



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 October 11, 2018

SUBJECT: Initial Study Application No. 7440 and Unclassified Conditional Use Permit Application No. 3608

Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (Sup. Dist. 4) (APN 053-041-41S).

OWNER: Lanare Community Service District
APPLICANT: Complete Wireless Consulting obo AT&T Mobility

STAFF CONTACT: Christina Monfette, Planner
(559) 600-4245

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7440; and
- Approve Unclassified Conditional Use Permit No. 3608 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7440

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	4.85 acres	No change
Project Site	Vacant	50-foot by 50-foot lease area
Structural Improvements	Chain-link fence	120-foot monopole, walk-in cabinet, standby generator, new chain-link fence around lease area
Nearest Residence*	140 feet southwest	No change
Surrounding Development	Residential	No change
Operational Features	None	Continuous operation
Employees	N/A	None
Customers	N/A	None
Traffic Trips	None	1-2 trips/month for maintenance

Criteria	Existing	Proposed
Lighting	None	Motion-sensitive lighting
Hours of Operation	N/A	Continuous

*As measured from the subject parcel's property line to the nearest edge of the residence

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 10.

Notice of Intent to adopt a Negative Declaration publication date: September 5, 2018.

PUBLIC NOTICE:

Notices were sent to 41 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit (CUP) Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

Staff notes that the Telecommunications Act of 1996 prohibits jurisdictions from "regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions" [47 U.S.C. § 332(c)(7)(B)(iv)]. As such, staff's analysis of the subject request, determination of project findings, conclusions, and recommended actions to the decision-making body correspond with Federal Law.

BACKGROUND INFORMATION:

The Fresno County Board of Supervisors adopted Ordinance No. 490, which confirmed the R-A (Single-Family Residential Agricultural) zoning on the subject parcel. On August 31, 1976, the Board of Supervisors adopted Amendment Application No. 2870, which rezoned approximately 1,300,000 acres of land, including this parcel, to the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to conform to the General Plan designation of "Agriculture."

Most recently, Amendment Application No. 3045 was approved by the Board of Supervisors on September 26, 1978, which rezoned the parcel to its current Limited Agricultural Zone District. This Amendment affected the zoning on many parcels in the community of Lanare and brought the zoning into conformity with the Lanare Community Plan (adopted December 20, 1977).

Conditional Use Permit No. 3567 was proposed to allow a cell tower on a different parcel in the community of Lanare. Opposition to the location of the tower led to the withdrawal of that application. The community indicated that location of the cell tower on Lanare Community Service District property would be preferred, and Complete Wireless Consulting subsequently filed the subject application. The Lanare Community Service District owns the subject parcel and the parcel to the south, where the District's building is located.

Finding 1: *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks*	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (west): ~326 Side (north): ~430 feet Side (south): 27 feet Rear (east): 34 feet	Yes Yes Yes Yes
Parking	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A
Space Between Buildings	6 feet	N/A	N/A
Wall Requirements	N/A	N/A	N/A
Septic Replacement Area	N/A	N/A	N/A
Water Well Separation	N/A	N/A	N/A

*Setback measurements are to the edge of the lease area

Reviewing Agency/Department Comments Regarding Site Adequacy:

Building and Safety Section of the Fresno County Department of Public Works and Planning: If CUP No. 3608 is approved, plans, permits, and inspections will be required for all on-site improvements.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

The only current improvements on the site are 6-foot chain-link fencing and 4-foot barbed wire fencing. The Applicant proposes to remove the existing chain-link fence and access gate in the area of the proposed driveway, but intends to leave the rest of the fence intact for security purposes.

The 50-foot by 50-foot lease area meets the setback requirements of the AL-20 Zone District. Therefore, all equipment located within the lease area will also meet the setbacks. New cell tower applications are required to show that there is space available on their towers for colocation opportunities. The elevations attached as Exhibit 6 indicate the pole will be engineered for two additional wireless carriers. The proposed ground equipment is primarily located in the northwestern corner of the lease area. If a competitor's equipment is similarly sized, then it is staff's belief that sufficient space within the lease area would be available for colocation.

Staff finds that the project site is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	None	N/A
Public Road Frontage	Yes	S. Grantland Avenue	No change
Direct Access to Public Road	Yes	No formal access point	New paved driveway
Road ADT		100 Vehicles per day	Negligible impact
Road Classification		Local	No change
Road Width		23.9 feet	No change
Road Surface		Pavement (road-mix surfacing)	No change
Traffic Trips		None	1-2 trips/month for maintenance
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		None	N/A

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Development Engineering Section of the Fresno County Department of Public Works and Planning: Grantland Avenue is a County-maintained Local road with an existing 30-foot right-of-way east of the section line along the parcel frontage, per Plat Book. The minimum width for a Local road right-of-way east of the section line is 30 feet. Records indicate this section of Grantland Avenue from 0.63 miles south of Harlan Avenue to 0.78 miles south of Harlan Avenue has an Average Daily Traffic (ADT) of 100 vehicles, pavement width of 23.9 feet, structural section of 0.25-foot road-mix surfacing and is in poor condition.

If not already present, 10-foot by 10-foot corner cutoffs should be improved for sight distance purposes at the exiting driveway onto S. Grantland Avenue.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The site plan shows an existing gate on the road right-of-way line to be removed by the owner. Any future gates placed along Grantland Avenue should be set back at least 20 feet from road right-of-way to allow a vehicle to temporarily park outside of the road right-of-way in order to operate the gate. Any drive approach improvements constructed within the road right-of-way will require an encroachment permit from this Division prior to the start of such work.

California Department of Transportation: No concerns.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

Following construction of the tower, the project will contribute up to two round trips per month for regular maintenance of the equipment. As a Local road, S. Grantland Avenue requires 30 feet of right-of-way, which has been previously dedicated at the project site. No road improvements or dedications are necessary. With compliance to County regulations regarding setbacks for gates, corner cut-offs, and the need to obtain an encroachment permit prior to commencing work, S. Grantland Avenue will remain of sufficient width and pavement to accommodate the few monthly trips generated by this project.

Based on the above information, South Grantland Avenue is adequate to accommodate the limited traffic generated by the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence*:
North	5.39 acres	Church	AE-20	None
South	4.44 acres	Lanare Community Services District	AL-20	None
East	10.09 acres	Residential	AE-20	~385 feet
West	5.04 acres	Residential	AL-20	~140 feet

*As measured from the subject parcel's property line to the nearest edge of the residence

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 2875J, the parcel is not subject to flooding from the 100-year storm. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or running through the parcel.

Any runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.

Federal Aviation Administration: The Obstruction Evaluation/Airport Airspace Analysis revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation, provided the following conditions are met:

- Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1;
- This determination is based, in part, on the description submitted by the Applicant which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination;
- Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure;
- If construction or alteration is dismantled or destroyed, the developer shall submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed;
- This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA;
- This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Fresno County Department of Public Health, Environmental Health Division: 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.

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

Fresno County Fire Protection District: Fresno County Fire Protection District (FCFPD) has performed a preliminary review of the project, and has not identified any significant concerns with the overall proposal. The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.

The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join the CFD based on the application.

Naval Air Station Lemoore: Staff has preliminarily evaluated the proposed tower; due to the height and locations proposed for the structure, there may be impact to Naval flight operations. We request the project be evaluated through the Federal Aviation Administration's Obstruction Evaluation/Airport Airspace Analysis.

The following agencies indicated "no comments" or "no concerns: Airport Land Use Commission; Site Plan Review Section and Water and Natural Resources Division of the Fresno County Department of Public Works and Planning. No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

The Naval Air Base Lemoore requested that the subject tower be reviewed by the Federal Aviation Administration's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) to determine if the height and location would cause adverse impacts to overland flights. The results of that study are summarized in the Federal Aviation Administration's comments on the previous page. The OE/AAA determined that the project would not have an adverse impact on air travel in this area, with compliance to the noted conditions. Such compliance has been required as a Condition of Approval for this CUP application.

Aesthetics is typically the concern associated with this type of use because of the height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the general public. The proposed tower will be a 120-foot monopole design which will be set back from S. Grantland Avenue by more than 300 feet. While it will be visible, it will not have adverse impacts on any scenic resource and will not degrade the existing visual character of the site.

The Applicant provided several photo simulations of how the tower will appear following construction. Views were simulated from West Mount Whitney Avenue to the south, from Grantland Avenue approximately 700 feet south of the project site, and from Grantland approximately 500 feet northwest of the site. A drone was used to mark the height of the tower. The first two views show that the proposed tower will be viewed with a backdrop of above-ground telephone and electric poles and would not impact an existing view. The monopole design of the tower appears similar to the existing utility poles, further allowing the proposed tower to blend in. The photo-simulated view from north of the project site shows that the tower appears largely in the foreground and there are no utility poles in the background. However, the tower is set back by more than 300 feet from Grantland Avenue, which is the nearest street to the project site.

Surrounding development consists of large parcels with single-family residences, and the proposed location of the tower is more than 400 feet from the nearest residence. These residences, based on Google Street and Aerial Views (dated 5/2013 and 2/16/18, respectively), have been designed with landscaping features which block many views off site. Therefore, staff believes that there will not be an adverse visual impact associated with the installation of this tower on existing residents. Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.	Consistent - See discussion under "Analysis"

Reviewing Agency Comments:

No comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

The Wireless Communication Guidelines address several concerns with cell towers, including: site placement, colocation opportunities, and alternative site locations. Existing and Proposed Coverage Maps show that approval of this tower will improve signal in this area from Outdoor Service only to in-building and/or in-transit levels of service. This tower will also eliminate a large area where no service was indicated. As part of the project design for CUP No. 3567, AT&T's engineer identified a search ring of locations which could provide service to those 366 living units. The nearest existing tower to this search ring was in Riverdale, which is more than two miles outside the search ring.

Therefore, colocation was not an option that would meet the Applicant's need. As discussed in the background section, this CUP application was filed in response to the opposition from residents of Lanare over the proposed location of CUP No. 3567 and therefore no additional research regarding colocation opportunities was performed. The location of this tower was outside the preferred search ring for CUP No. 3567 and the height was increased to compensate in order to provide the same coverage.

Based on these factors, the proposed cell tower and associated equipment is consistent with the General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit can be made. Staff therefore recommends approval of Classified Conditional Use Permit No. 3608, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Negative Declaration prepared for Initial Study Application No. 7440, and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3608, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3608; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

**Conditions of Approval and Project Notes
Initial Study Application No. 7440 and
Unclassified Conditional Use Permit Application No. 3608**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.
2.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.
3.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate colocation, such as provision for colocation in a signed lease agreement, and additional area within lease area for colocation of equipment, or other information that demonstrates the facility shall make itself available for colocation.
4..	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition.
5.	<p>The following conditions apply to the project in order to maintain the finding of no hazard to air navigation provided by the Federal Aviation Administration:</p> <ul style="list-style-type: none"> • If marking/lighting are accomplished on a voluntary basis, it shall be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1; • Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination; • Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA; • If construction or alteration is dismantled or destroyed, the developer shall submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed; • This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

Conditions of Approval reference recommended Conditions for the project.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.

EXHIBIT 1

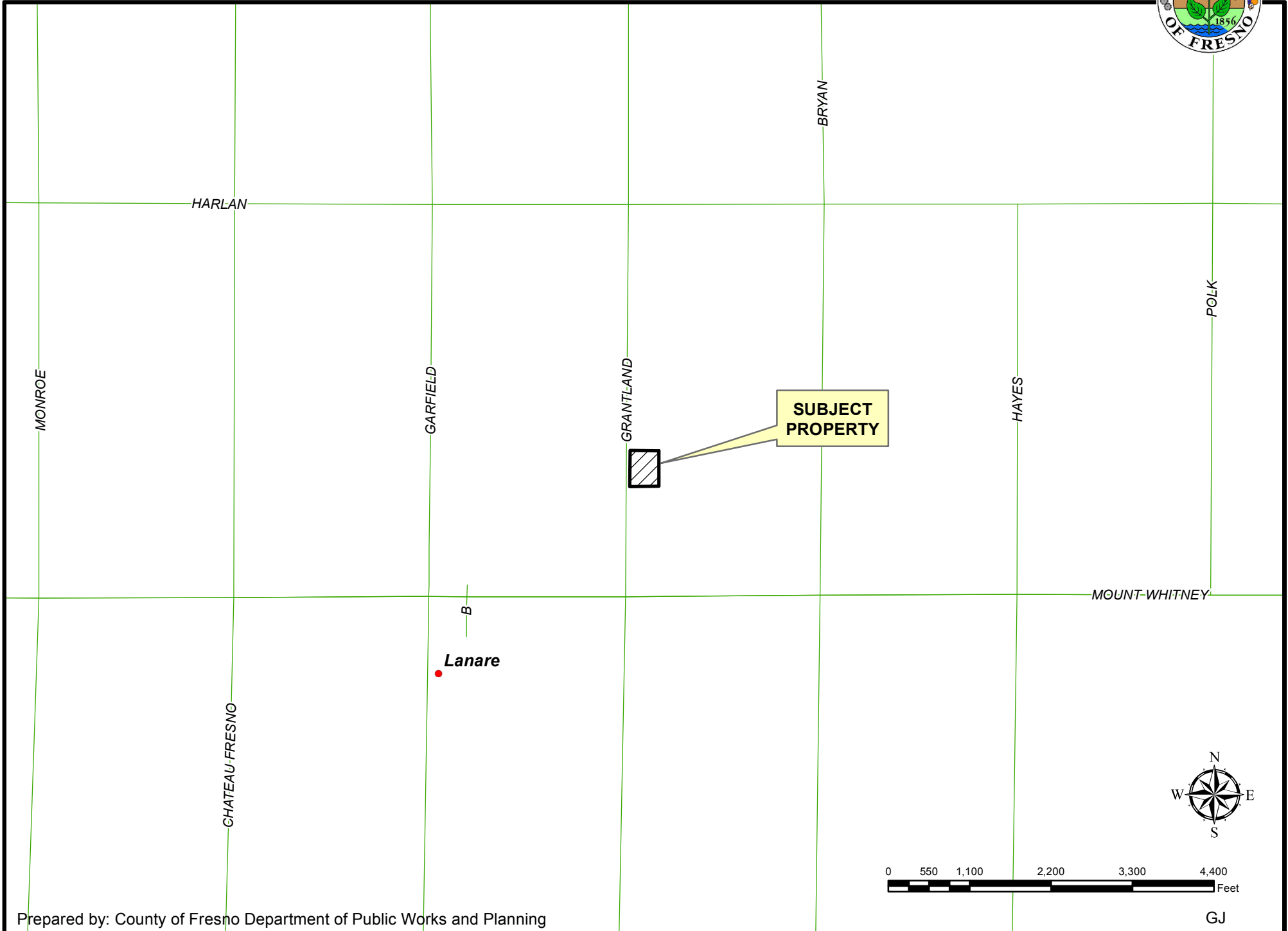
Project Notes

2.	Plans, permits and inspections are required for all proposed structures, including, but not limited to, accessible elements and site development, based upon the codes in effect at the time of plan check submittal. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	Any runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.
4.	A grading permit or voucher may be required for any grading proposed with this application.
5.	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 (http://cers.calepa.ca.gov/ or https://www.fresnocupa.com/). For more information, contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271.
6.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
7.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
8.	If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at any exiting driveways.
9.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.
10.	The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join the CFD based on the application.
11.	Any proposed lighting shall be hooded and downturned so as not to shine on adjacent properties or the public right-of-way.

