



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 August 26, 2021

SUBJECT: Unconditional Conditional Use Permit Application No. 3714
Environmental Review No. 8082

Allow unmanned telecommunications tower equipment on an existing PG&E transmission tower as well as ground equipment associated with the tower on 378.75 sq. ft. lease area in the R-R (Rural Residential, minimum 2-acre minimum parcel lot size) Zone District.

LOCATION: Proposed Site located 500 feet east of the N. DeWolf Avenue and E. Escalon Avenue intersection. Ref# CVL02011/Bullard Ave. (APN: 553-060-13) (Sup. Dist. 5)

OWNER: Baldev Singh Khela

APPLICANT: Epic Wireless- Carl Jones

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Unclassified Conditional Use Permit (CUP) Application No. 3714 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval & Project Notes
2. Location Map
3. Zoning Map
4. Land Use Map
5. Cell Towers
6. Site Plans
7. Elevations/Site Photos
8. Operational Statement

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Residential	No change
Zoning	R-R (Rural Residential)	No change
Parcel Size	2.32	No change
Project Site	PG&E Lattice Tower	No change
Structural Improvements	Existing PG&E tower in a 378.75 sq. ft. lease area	Addition of a 12ft lattice tower extension (referred to as a "top hat") extension on an existing PG&E tower to enable antennas to be installed, with ground equipment and a backup generator installed underneath the tower
Nearest Residence	120 feet north of the parcel	No Change
Surrounding Development	The project site is surrounded by single-family residences.	No Change
Operational Features	PG&E Lattice Tower	Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations
Employees	N/A	The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
Customers/Supplier	N/A	N/A
Traffic Trips	N/A	One maintenance trip per month
Lighting	N/A	The only lighting at the site will be a shielded down tilt light with motion

Criteria	Existing	Proposed
		sensor & auto shut off timer installed at the door entrance to the shelter.
Landscaping	None	No Change

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15061(b) of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 54 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 may be approved only if the five 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 Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

Applicant seeks a 12-foot lattice tower extension (referred to as a “top hat”) on an existing PG&E tower to enable antennas to be installed, with ground equipment and a backup generator installed underneath the tower inside a 378.75 sq. ft. lease area.

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 Yard: 35 Feet Side Yard: 20 Feet Rear Yard: 20 Feet	No Change	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Space Between Buildings	6-feet	N/A	Y
Wall Requirements	6-feet maximum	N/A	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Fresno County Zoning staff agree the fence is an integral part of the cell tower structure. Therefore, height limits will be controlled by the height of the structure and are not impeded by Fresno County’s current zone standards.

Analysis Finding 1: The parcel’s size and shape is adequate to accommodate the proposed use, all development standards can be met.

Recommended Conditions of Approval:

See Mitigation Measures and recommended Conditions of Approval attached as Exhibit 1.

Conclusion Finding 1:

Finding 1 can be made based on the above analysis, staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

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	Yes	Escalon and Bataan are private roads within CSA 35AM	No Change
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	N/A	N/A
Road ADT		N/A	N/A
Road Classification		Bataan Avenue Escalon Avenue Both are not County maintained roads.	No Change
Road Width		N/A	N/A
Road Surface		N/A	N/A
Traffic Trips		N/A	N/A
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required	No		N/A

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

Department of Public Works and Planning - Road Maintenance & Operations states: *Subject parcel does not front or impact any County maintained roads.*

Analysis Finding 2:

Based on the above information and with adherence to the Conditions of Approval and Project Notes, staff believes there will be negligible traffic created from this proposal. The affected streets, N. Bataan Avenue and E. Escalon Avenue, will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval

See Project Notes, and recommended Conditions of Approval attached as Exhibit A.

Conclusion Finding 2:

Finding 2 can be made, the proposed project will not increase traffic in the area.

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 (from nearest property line):
North	2.01-acres	Single-Family Residence	RR	128 feet
East	2.43-acres	Single-Family Residence	RR	280 feet
South	2.13-acres	Single-Family Residence	RR	302 feet
West	2.10--acres	Single-Family Residence	RR	240 feet

Reviewing Agency/Department Comments:

Fresno County Fire Protection District: Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis Finding 3:

Based on the above information, and with adherence to Conditions of Approval, and mandatory Project Notes, staff believes that the proposal will not have significant adverse effects upon surrounding properties.

Recommended Conditions of Approval:

Recommended Condition of Approval attached as Exhibit A.

Conclusion Finding 3:

Finding 3 can be made as there are no adverse effects on abutting property and surrounding neighborhood.

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

Relevant Policies:	Consistency/Considerations:
Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County	The applicant shall adhere to Fresno County's Wireless Communication Guidelines.
Policy LU-E.1 In areas designated Rural Residential...The County may allow by discretionary permit certain other agricultural uses and non-agricultural uses,	The project meets this provision by virtue of the Application for a Conditional Use Permit.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning stated: The Policy Planning Unit has reviewed the proposed project and determined that there are no Williamson Act Program or General Plan issues with Unclassified CUP Application No. 3714.

Analysis Finding 4:

As noted above, the County General Plan allows for the proposed use in areas designated Rural Residential, provided that the use substantially adheres to the wireless Communications Guidelines. The proposal meets this Policy.

Recommended Conditions of Approval:

None

Conclusion Finding 4:

Finding 4 can be made based on the applicant complying with General Plan Policy PF-J.4 Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

Finding 5: *That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.*

Analysis Finding 5:

The proposed conditions of approval were developed based on studies and consultation with specifically qualified staff, consultants, and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety, and welfare. Additional comments and projects notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgment agreeing to the proposed mitigation measures and has not advised staff of any specific objection to the proposed conditions of approval.

Recommended Conditions of Approval:

None.

Conclusion Finding 5:

Finding 5 can be made based on the above information, the proposed mitigation measures and conditions of approval are necessary to protect the public health, safety, and general welfare.

PUBLIC COMMENT:

None

SUMMARY CONCLUSION:

Staff believes the required Findings for granting the CUP Application can be made based on the factors cited in the analysis, in conjunction with the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Classified Conditional Use Permit Application No. 3714, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made as recommended by the Staff Report and move to approve Conditional Use Permit No. 3714, 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 Conditional Use Permit No. 3714; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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**Unclassified Conditional Use Permit Application No. 3714
(Including Conditions of Approval and Project Notes)**

Conditions of Approval	
1.	Development shall be in substantial compliance with the approved site plan and elevations. The proposed tower shall be substantially the same as depicted in the drawings and/ or photographs submitted by the applicant.
2.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.
3.	The approval shall expire if use of the tower ceases for a period more than two years. At such time the tower and related facilities shall be removed and lease the area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land.
4.	Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
5.	Prior to building permits being issued for the project proposal, the Applicant shall submit an updated lease agreement that reflects the proposed lease area so that staff can verify colocation of the project site is accommodated in the agreement.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Escalon is a private local road, CSA 35AM for maintenance.
2.	According to FEMA FIRM Panel 1585H, the property is not subject to flooding from the 100- year storm.
3.	According to the U.S.G.S. Quad Map, there are no intermittent streams present within the subject parcel.
4.	A grading permit or voucher may be required for any grading proposed with this application. The finished pad elevation should be at or above the crown of the road. Any storm water runoff is to be directed to the existing basin for this parcel.
5.	All application types stated above SHALL comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving your FCFPD conditions of approval for your project, you must submit construction plans to the County of Fresno Public Works and Planning and FCFPD for review. It is the Applicants Responsibility to deliver a minimum of two (2) sets of plans to the FCFPD.
6.	Your Project/Development may be required to annex into the into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Developments included: Single Family Residential (SFR), SFR Properties subdivided into three (3) or more housing units, Multi-Family Residential (MFR) Property, Commercial Property, Industrial Property, and/or Office Property.
7.	Project/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. Before plans are submitted to the Fresno County Fire Protection District, please visit our website at www.fresnocountyfire.org and complete the Fire Permit Application to submit with your plans.
8.	Please Note – requirements for your project may include but are not limited to: Water Flow Requirements, Fire Hydrants, Water Storage Requirements, Fire Sprinklers Systems, Fire Pumps, Fire Alarm Systems, Road Access m & Premises Identification

