agricultural parcel with an orchard and commercial agriculture equipment operation. The only potential source of noise and vibration after construction has commenced is a propane-powered generator that will only be used intermittently, and is not the primary source of power for the project.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

There are no residences on the subject parcel or on any parcels in the immediate vicinity. The nearest airport, Coalinga Municipal, is approximately 7.6 miles away, and should not impose an excessive amount of noise on the subject parcel.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The communication tower will not induce population growth, eliminate existing housing, or displace anyone from their homes. Population and housing will not be impacted.

XIV. PUBLIC SERVICES

A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

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

FINDING: NO IMPACT:

The installation of a communication tower will not affect any public facilities or services. The Fresno County Fire Protection District and the Fresno County Sheriff-Coroner Department expressed no concerns with the proposed project.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The proposed communication tower will not affect the usage of parks or recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: NO IMPACT:

The expected traffic impact of this project is one round trip maintenance visit per month. The project will not contribute to traffic congestion or conflict with any traffic plans or programs.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The Federal Aviation Administration (FAA) has reviewed the proposed project, and expressed no concerns, nor is the agency requiring that the monopole be lit for flight safety at this time.

- D. Would the project substantially increase traffic hazards due to design features?

FINDING: NO IMPACT:

Due to the aesthetics of the surrounding area, which is primarily flat with large farming operations and corridors of energy transmission towers, the proposed project's design is not expected to be distracting or to present a traffic hazard.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not impeded existing emergency access, as it is located in the middle of an existing orchard. The project site will be accessible via an existing easement, but it will be unmanned, so egress in case of an emergency is not a concern.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

No public transit will be impacted, as the project will not inhibit the use of such facilities and will not affect traffic near such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The operation of the proposed cell tower would not create solid waste or wastewater after construction has been completed. The proposed project will use no water, and will not affect existing utilities.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

No impacts to biological resources were identified in the analysis. With the incorporation of the Mitigation Measure indicated in Section V, any impacts on cultural resources are not expected to be significant according to the project analysis.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No cumulative impacts, such as traffic congestion, greenhouse gas emissions, water quality, or aquifer depletion are expected to be significantly impacted by the approval of the proposed project.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No environmental impacts to human beings, either direct or indirect, were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3599, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Resources, Land Use and Planning, and Noise have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.

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

DTC

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E201810000068

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
MAR 08 2018 TIME 10:07
By *[Signature]*
FRESNO COUNTY CLERK
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7420 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7420 and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3599** filed by **LEAH HERNIKL**, proposing to allow an unmanned telecommunications tower for the purposes of collocating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7420, and approve Unclassified Conditional Use Permit No. 3599 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7420 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 12, 2018 through April 11, 2018.

Email written comments to dacrider@co.fresno.ca.us, or mail comments to:

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

IS Application No. 7420 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Danielle Crider at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 26, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Danielle Crider at (559) 600-9669.

Published: March 8, 2018

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7420	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Danielle Crider, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Applicant (Name): Leah Hernikl	Project Title: CUP 3599		
Project Description: The subject application is proposing to Allow an unmanned telecommunications tower for the purposes of collocating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S).			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3599, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Resources, Land Use and Planning, and Noise have been determined to be less than significant. Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – March 12, 2018		Review Date Deadline: Planning Commission – April 26, 2018	
Date: March 7, 2018	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Danielle Crider Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: December 22, 2017

TO: Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division
Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne
Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC,
Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda
Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check,
Attn: Chuck Jonas
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,
Attn: Dan Mather
Resources Division, Attn: John R. Thompson
Development Engineering, Attn: Nadia Leon, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/Dale Siemer
Community Development Division, Attn: Kristi Johnson
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Fresno County Health Officer, Dept. of Public Health, Attn: Ken Bird, M.D.
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep
Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Les Wright
Sheriff's Office, Attn: Captain John Zaroni, Lt. John Reynolds, Lt. Louie Hernandez,
Lt. Kathy Curtice, Lt. Ryan Hushaw
NAS Lemoore, NAVFAC, Public Works Lemoore, Attn: Marlana L. Brown
U.S. Department of Agriculture Natural Resources Conservation Service, Attn: David
Durham
U.S. Fish and Wildlife Service, San Joaquin Valley Division,
Attn: Holley Kline
CA Department of Fish and Wildlife, Attn: Craig Bailey
State Historic Preservation Office, Attn: Lucinda Woodward
Native American Heritage Commission (NAHC), Attn: Katy Sanchez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter,
THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/
Hector Franco, Director/Shana Powers, Cultural Specialist II
Westside Resource Conservation District, Attn: Sarge Green
Westlands Water District, Attn: Russ Freeman, Jose Gutierrez
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Danielle Crider, Planner
Development Services Division

SUBJECT: Unclassified Conditional Use Permit (CUP) Application No. 3599, Initial Study No. 7420

APPLICANT: Leah Hernikl

DUE DATE: January 8, 2018

The Department of Public Works and Planning, Development Services Division, is reviewing the subject applications proposing to allow a new wireless telecommunication facility consisting of a 100-foot tall monopole tower with twelve eight-foot antennae and a 30' by 30' fenced area to contain the monopole and related ground equipment. This area will be enclosed by a 7-foot fence, and will contain a generator, propane tank, and overhead lighting. There is a possibility of additional antennae for future monopole tenants. This project is located on a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District (APN: 075-060-31s) (Sup. Dist. 4).

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

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

Please return your comments by **January 8, 2018**. If your agency or department has no comments, please return a "no comments" response. If you need extra time to review the proposed project, please let me know before the comment deadline.

If you have any questions, contact Danielle Crider, Planner, Fresno County Department of Public Works and Planning at (559) 600-9669 or at dacrider@co.fresno.ca.us.

DTC
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Activity Code (Internal Review): 2384

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 12/18/17 CUP # 15 3599 7420 (Application No.)

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

NEW CELL SITE MONOPOLE

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: NORTH side of W. JAYNE AVE. between S. BUTTE AVE and S. LAKE AVE Street address: 19530 W. JAYNE AVE

APN: 075-060-315 Parcel size: 154.4 ACRES Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Leah HERNIKL (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury. (559) 280-7520

MICHELLE DRESNICK TRUST PO BOX 1260 HURON, CA 93234 Owner (Print or Type) Address City Zip Phone

SAME AS BELOW Applicant (Print or Type) Address City Zip Phone

LEAH HERNIKL 410 CLUBHOUSE DR APTOS CA 95003 (408) 799-1182 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: LHERNIKLE@J5IP.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3599 Fee: \$ 9,123
Application Type / No.: Pre-App Credit 39247 Fee: \$ 247
PER/Initial Study No.: 7420 Fee: \$ 5,181
Ag Department Review: Fee: \$ 95
Health Department Review: Fee: \$ 992
Received By: CMM Invoice No.: 103955 TOTAL: \$ 15,112.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [] Agency: (NOT NEEDED FOR PROJECT)
SEWER: Yes [X] / No [] Agency: (NOT NEEDED FOR PROJECT)

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: 32 - T20 S/R 17 E

Related Application(s):

APN # - - -

Zone District:

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



Development

Services

Division

Leah HERNIKI
35 Infrastructure Partners / Eco Site
410 Clubhouse Drive
Aptos, CA 95003

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39247
APPLICANT: Leah HERNIKI
PHONE: 408-799-1182

LHERNIKL@J5IP.com

PROPERTY LOCATION: 19536 W. Jayne Ave
APN: 075 - 060 - 313 ALCC: No Yes # 365 VIOLATION NO. _____
CNEL: No Yes _____ (level) LOW WATER: No Yes _____ WITHIN 1/2 MILE OF CITY: No Yes _____
ZONE DISTRICT: AE40; SRA: No Yes _____ HOMESITE DECLARATION REQ'D.: No Yes _____
LOT STATUS: _____

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes _____ ZM# _____ Initiated _____ In process _____

Map Act: () Lot of Rec. Map; On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes _____ DISTRICT: _____ PERMIT JACKET: No Yes _____

FMFCD FEE AREA: Outside () District No.: _____ FLOOD PRONE: No _____ Yes

PROPOSAL Pre-Application for an unclassified CUP to allow a communication tower within the AE40 zone district on a 154.41 AC parcel.

COMMENTS:

ORD. SECTION(S): 816.5, 853.3-15 BY: [Signature] DATE: 8/17/17

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____ () GPA: _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () AA: _____ (X) HD: \$992.00
REGIONAL PLAN: _____ (X) CUP: \$9,123.00 (X) AG COMM: \$93.00
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: PF-J.4 () VA: _____ (X) SUPER*: \$5,151.00
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () JT: _____ () Other: _____

COMMENTS: CEQA required (IS)

PROCEDURES AND FEES:

Filing Fee: \$ 15,359.00
Pre-Application Fee: _____ - \$247.00
Total County Filing Fee: \$ 15,112.00

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees ~~Upon review of project materials, an Initial Study (IS) with fees may be required.~~
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of _____
Referral Letter # _____

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Derek Chambers DATE: 8/22/2017
PHONE NUMBER: (559) 600-4205

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT - for removal/reclamation
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. Property Owner: MICHELLE DRESICK, TRUST Phone/Fax: (559) 280-7520

Mailing Address: PO BOX 1260 HURON CA 93234
Street City State/Zip

2. Applicant: ECO-SITE c/o JASON GIGLIOTTI Phone/Fax: (400) 739-8009

Mailing Address: 240 LEIGH FARM RD, #415 DURHAM NC 27707
Street City State/Zip

3. Representative: LEAH HERNIKL Phone/Fax: _____

Mailing Address: 410 CLUBHOUSE DR APTOS CA 95003
Street City State/Zip

4. Proposed Project: NEW 100' TALL ECO-SITE CELL SITE MONOPOLE DESIGNED TO ACCOMODATE T-MOBILE, AND (2) FUTURE CO-LOCATED CARRIERS

5. Project Location: N. SIDE JAYNE AVE, E. OF I-5

6. Project Address: 19936 W. JAYNE AVE, HURON

7. Section/Township/Range: 32 / T20S / R1E 8. Parcel Size: 154 AC

9. Assessor's Parcel No. 075-060-315

10. Land Conservation Contract No. (If applicable): 365

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

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

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

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

13. Existing Zone District¹: AE-40

14. Existing General Plan Land Use Designation¹: AGRICULTURE

ENVIRONMENTAL INFORMATION

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

THE PROPOSED PROJECT AREA IS CURRENTLY CITRUS ORCHARD, ADJACENT TO EQUIPMENT STORAGE YARD

Describe the major vegetative cover: CITRUS ORCHARD / NONE

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

Is property in a flood-prone area? Describe:

NO

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

North: AGRICULTURAL

South: _____

East: _____

West: _____



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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 0
Number of Salesmen
Number of Delivery Trucks
Total Square Footage of Building N/A

III. Describe and quantify other traffic generation activities: THE FACILITY IS UNMANNED. IT WILL BE VISITED APPROXIMATELY ONCE A MONTH BY A TECHNICIAN FOR MAINTENANCE.

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

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

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

23. Proposed source of water:
() private well
() community system³--name: N/A

24. Anticipated volume of water to be used (gallons per day)²: NONE

25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name N/A

26. Estimated volume of liquid waste (gallons per day)²: NONE

27. Anticipated type(s) of liquid waste: NONE

28. Anticipated type(s) of hazardous wastes²: NONE

29. Anticipated volume of hazardous wastes²: NONE

30. Proposed method of hazardous waste disposal²: N/A

31. Anticipated type(s) of solid waste: N/A

32. Anticipated amount of solid waste (tons or cubic yards per day): NONE

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NONE

34. Proposed method of solid waste disposal: N/A

35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION

36. Has a previous application been processed on this site? If so, list title and date: _____

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X

38. If yes, are they currently in use? Yes _____ No _____

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


SIGNATURE

12/18/17
DATE

¹Refer to Development Services Conference Checklist
²For assistance, contact Environmental Health System, (559) 600-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 5/2/16)

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

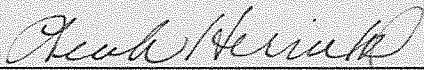
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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



Applicant's Signature

12/18/17

Date



**SEE FOLLOWING PAGES FOR
RESPONSES TO NUMBERED ITEMS**

Information Requirements
for Communication Tower Applications
(Supplement to Conference Checklist)

The Fresno County Board of Supervisors has adopted "Wireless Communication Guidelines" which are used in the review of all proposed communication towers. The Project Description/Operational Statement required for your application must, in addition to the subjects listed on the Operational Statement Checklist, include information relevant to the "Guidelines" (see attachments). The items listed below identify the key information requirements related to the "Guidelines".

- 1 ➤ Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).
- 2 ➤ Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.
- 3 ➤ Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.
- 4 ➤ Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.
- 5 ➤ Submit detailed information documenting consideration of any alternative sites (other than existing towers).
- 6 ➤ Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.
- 7 ➤ Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
- 8 ➤ Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.
- 9 ➤ Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.
- 10 ➤ Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.
- 11 ➤ Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).
- 12 ➤ Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g. river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g. substantial setback from major road, trees, stealth tower design, slim-line monopole).
- 13 ➤ Identify total number of existing towers in Fresno County.
- 14 ➤ Identify total number of existing tower sites on which co-location has occurred with other communication carriers.
- 15 ➤ Indicate total number of tower sites planned for location in Fresno County.

NOTE: The information identified above must be provided in order to accept your application for processing.

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**RESPONSES TO:
COUNTY OF FRESNO INFORMATION REQUIREMENTS
FOR COMMUNICATION TOWER APPLICANTS**

- 1) See enclosed coverage maps and alternative site review discussion.
- 2) 18 copies of coverage maps are enclosed.
- 3, 4 and 5) See alternative site review discussion.
- 6) Lease language is enclosed from Eco-Site and the ground owner. As the tower owner, Eco-Site has designed the facility to accommodate future co-location. As a tenant, T-Mobile and other future carriers must cooperate with one another to occupy the co-located space.
- 7) Tower and ground space shown on plans for at least two additional carriers.
- 8) There are no residences within one-quarter mile of the tower site.
- 9) There is no airstrip or airport within a five-mile radius of the tower site.
- 10) Agricultural siting is discussed in the enclosed Statement of Intended Use.
- 11) The site is not within one-half mile of the boundaries of the cities of Fresno or Clovis.
- 12) Interstate 5 is designated as a scenic highway in the Circulation Element of the General Plan. However, the tower site is a half mile away from the highway. As the photo-sims show, although the tower would be visible due to line-of-sight, distance renders it a small piece of the entire view shed, and actually indistinguishable among the existing PG&E towers.
- 13) T-Mobile has a total of 144 cell sites in Fresno County including tower, rooftop, and other kinds of installations. T-Mobile does not own their own towers, but it a tenant.
- 14) T-Mobile does not have this information readily available, but as noted in 13 above, as a tower tenant, the industry expectation is that they will cooperate with other carriers to accommodate co-location.
- 15) Neither T-Mobile nor Eco-Site have current plans for additional tower sites in Fresno County.