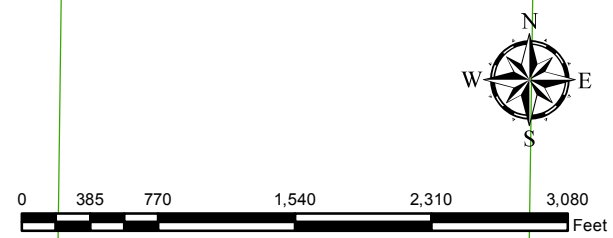
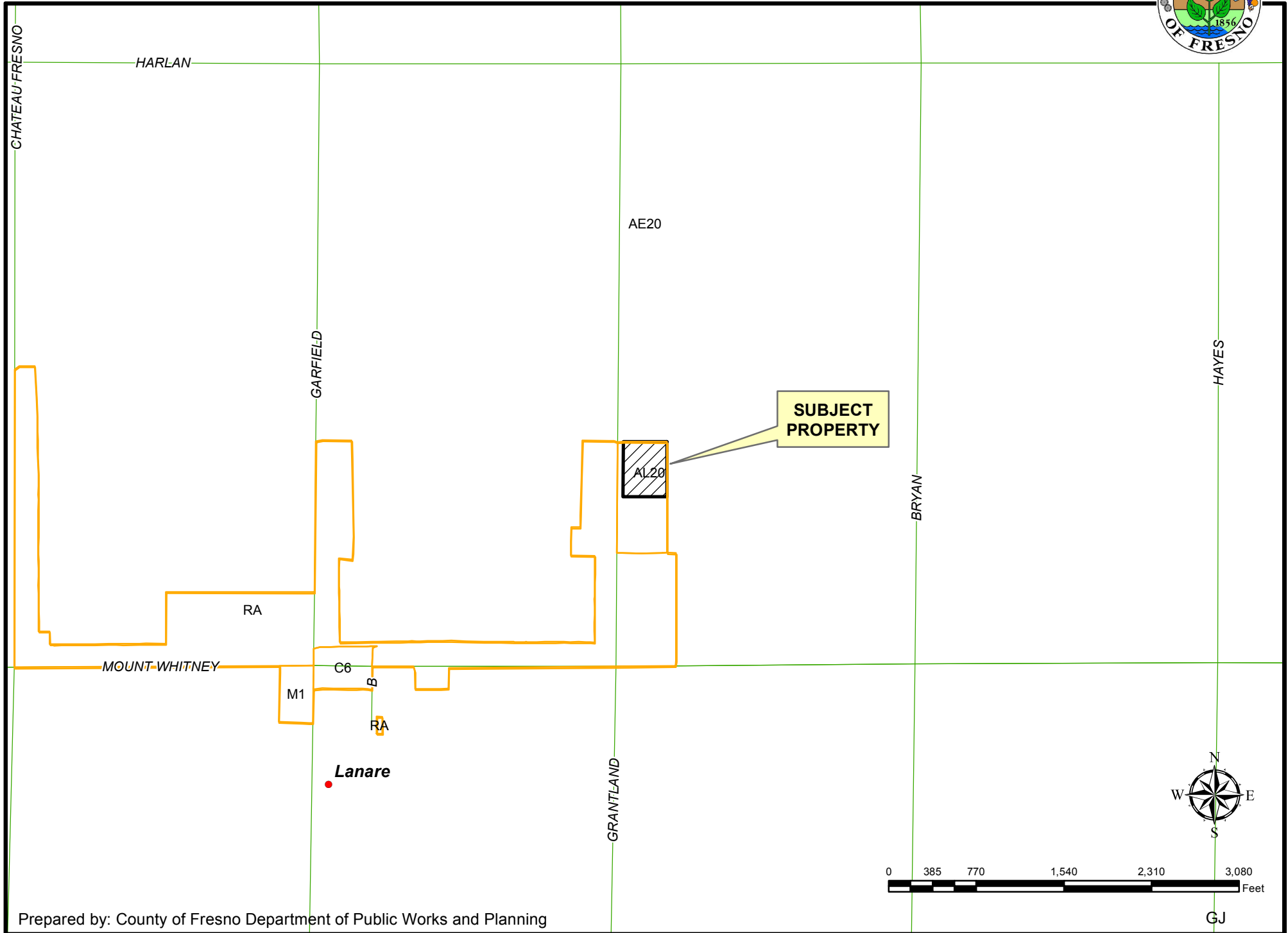
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LOCATION MAP



EXISTING ZONING MAP



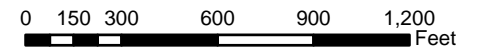
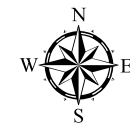
EXISTING LAND USE MAP



LEGEND	
C - COMMERCIAL	
CHU - CHURCH	
FC - FIELD CROP	
ORC - ORCHARD	
PUB - PUBLICLY OWNED	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

LEGEND:

- Subject Property
- Ag Contract Land



Map Prepared by: GJ
J:GISJCH\Landuse\

Department of Public Works and Planning
Development Services Division



at&t

FA CODE: 13787642
USID: 174368

SITE NUMBER: CVL03137

SITE NAME: LANARE

20620 S. GRANTLAND AVENUE
RIVERDALE, CA. 93656
JURISDICTION: FRESNO COUNTY
APN: 053-041-41S

SITE TYPE: PRE-MANUFACTURED WALK-IN CABINET / MONOPOLE

AT&T Site ID:
CVL03135
20620 S. GRANTLAND AVE.
RIVERDALE, CA. 93656

Vendor:

COMPLETE
Wireless Consulting, Inc.

PREPARED FOR

5001 Executive Parkway
San Ramon, California 94583

Architect:

MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

AT&T SITE NO: CVL03137
PROJECT NO: 162.2157
DRAWN BY: MWS
CHECKED BY: SV

REV	DATE	DESCRIPTION
	2/06/18	100% ZD
	1/17/18	90% ZD

Licensee:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

2/06/18
100% ZD

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> BRING POWER / TELCO / FIBER TO SITE LOCATION INSTALL AT&T APPROVED PREMANUFACTURED WALK-IN CABINET AND ASSOCIATED INTERIOR EQUIPMENT INSTALL AT&T MONOPOLE WITH ANTENNAS & ASSOCIATED TOWER-MOUNTED EQUIPMENT ADD GENERATOR W/ FUEL TANK 	<p>PROPERTY INFORMATION:</p> <p>SITE NAME: LANARE</p> <p>SITE NUMBER: CVL03137</p> <p>SITE ADDRESS: 20620 S. GRANTLAND AVENUE RIVERDALE, CA. 93656</p> <p>A.P.N. NUMBER: 053-041-41S</p> <p>CURRENT ZONING: AL-20 (LIMITED AGRICULTURAL - 20 ACRE)</p> <p>JURISDICTION: FRESNO COUNTY</p> <p>PROPERTY OWNER:</p> <p>LANARE COMMUNITY SERVICE ORGANIZATION 20620 S. GRANTLAND AVENUE RIVERDALE, CA. 93656</p>	<p>APPLICANT / LESSEE:</p> <p>AT&T 2600 CAMINO RAMON, 4W850 N SAN RAMON, CA 94583</p> <p>RF ENGINEER:</p> <p>AT&T 5555 E. OLIVE AVE. FRESNO, CA 93727 CONTACT: JAKE BALUYUT EMAIL: jkb7714@att.com (714) 767-9870</p> <p>CONSTRUCTION MANGER:</p> <p>ERICSSON 6140 STONERIDGE MALL RD. #350 PLEASANTON, CA 94588 CONTACT: TODD MERRILL EMAIL: toddmerrill@ericsson.com PH: (530) 605-5765</p> <p>ARCHITECT / ENGINEER:</p> <p>MST ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 CONTACT: MANUEL S. TSIHLAS EMAIL: manuel@mstarchitects.com PH: (916) 567-9630</p> <p>ZONING MANAGER:</p> <p>COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: MARIA KIM EMAIL: MKim@completewireless.net PH: (916) 247-6087</p> <p>LEASING MANAGER:</p> <p>COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: JACKIE ERICKSON EMAIL: jerickson@completewireless.net PH: (916) 764-0727</p>	<p>T-1 TITLE SHEET</p> <p>GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES</p> <p>LS1 SURVEY SHEET</p> <p>LS2 SURVEY SHEET</p> <p>A-1.1 SITE PLAN</p> <p>A-2.1 EQUIPMENT AREA PLAN</p> <p>A-3.1 ANTENNA PLAN & SCHEDULE</p> <p>A-3.2 ANTENNA DETAILS</p> <p>A-4.1 PROPOSED ELEVATIONS</p> <p>A-4.2 PROPOSED ELEVATIONS</p>	<p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p> <p>#</p>																											
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) [AFFECTED ENERGY PROVISIONS ONLY] 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3) 2016 CALIFORNIA ENERGY CODE (CEC) ANSI / EIA-TIA-222-G 2015 NFPA 101, LIFE SAFETY CODE 2016 NFPA 72, NATIONAL FIRE ALARM CODE 2016 NFPA 13, FIRE SPRINKLER CODE 	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM AT&T</p> <p>DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> HEAD EAST. TURN RIGHT TOWARD CAMINO RAMON. TURN RIGHT ONTO CAMINO RAMON. TURN RIGHT ONTO BOLLINGER CANYON RD. MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE. MERGE ONTO I-680 S. TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON. KEEP LEFT TO STAY ON I-580 E. TAKE THE INTERSTATE 580 EXIT TOWARD INTERSTATE 5 S/FRESNO/LOS ANGELES. CONTINUE ONTO I-580 E. CONTINUE ONTO I-5 S. TAKE EXIT 349 FOR DERRICK AVE . TURN LEFT ONTO CA-33 N/S DERRICK AVE. TURN RIGHT ONTO W HARLAN AVE. CONTINUE STRAIGHT. MERGE ONTO S STANISLAUS AVE. CONTINUE STRAIGHT ONTO W MT WHITNEY AVE. TURN LEFT ONTO CA-145 N. CONTINUE STRAIGHT ONTO W MT WHITNEY AVE. TURN LEFT ONTO S GRANTLAND AVE. DESTINATION IS ON THE RIGHT. 	<p>APPROVALS</p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>
APPROVED BY:	INITIALS:	DATE:																													
AT&T:																															
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POWER / TELCO:																															
PG&E:																															
<p>OCCUPANCY AND CONSTRUCTION TYPE</p> <p>OCCUPANCY : S-2 (UNMANNED TELECOMMUNICATIONS FACILITY), U (TOWER)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>HANDICAP REQUIREMENTS</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.</p>																															

800-227-2600
Call 2 Full Working Days In Advance

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS); PHYSICAL PROTECTION
 TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN. (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB.(#)	POUNDS(S)
ADDL.	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L.	LONG(ITUDINAL)
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTCW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
B/U	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONSTR.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
d	PENNY (NAILS)	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D/	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICK(NESS)
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w/	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT.(')	FOOT (FEET)	WT.	WEIGHT
FIG.	FOOTING	CL	CENTERLINE
G.	GROWTH (CABINET)	EL	PLATE, PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	OFFICE		TELEPHONE CONDUIT
	ROOM NAME		POWER CONDUIT
	ROOM NUMBER		COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

AT&T Site ID:

CVL03135

20620 S. GRANTLAND AVE.
RIVERDALE, CA. 93656

Vendor:



PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



AT&T SITE NO: CVL03137

PROJECT NO: 162.2157

DRAWN BY: MWS

CHECKED BY: SV

REV	DATE	DESCRIPTION
	2/06/18	100% ZD
	1/17/18	90% ZD

Licensee:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

2/06/18

100% ZD

SHEET TITLE:

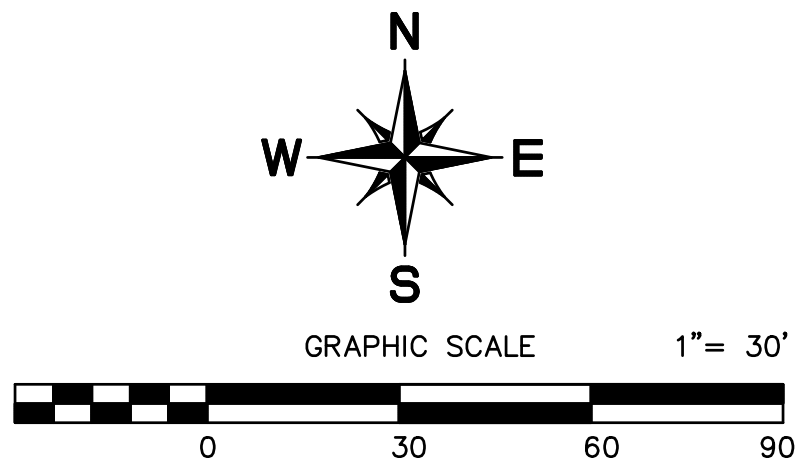
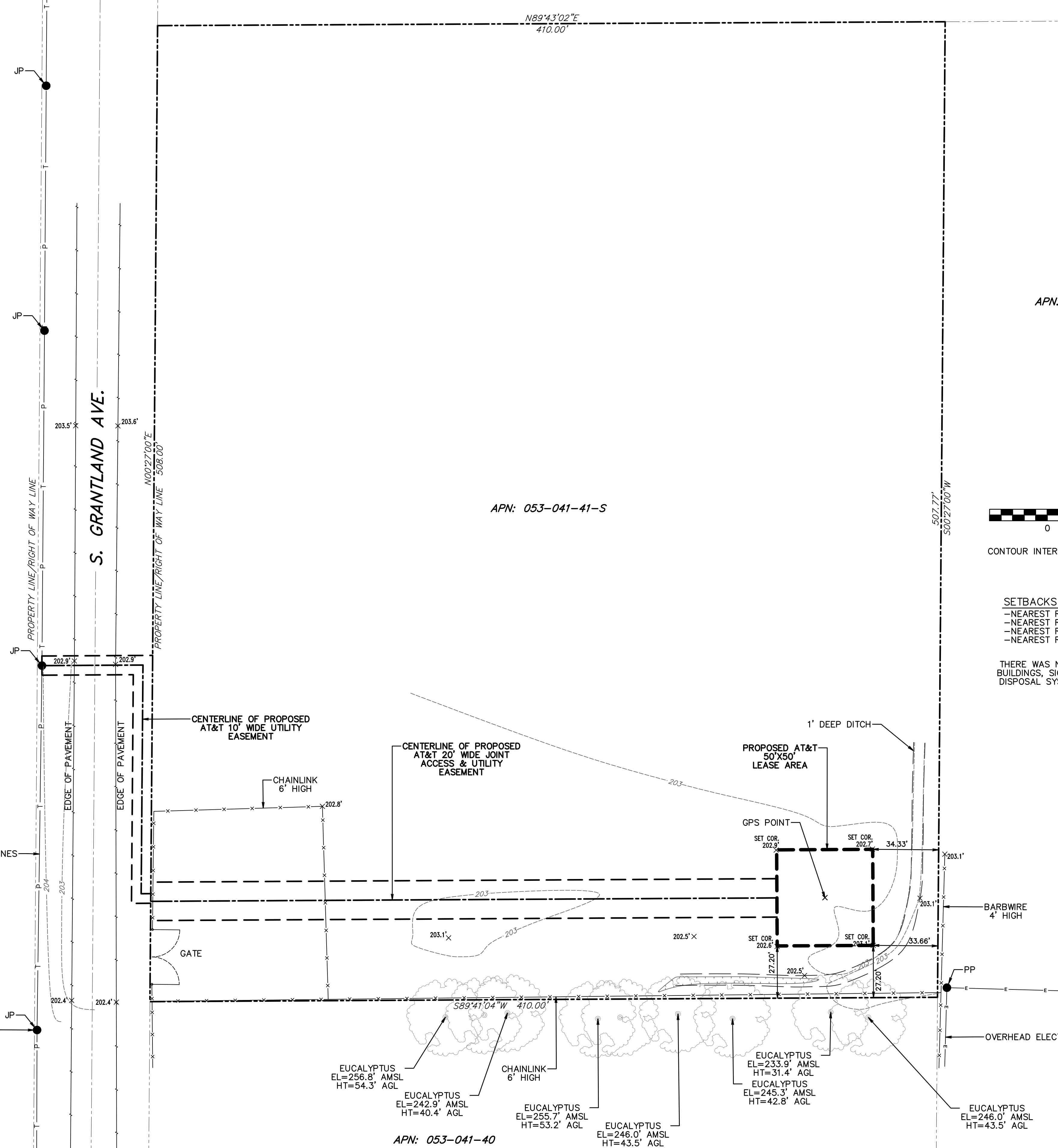
GENERAL NOTES

SHEET NUMBER:

GN-1

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.

APN: 053-041-37-S



CONTOUR INTERVAL = 1'

SETBACKS FROM HOMES:
 -NEAREST RESIDENCE TO THE WEST IS 460'
 -NEAREST RESIDENCE TO THE SOUTH IS 430'
 -NEAREST RESIDENCE TO THE NORTH IS 620'
 -NEAREST RESIDENCE TO THE EAST IS 780'

THERE WAS NO VISIBLE EVIDENCE OF EXISTING BUILDINGS, SIGNS, LIGHTING, WELLS OR SEWAGE DISPOSAL SYSTEMS ON PROPERTY AT TIME OF FIELD SURVEY.

LEGEND

	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JP JOINT POLE		TP TELEPHONE POLE
	PP POWER POLE		+ SPOT ELEVATION EL=124.5'

	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMSLL.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 01/11/18
 SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
 L.S. 5075

NOTES:
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:
 SEE PRELIMINARY REPORT/CONDITION OF TITLE GUARANTEE EXTRACT, LS2 SHEET.

LEASE AREA DESCRIPTION:
 SEE LS2 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:
 SEE LS2 SHEET.

UTILITY EASEMENT DESCRIPTION:
 SEE LS2 SHEET.

BASIS OF ELEVATIONS: NAVD 88.
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83.

PROJECT BENCH: AS INDICATED HEREON.
LANDLORD INFORMATION: LANARE COMMUNITY SERVICE ORGANIZATION
 20620 S. GRANTLAND AVENUE
 RIVERDALE, CA 93656

NET AREA OF UNDERLYING PARCEL(S): 4.78± AC.
SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06019C2875J, EFFECTIVE DATE 01/20/16, PER FEMA INTERACTIVE WEBSITE.

FAA 1A CERTIFICATION:
 LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.
ELEVATION OF GROUND AT GPS POINT: 202.9' AMSL

LATITUDE: N36°26'05.18"
LONGITUDE: W119°55'18.83" (NAD 83)
LATITUDE: N36.434772°
LONGITUDE: W119.921897" (NAD 83)

PREPARED FOR

2600 Camino Ramon, 4W850 N
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

Surveyor:

Phil Auer
 Surveying

14407 Corte Lejos
 Bakersfield, CA 93314
 Phone: (805) 587-6129
 Mobile: (510) 714-7224
 E-mail: Pasis5075@att.net

AT&T SITE NO: CVL03137
 PROJECT NO: N/A
 DRAWN BY: TCN
 CHECKED BY: OPA

REV	DATE	DESCRIPTION
0	02/06/18	90% SURVEY

Licensors:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER THIS DOCUMENT.

Issued For:

LANARE

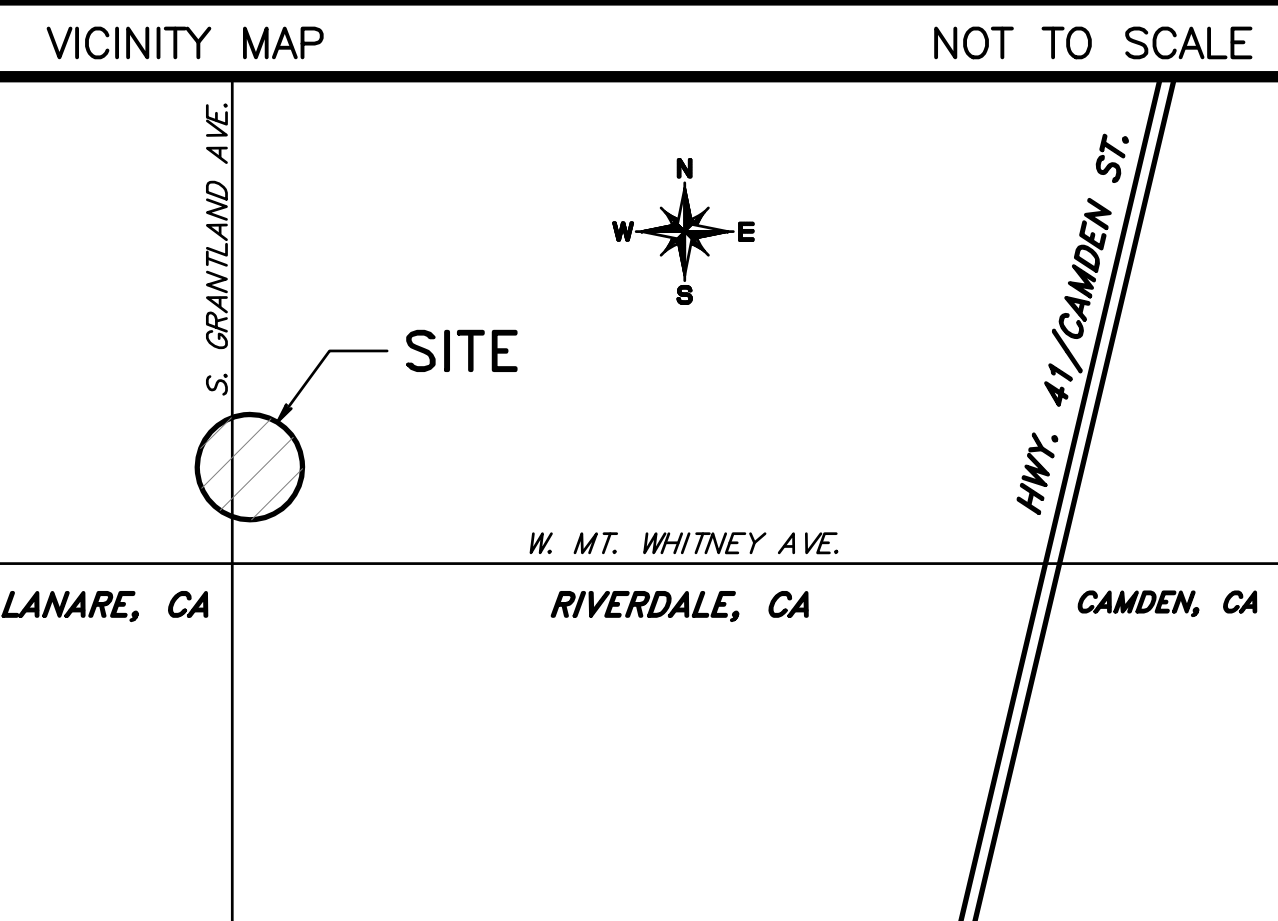
20620 S. GRANTLAND AVE.
 RIVERDALE, CA 93656
 FRESNO COUNTY
 APN: 053-041-41-S

SHEET TITLE:

TOPO SURVEY

SHEET NUMBER:

LS1



SCALE: 1"=30' A

SITE MAP

F:\PROJECTS\053-041-37 LANARE 42\OFFICE\003 RIBBS\CVL03137 V2 RIBBS 02-06-18.dwg

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

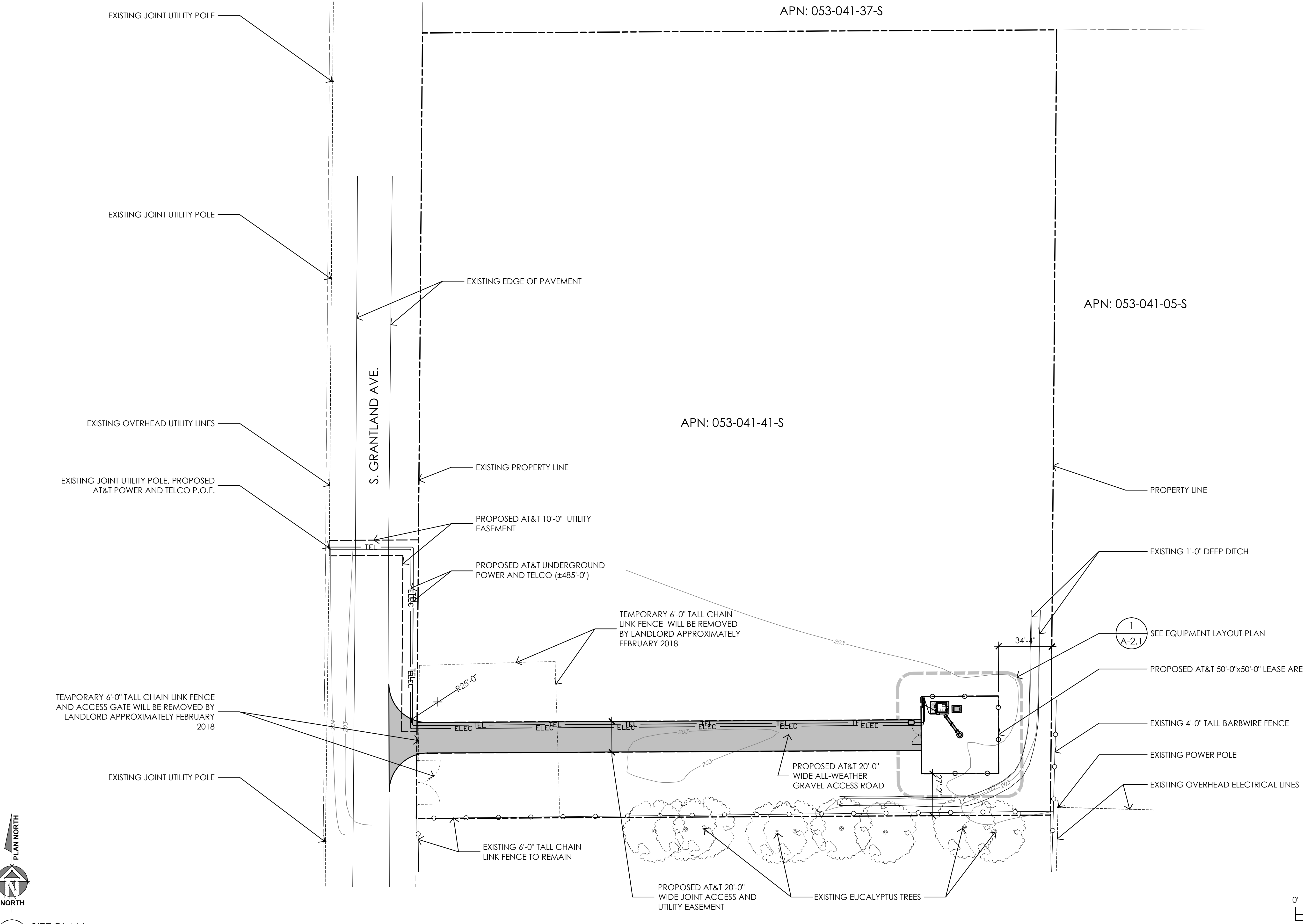
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