Notes	
9.	Please contact the FCFPD at (559) 493-4359 to schedule an over-the-counter meeting to receive specific requirements for your project. Failure to schedule an appointment with the FCFPD will affect your ability to obtain final approval for your project.
10.	The construction and project may result in significant short-term localized noise impacts due to intermittent use/maintenance of the proposed generator. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to the County Noise Ordinance Code and to the City of Clovis municipal code.
11.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
12.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

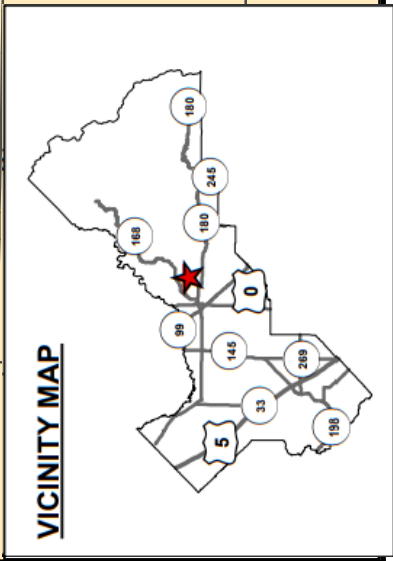
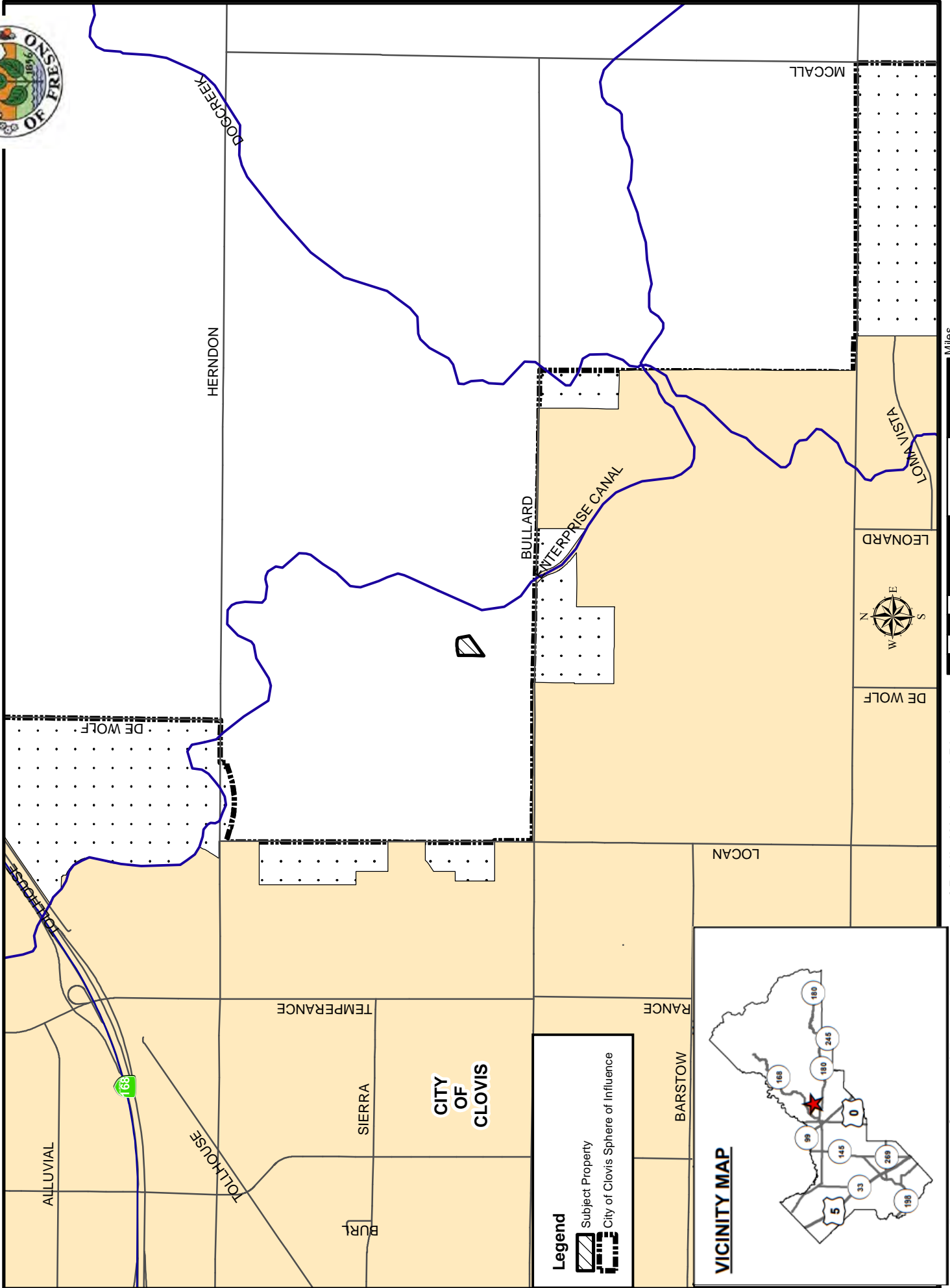
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EXHIBIT 2