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ALTERNATIVE SITE REVIEW

ECO SITE TOWER CA-0013/T-MOBILE SITE SC10415A

19536 W. Jayne Avenue, Huron / APN: 075-060-31s

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Purpose of Facility

The intent of this cell site is to improve/provide coverage to traffic on highway Interstate 5. The enclosed existing coverage drive test map shows a stretch of more than five miles along the Interstate where T-Mobile coverage is weak or non-existent. As shown in the Five Mile Radius exhibit in the enclosed coverage maps, the proposed site would augment T-Mobile's network by providing a site near I-5. The nearest T-Mobile sites are SC08700A, located approximately five miles south on I-5, and SC07141A located just west of the town of Huron.

To achieve the coverage objective, a location close to I-5 and good height for robust line-of-sight was needed.

Alternate Locations

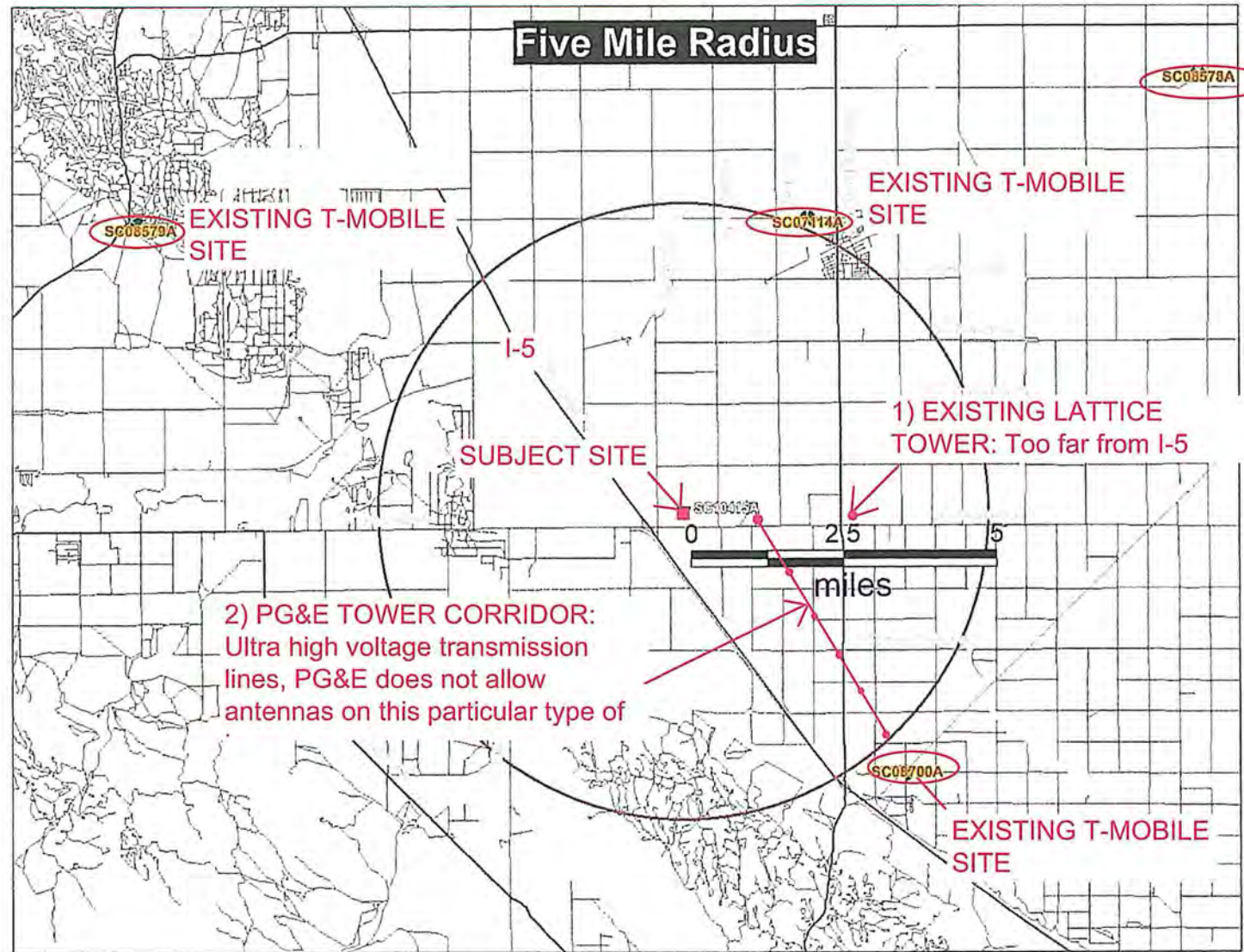
As a topographically flat, rural, agricultural area, the project vicinity offers little existing opportunities to locate antennas at a significant height. The only possibilities noted were:

- 1) Lattice tower: Approximately 200 feet in height, this tower is at the northeast of the intersection of Lassen Avenue and Jayne Avenue (40811 S. Lassen Avenue). It is more than 2.5 miles from I-5, and was rejected for this reason.
- 2) PG&E distribution towers: A high voltage PG&E transmission tower corridor is located east of I-5. These towers were not considered because they are more than a mile from I-5. In addition, although some PG&E high voltage transmission towers are used for cell site antenna placement, the type of towers in the project vicinity are of the highest voltage caliber, and PG&E does not allow antennas on this type of tower.

Subject Site

The subject site was selected as a viable candidate as it offers proximity to I-5, availability of power and telco connects and a willing landlord. Access is available to the site from Jayne Avenue through the existing agricultural equipment yard on the property, so no natural or agricultural areas need to be disturbed for a road.

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This is a drive of T-Mobiles existing coverage along I-5, which shows very weak coverage for T-Mobile.

The red and black dots indicate that T-Mobile has very limited to non-existent coverage.

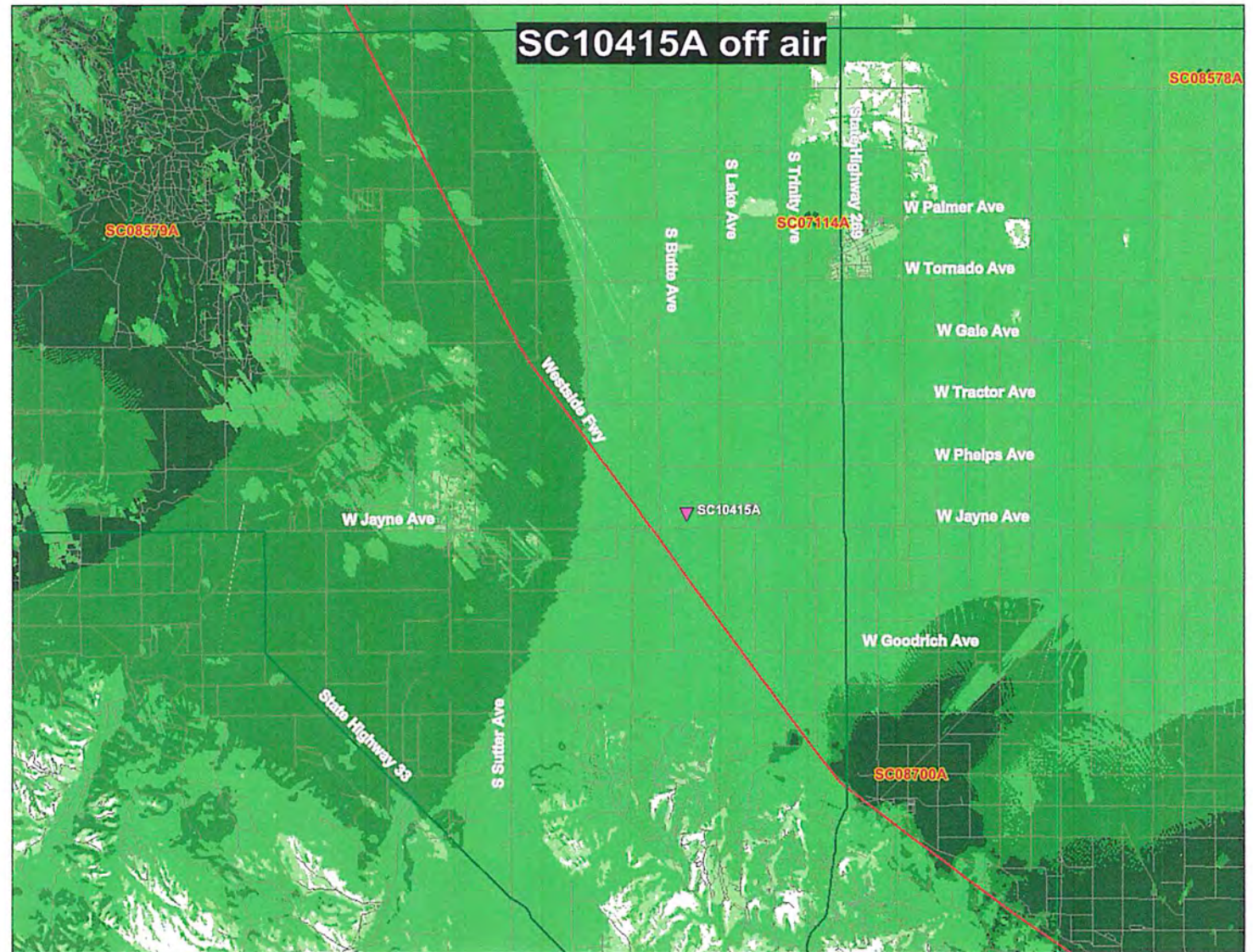


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T-Mobile Coverage Map- without new tower