APN: 053-041-37-S

APN: 053-041-05-S

APN: 053-041-41-S

S. GRANTLAND AVE.



AT&T Site ID:

CVL03135

20620 S. GRANTLAND AVE.
RIVERDALE, CA. 93656

Vendor:



PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



AT&T SITE NO: CVL03137

PROJECT NO: 162.2157

DRAWN BY: MWS

CHECKED BY: SV

REV	DATE	DESCRIPTION
2/06/18	100% ZD	
1/17/18	90% ZD	

Licensee:

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Issued For:

2/06/18

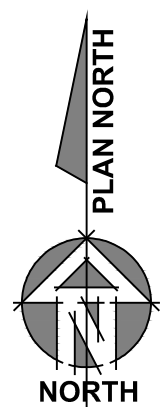
100% ZD

SHEET TITLE:

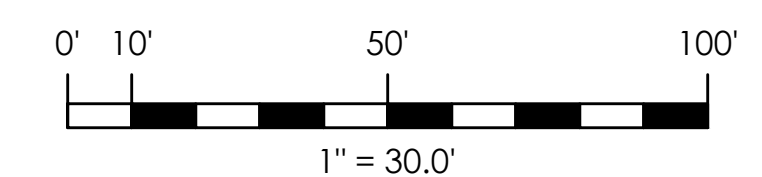
OVERALL SITE PLAN

SHEET NUMBER:

A-1.1

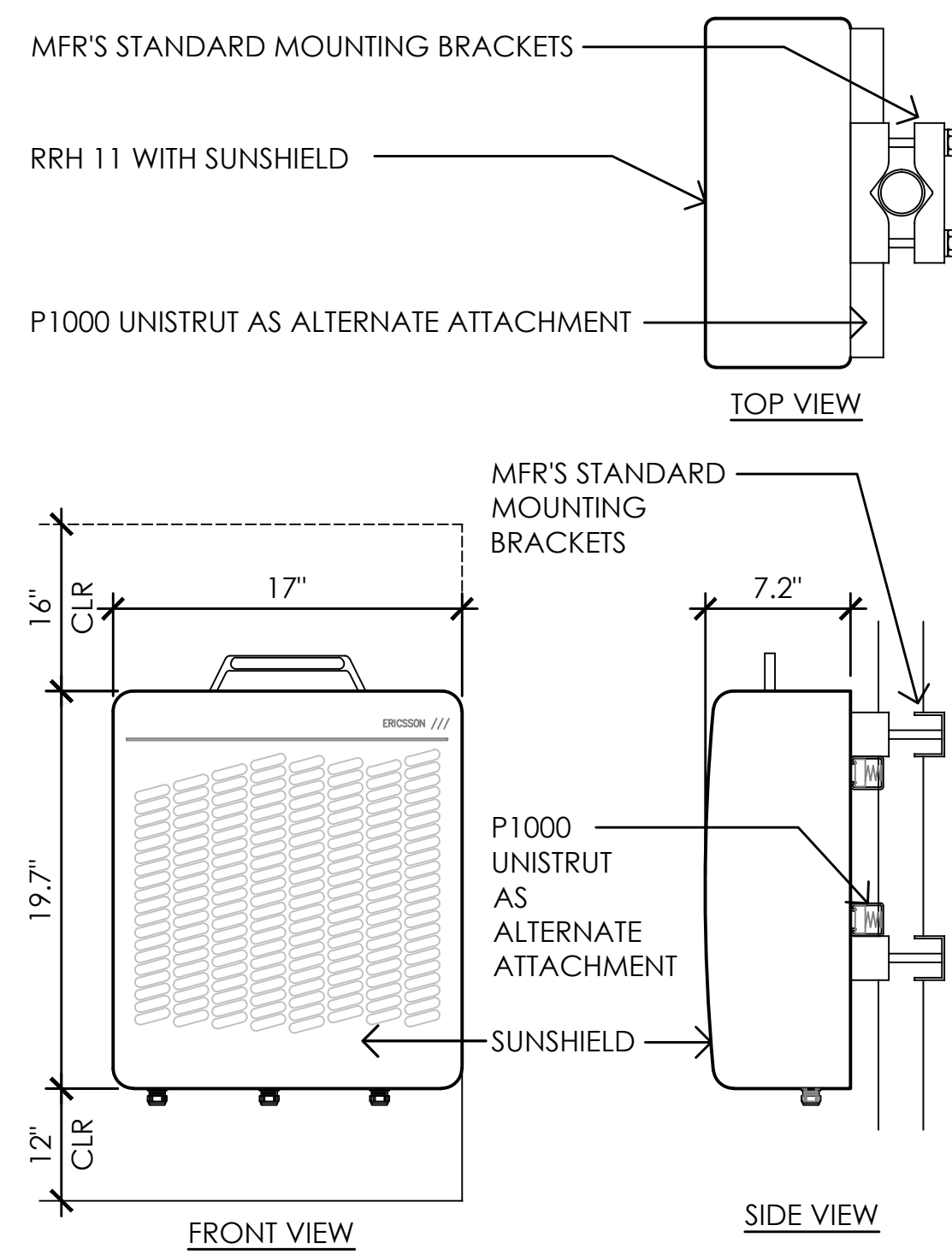


1 SITE PLAN
1"=30'



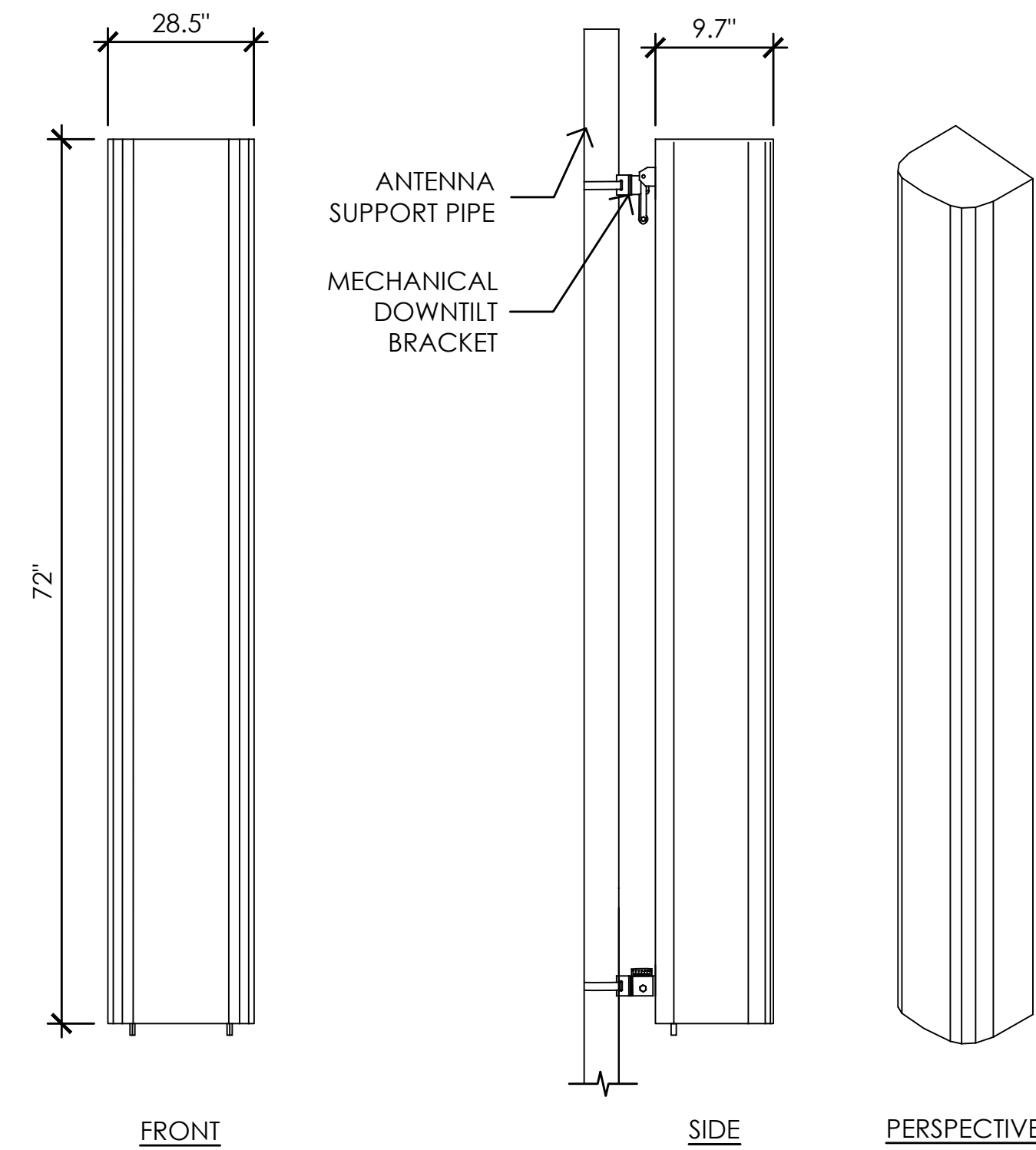
ERICSSON RRH 11 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



6 ERICSSON RRH-11 REMOTE RADIO UNIT
 1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



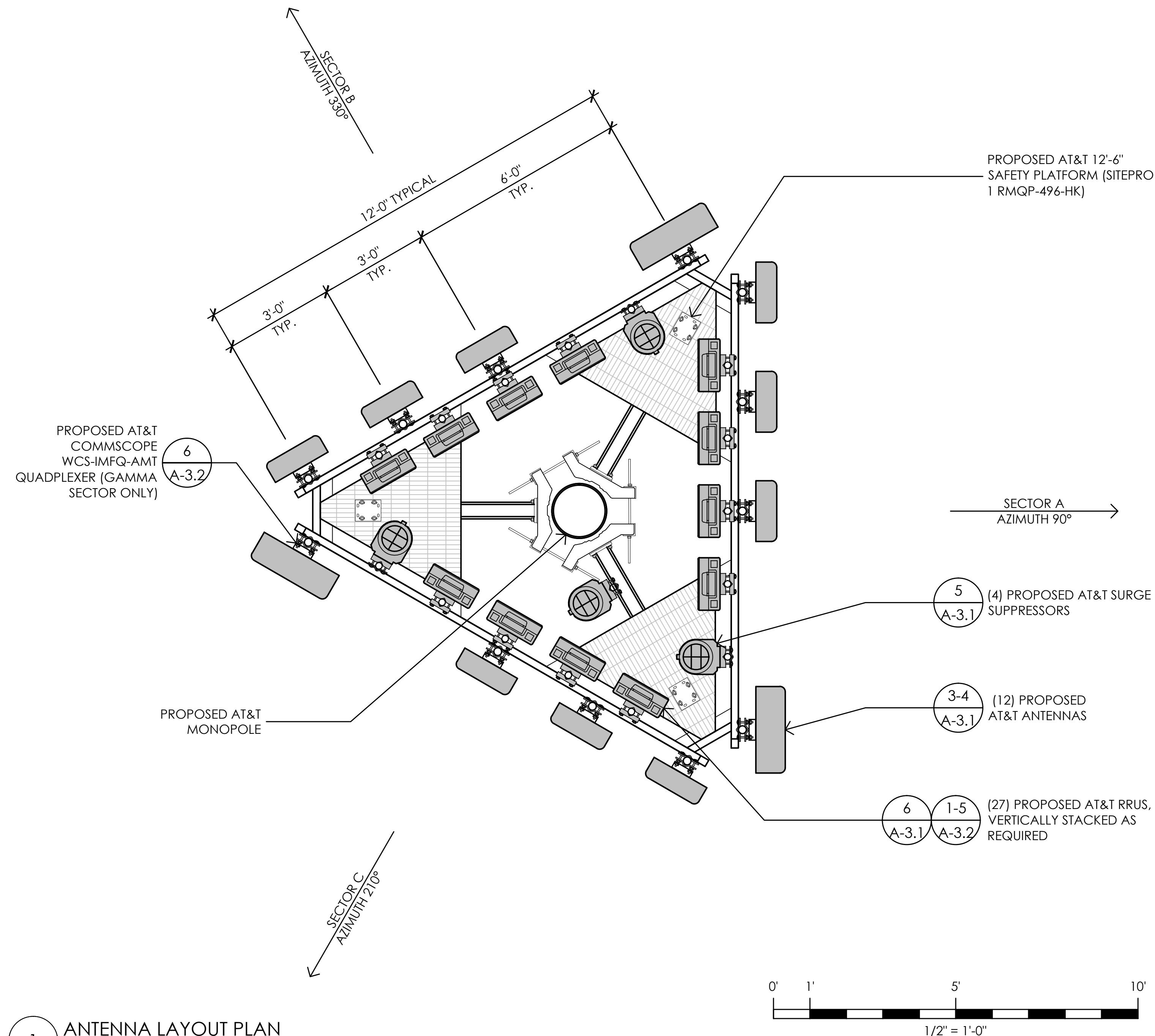
ANTENNA = CCI (BSA-M65R-BUU-H6)
 WEIGHT = 101 LBS
 DIMENSIONS = 72" (H) x 28.5" (W) x 9.7" (D)