LOCATION MAP

UCUP 3714

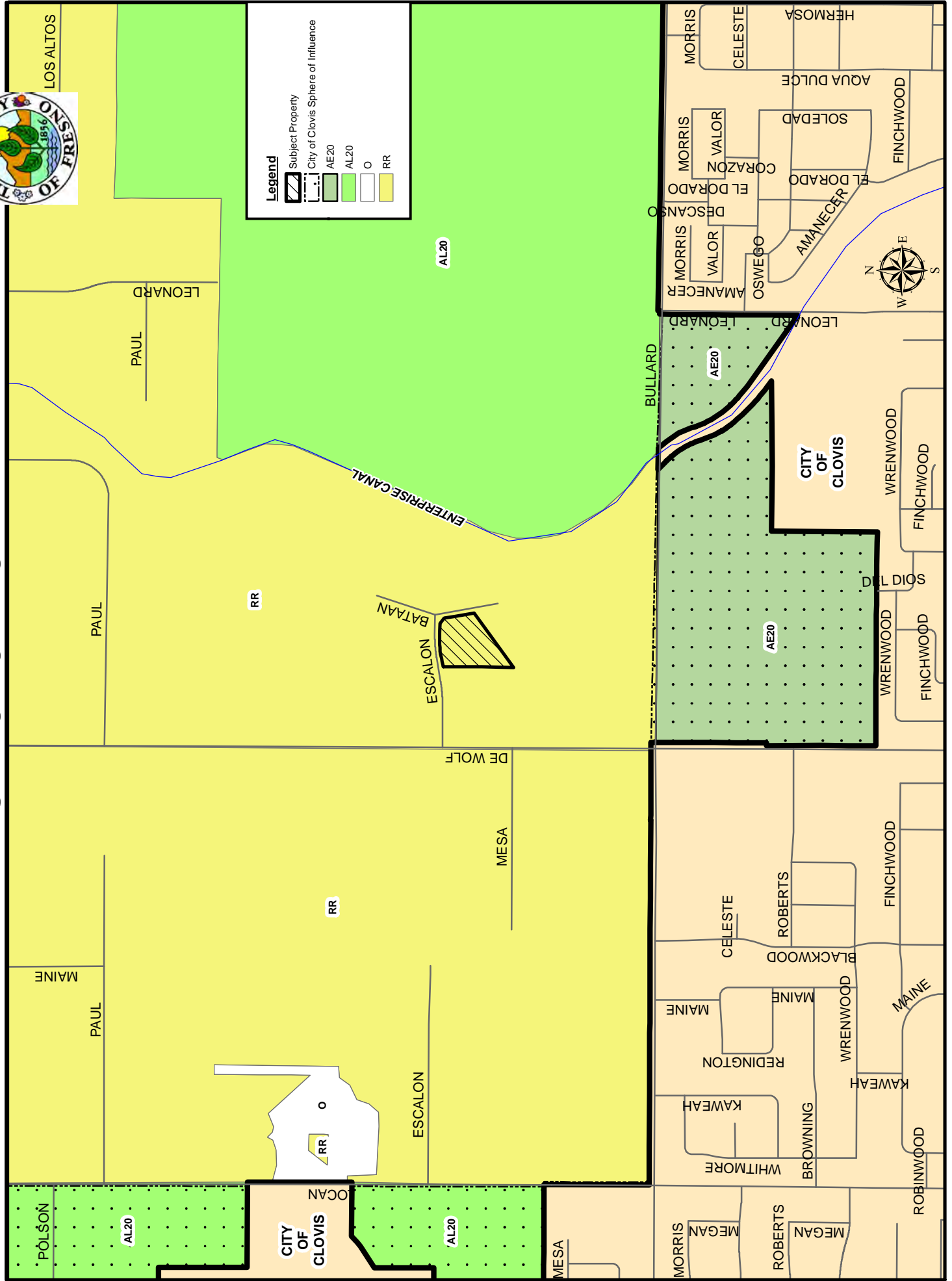


Legend

- Subject Property
- City of Clovis Sphere of Influence

EXHIBIT 3 EXISTING ZONING MAP

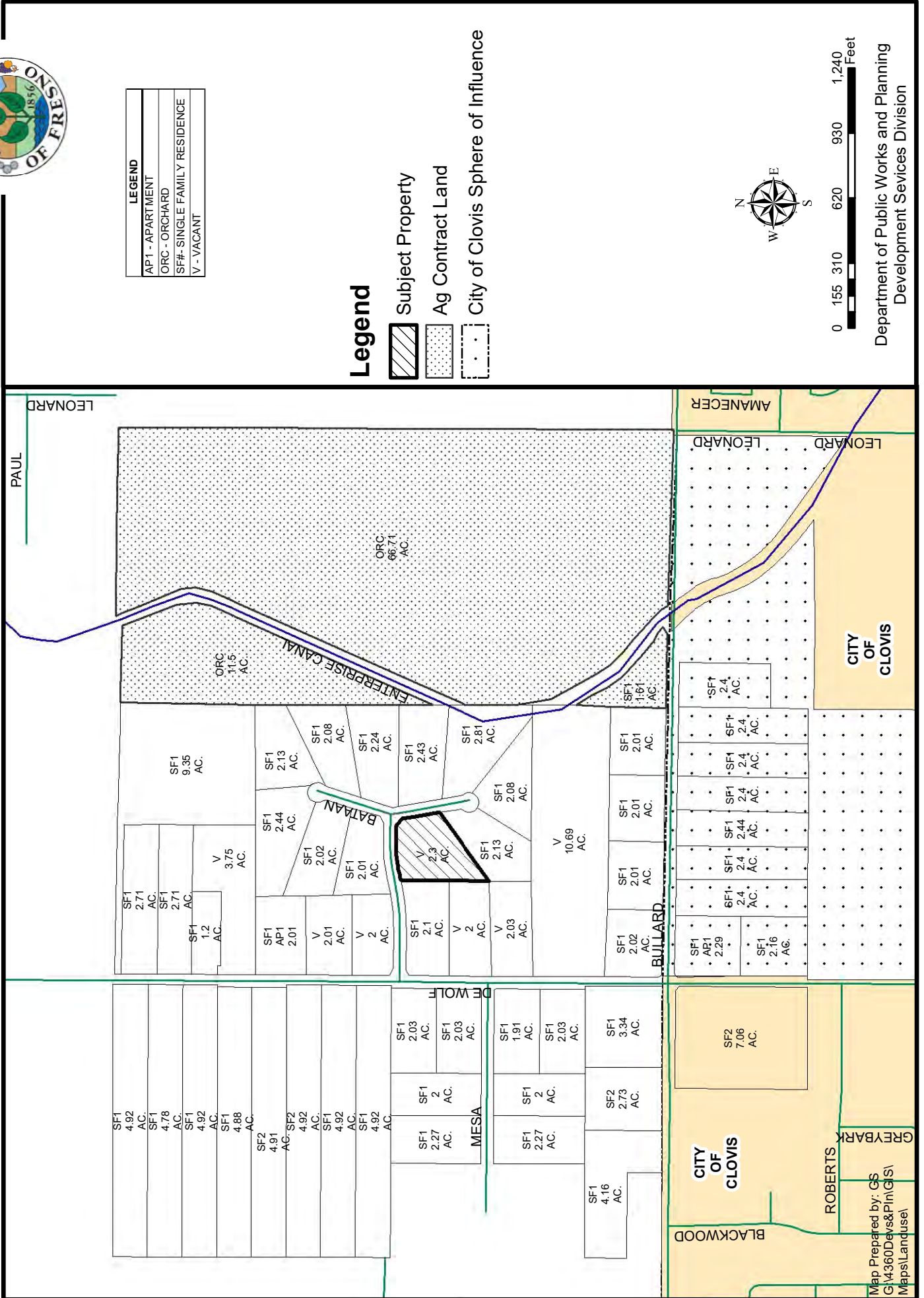
EXHIBIT 3





EXISTING LAND USE MAP

UCUP 3714



LEGEND	
AP1 - APARTMENT	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

Legend

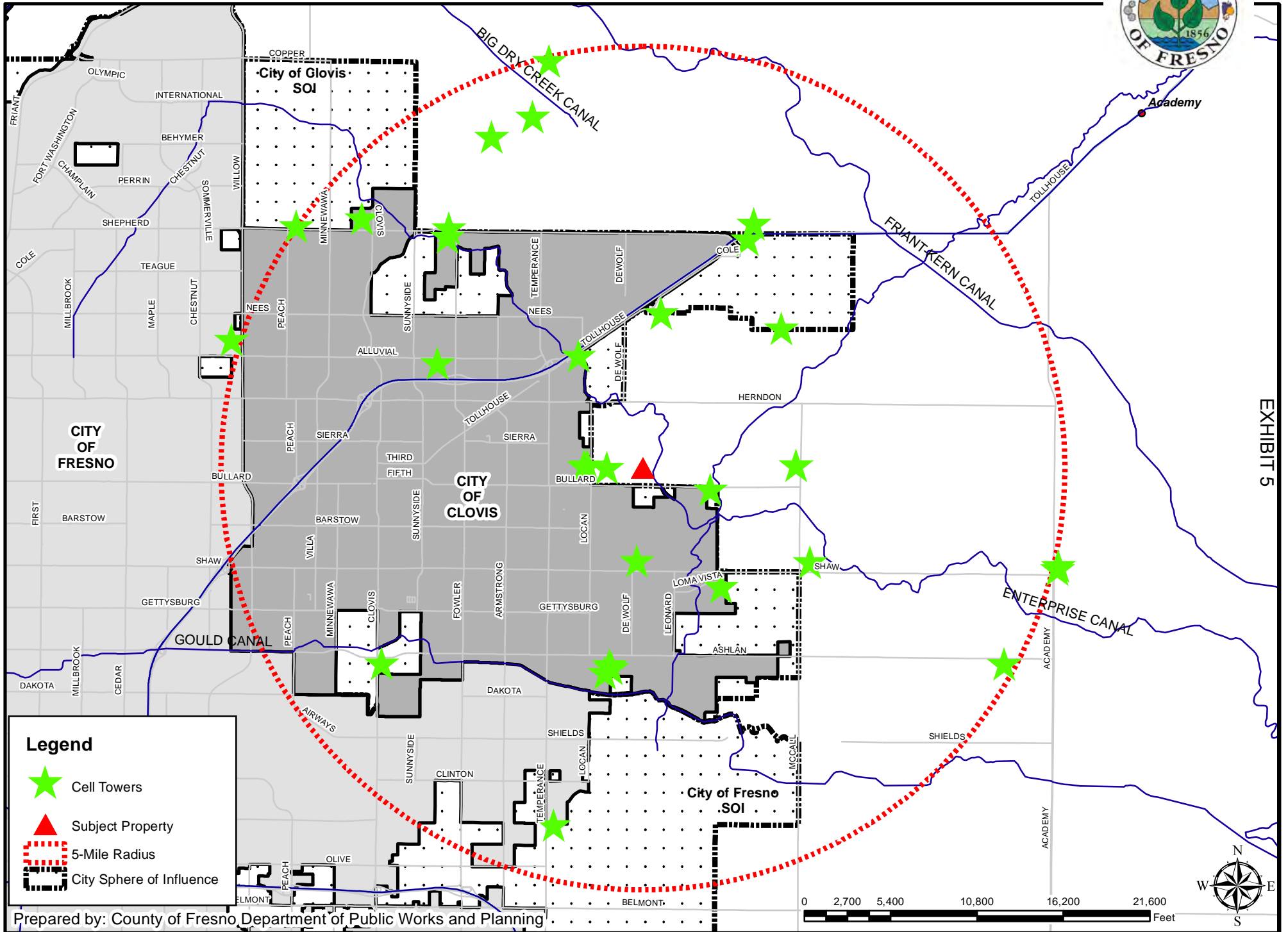
-  Subject Property
-  Ag Contract Land
-  City of Clovis Sphere of Influence