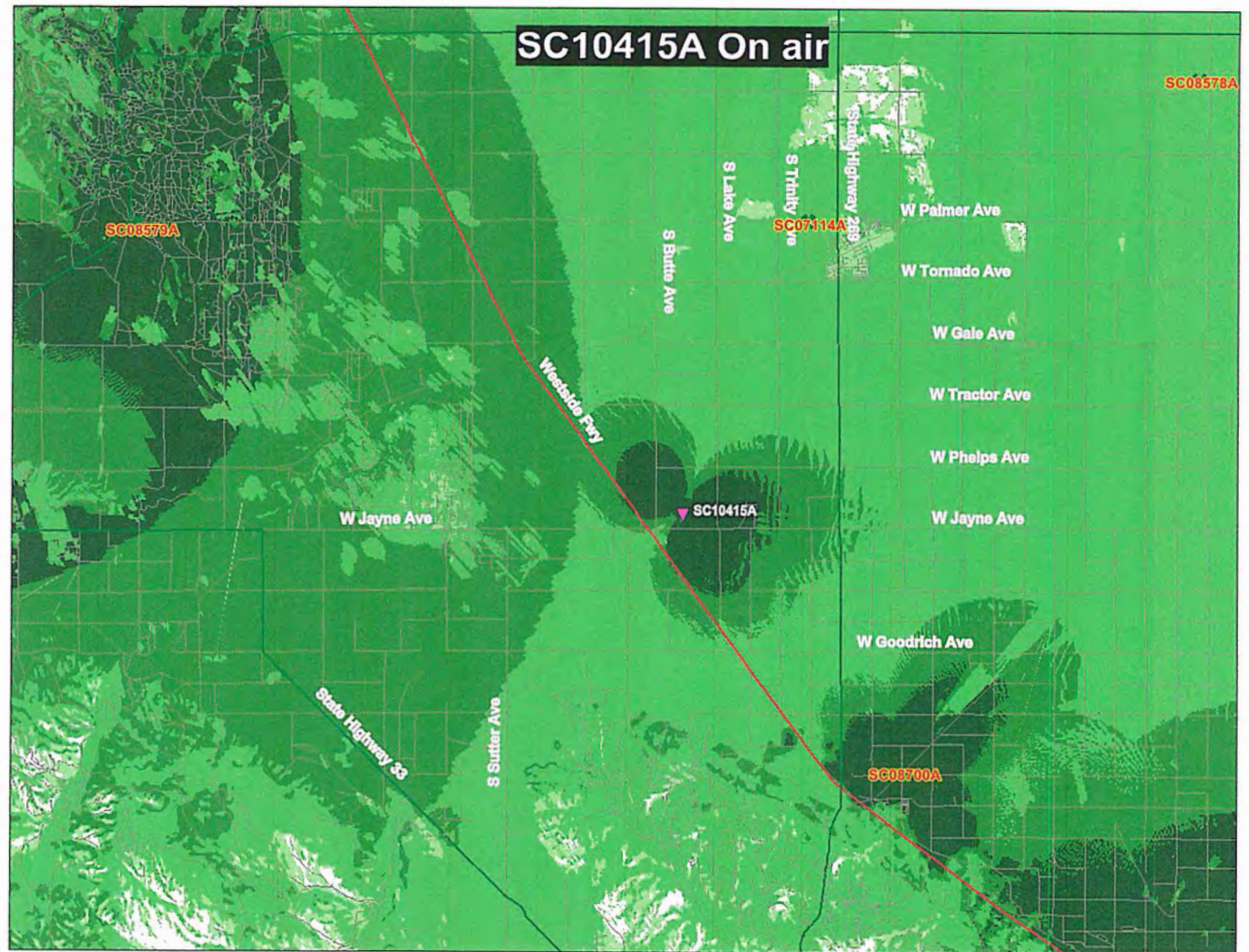


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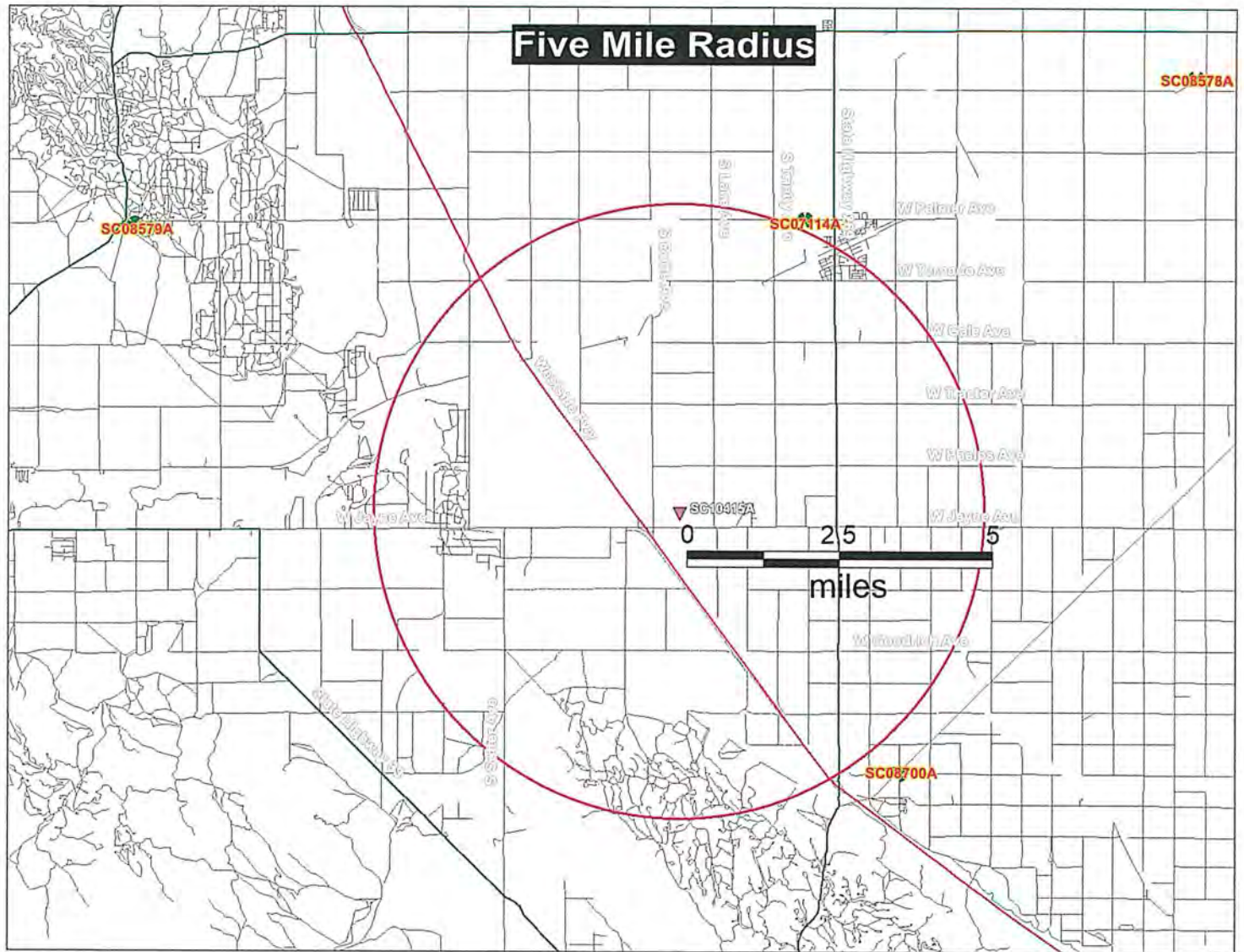
T-Mobile Coverage Map- with new tower



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ATTACHMENT TO OPERATIONAL STATEMENT CHECKLIST

ECO-SITE WEST SIDE / CA-0013
19536 W. Jayne Avenue, Huron, CA 93234

County of Fresno Department of Public Work and Planning

- 1. Name of operation, proposal:** Eco Site proposes development of a new cell site monopole with 12 antennas. Total height would be 100 feet, and the facility would be designed for co-location of up to three cellular carriers. The facility is being developed for use by T-Mobile, but as noted, there will be space for two other carriers which could preclude the need for additional monopoles or towers in the vicinity in the future by providing shared space.

The location of the facility just east of the I5 highway will provide coverage to highway traffic, as well as to the surrounding roadways.

Ground equipment would be within a 30' x 30' area enclosed by a chain link fence with tan privacy slats, topped with barbed wire for security. Equipment would consist of two radio cabinets, telco and electrical power connections, and proposed future generator and propane tank. Space has been allotted to accommodate the equipment of future carriers co-locating at this site.

- 2. Operational time limits:** The facility will be unstaffed, operating 24/7.
- 3. Number of customers or visitors:** After construction, the unstaffed facility will be visited typically once a month for maintenance. Visits would consist of one to two vehicles per monthly trip.
- 4. Number of employees:** None. The facility is unstaffed.
- 5. Service and delivery vehicles:** As noted in #3, one or two vehicles will visit the site once a month for maintenance.
- 6. Access to the site:** Direct access to the site will be from W. Jayne Avenue via an access easement on the property.
- 7. Number of parking spaces for employees, customers, and service/delivery vehicles:** Parking is available on the relatively undeveloped agricultural parcel, adjacent to the fenced lease area for the facility on a level, gravel surface.
- 8. Are any goods to be sold on site?:** No.
- 9. What equipment is used?:** Project components are shown on the project plans.
- 10. What supplies and materials are used and how are they stored?:** N/A.

11. **Does the use cause an unsightly appearance?:** The facility will not generate noise, glare, dust or odor. The 100 foot monopole will of course be visible. It will be a non-reflective grey color to minimize visual contrast.

12. **List any solid or liquid wastes to be produced:** None.

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13. **Estimated volume of water to be used:** None.

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14. **Describe any proposed advertising:** None.

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15. **Will existing buildings be used or will new buildings be constructed?:** All components of the proposed facility will be new: the monopole, outdoor equipment cabinets and fencing. No "buildings" per se are proposed as part of this application.

16. **Buildings or portion of buildings to be used in the operation:** N/A

17. **Will any outdoor lighting or outdoor an sound amplification system be used?:** There is no sound system of any kind; the only lighting would be a work light located at the equipment area if there are maintenance or repairs that need to be done after dark. Lighting would be similar to residential levels.

18. **Landscaping or fencing proposed?:** The 30' x 30' lease area would be enclosed with a 7 foot high, chain link fence with tan privacy slats, and topped with horizontal barbed wire strands.

19. **Any other information:** This monopole will provide a new cell site for T-Mobile as part of their regional network. The facility is designed to provide co-location of two other cellular carriers in the future.

20. **Property Owner:** Michelle L. Dresick Trust, PO Box 1260, Huron, CA 93234 (559) 280-7520. Applicant information will be provided with submittal of the planning application.

STATEMENT OF INTENDED USE
Relative to Williamson Act Contract Number 365

19536 W. Jayne Avenue, Huron / APN: 075-060-31s

The subject proposal is the installation of a new cell site monopole on a 154 acre parcel. The facility, including space for future expansion for two additional carriers, would occupy 900 square feet.

Ninety percent of the parcel is under cultivation with orchards, ten percent of the parcel is used for uses supporting the agricultural activity: an office building, storage building, greenhouse, open air storage of vehicles, irrigation and agricultural equipment and the like.

The proposed cell site would be located adjacent to an area used for vehicle/trailer storage and a green house; as noted it would only require 900 square feet in area. Access to the cell would be derived from W. Jayne Avenue, via an access easement through the "developed" portion of the parcel used for the abovementioned storage and buildings.

Once constructed, the cell site would be visited approximately once a month by a technician for facility maintenance. Operation of the cell site would not displace a significant amount of agricultural land, and it would have no effect on agricultural use or activities, nor would it be affected by the noise, dust or spraying resulting from the adjacent agricultural use.

Therefore, the proposed cell site would not have an impact on the current or future agricultural use of the property.

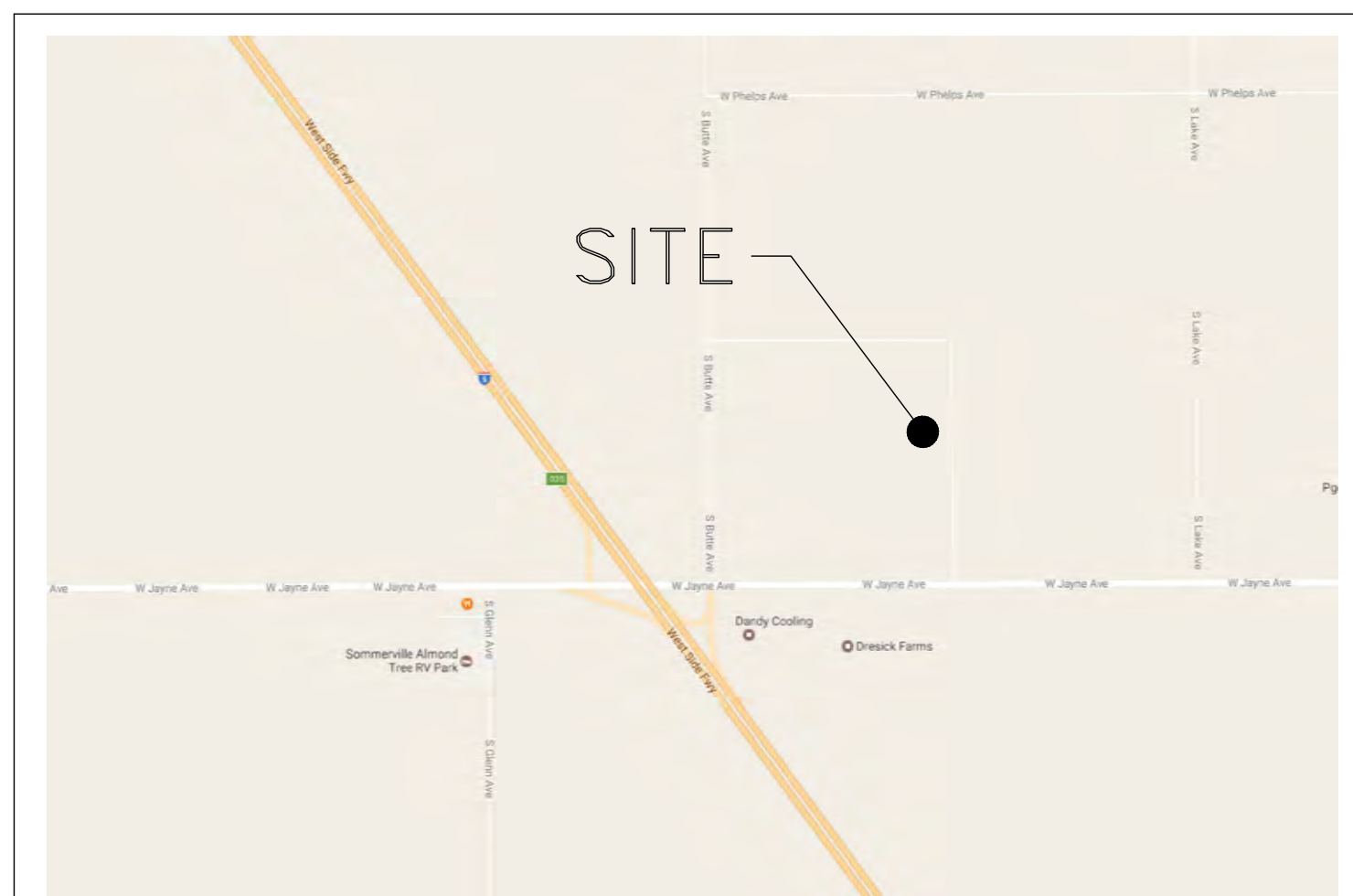
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ENVIRONMENT SERVICES DIVISION

Eco-Site[®]

ECO-SITE WEST SIDE/ CA-0013 T-Mobile: HURON/SC10415



VICINITY MAP



DIRECTIONS FROM AIRPORT: LOS ANGELES AIRPORT
DESTINATION TO: 19536 W JAYNE AVE

- US-101 S TO CA-152 E/E 10TH ST/E PACHECO PASS TAKE EXIT 356
- GET ON I-5 S IN MERCED COUNTY
- FOLLOW I-5 S TO W JAYNE AVE IN FRESNO COUNTY. TAKE EXIT 325
- CONTINUE ON W JAYNE AVE TO DESTINATION

DRIVING DIRECTIONS

THIS PROJECT CONSISTS OF THE FOLLOWING INSTALLATION:

- ONE (1) 100'-0" HIGH MONOPOLE AND 30'-0" x 30'-0" CHAIN LINK FENCE ENCLOSURE. (DESIGNED BY OTHERS)
- ONE (1) NEW COMMUNITY H-FRAME
- ONE (1) NEW T-MOBILE H-FRAME AT GROUND
- TWELVE (12) NEW T-MOBILE PANEL ANTENNAS
- TWELVE (12) NEW T-MOBILE RRH UNITS
- TWO (2) NEW T-MOBILE OVP UNITS
- ONE (1) NEW HYBRID CABLE
- TWO (2) NEW T-MOBILE 6102 OUTDOOR EQUIPMENT CABINETS

PROJECT DESCRIPTION

SITE ADDRESS

19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

LATITUDE: 36° 8'31.37" (36.14204) N
LONGITUDE: -120° 8' 55.33" (-120.1487) W
TAX/PIN #: 07506031S
ZONING: AE- EXCLUSIVE AGRICULTURAL

JURISTICATION:

FRESNO COUNTY

A.P.N.:

075-060-31S

TOWER TYPE:

MONOPOLE

TOWER HEIGHT:

100'-0"

NUMBER OF CARRIERS:

0 EXISTING / 1 NEW

USE:

NEW TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

PROJECT SUMMARY

PER CALIFORNIA BUILDING STANDARDS CODE, "TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS" GOVERNS THE DESIGN AND CONSTRUCTION OF ALL BUILDING OCCUPANCIES AND ASSOCIATED FACILITIES AND EQUIPMENT THROUGHOUT CALIFORNIA. RELEVANT CODE SECTIONS ARE (BUT NOT LIMITED TO):

1. 2016 CALIFORNIA BUILDING CODE
2. 2016 CALIFORNIA ELECTRICAL CODE
3. 2016 CALIFORNIA ENERGY CODE
4. 2016 CALIFORNIA HISTORICAL BUILDING CODE
5. 2016 CALIFORNIA FIRE CODE
6. 2016 CALIFORNIA EXISTING BUILDING CODE
7. 2016 LOS ANGELES BUILDING CODE
8. CITY/COUNTY ORDINANCES
9. ANSI/TIA-222-G-2005

CODE COMPLIANCE

DEVELOPER

ECO-SITE PROJECT MANAGER
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
PHONE: (480) 739-8009
ATTN.: JASON GIGLIOTTI

POWER COMPANY

PG&E
PHONE: (559) 924-9540
ATTN: CUSTOMER SERVICE

TELEPHONE COMPANY

SOUTHERN CALIFORNIA EDISON
PHONE: 1-800-655-4555
ATTN: CUSTOMER SERVICE

PROPERTY OR TOWER OWNER

MICHELLE L DRESICK TRUST
P.O. BOX 1260
HURON, CA 93234
PHONE: 559-280-7520
ATTN.:

CONSULTANT:

J5 INFRASTRUCTURE PARTNERS
2030 MAIN ST, SUITE 200
IRVINE, CA 92614
CONTACT: MIKE SLOTEMAKER
PHONE: 206-214-8954

CONTACTS

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	0
T2	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS	0
T3	GENERAL NOTES	0
LS1	TOPOGRAPHIC SURVEY	0
LS2	TOPOGRAPHIC SURVEY	0
LS3	TOPOGRAPHIC SURVEY	0
C1	OVERALL SITE PLAN	0
C2	SITE PLAN	0
C3	EQUIPMENT PLAN	0
C4	ANTENNA PLAN	0
C5	SOUTH AND WEST ELEVATIONS	0