4 PROPOSED ANTENNA SPEC
 1" = 1'-0"

RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO. OF RRUS
ALPHA	A1	KATHREIN 800-10965K	90°	±117'-0"	(1) RRUS-11 E B12 / (1) 4478 B5/ (1) 4415 B25	-	±137'-0"	-	3
	A2	KATHREIN 800-10965K	90°	±117'-0"	(1) RRUS-E2 / (1) 4415 B25	-	±137'-0"	-	2
	A3	KATHREIN 800-10965K	90°	±117'-0"	(1) 4478 B14/ (1) 4426 B66	-	±137'-0"	-	2
	A4	CCI BSA-M65R-BUU-H6	90°	±117'-0"	(2) RRUS-32	-	±137'-0"	-	2
BETA	B1	KATHREIN 800-10965K	330°	±117'-0"	(1) RRUS-11 E B12 / (1) 4478 B5/ (1) 4415 B25	-	±137'-0"	-	3
	B2	KATHREIN 800-10965K	330°	±117'-0"	(1) RRUS-E2 / (1) 4415 B25	-	±137'-0"	-	2
	B3	KATHREIN 800-10965K	330°	±117'-0"	(1) 4478 B14/ (1) 4426 B66	-	±137'-0"	-	2
	B4	CCI BSA-M65R-BUU-H6	330°	±117'-0"	(2) RRUS-32	-	±137'-0"	-	2
GAMMA	C1	KATHREIN 800-10965K	210°	±117'-0"	(1) RRUS-11 E B12 / (1) 4478 B5/ (1) 4415 B25	-	±137'-0"	-	3
	C2	KATHREIN 800-10965K	210°	±117'-0"	(1) RRUS-E2 / (1) 4415 B25	-	±137'-0"	-	2
	C3	KATHREIN 800-10965K	210°	±117'-0"	(1) 4478 B14/ (1) 4426 B66	-	±137'-0"	-	2
	C4	CCI BSA-M65R-BUU-H6	210°	±117'-0"	(2) RRUS-32	-	±137'-0"	-	2

RF DATA SHEET v1.00.01 DATED 12/14/17 EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

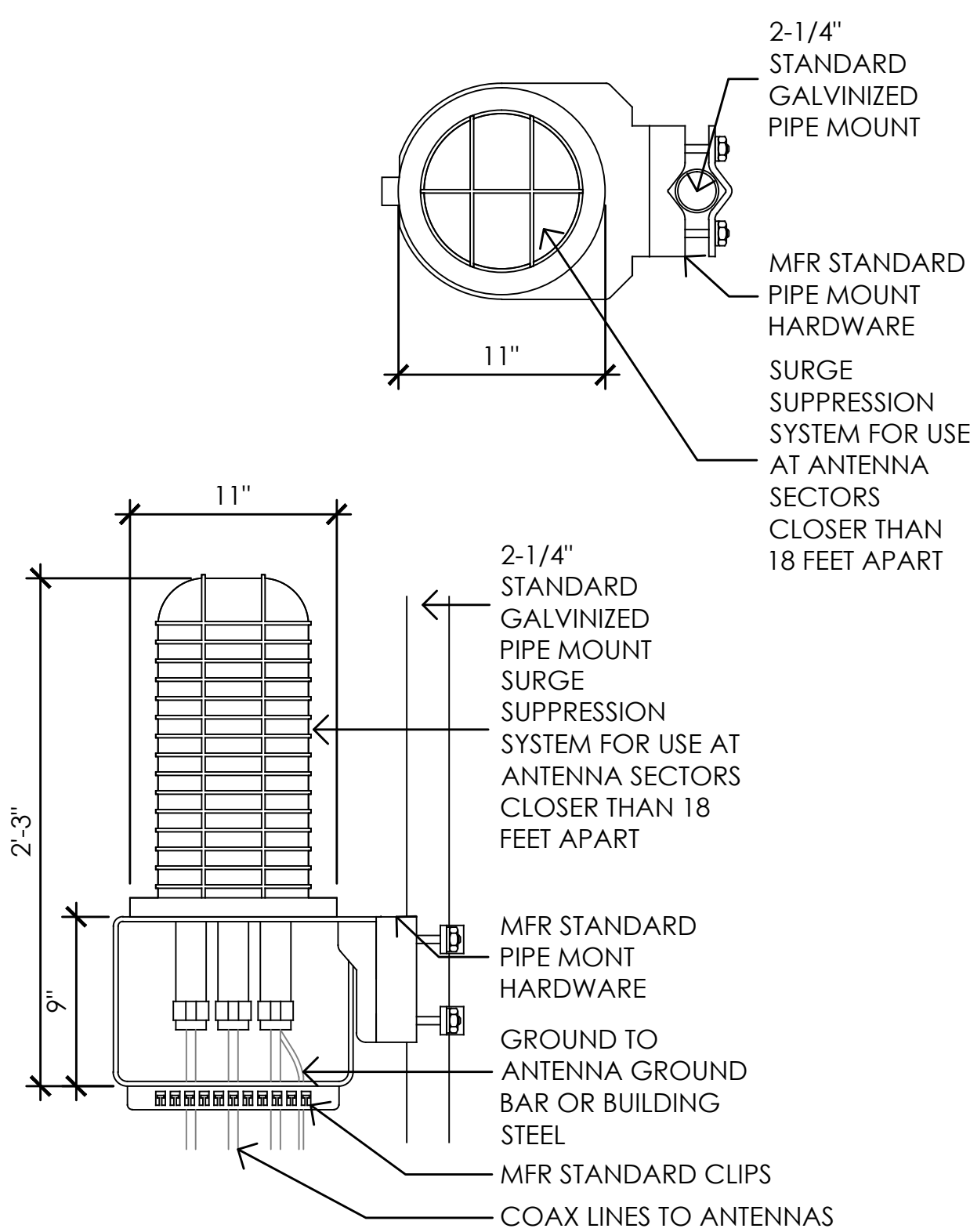
2 RF SCHEDULE
 NO SCALE



1 ANTENNA LAYOUT PLAN
 1/2" = 1'-0"

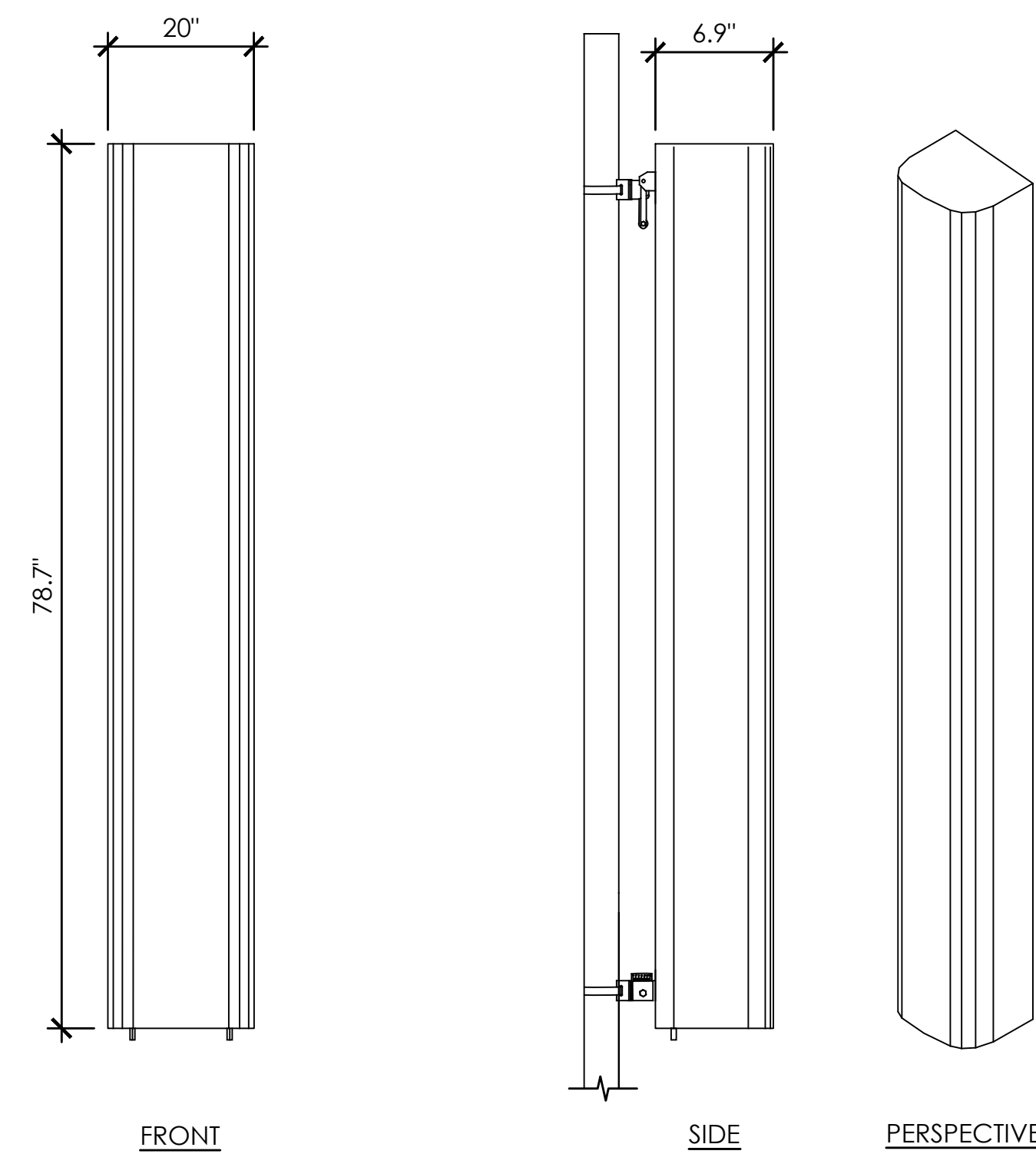
RAYCAP DC6-48-60-18-8F & DC6-48-60-0-8F SURGE SUPPRESSION SOLUTION

COLOR: BLACK/SILVER
 DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



5 DC SURGE SUPPRESSION (SQUID)
 1-1/2" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



ANTENNA = KATHREIN (800-10965K)
 WEIGHT = 108.6 LBS
 DIMENSIONS = 78.7" (H) x 20" (W) x 6.9" (D)

3 PROPOSED ANTENNA SPEC
 1" = 1'-0"

AT&T Site ID:
CVL03135
 20620 S. GRANTLAND AVE.
 RIVERDALE, CA. 93656

Vendor:

COMPLETE
 Wireless Consulting, Inc.

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Architect:

MST ARCHITECTS
 1520 River Park Drive
 Sacramento, California 95815

AT&T SITE NO: CVL03137
 PROJECT NO: 162.2157
 DRAWN BY: MWS
 CHECKED BY: SV

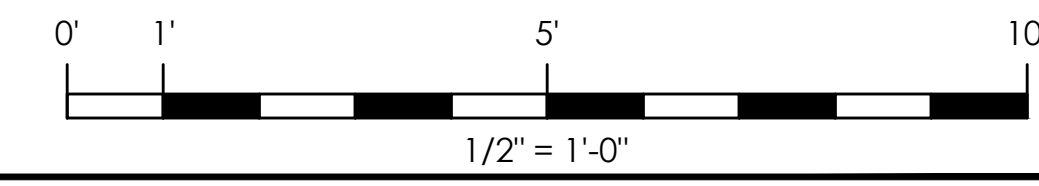
REV	DATE	DESCRIPTION
2/06/18	100% ZD	
1/17/18	90% ZD	

Licensee:
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Issued For:
 2/06/18
 100% ZD

SHEET TITLE:
ANTENNA PLAN AND SCHEDULE

SHEET NUMBER:
A-3.1



Product Specifications

COMMSCOPE



CBC781921W-DS | E15V90P46
Quadplexer, 700-750/850/PCS/AWS-WCS, DC Sense

- BTS-to-feeder and feeder-to-antenna application
- Automatic dc switching with dc sense
- Convertible mounting brackets

General Specifications

Product Type: Quadplexer
 Product Family: CBC781921W
 Modularity: 1-Single
 Includes: Mounting hardware

Electrical Specifications

Sub-module	1	1	1	1	1
Branch	1	2	3	4	4
Port Designation	698-798 MHz	824-894 MHz	1850-1990 MHz	AWS-WCS	AWS-WCS
License Band	LMR 750 USA 750 USA 750	CEL 850	PCS 1900	AWS 1700	WCS 2300