Department of Public Works and Planning
Development Services Division

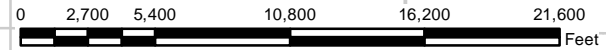
Map Prepared by: GS
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EXHIBIT 5 CELL TOWERS IN A 5-MILE RADIUS



Legend

-  Cell Towers
-  Subject Property
-  5-Mile Radius
-  City Sphere of Influence



**BULLARD
AVE**

CVL02011
EAST ESCALON AVENUE
CLOVIS, CA 93730

Δ	DATE	DESCRIPTION	BY
	01-12-21	ZD 90%	S.A.D.
	02/05/21	ZD 100%	D.G.
	05/10/21	CLIENT REV	C.T.C.
	05/17/21	CLIENT REV	C.T.C.

DRAWN BY: S. DANIELS
CHECKED BY: J.GRAY
APPROVED BY: —
DATE: 05/17/21

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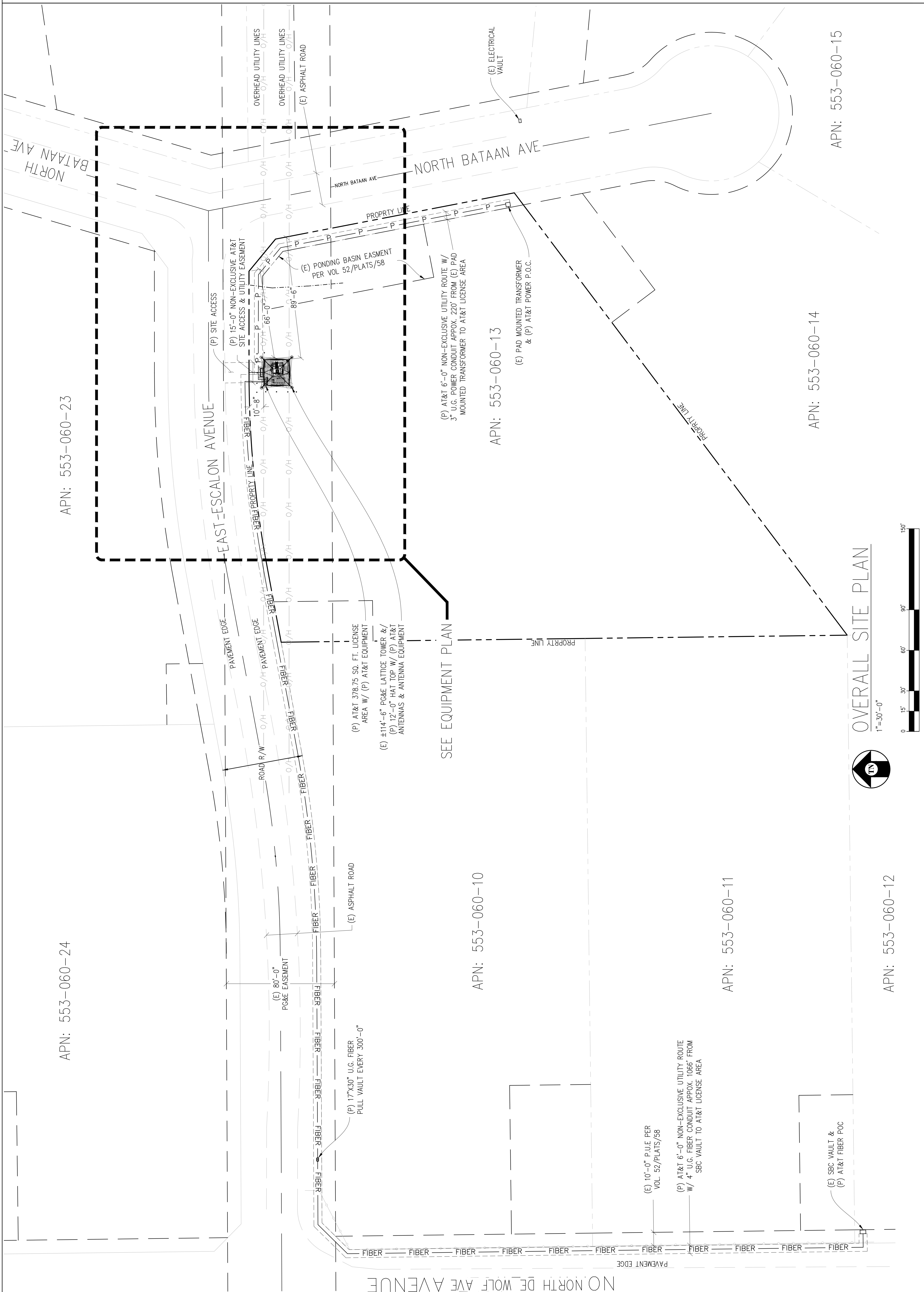
KEVIN R. SORENSEN
S4469

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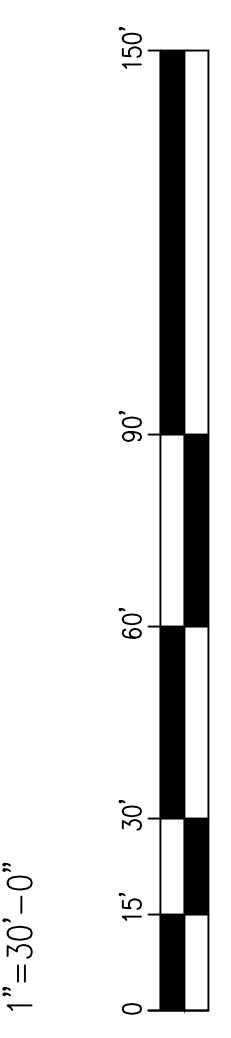
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1



OVERALL SITE PLAN
1"=30'-0"



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AVE**

CVL02011
EAST ESCALON AVENUE
CLOVIS, CA 95730

ISSUE STATUS		
Δ	DATE	DESCRIPTION BY
	01-12-21	ZD 90% S.A.D.
	02/05/21	ZD 100% D.G.
	05/10/21	CLIENT REV D.G.
	05/17/21	CLIENT REV C.T.C.