SHEET INDEX

ZONING/SITE AQ DEPARTMENT

J5 INFRASTRUCTURE PARTNERS

PHONE: (206) 214-8954
ATTN.: MIKE SLOTEMAKER
EMAIL: msloemaker@j5ip.com

PERMIT INFORMATION

Eco-Site[®]

240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415
19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:

T-Mobile
T-Mobile West Corporation

CONSULTANT

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

DRAWN BY: CHK.: APV.:

RD MS MS

LICENSER:

SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

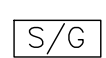

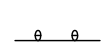




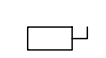





T1

0

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:	SYMBOLS:
AGL ABOVE GRADE LEVEL	 SOLID GROUND BUSS BAR
BTS BASE TRANSCIVER STATION	 SOLID NEUTRAL BUSS BAR
(E) EXISTING	 SUPPLEMENTAL GROUND CONDUCTOR
MIN. MINIMUM	 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
N.T.S. NOT TO SCALE	 SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
REF REFERENCE	 CHEMICAL GROUND ROD
RF RADIO FREQUENCY	 DISCONNECT SWITCH
T.B.D. TO BE DETERMINED	 METER
T.B.R. TO BE RESOLVED	 EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
TYP TYPICAL	 MECHANICAL WELD
REQ REQUIRED	 5/8" X 10'-0" COPPER CLAD STEEL GROUND ROD
EGR EQUIPMENT GROUND RING	 5/8" X 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
AWG AMERICAN WIRE GAUGE	 GROUNDING WIRE
MGB MASTER GROUND BUSS	
EG EQUIPMENT GROUND	
BCW BARE COPPER WIRE	
SIAD SMART INTEGRATED ACCESS DEVICE	
GEN GENERATOR	
IGR INTERIOR GROUND RING (HALO)	
RBS RADIO BASE STATION	
U.N.O. UNLESS NOTED OTHERWISE	

STRUCTURAL STEEL NOTES:


1. ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:
HSS SHAPES (TUBE) ASTM A500, GR. B (46 KSI)
HSS SHAPES (ROUND) ASTM A500, GR. B (42 KSI)
W-SHAPES ASTM A992, (50 KSI)
CHANNELS, ANGLES & PLATES ASTM A36
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

DETAIL 

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF DEAD PLUS LIVE.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± 3/8") OF CONCRETE COVER, U.N.O.
4. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

FOUNDATION NOTES:

DETAIL 

1. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5. ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR- GENERAL CONTRACTOR
SUBCONTRACTOR- SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER- ECO-SITES
OEM- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS WHERE A CONFLICT EXISTS IT IS CONTRACTORS RESPONSIBILITY TO NOTIFY OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
14. CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO
A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
B) SIGNS, SIGNALS, & BARRICADES
C) TOOLS - HAND & POWER
D) ELECTRICAL
E) FALL PROTECTION
F) EXCAVATIONS
G) CONCRETE & MASONRY CONSTRUCTION
H) STEEL ERECTION
I) POWER TRANSMISSION & DISTRIBUTION
J) CRANES & DERRICKS IN CONSTRUCTION.

Eco-Site

240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

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T-MOBILE: HURON/SC10415
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HURON, CA 93234
FRESNO COUNTY

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DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

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ELECTRICAL INSTALLATION NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

ELECTRICAL INSTALLATION NOTES (CONT.):

- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

KEYED NOTES:

(SEE GROUNDING PLAN DIAGRAM - SHEET E-2)



- TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO EXISTING TOWER AND MAKE EXOTHERMIC CONNECTION.
- HATCH PLATE GROUND BAR: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING UP THROUGH 1/2"Ø PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- GROUNDING OF INTERNAL GROUND RING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING THROUGH 1/2" DIA. PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT (4) BUILDING CORNERS.
- GROUND ROD: COPPER CLAD STEEL, 5/8"Ø TEN (10) FEET LONG.
- ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
- FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELD. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
- HVAC GROUNDING: EXTEND #2 TINNED CU WIRE FORM BURIED GROUND RING TO THE HVAC UNIT AND MAKE A MECHANICAL CONNECTION.
- TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- CELL REFERENCE GROUND BAR: EXTEND (2) #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE CELL REFERENCE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- TELCO GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO TELCO GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- GATE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO GATE POSTS AND EXOTHERMICALLY WELD.
- EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

GREENFIELD GROUNDING NOTES:

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WIT A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

Eco-Site

240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415

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HURON, CA 93234
FRESNO COUNTY

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

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DISCLAIMER:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELSIUS, RELIEVES CELSIUS ENGINEERING GROUP OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF CELSIUS ENGINEERING GROUP & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. FIELD SURVEY COMPLETED ON FEBRUARY 01, 2017.

ACCESS AND UTILITY EASEMENT CENTERLINE DESCRIPTION

A STRIP OF LAND FOR THE PURPOSES OF AN ACCESS AND UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPT THEREFROM ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32 LYING WITHIN THE PROPERTY DEEDED TO THE STATE OF CALIFORNIA FOR FREEWAY BY INSTRUMENT RECORDED JANUARY 28, 1966 IN BOOK 5269, PAGE 451, DOCUMENT NO. 7572 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM GIFFEN, INC., TO ANTHONY P. MEIER AS TRUSTEE OF THE HOCKEY FARM TRUST, RECORDED AUGUST 8, 1974 IN BOOK 6333, PAGE 375, DOCUMENT NO. 59826 OF OFFICIAL RECORDS; SAID STRIP OF LAND BEING TWENTY (20.00) FEET IN WIDTH AND LYING TEN (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3.5-INCH BRASS DISK IN THE CENTERLINE OF JAYNE STREET SIXTY (60) FEET WIDE AS IT NOW EXISTS STAMPED FRESNO COUNTY, SAID POINT BEING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP, 21, SOUTH, RANGE 17 EAST, MOUNT DIABLO MERIDIAN, FRESNO COUNTY, CALIFORNIA. THENCE NORTH 89°33'03" WEST, A DISTANCE OF 260.50 FEET TO THE TRUE POINT OF BEGINNING

THENCE LEAVING SAID CENTERLINE NORTH 00°26'57" EAST A DISTANCE OF 2608.36 FEET; THENCE NORTH 89°33'03" WEST A DISTANCE OF 310.89 FEET; THENCE NORTH 00°26'57" EAST A DISTANCE OF 21.05 FEET TO A POINT HERIN REFERRED TO AS POINT "A"

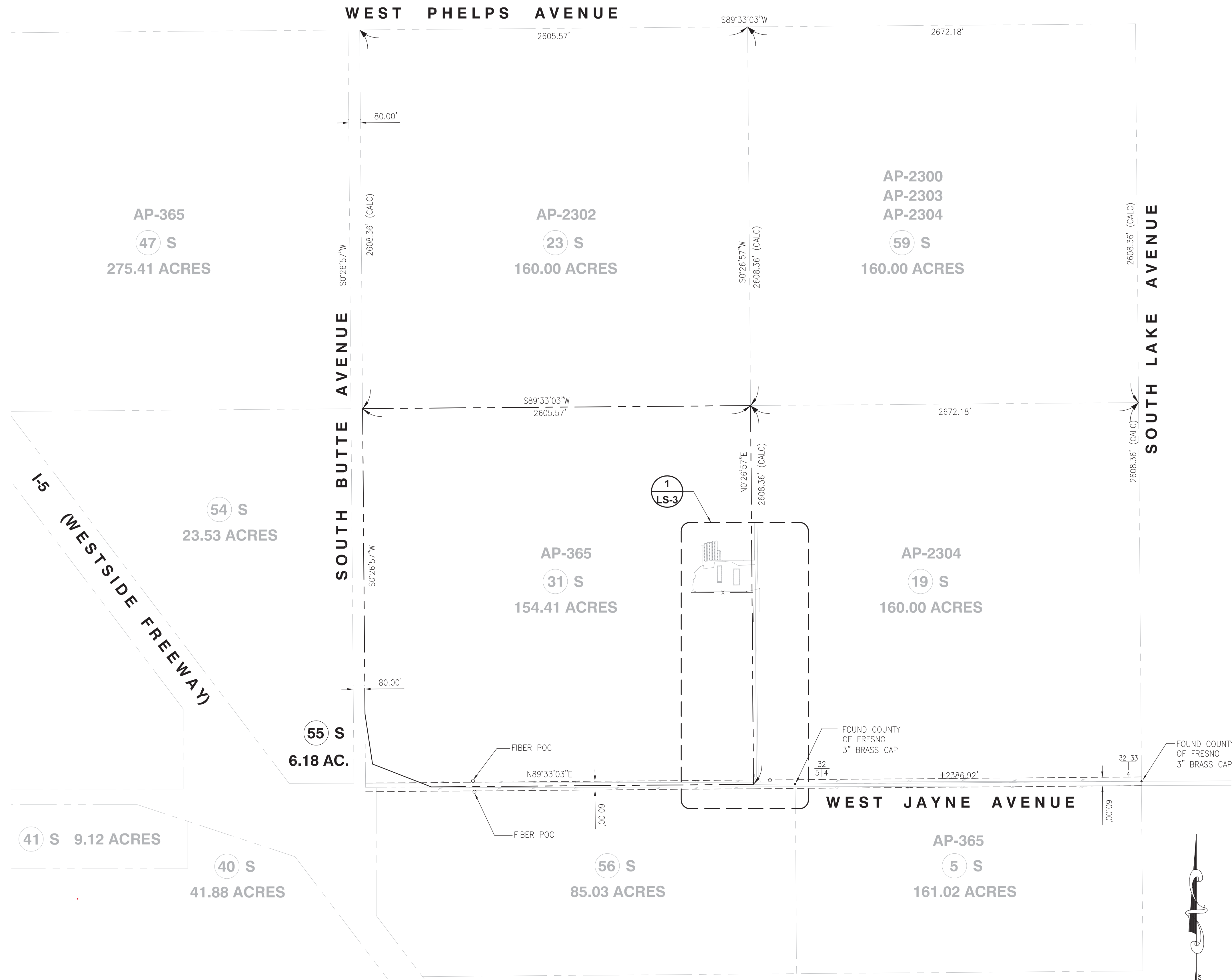
LEASE AREA DESCRIPTION

COMMENCING AT SAID POINT "A" THENCE NORTH 89°33'03" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°26'57" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°33'03" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°26'57" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE SAID PARCEL OF LAND CONTAINING 900 SQUARE FEET.

SURVEYOR'S NOTE & CERTIFICATION:

I HEREBY CERTIFY TO ECO-SITE AND FIDELITY NATIONAL TITLE COMPANY THAT THIS "LEASE AREA SURVEY" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES AND THE BOUNDARY OF THE UNDERLYING PARCEL WAS VERIFIED FROM FIELD AND RECORD INFORMATION. THIS "LEASE AREA SURVEY" IS NOT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL AND THIS SURVEY WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY PLAN SET NAMED HEREON.