Electrical Specifications, Band Pass

Frequency Range	698-798 MHz	824-894 MHz	1850-1990 MHz	1695-1780 MHz 2110-2200 MHz	2305-2360 MHz
Insertion Loss, maximum	0.50 dB	0.50 dB	0.50 dB	0.50 dB	0.40 dB
Insertion Loss, typical	0.30 dB	0.30 dB	0.30 dB	0.30 dB	0.20 dB
Total Group Delay, maximum	40 ns	55 ns	55 ns	25 ns	25 ns
Return Loss, minimum	20 dB	20 dB	20 dB	20 dB	20 dB
Return Loss, typical	22 dB	22 dB	22 dB	22 dB	22 dB
Isolation, minimum	50 dB	50 dB	50 dB	50 dB	50 dB
Isolation, typical	65 dB	55 dB	55 dB	55 dB	55 dB
Input Power, RMS, maximum	200 W	200 W	200 W	200 W	200 W
Input Power, PEP, maximum	2 kW	2 kW	2 kW	2 kW	2 kW
3rd Order PIM, typical	-155 dBc	-155 dBc	-155 dBc	-155 dBc	-155 dBc
3rd Order PIM Test Method	2 x 20 W CW tones	2 x 20 W CW tones	2 x 20 W CW tones	1 x 20 W AWS CW tone 1 x 20 W PCS CW tone	2 x 20 W CW tones

AISG Electrical Specifications

AISG Carrier: 2176 KHz ± 100 ppm
 Insertion Loss, maximum: 1.00 dB
 Return Loss, minimum: 15 dB

dc Power/Alarm Electrical Specifications

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page 1 of 5
January 11, 2018

Product Specifications

COMMSCOPE

CBC781921W-DS | E15V90P46

Voltage: 7-30 Vdc
 Operating Current at Voltage: 15 mA @ 12 V | 15 mA @ 24 V
 dc/AISG Pass-through Method: Auto sensing
 dc/AISG Pass-through Path: See logic table
 Lightning Surge Current: 5 kA
 Lightning Surge Current Waveform: 8/20 waveform

Product Specifications

COMMSCOPE

CBC781921W-DS | E15V90P46

Data Port Interface: USB
 Ground Screw Diameter: 6.00 mm
 Color: Gray
 Mount Type: Pole | Wall
 Mounting Pipe Diameter: 40-160 mm
 Mounting Pipe Hardware: Band clamps (2)

Dimensions

Height: 178.0 mm | 7.0 in
 Width: 283.0 mm | 11.1 in
 Depth: 65.0 mm | 2.6 in
 Weight: 5.4 kg | 11.9 lb

Environmental Specifications

Operating Temperature: -40 °C to +65 °C (-40 °F to +149 °F)
 Ingress Protection Test Method: IEC 60529:2001, IP67

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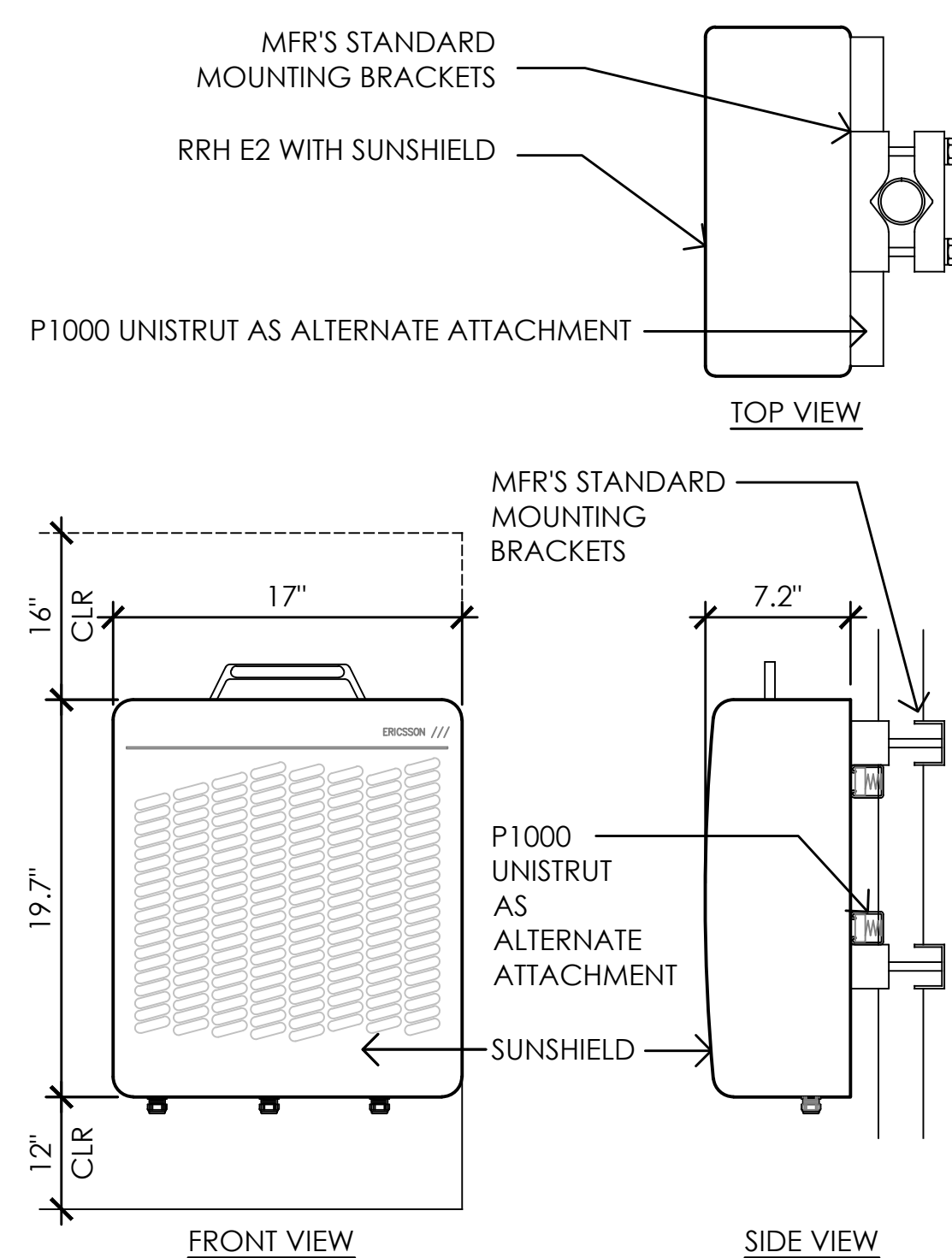
page 4 of 5
January 11, 2018

6 PROPOSED QUADPLEXER DETAIL

1" = 1'-0"

ERICSSON RRH E2 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)

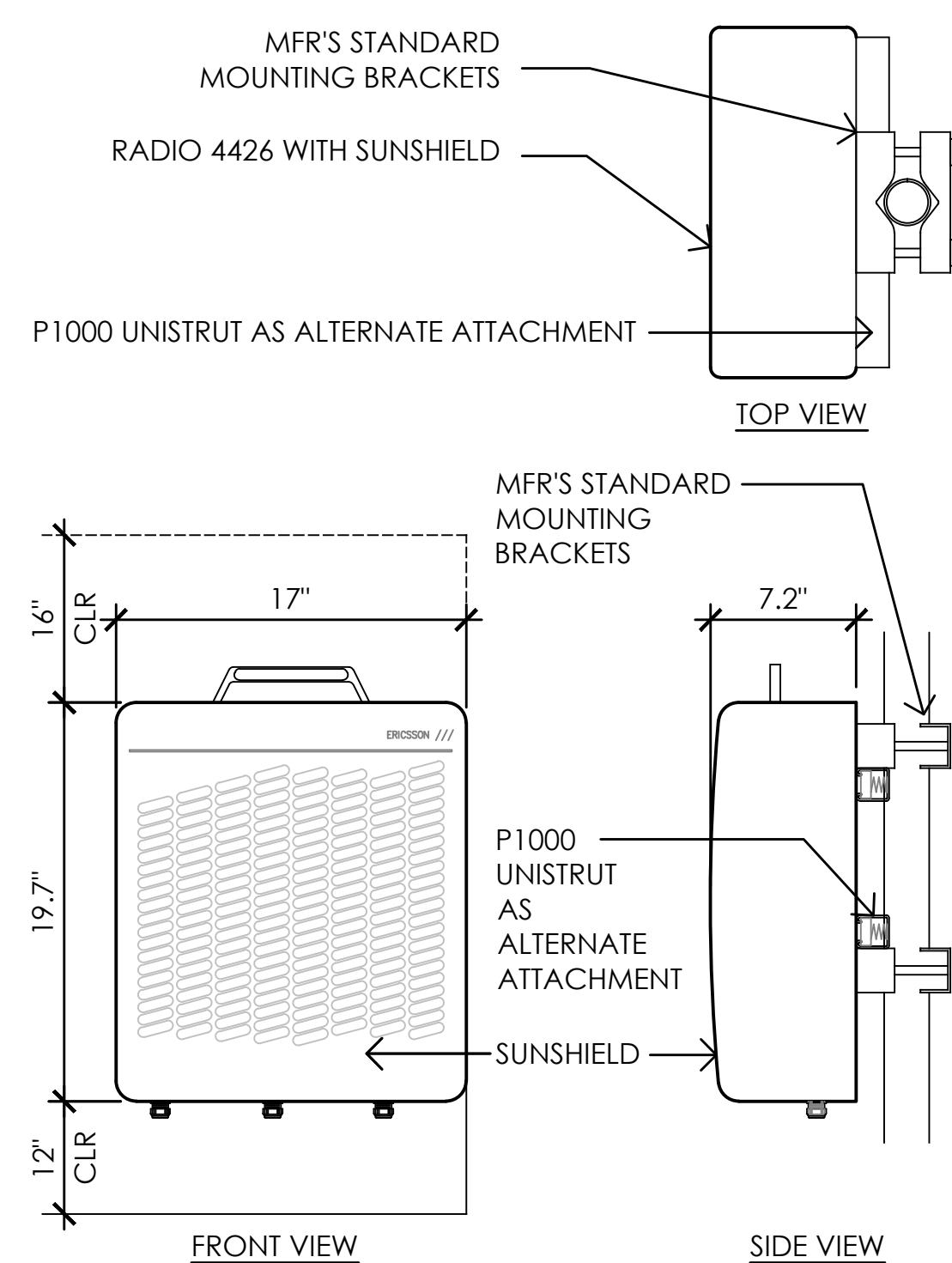


5 ERICSSON RRUS-E2 REMOTE RADIO UNIT

1-1/2" = 1'-0"

ERICSSON RADIO 4426 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)

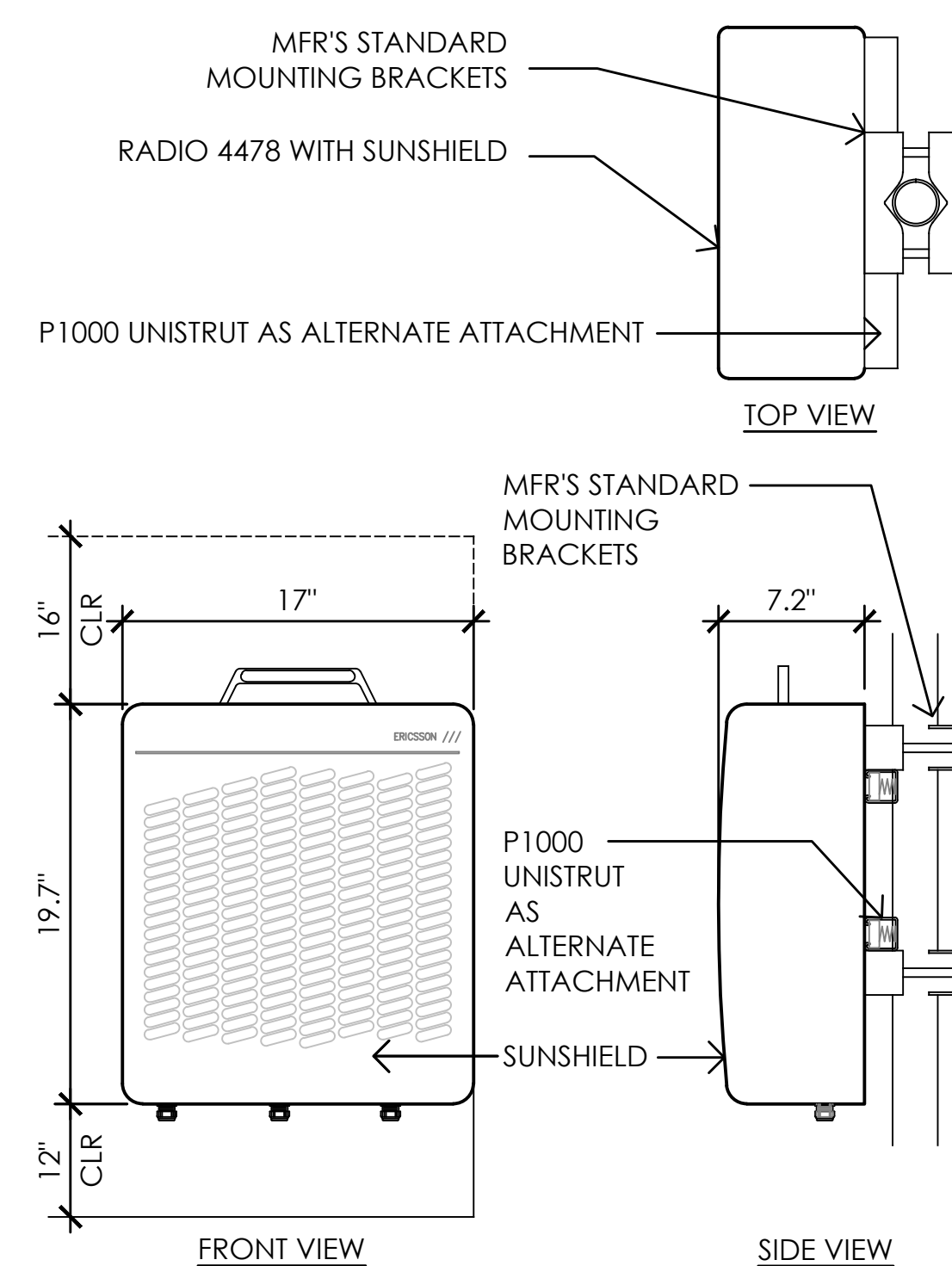


4 ERICSSON RADIO 4426 REMOTE RADIO UNIT

1-1/2" = 1'-0"