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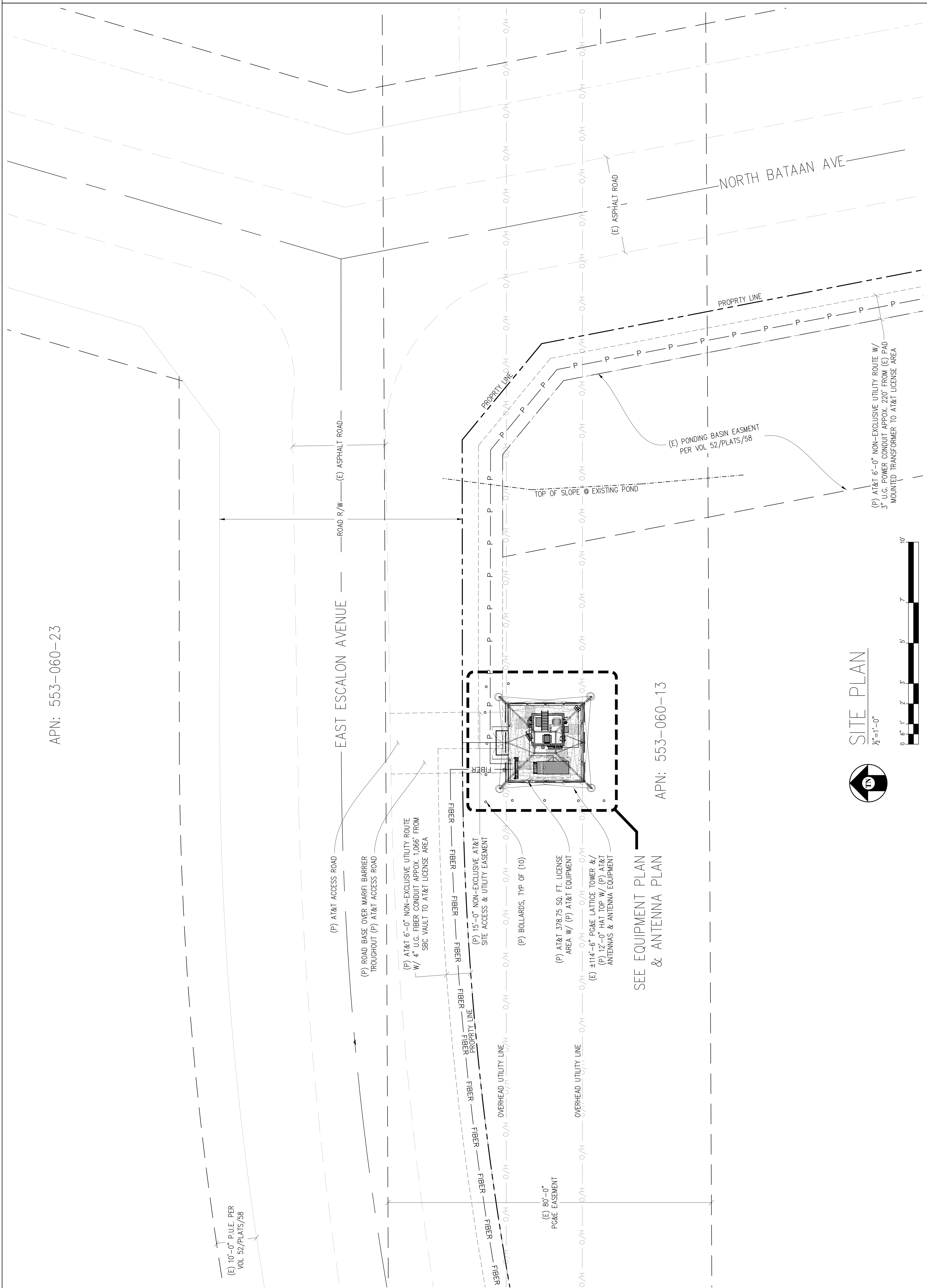
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A-2

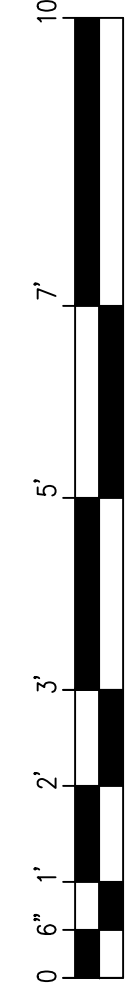
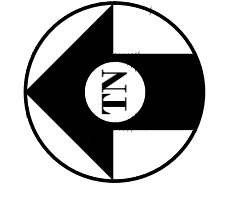
APN: 553-060-23

EAST ESCALON AVENUE

APN: 553-060-13



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



ANTENNA SCHEDULE

SECTOR	TECHNOLOGY	ANTENNAS			RRUS			CABLING JUMPER LENGTH (Ø/2')
		MODEL	RAD. CENTER	AZIMUTH	RRU MODEL	NO. OF RRUS	NO. OF JUMPERS	
ALPHA SECTOR	LTE 700/850/1900	SBNHH-ID45A	123'-0"	50°	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	2	12	±75'
		SBNHH-ID45A	123'-0"	50°	NONE	0	0	±75'
		SBNHH-ID45B	69'-10"	50°	RRUS-4478 B14 RRUS-4415 B25	2	8	±10'
		SBNHH-ID45B	69'-10"	50°	RRUS-4415 B30	1	4	±10'
BETA SECTOR	LTE 700/850/1900/ AWS	NNH4-458-R6	69'-10"	320°	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	2	12	±10'
		NNH4-458-R6	69'-10"	320°	RRUS-4478 B14 RRUS-4415 B25 RRUS-4415 B30	3	12	±10'

C1	LTE 700/850/1900	SBNHH-ID45A	123'-0"	230'	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	2	12	±75'
C2	AWS	SBNHH-ID45A	123'-0"	230'	NONE	0	0	±75'
C3	700/1900	SBNHH-ID45B	69'-10"	230'	RRUS-4478 B14 RRUS-4415 B25	2	8	±10'
C4	WCS	SBNHH-ID45B	69'-10"	230'	RRUS-4415 B30	1	4	±10'
DELTA SECTOR								
D1	LTE 700/850/1900	SBNHH-ID45A	123'-0"	140'	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	2	12	±75'
D2	AWS	SBNHH-ID45A	123'-0"	140'	NONE	0	0	±75'
D3	700/1900	SBNHH-ID45B	69'-10"	140'	RRUS-4478 B14 RRUS-4415 B25	2	8	±10'
D4	WCS	SBNHH-ID45B	69'-10"	140'	RRUS-4415 B30	1	4	±10'

**BULLARD
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ISSUE STATUS

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	01-12-21	ZD 90%	S.A.D.
	02/05/21	ZD 100%	D.G.
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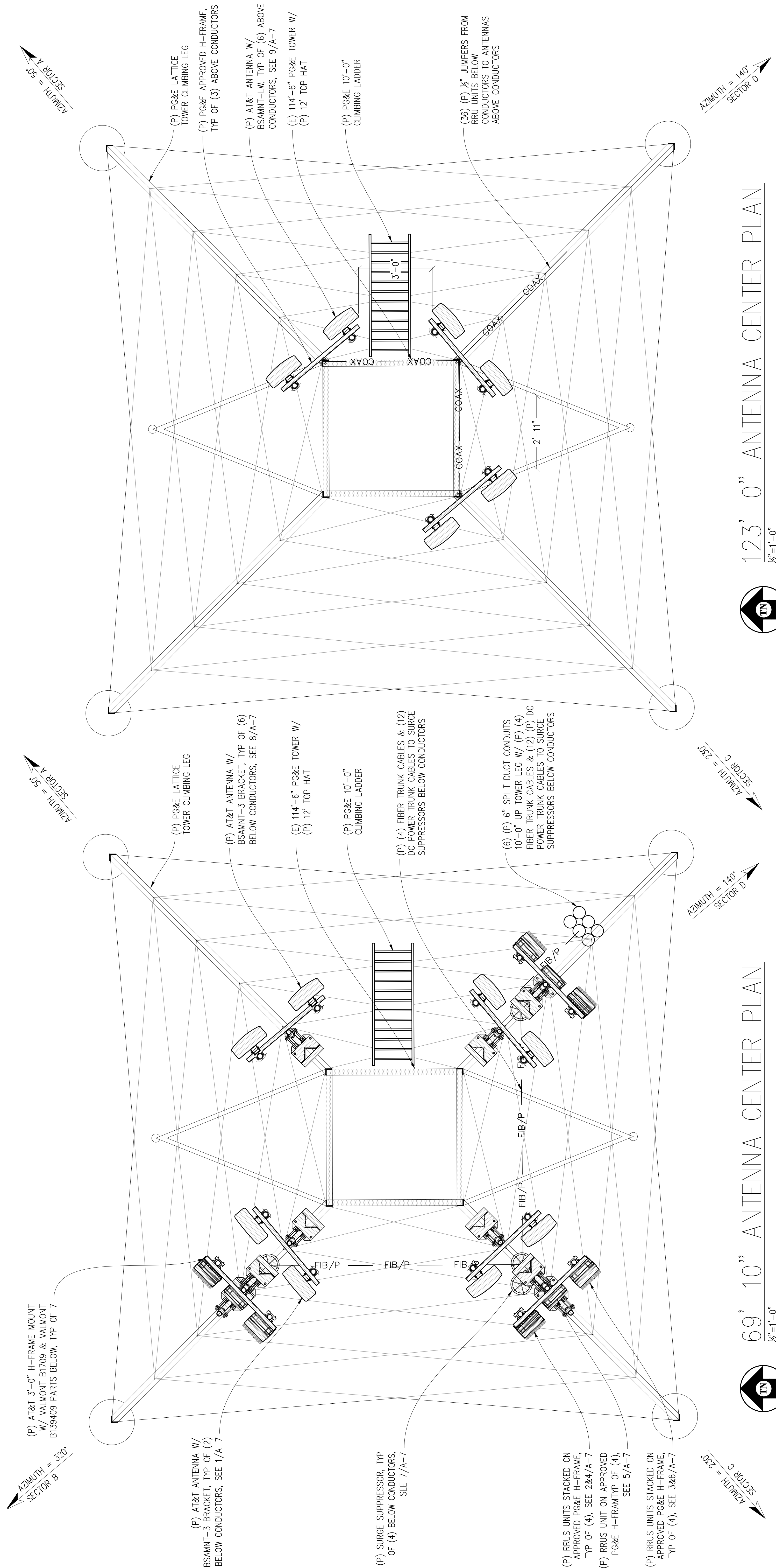
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S4469