Andrew J. Koltavary
 ANDREW J. KOLTAVARY 04/24/2017



REV	DATE	DESCRIPTION
2	04/24/17	CLIENT REVISION
1	03/02/17	FINAL SURVEY
0	02/07/17	PRELIMINARY SURVEY

ISSUED DATE: **APRIL 24, 2017**

ISSUED FOR: **FINAL SURVEY**

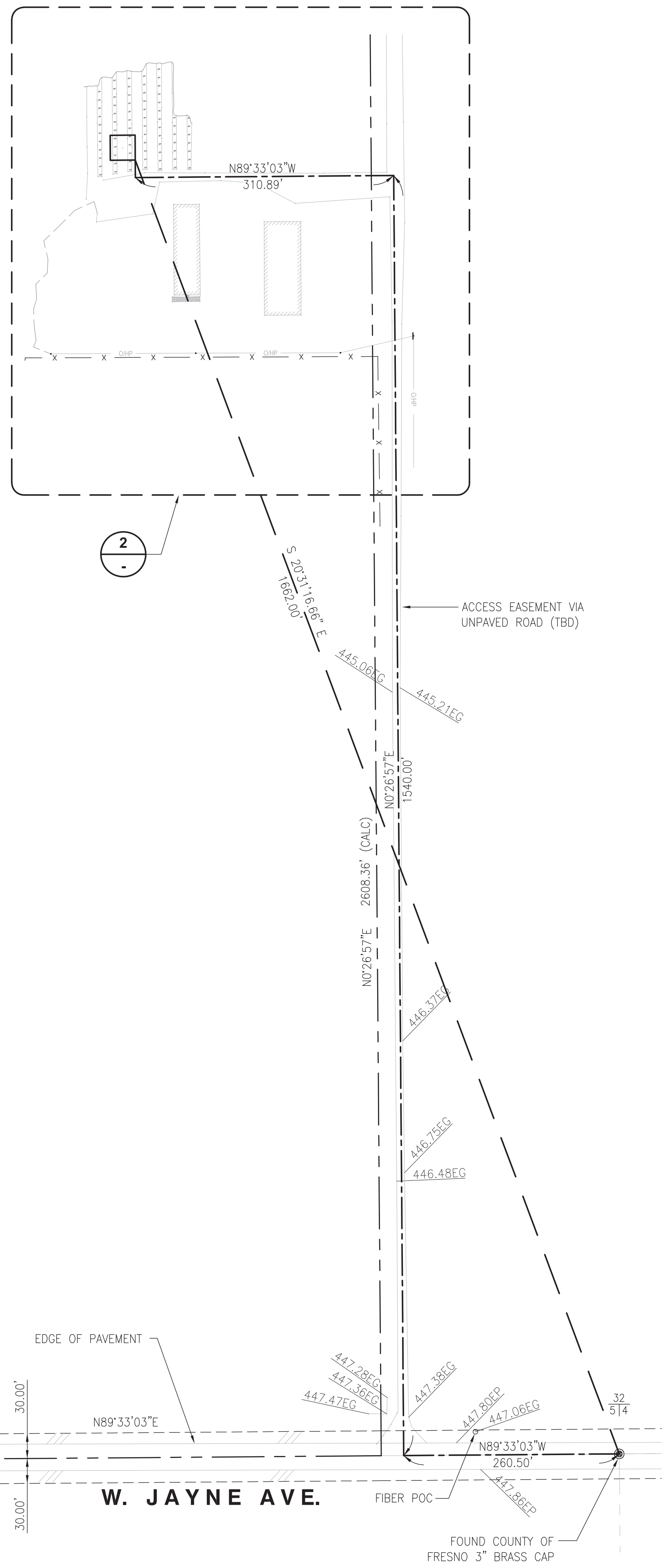


PROJECT INFORMATION:
CA-0013 WEST SIDE
 19536 WEST JAYNE AVE.
 HURON, CA 93234

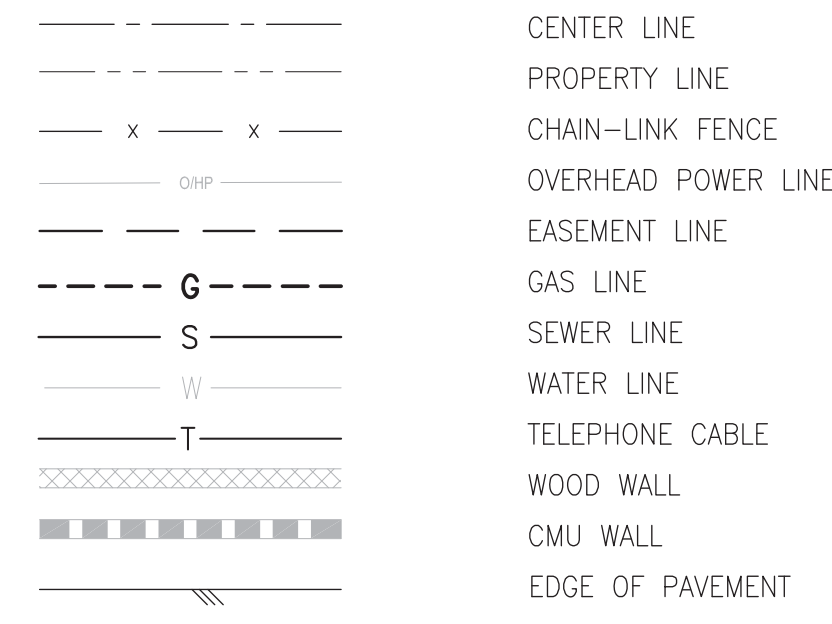
DRAWN BY: LMJ
 CHECKED BY: AJK

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**



LEGEND

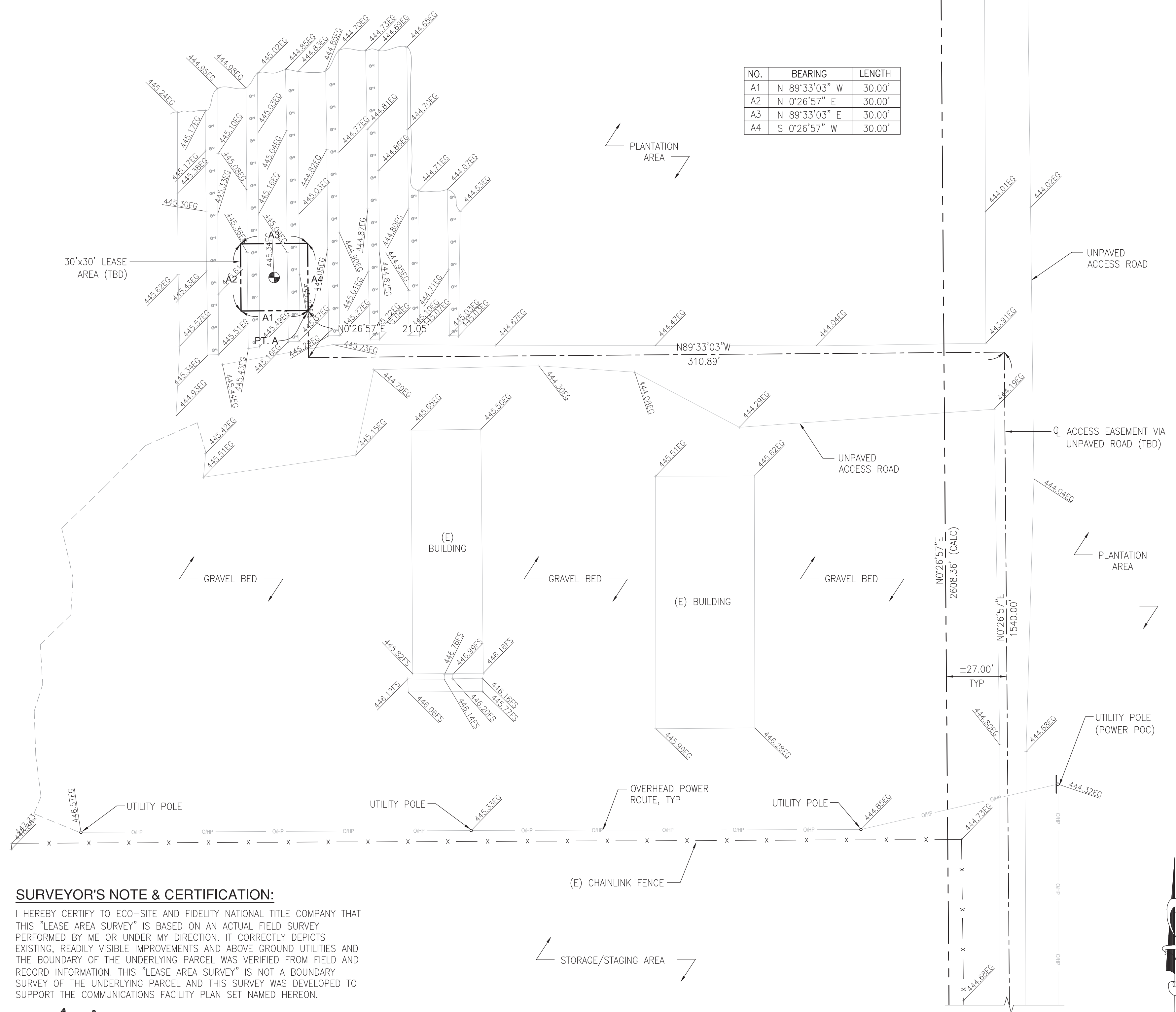


ABBREVIATIONS

BL	BOLLARD	PB	PULL BOX
FD	FOUND	SSCO	SANITARY SEWAGE CLEANOUT
EJB	ELECTRICAL JUNCTION BOX	SS	STREET SIGN/STOP SIGN
EP	EDGE OF PAVEMENT	SDMH	STORMDRAIN MAN HOLE
FL	FLOW LINE	SL	SKY LIGHT
FS	FINISH SURFACE	TC	TOP OF CURB
HT	HEIGHT	TW	TOP OF WALL
GS	GAS LINE	TA	TOP OF ANTENNA
RA	ROOF ACCESS HATCH	UC	UTILITY CABINET
RR	ROOF RIDGE	BFP	BACK FLOW PREVENTER
RV	ROOF VENT / ROOF DRAIN	WM	WATER METER
PL	PROPERTY LINE	WV	WATER VALVE
PP	POWER POLE		

MONUMENTS

- MONUMENT FD. (AS NOTED)
- LATITUDE: 36° 08' 31.54" N
- LONGITUDE: 120° 08' 55.06" W

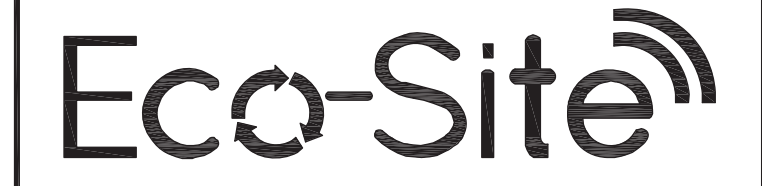


NO.	BEARING	LENGTH
A1	N 89°33'03" W	30.00'
A2	N 0°26'57" E	30.00'
A3	N 89°33'03" E	30.00'
A4	S 0°26'57" W	30.00'

SURVEYOR'S NOTE & CERTIFICATION:

I HEREBY CERTIFY TO ECO-SITE AND FIDELITY NATIONAL TITLE COMPANY THAT THIS "LEASE AREA SURVEY" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES AND THE BOUNDARY OF THE UNDERLYING PARCEL WAS VERIFIED FROM FIELD AND RECORD INFORMATION. THIS "LEASE AREA SURVEY" IS NOT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL AND THIS SURVEY WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY PLAN SET NAMED HEREON.

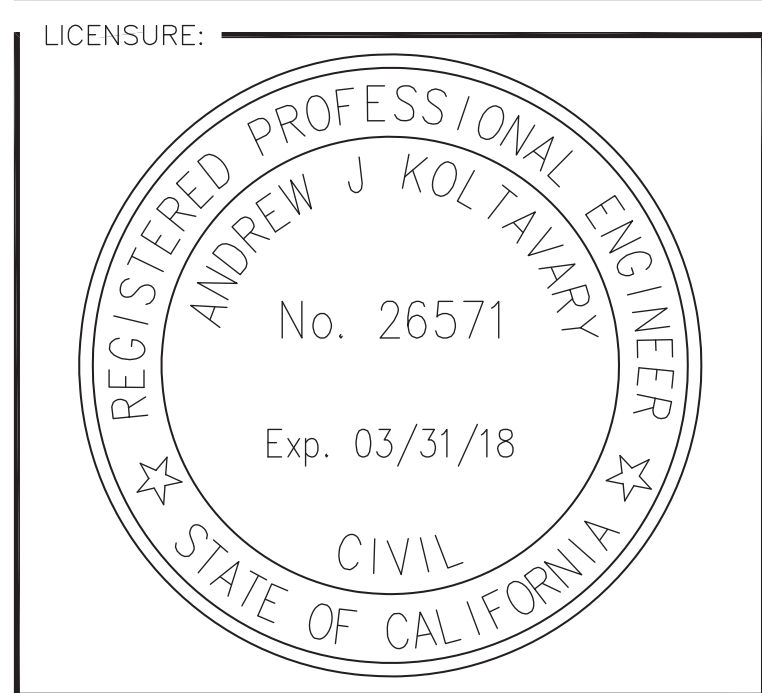
Andrew J. Koltavary
 ANDREW J. KOLTAVARY 04/24/2017



REV	DATE	DESCRIPTION
2	04/24/17	CLIENT REVISION
1	03/02/17	FINAL SURVEY
0	02/07/17	PRELIMINARY SURVEY

ISSUED DATE: APRIL 24, 2017

ISSUED FOR: FINAL SURVEY



PROJECT INFORMATION:
 CA-0013 WEST SIDE
 19536 WEST JAYNE AVE.
 HURON, CA 93234

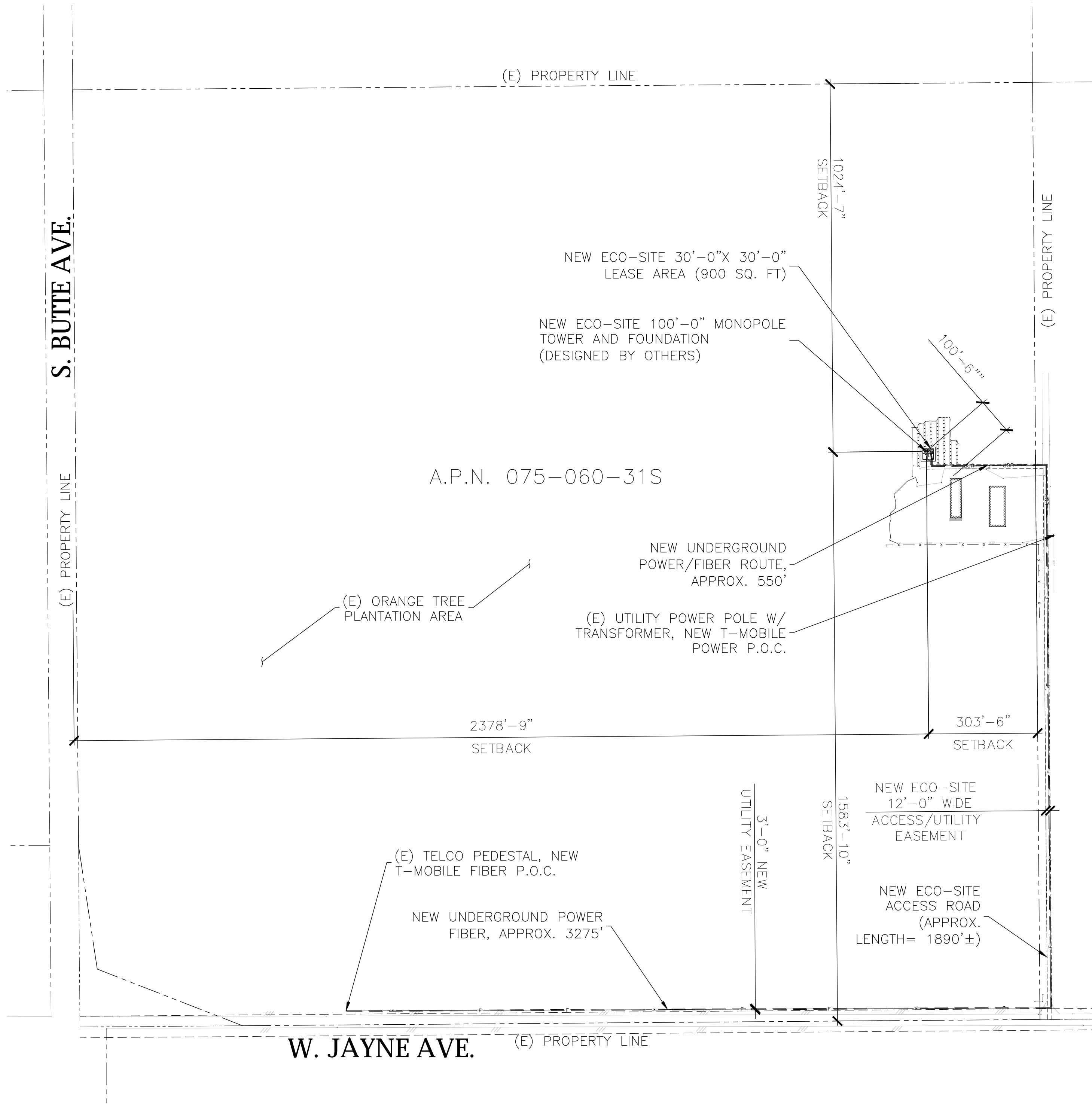
DRAWN BY: LMJ
 CHECKED BY: AJK

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: LS-3

SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY CELLSIUS DATED 04/24/17.