ERICSSON RADIO 4478 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)

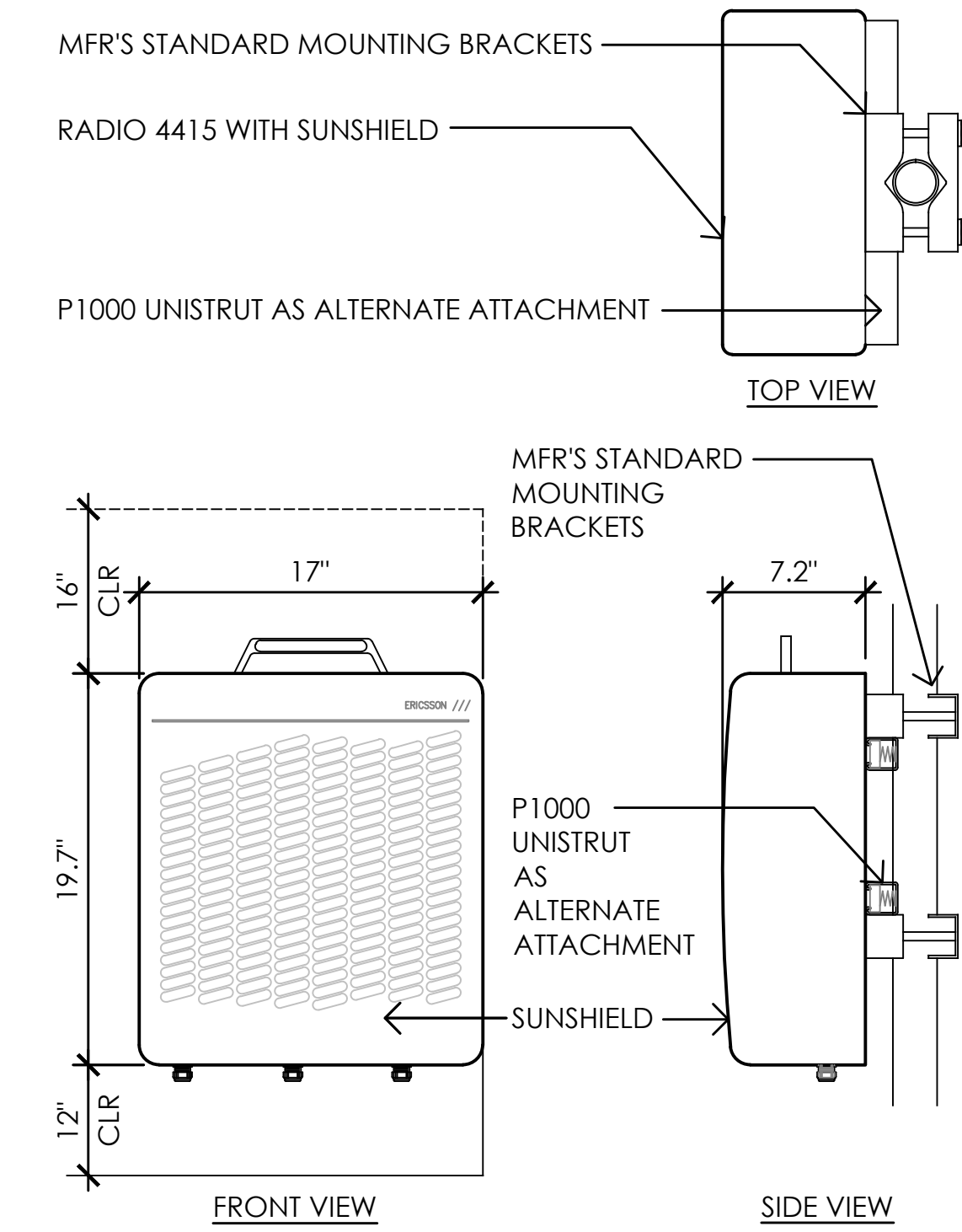


3 ERICSSON RADIO 4478 REMOTE RADIO UNIT

1-1/2" = 1'-0"

ERICSSON RADIO 4415 B25 REMOTE RADIO UNIT

COLOR: WHITE
 DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.9" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 46 LBS. (INCLUDING MOUNTING HARDWARE)

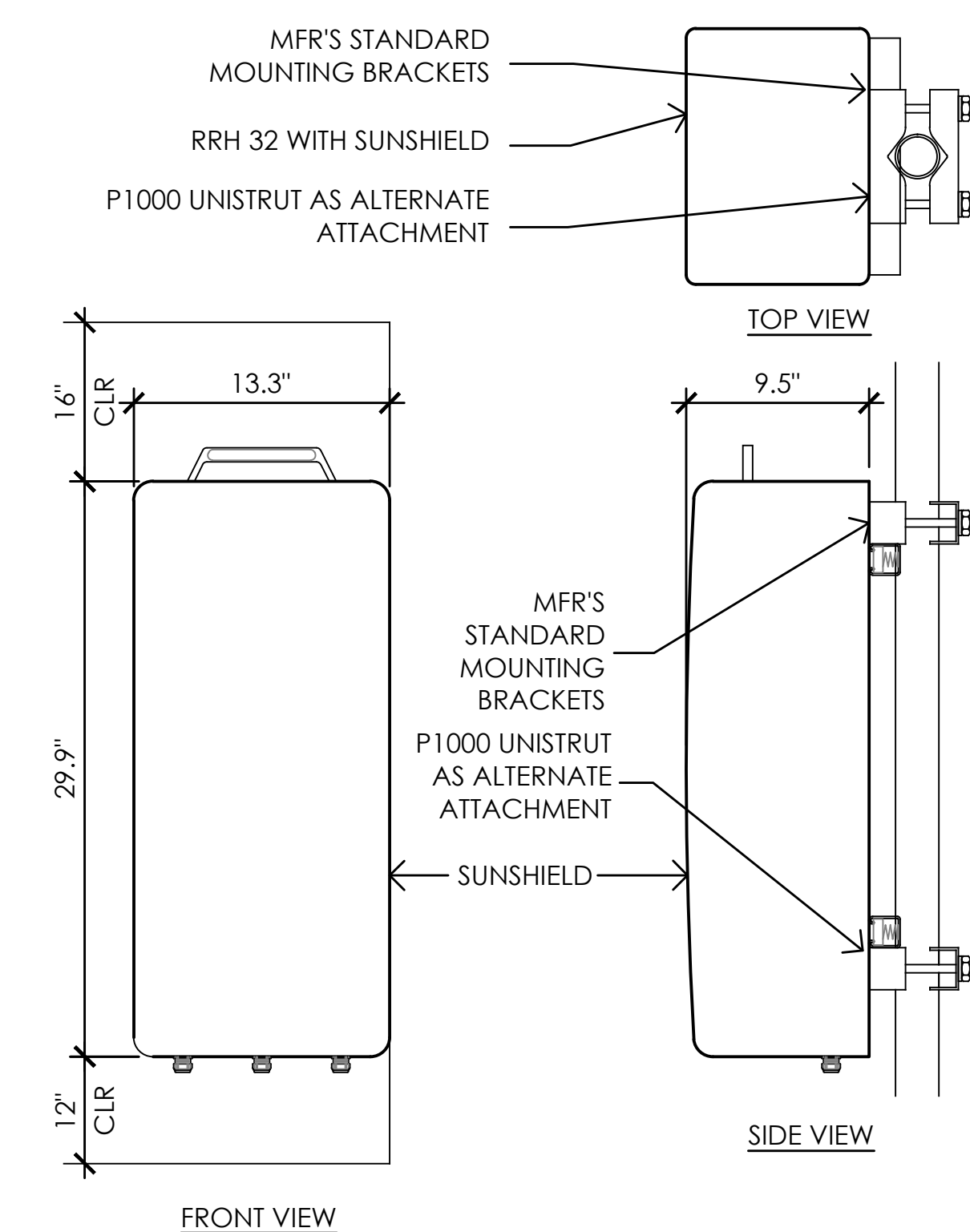


2 ERICSSON RADIO 4415 REMOTE RADIO UNIT

1-1/2" = 1'-0"

ERICSSON WCS RRH-32

MODEL: KRC161 423/1
 COLOR: WHITE
 DIMENSIONS: 29.9" TALL X 13.3" WIDE X 9.5" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 77LBS. (INCLUDING MOUNTING HARDWARE)



1 ERICSSON WCS RRH-32 REMOTE RADIO UNIT

1-1/2" = 1'-0"

AT&T Site ID:

CVL03135

20620 S. GRANTLAND AVE.
RIVERDALE, CA. 93656

Vendor:



PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



AT&T SITE NO: CVL03137

PROJECT NO: 162.2157

DRAWN BY: MWS

CHECKED BY: SV

REV	DATE	DESCRIPTION
2/06/18	100% ZD	
1/17/18	90% ZD	

Licensee:

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Issued For:

2/06/18

100% ZD

SHEET TITLE:

ANTENNA DETAILS

SHEET NUMBER:

A-3.2

MAR 07 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
CUP 3608**OPERATIONAL STATEMENT****AT&T Mobility Site "CVL03137 Lanare"**

20620 S. Grantland Avenue, Riverdale, CA 93656

APN: 053-041-41S

Nature of the operation--what do you propose to do? Describe in detail.

AT&T is proposing communications facility for this location. This is an unmanned, remotely monitored facility that operates 24 hours per day, 7 days per week, 365 days per year, to provide high speed broadband and cellular coverage to this underserved area of Fresno County.

This application seeks to provide the broadband internet and wireless service to the same target area as depicted in a previous Fresno County Planning application, CUP3567, Initial Study No. 7261. Due to the controversy at that previous location at 21050 S. Garfield Avenue (APN: 053-360-06S), AT&T has proposed a slightly taller tower at the Lanare Community Service Organization building at 20620 S. Grantland Avenue.

In order to alert the community of the need for the facility in the community of Lanare, an outreach meeting was held on Saturday, October 14, 2017, with an AT&T-provided Spanish-language interpreter present, in order to obtain input from the neighbors and Board. There was resounding support for the revised location and AT&T agreed to move the proposed tower location, with a taller tower, to the Community Service building 0.65 miles away. Please see attached Propagation Maps that depict the coverage area served by the proposed facility.

AT&T now returns to the Fresno County Planning Commission with the revised location to provide services needed to the Lanare community.

Operational time limits:

This unmanned facility will provide service 24 hours a day, 7 days a week.

Number of customers or visitors:

The facility will not be open for visitors or customers.

Number of employees:

The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance. The site will be entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

Service and delivery vehicles:

This site will have a technician visit an average of once a month.

Access to the site:

Access comes directly off S. Grantland Avenue.

Number of parking spaces for employees, customers, and service/delivery vehicles.

This project has been designed to take up no parking spaces. There is adequate space for a technician to park during monthly site visits. Although the facility will be in constant operation, there will be no regular full time employees, customers and/or service staff that will report to the facility on a daily basis. An AT&T facilities maintenance employee will perform monthly site visits to the location.

Are any goods to be sold on-site?

If so, are these goods grown or produced on-site or at some other location?

No. Not applicable.

What equipment is used?

Included as part of this wireless facility will be the following:

50' x 50' Fenced, secured lease area including:

- 120' monopole with (3) Antenna sectors with (4) antennas per sector
- 27 Remote Radio Heads
- 6'-8" x 6'-8" walk-in cabinet, mounted on 8'-3" x 12'-0" concrete slab
- 15KW propane standby generator, mounted on a 4'-6" x 6'-0" concrete slab
- 6' chain link fence with 12'-wide access gate.

What supplies or materials are used and how are they stored?

Please see above.

Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?

Please review the Site Plans and Photo Simulations, which have been included as part of this project, regarding project appearance.

The only two sources of sound associated with the proposed facility will be: 1) either a door mounted heat exchanger or an air conditioner within the walk-in cabinet, and 2) the standby generator, which will be operated for an average of 30 minutes per month for maintenance purposes. The generator will be utilized during power outages. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation.

There are no sources of glare, dust, or odor associated with the operations of the project.

List any solid or liquid wastes to be produced.

Not applicable.

Estimated volume of water to be used (gallons per day).

Not applicable.

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

Not applicable.

Will existing buildings be used or will new buildings be constructed?

A new 120' monopole will be constructed at the location, after being transported in large sections. The walk-in cabinet and generator will be transported directly to the proposed tower location.

Explain which buildings or what portion of buildings will be used in the operation.

An equipment shelter will be used to house technology equipment at this location.

Will any outdoor lighting or an outdoor sound amplification system be used?

No sound amplification will be used. There will be 2 motion-activated lights attached the equipment shelter for safety purposes. These lights can only be triggered after walking into the compound through the fence.

Landscaping or fencing proposed?

A 6' security fence will surround the perimeter of the 50' x 50' proposed project area.

Any other information that will provide a clear understanding of the project or operation.

In order to provide power to the proposed AT&T facility, power will be run approximately 485' to the project lease area from across S. Grantland Avenue. All power and telco runs will be undergrounded.

Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.