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5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

SHEET TITLE:
ANTENNA PLANS

SHEET NUMBER:
A-4



69'-10" ANTENNA CENTER PLAN
1/2"=1'-0"

123'-0" ANTENNA CENTER PLAN
1/2"=1'-0"

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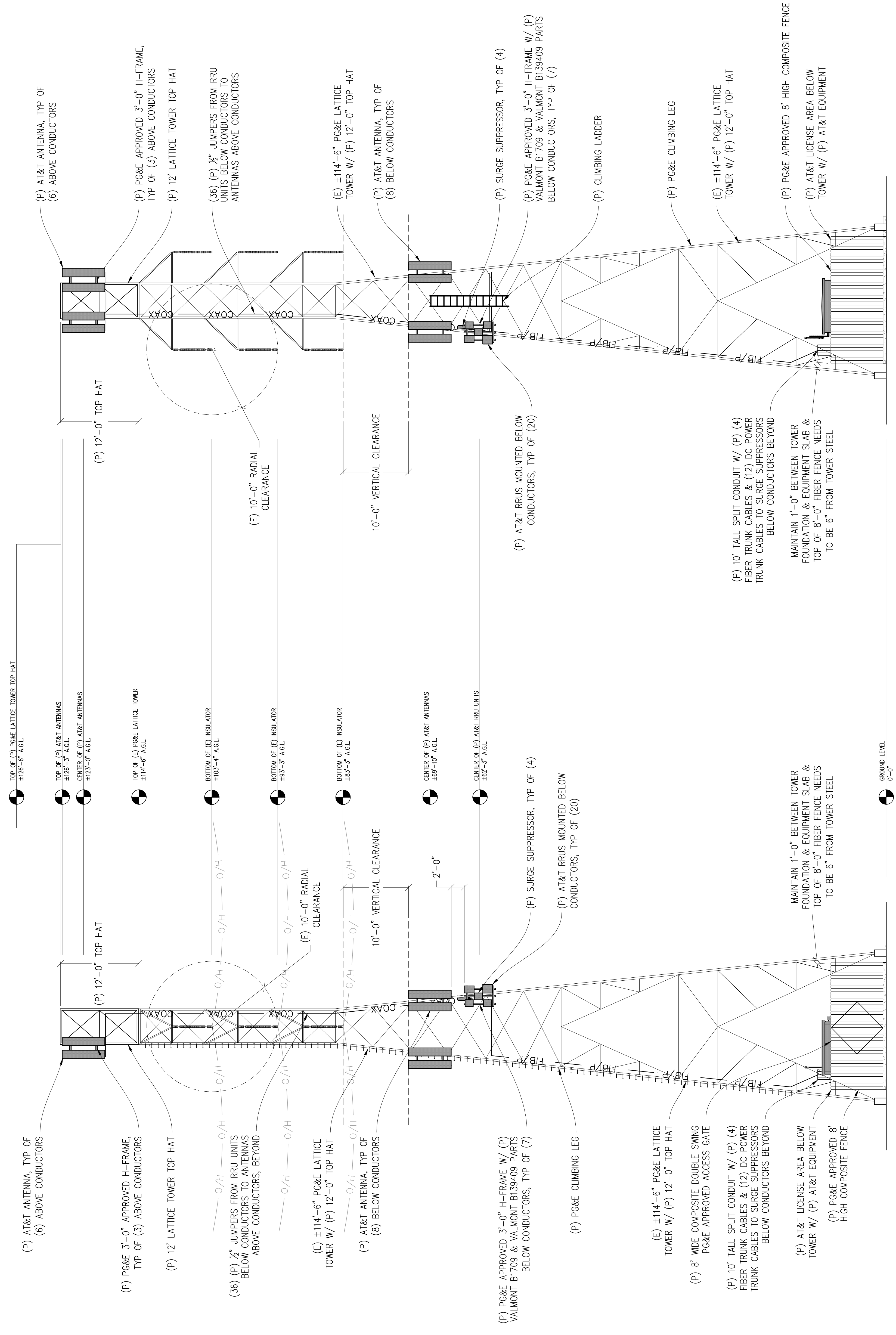
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5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5



EAST ELEVATION
1/8"=1'-0"

NORTH ELEVATION
1/8"=1'-0"