OVERALL SITE PLAN

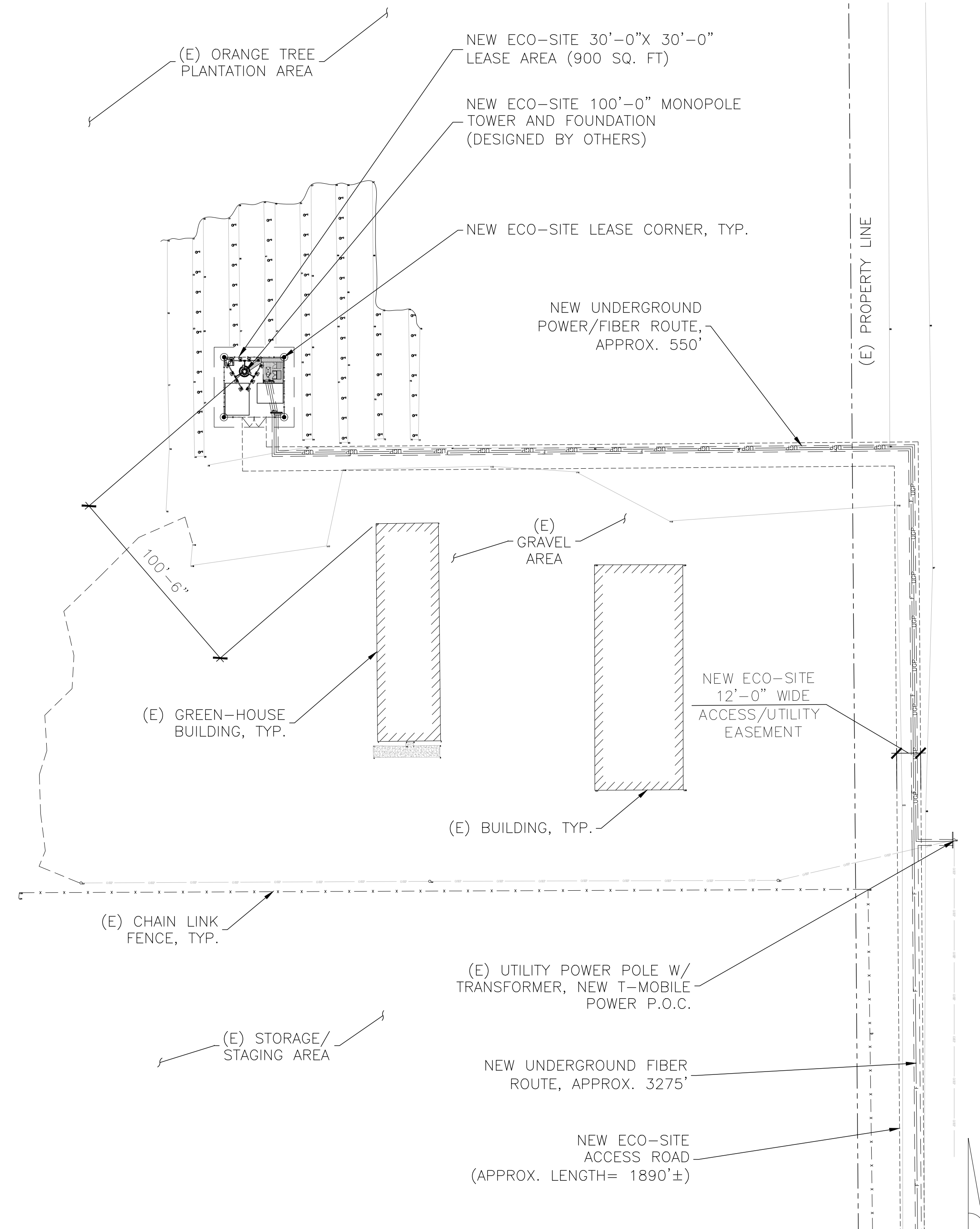
24"x36" SCALE: 1" = 2000'-0"

1

NOTE:

1. EXISTING ORANGE TREES WITHIN NEW PROPOSED ECO LEASE AREA TO BE REMOVED.
2. A 5'-0" CLEARANCE FROM NEW ECO CHAIN LINK FENCE ENCLOSURE SHALL BE MAINTAINED.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	1024'-7"
SOUTH	1583'-10"
EAST	303'-6"
WEST	2378'-9"



SITE PLAN

24"x36" SCALE: 1" = 40'-0"

2

Eco-Site
 240 LEIGH FARM ROAD, SUITE 415
 DURHAM, NC 27707

PROJECT INFORMATION:
 ECO-SITE WEST SIDE/ CA-0013
 T-MOBILE: HURON/SC10415
 19536 W. JAYNE AVE.
 HURON, CA 93234
 FRESNO COUNTY

CURRENT ISSUE DATE:
 6/21/17

ISSUED FOR:
 FOR REVIEW

REV.:	DATE:	ISSUED FOR:	BY:
0	06/21/17	100%ZD	RD

CONSULTANT:

 T-Mobile West Corporation

CONSULTANT:

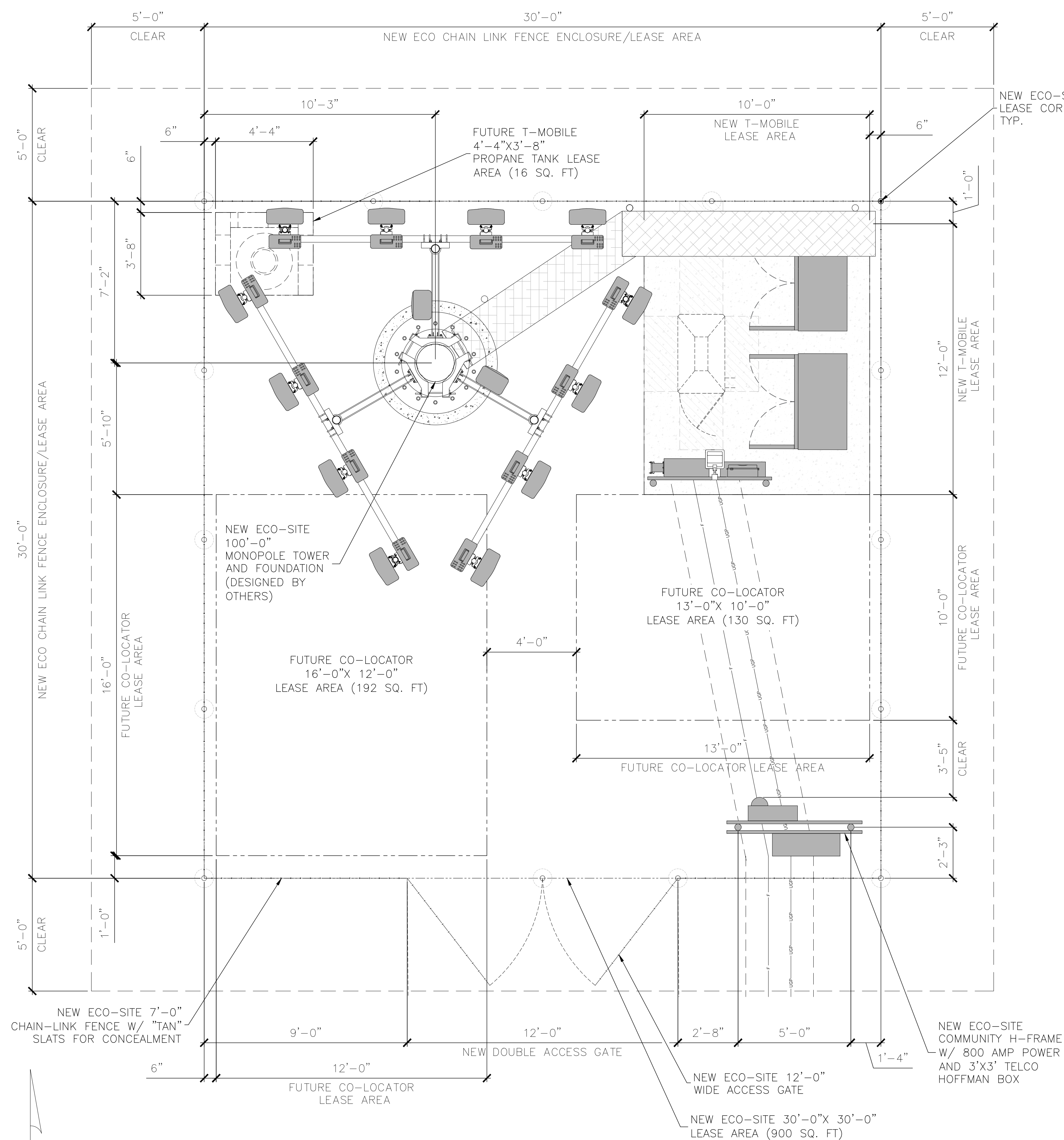
 AZ - CA - CO - ID - NM - NV - TX - UT

DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:
 SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **C1** REVISION: **0**



NOTE:

- EXISTING ORANGE TREES WITHIN NEW PROPOSED ECO LEASE AREA TO BE REMOVED.
- A 5'-0" CLEARANCE FROM NEW ECO CHAIN LINK FENCE ENCLOSURE SHALL BE MAINTAINED.

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE NEW TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA THE TOLL FREE NUMBER (800)-277-2600. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY L. DEAN VAN MATRE DATED 03/13/17 AND SITE VISIT ON 10/10/16.

COAX NOTE:

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

- CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
- ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.

Eco-Site

240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415
19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT:



DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

C2

0

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415
19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

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REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT



DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

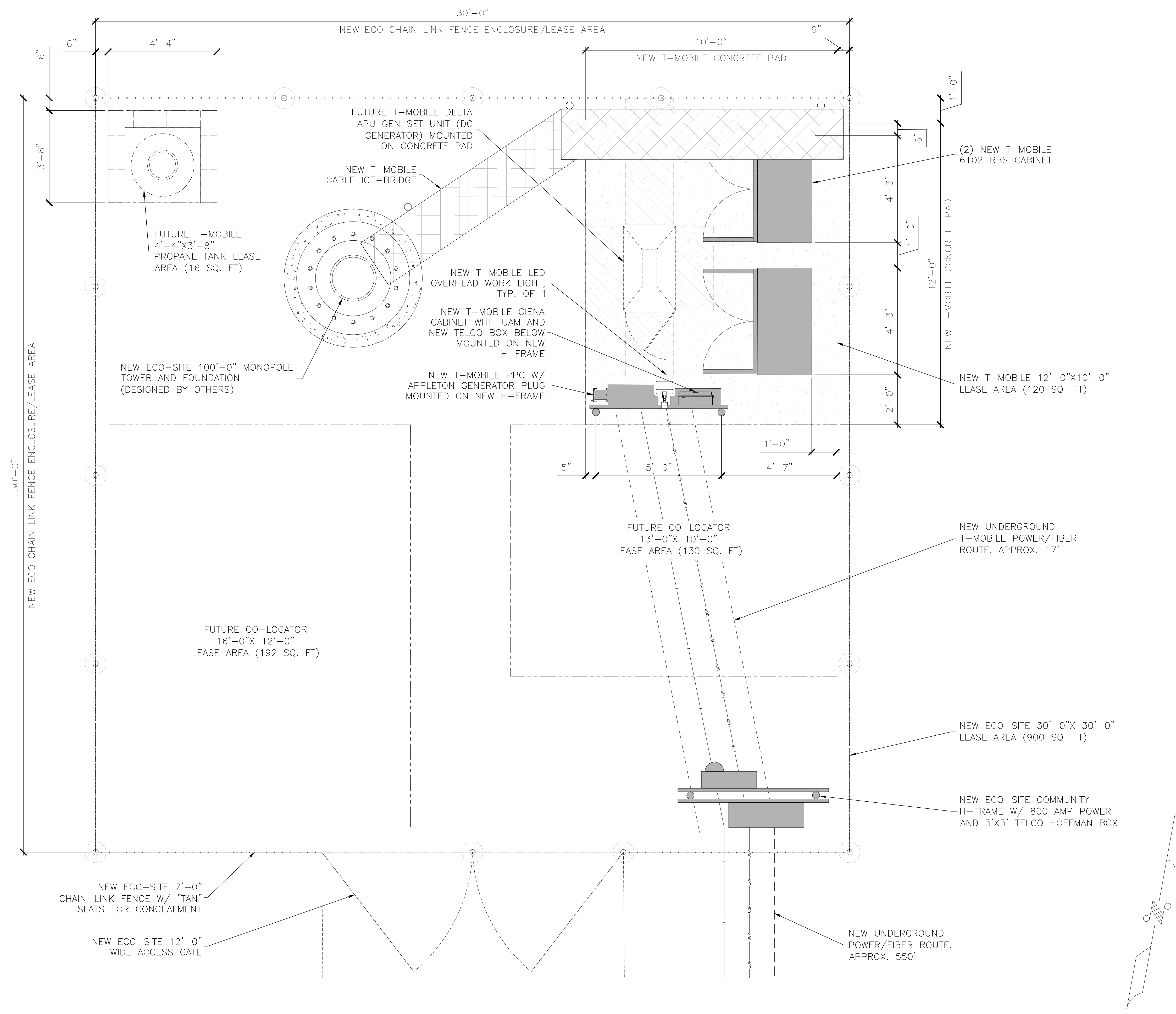
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EQUIPMENT PLAN

SHEET NUMBER: REVISION:

C3

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PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415
19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

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REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT



DRAWN BY: CHK.: APV.:

RD	MS	MS
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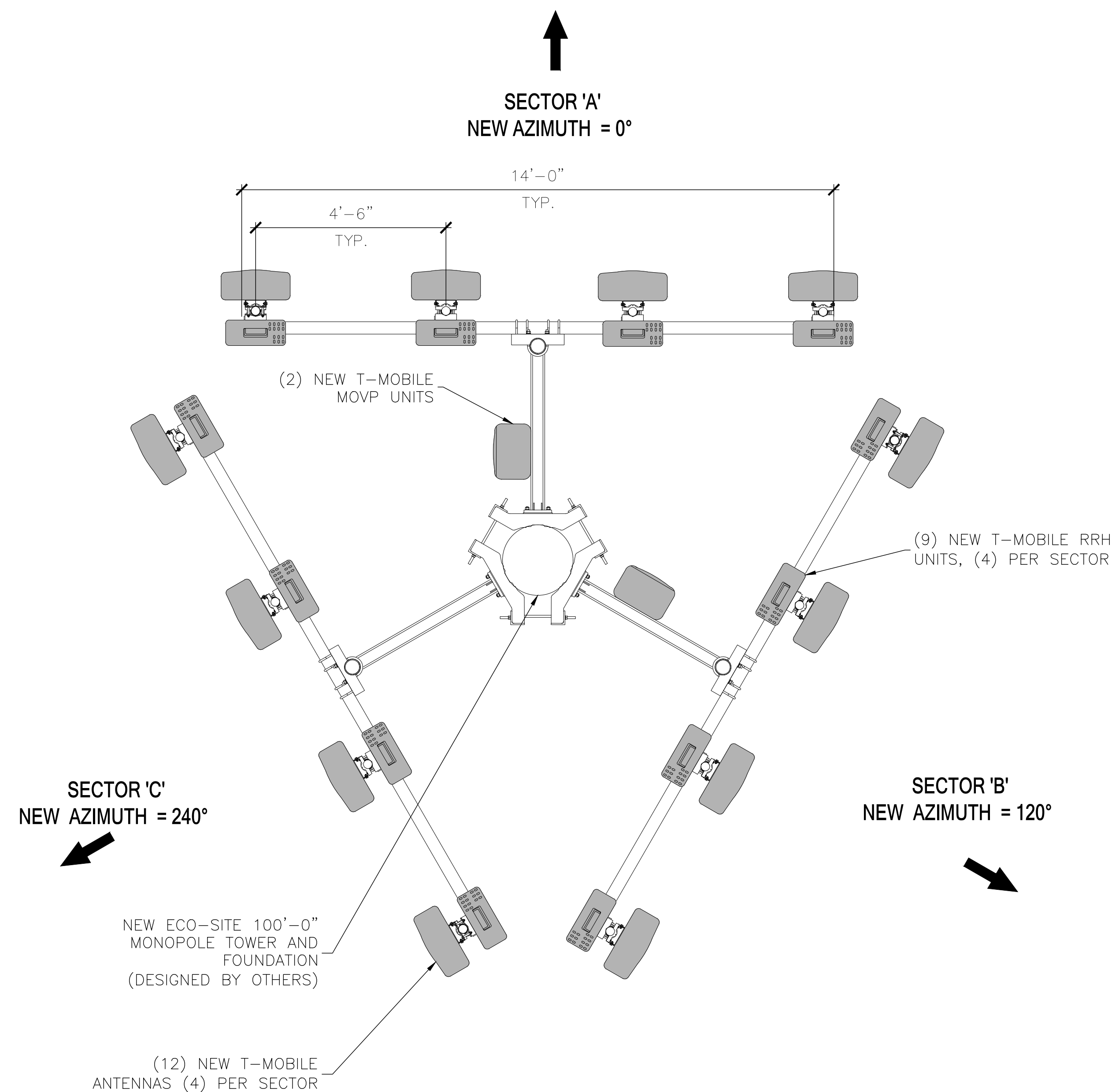
SHEET TITLE:

**ANTENNA PLAN
RF SCHEDULE**

SHEET NUMBER: REVISION:

C4

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PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013
T-MOBILE: HURON/SC10415
19536 W. JAYNE AVE.
HURON, CA 93234
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT:



DRAWN BY: CHK.: APV.:

RD	MS	MS
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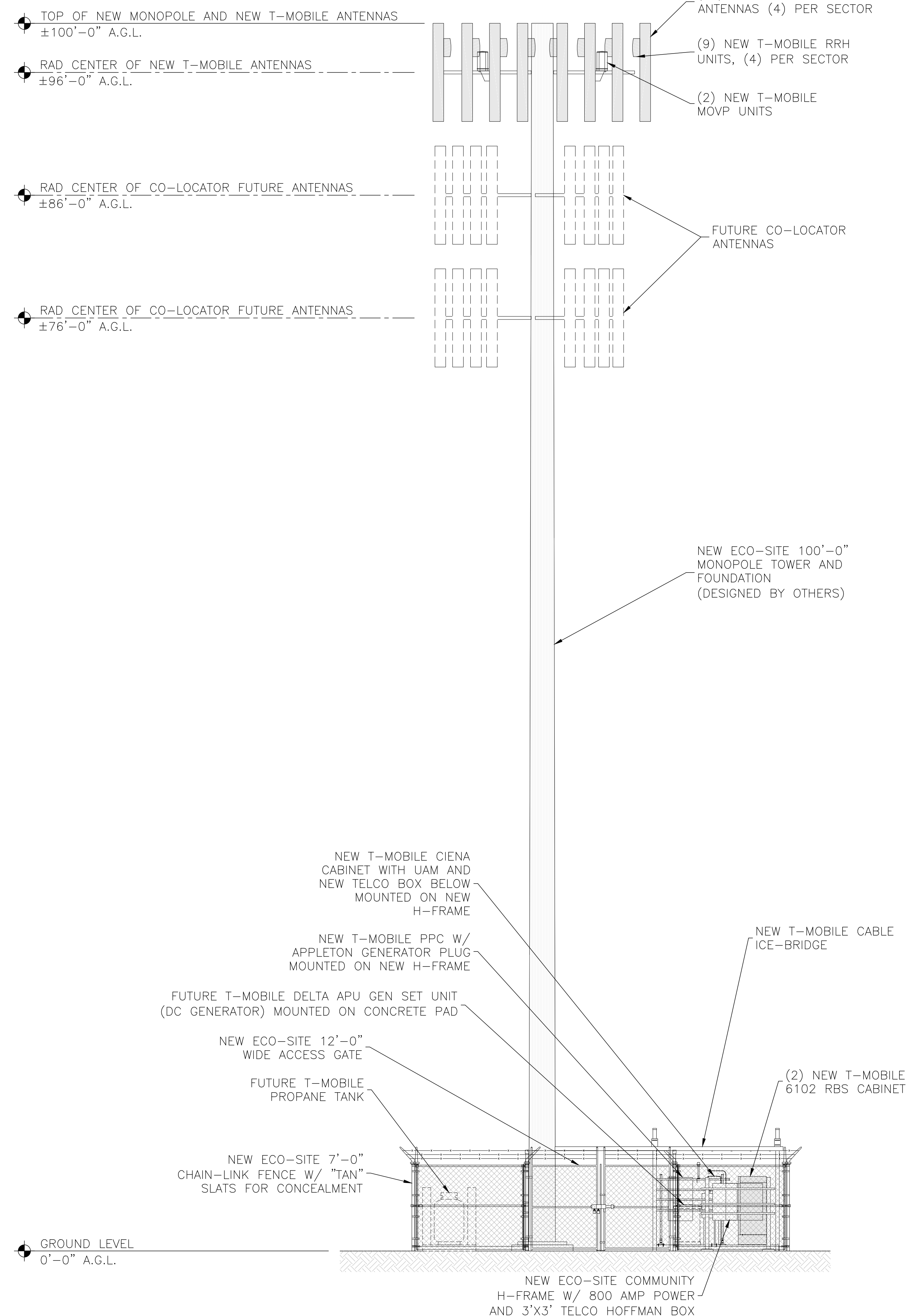
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EAST AND SOUTH ELEVATIONS

SHEET NUMBER: REVISION:

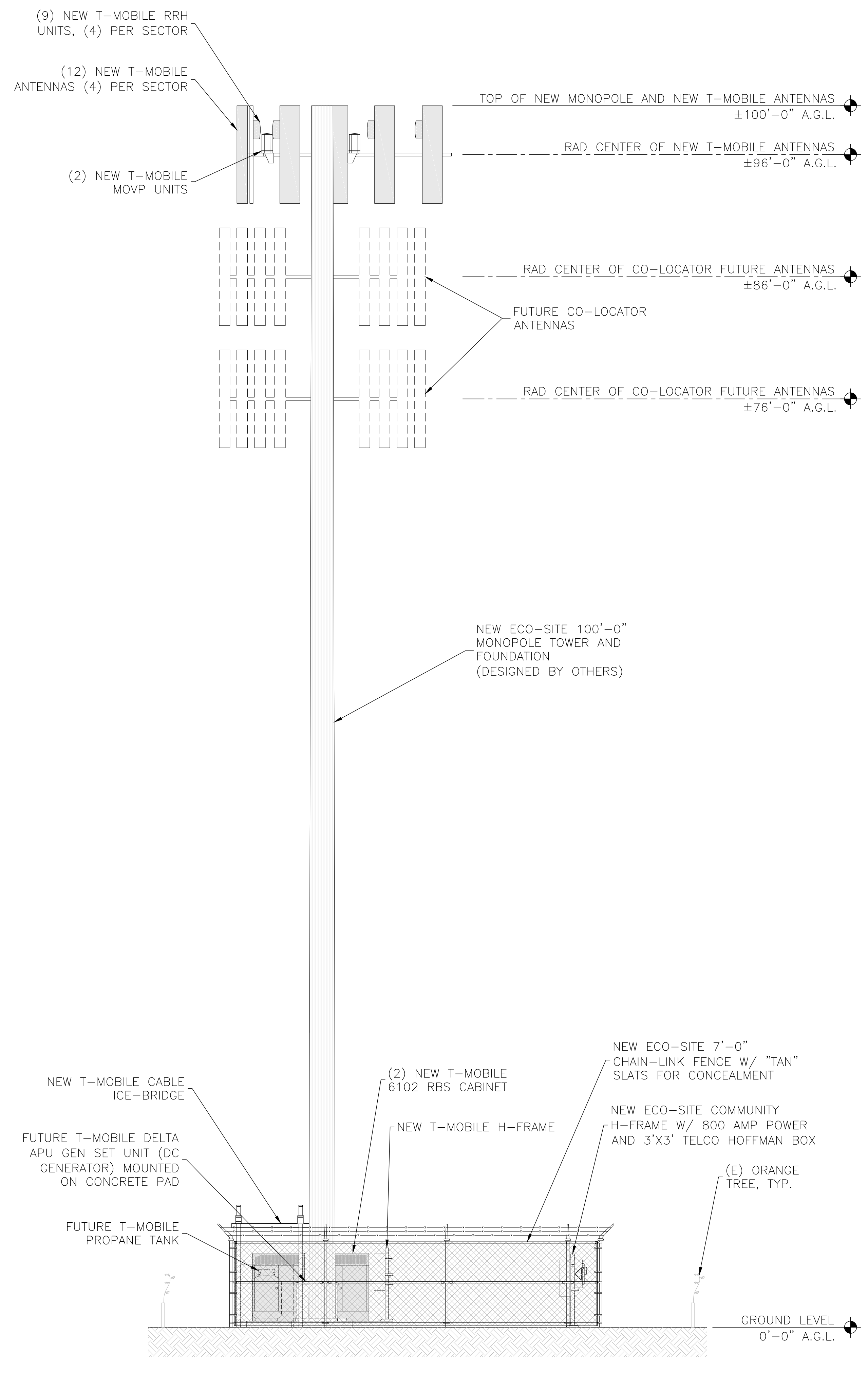
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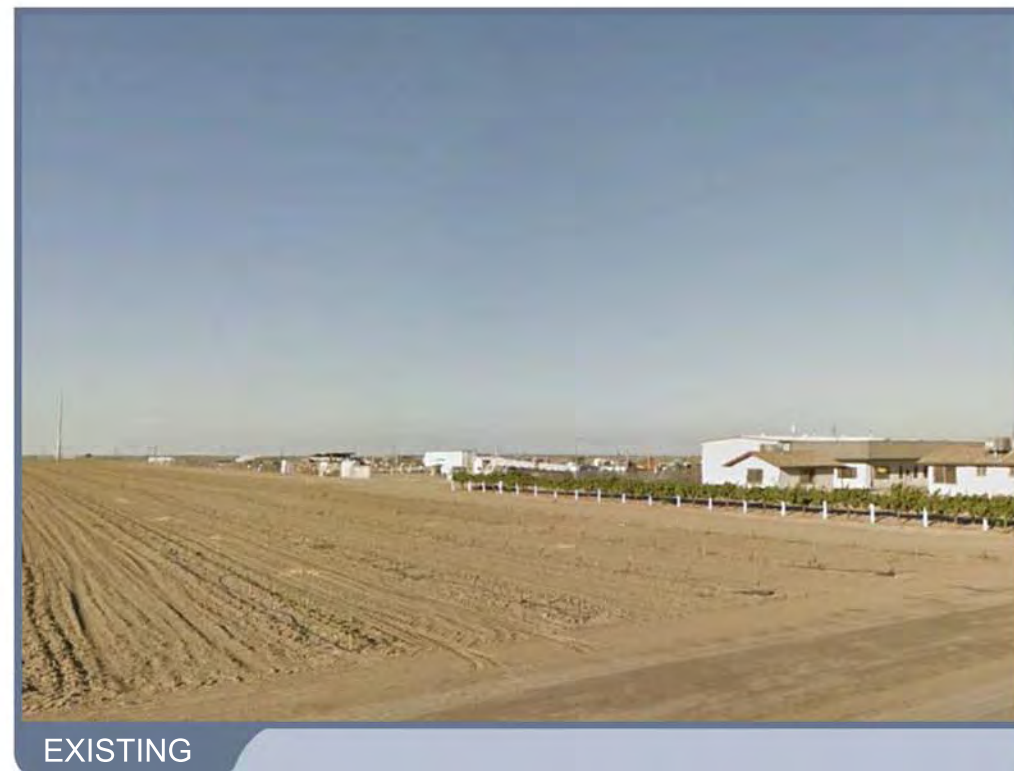
SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 1



EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 1





LOCATION 36°08'31.37"N 120°08'55.33"W © 2017 GOOGLE MAPS



EXISTING



PROPOSED WEST ELEVATION (LOOKING EAST)