E201810000235

County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED
AUG 30 2018 TIME 12:09 PM
By Christy Monfette 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. 7440 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3608 filed by **LANARE COMMUNITY SERVICE DISTRICT**, proposing to allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (APN 053-041-41S) (Sup. Dist. 4). Adopt the Negative Declaration prepared for Initial Study Application No. 7440 and take action on Unclassified Conditional Use Permit No. 3608 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7440 and the draft 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 Negative Declaration from September 5, 2018 through October 4, 2018.

Email written comments to CMonfette@FresnoCountyCA.gov, or mail comments to:

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

IS Application No. 7440 and the draft 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 at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on October 11, 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 Negative Declaration.

For questions, please call Chrissy Monfette (559) 600-4245.

Published: September 5, 2018



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7440 and Unclassified Conditional Use Permit Application No. 3608
2. **Lead agency name and address:**
*The County of Fresno Department of Public Works and Planning
Development Services and Capital Project Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721*
3. **Contact person and phone number:**
Christina Monfette, 559-600-4245
4. **Project location:**
The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (APN 053-041-41S)
5. **Project Applicant's name and address:**
*Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818*
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AL-20 (Limited Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

North and east of the parcel, land is loosely populated with large agricultural fields, while to the south and west, land has been improved with single family residences along S. Grantland Avenue, W. Mount Whitney Avenue, and S. Garfield Avenue.

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 |

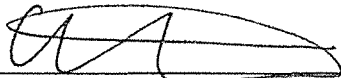
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

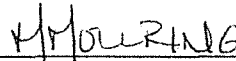
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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:



Christina Monfette, Planner



Marianne Mollring, Senior Planner

Date: 8/29/18

Date: 8-29-18

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7440 and
Unclassified Conditional Use Permit
Application No. 3608)**

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:

- 2 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?
- 2 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:

- 1 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?
- 1 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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 1 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)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 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, or 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:

- 2 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 2 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 2 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 2 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 2 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:
 - 1 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?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 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?

- 2 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:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 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?
- 2 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?
- 2 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?
- 1 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)?
- 1 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?
- 1 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?

- 1 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?
- 1 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?
- 2 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:

- 1 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?
- 1 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?
- 1 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)?

Documents Referenced:

This Initial Study references 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, Background Report and Final EIR

Fresno County Zoning Ordinance

Important Farmland 2014 Map, State Department of Conservation

National Wetlands Inventory, U.S. Fish and Wildlife Services

Regulatory Maps, Department of Conservation

USEPA Regulatory lists (RCRAInfo, NPDES, TRI, NPL, ACRES, RADInfo, TSCA) Accessed April, 2018

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- 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:

- 1 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?
1 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?



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Complete Wireless Consulting, Inc.
- APPLICATION NOS.: Initial Study Application No. 7440 and Unclassified
Conditional Use Permit Application No. 3608
- DESCRIPTION: Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District
- LOCATION: The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (APN 053-041-41S) (Sup. Dist. 4)

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- 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
- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is located on a 4.85-acre parcel which is owned by the Lanare Community Service District. The site is currently unimproved and located on the edge of the unincorporated community of Lanare. North and east of the parcel, land is loosely populated with large agricultural fields, while to the south and west, land has been improved with single family residences along S. Grantland Avenue, W. Mount Whitney Avenue, and S. Garfield Avenue. No scenic vistas, scenic resources, or historic buildings were identified in the analysis. The subject parcel is not near a designated or planned scenic highway. The proposed tower will be a 120-foot monopole design which will be set back from Grantland Avenue by more than 300 feet. While it will be visible, it

will not have adverse impacts on any scenic resource and will not degrade the existing visual character of the site.

Security lighting on the front and back of the proposed equipment closet will be installed directed downward with hoods to prevent stray light. Compliance to this project design criteria will be included as a condition of approval of the conditional use permit. Review of this project by the Federal Aviation Administration has determined that marking and lighting would not be necessary due to the height and location of the tower, therefore there would be less than significant impacts on new sources of light or glare.

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
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- 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; or
- 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 subject parcel is located on lands designated by the 2014 Fresno County Important Farmlands Map as rural or built-up land. Parcels in this area do not meet the soil or size requirements required by Williamson Act Contracts and land uses have tended towards residential with the establishment of the community of Lanare. There are no parcels in the area which are designated as forest land or zoned for timberland production. Approval of this application would not result in the loss of forest or farmland or the conversion of such lands as those lands are not present near the project site. The installation of a telecommunications tower to provide high-speed internet is not a type of project that is likely to convert forest land or agricultural land away from those uses.

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

FINDING: NO IMPACT:

The San Joaquin Air Pollution Control District (Air District) reviewed this proposal and expressed no concerns with the project. The project will not create objectionable odors affecting people on or near the subject property. The nearest residence to the project site is located 430 feet south; however the Lanare Community Center is located on the parcel directly south. Despite the proximity of the District’s building, the tower is not anticipated to release objectionable odors and there will be no impact on air quality.

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; or
- 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 project site. No impacts were identified, relating to: any candidate, sensitive, or special status species; any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS, or Federally-

protected wetlands as defined by Section 404 of the Clean Water Act; the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites. The lease area is proposed in the rear of the existing Lanare Community Service Organization Building. The lawn has been maintained (mowed) regularly and does not provide habitat for special-status species.

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:

Under the provisions of Assembly Bill 52 (AB 52), notice that the application for this project was complete was forwarded to the following tribal governments who had made a request to be notified in writing: Table Mountain Rancheria, Picayune Rancheria of the Chukchansi Indians, Santa Rosa Rancheria, and Dumna Wo Wah. Of these, only Table Mountain Rancheria responded within the 30-day window and declined consultation. Therefore, based on the limited amount of ground disturbance and the failure of local tribes to identify known resources on site, staff has determined that impacts to cultural resources are less than significant.

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?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an area at risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR).

- B. Would the project result in substantial erosion or loss of topsoil; or
- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area at risk of erosion according to Figure 7-3 of the Fresno County General Plan Background Report (FCGPBR). Grading activities could result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size of the project area, the proposal is not expected to result in substantial erosion or loss of topsoil. In addition, such activities would be conducted in compliance with existing Fresno County regulations, further reducing potential erosion and loss of topsoil.

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an area at risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR). The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR), nor at risk of seismic hazards, per discussion above.

- 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:

The proposal is for an unmanned cell-phone tower and no septic tanks or other sanitary facilities are required or proposed as part of this project.

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: NO IMPACT:

The proposed tower will not generate substantial traffic and typical operations will not produce any criteria pollutants. Comments received from the San Joaquin Valley Air Pollution Control District expressed no concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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:

The proposed facility will utilize a 15KW propane standby generator. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes are required to 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. With adherence to these existing regulations, there will be less than significant impacts on the risk of hazard due to the routine transport, use, or accidental release of hazardous materials.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

The project site is not located within one quarter-mile of a school.

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

Review of the US EPA's NEPAassist report indicates that there are no hazardous or contaminated sites within one mile of the project site. The following lists were consulted: Resource Conservation and Recovery Act (RCRA), Toxic Releases Inventory (TRI), Superfund/National Priorities List, Brownfields Assessment Cleanup and Redevelopment Exchange System (ACRES), RADInfo, and Toxic Substances Control Act. Review of historical aerial photos (Google Earth) indicate that the lease area has been vacant since at least 1994.

- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not located in the vicinity of a public or private use airport and therefore will have no impact on risks associated with working or residing near such features. The tower was reviewed through the Federal Aviation Administration's Obstruction Evaluation/Airport Airspace Analysis process and determined that the proposed tower would not be a hazard to air navigation and that marking and lighting would not be necessary.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- 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: NO IMPACT:

The installation of a telecommunications tower on this vacant parcel will not impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan. The parcel is located in an area determined to be a Local Responsibility Area for fire protection and designated as "non-wildland/non-urban Hazard Class".

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; or
- 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; or

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: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting one to two monthly visits by a technician. No sanitary facilities or potable water supplies are required. Project runoff will be retained on site or disposed of per County standards.

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?

FINDING: NO IMPACT:

The subject parcel is located in an area of Minimal Flood Hazard, as designated by the most recent FEMA Map Panel No. 06019C2875J. In addition, no housing is proposed as part of this application. Therefore, there will be no impact to housing or structures built within a floodplain.

I. Would the project expose persons or structures to levee or dam failure?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located in an area that is known to be at risk of flooding due to dam failure (Figure 9-8 FCGPBR). However, with compliance to existing regulations for construction within flood hazard areas (County Ordinance Chapter 15.48), and consideration of the limited human presence at the site, there will be less than significant impacts on risk of damage or death due to levee or dam failure.

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The project site is not located near a body of water of sufficient size to cause seiche (such as a large lake) or tsunami (such as the ocean). Figure 9-6 shows that the parcel is not located in an area of moderate or high landslide hazard and local topography is generally flat. There will be no impacts to risk of seiche, tsunami, or mudflow based on the parcel's location.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project site will be contained entirely within the subject parcel and will not physically divide an established community. The unincorporated community of Lanare is generally located on either side of W. Mount Whitney Avenue, S. Garfield Avenue, S. Grantland Avenue, and S. Chateau Fresno Avenue. Some scattered housing exists further back from these streets, but in general there are no local roads and houses are adjacent to the major streets. The project site is located east of the easternmost such road (S. Grantland), in the southeastern corner of the parcel. Due to its location completely within an established parcel and on the edge of Lanare, there will be no impacts on the potential division of an established community.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant-submitted Project Support Statement indicates that AT&T Mobility is proposing this project in order to provide broadband internet and wireless service to this community. The subject property is designated Agriculture in the Fresno County General Plan and is located in an area of residential uses. The parcel is zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size and is not restricted under Williamson Act, Agricultural Land Conservation Contract.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project 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:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area identified in Figure 7-7 (FCGPBR).

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not generate severe noise levels or excessive vibration. There will be no permanent increase in ambient noise levels in the project vicinity. Minor noise may occur when the generator is in use (or during normal testing); however, it is anticipated that the generator will provide power only during emergency situations.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels; or
- 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:

No airports, public or private, are located within two miles of the subject parcel. Therefore, there will be no impacts to the risks associated with projects on or near public or private airstrips.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The installation of this telecommunications tower will provide broadband and high speed internet to the community of Lanare. Having such services available might make this community more appealing to new residents; however, the availability of broadband and high speed internet is common throughout the County and is not anticipated to attract new residents. Additionally, the project will not increase the job availability. Therefore, this project will have a less than significant impact on population growth.

- 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 subject application relates to the installation and operation of an unmanned telecommunications tower in a vacant area of the Lanare Community Services District building site. No housing exists on the subject parcel and therefore no persons will be displaced from their housing.

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

FINDING: NO IMPACT:

The project will not result in the need for additional public services. The site will not be occupied excepting a few times each month for maintenance. Further, with the addition of broadband and high speed internet, residents will have better internet access at home and this project may reduce use of internet-capable computers at local libraries. There are no schools or parks in the vicinity of the project site; the majority of public service facilities are available in the nearby community of Riverdale.

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:

No impacts on the use of existing parks or recreational resources were identified in the project analysis. This project proposes an unmanned telecommunications facility.

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:

No impacts to plans, policies, or ordinances relating to the performance of the circulation system were identified. Following construction, the project site will be generally unmanned, with the exception of one monthly trip by a service technician. This trip is expected to occur outside of peak travel hours and will have no impact on the circulation system.

- C. Would the project result in a change in air traffic patterns; or
- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- 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:

As discussed in parts A and B of this section, there is only one round trip proposed each month. The tower will be set back more than 300 feet from East Grantland Avenue and will take access from that street. The proposed gate will be set back far enough to prevent cars from stopping in the street as they gain access. There will be no impacts to public transit, bicycle, or pedestrian facilities and the tower was determined by the FAA to have no impact to air traffic patterns.

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:

Once construction has been completed, the project will use no water, produce no liquid or solid waste, and will therefore have no impact on 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; or
- B. Does the project have impacts that are individually limited, but cumulatively considerable; or
- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

Due to the limited area of disturbance associated with this application and the existing disturbed nature of the project site, construction and operation of this telecommunications tower does not have the potential to degrade the quality of the environment, adversely impact special-status species, or cause damage to resources relating to Californian pre-history. This project also does not have the potential to contribute to cumulatively considerable impacts, such as air pollution. No other adverse impacts on human beings were identified.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3608, staff has concluded that the project not have a significant effect on the environment.

It has been determined that there would be no impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Mineral Resources, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Population and Housing have been determined to be less than significant.

A 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 southeast corner of Tulare and "M" Street, Fresno, California.

CMM

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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 7440	LOCAL AGENCY PROPOSED 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): Christina Monfette Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Applicant (Name): Lanare Community Service District	Project Title: Unclassified Conditional Use Permit No. 3608		
Project Description: Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District			
Justification for Negative Declaration: It has been determined that there would be no impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Mineral Resources, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. Potential impacts related to Aesthetics, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Population and Housing have been determined to be less than significant.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 5, 2018		Review Date Deadline: Planning Commission – October 11, 2018	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Chrissy Monfette, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
NEGATIVE DECLARATION**



County of Fresno

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

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning,
Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7440, Unclassified Conditional Use Permit
Application No. 3608

Location: The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (APN 053-041-41S)(Sup. Dist. 4)

Description: Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on October 11, 2018, and has made the following determination:

1. The project **will** **will not** have a significant effect on the environment.
2. An Environmental Impact Report (EIR) **was not** prepared for this project pursuant to the provisions of CEQA. / A Mitigated Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures **were** **were not** made a condition of approval for the project.
4. A statement of Overriding Consideration **was** **was not** adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Chrissy Monfette, Planner
(559) 600-4245/CMonfette@FresnoCountyCA.gov

Date

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DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
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