**BULLARD
AVE**

CVL02011
EAST ESCALON AVENUE
CLOVIS, CA 93730

ISSUE STATUS	
Δ	DESCRIPTION
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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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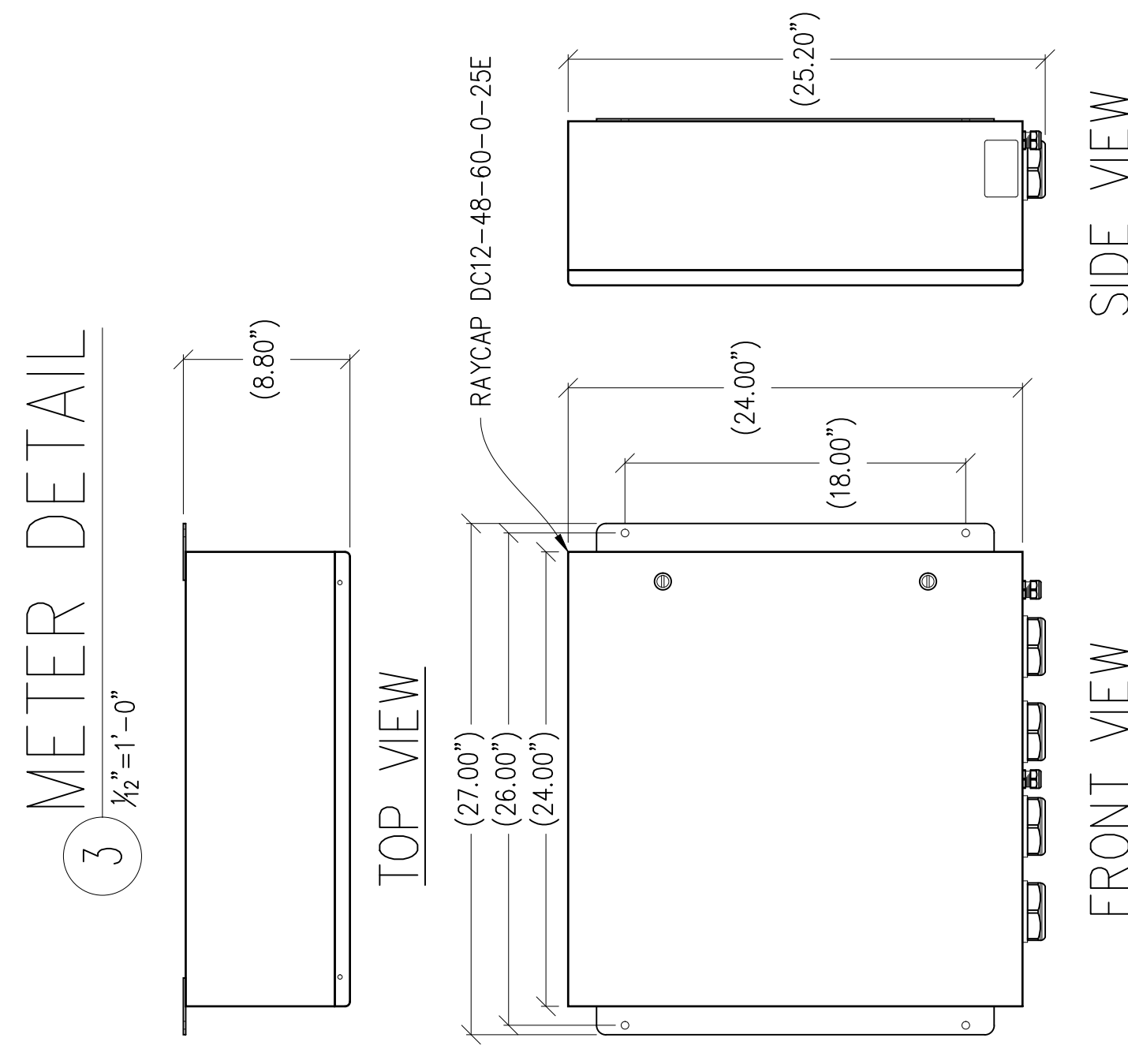
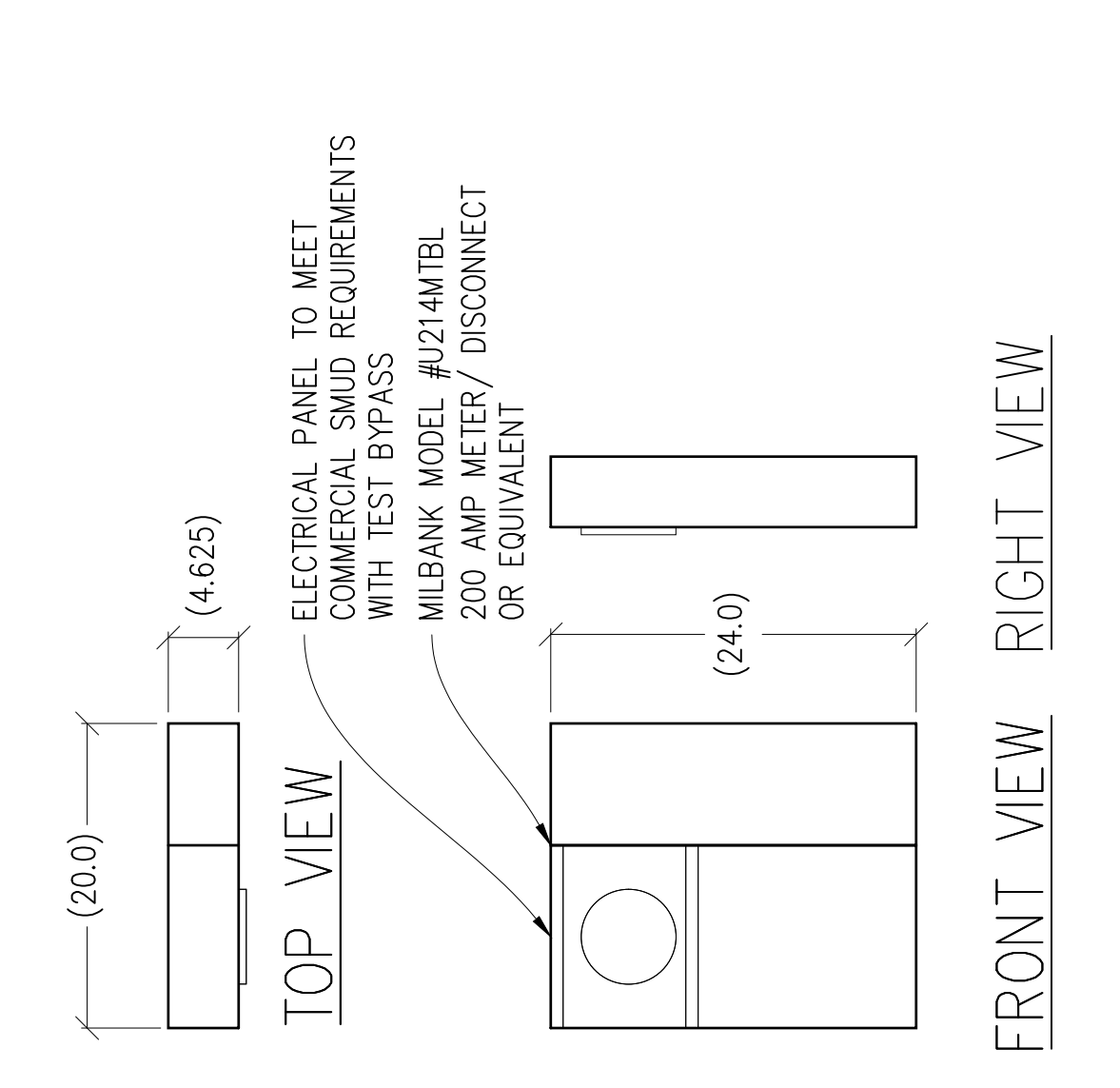
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CONSTRUCTION

KEVIN R. SORENSON
S4469

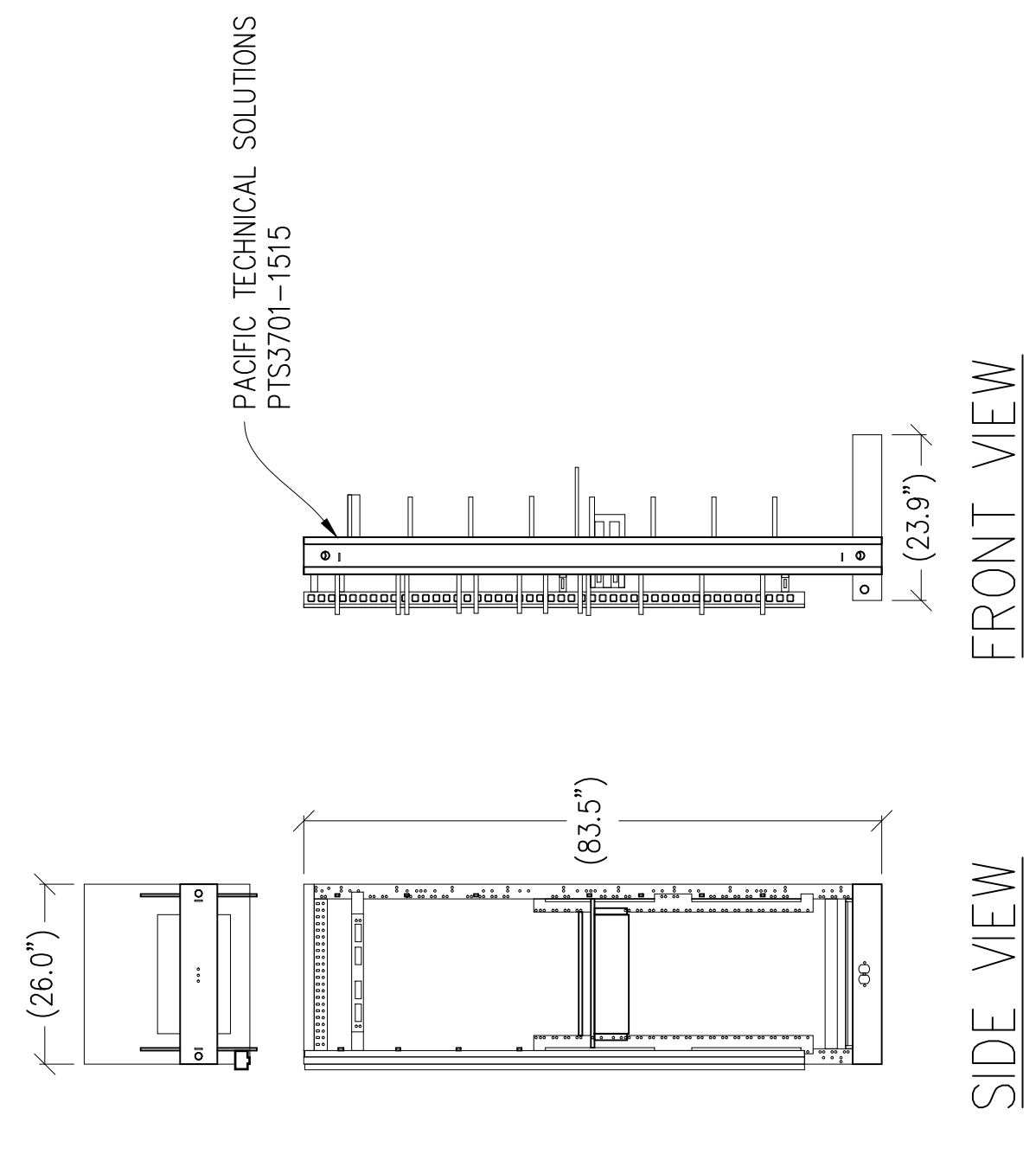
at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