4

21 22
28 27

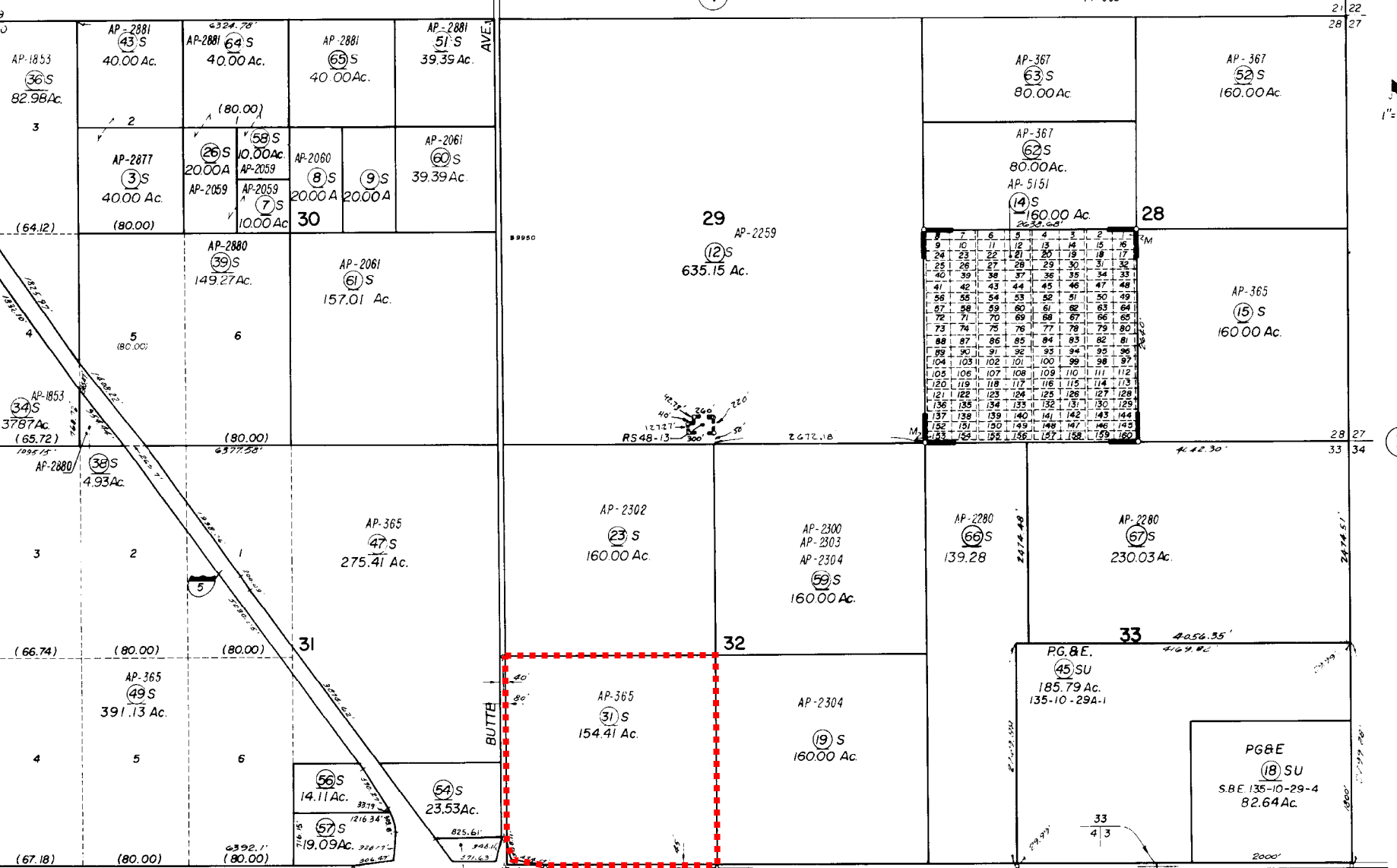
NOTE - This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

1" = 1200'

Bk. 73

7

T. 20 S.
T. 21 S.



Agricultural Preserve
Mahogany Subdivision - Misc. Bk. 1, Pg. 41
Record of Survey - Bk. 48, Pg. 13

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

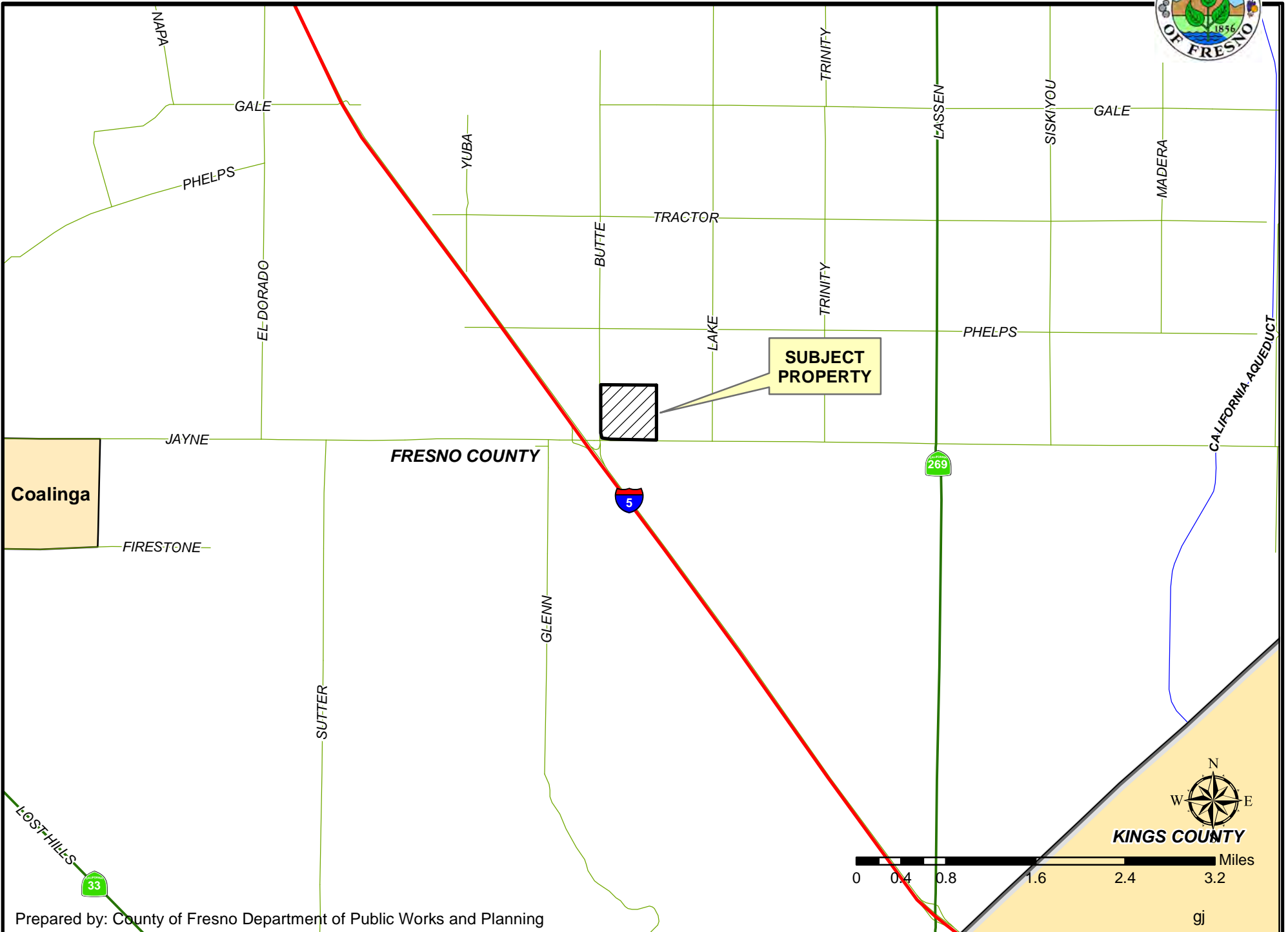
Assessor's Map Bk. 75 - Pg. 06

County of Fresno, Calif.

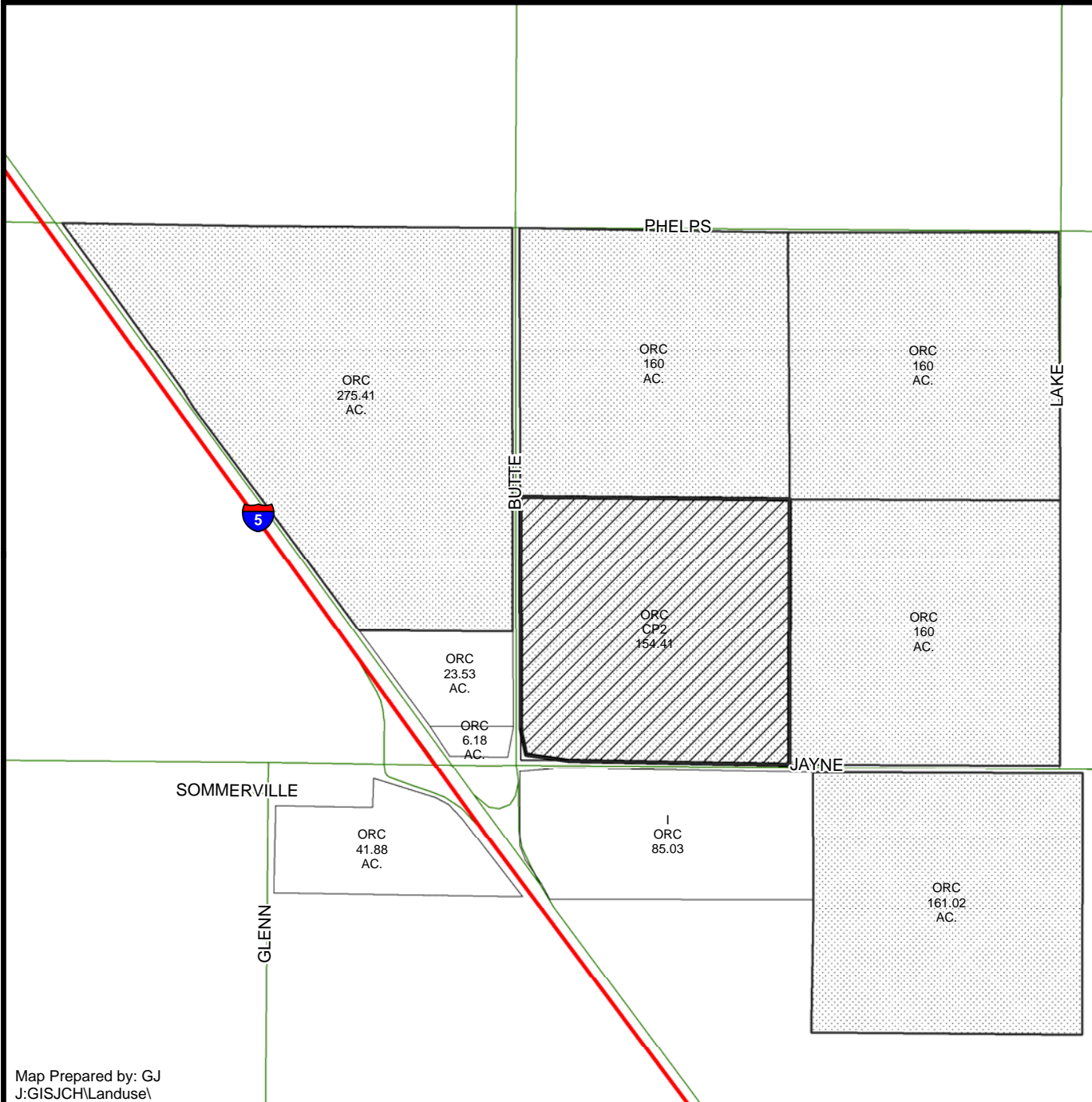
Bk. 85

○

LOCATION MAP





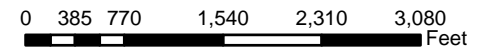
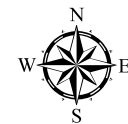
EXISTING LAND USE MAP



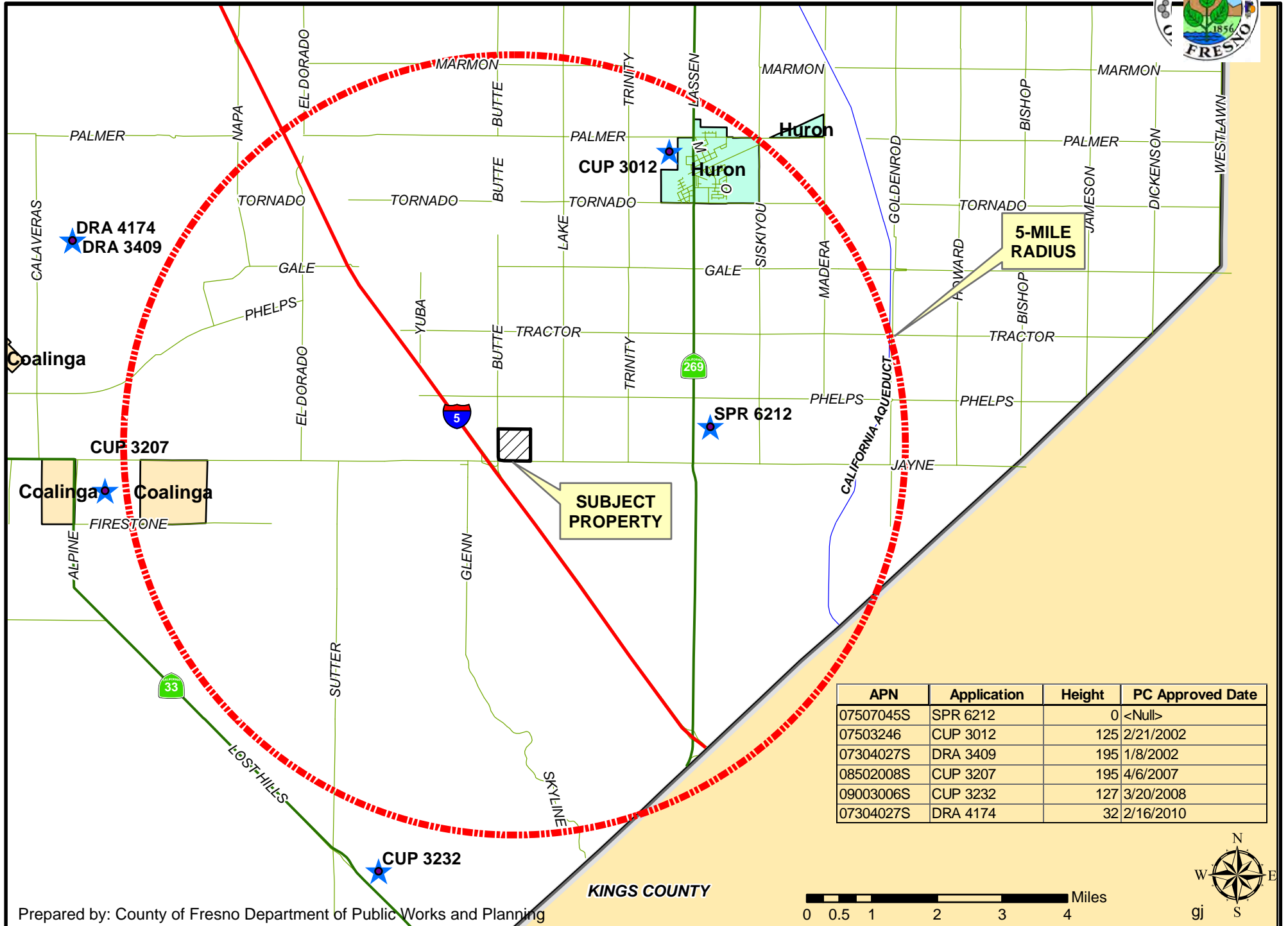
LEGEND	
I -	INDUSTRIAL
CP# -	OFFICE COMM./PROF
ORC -	ORCHARD
V -	VACANT

LEGEND:

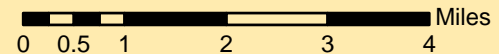
-  Subject Property
-  Ag Contract Land



CELL TOWER VICINITY MAP



APN	Application	Height	PC Approved Date
07507045S	SPR 6212	0	<Null>
07503246	CUP 3012	125	2/21/2002
07304027S	DRA 3409	195	1/8/2002
08502008S	CUP 3207	195	4/6/2007
09003006S	CUP 3232	127	3/20/2008
07304027S	DRA 4174	32	2/16/2010



EXISTING ZONING MAP