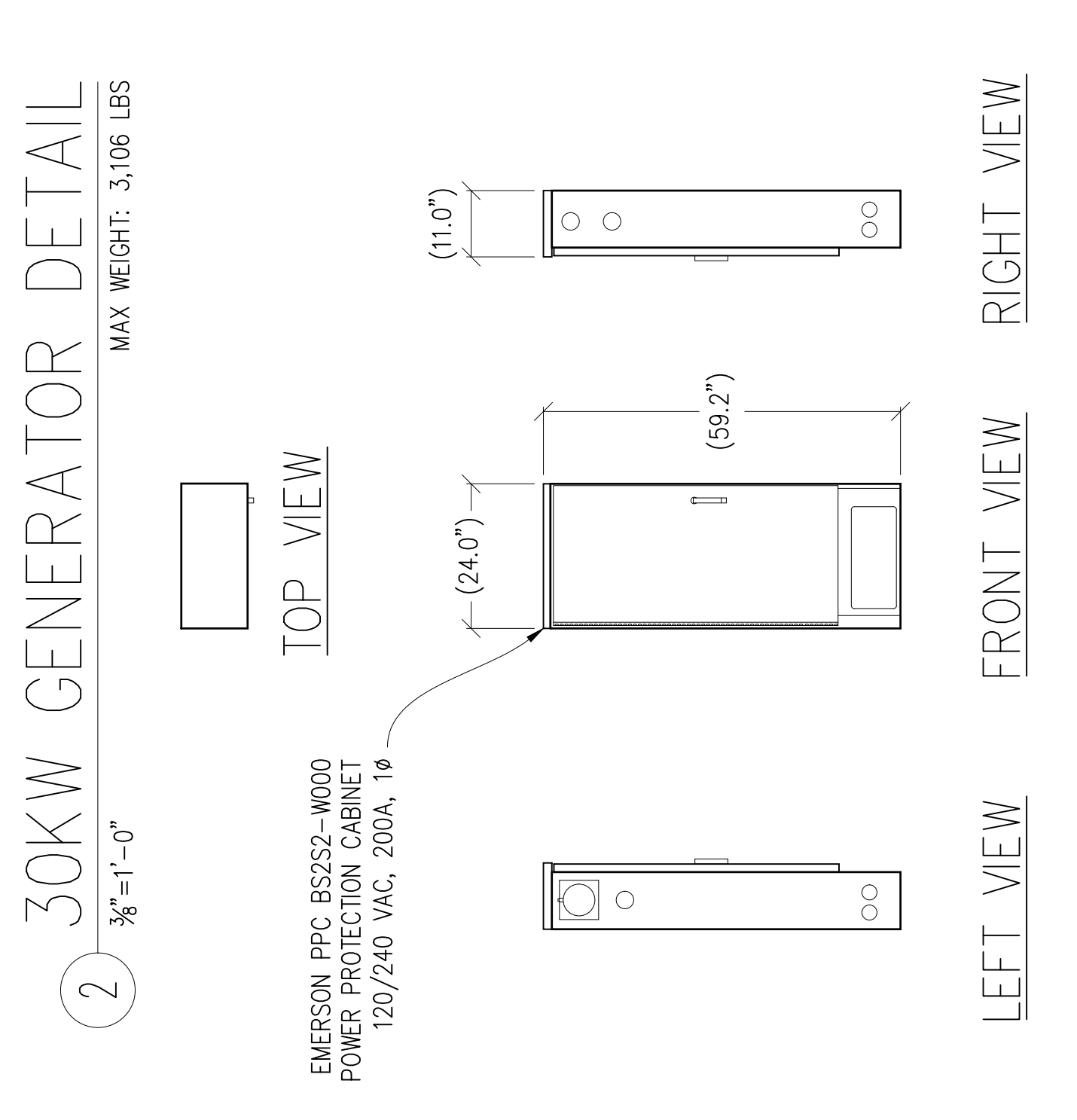
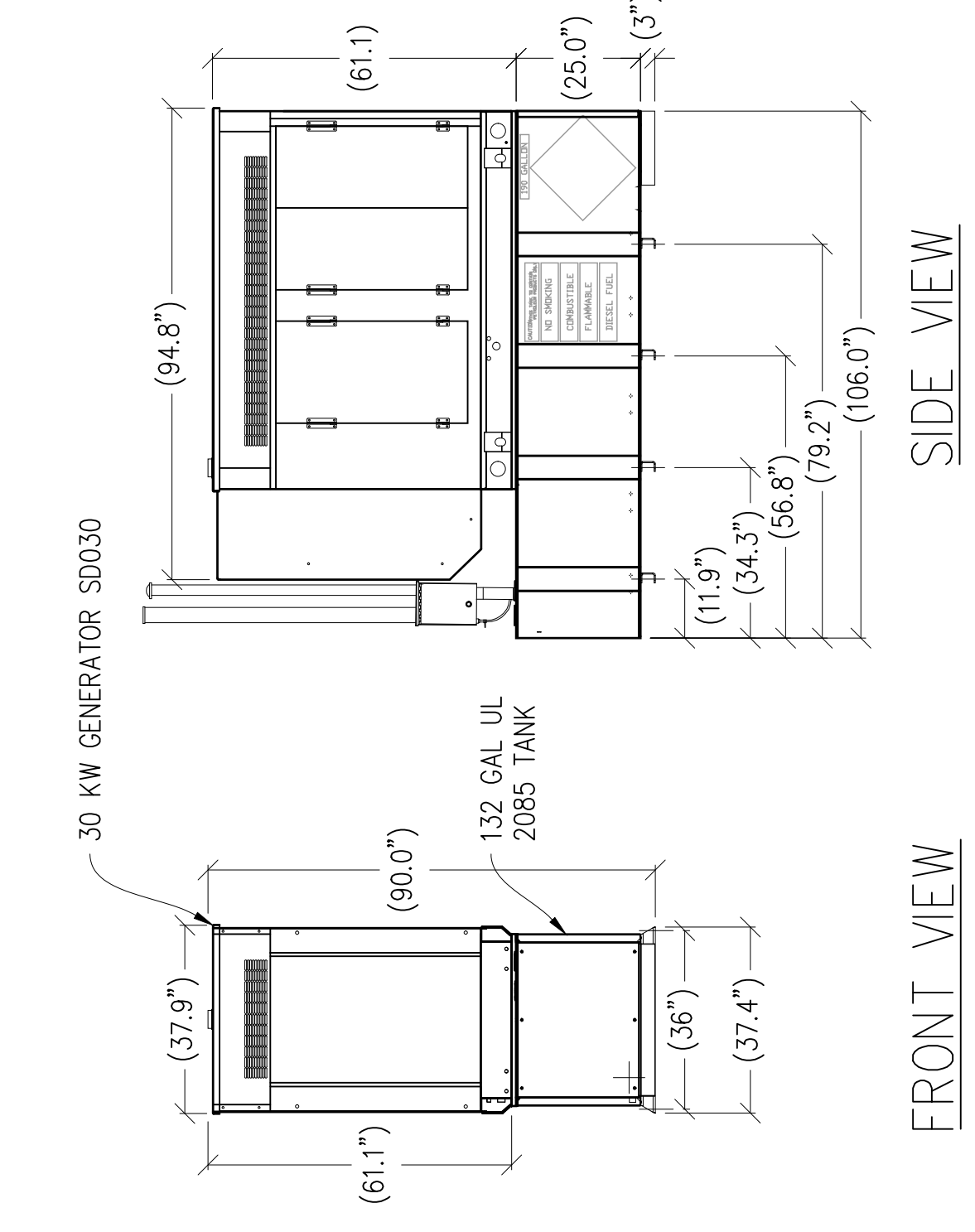
SHEET TITLE:	DETAILS
SHEET NUMBER:	A-6



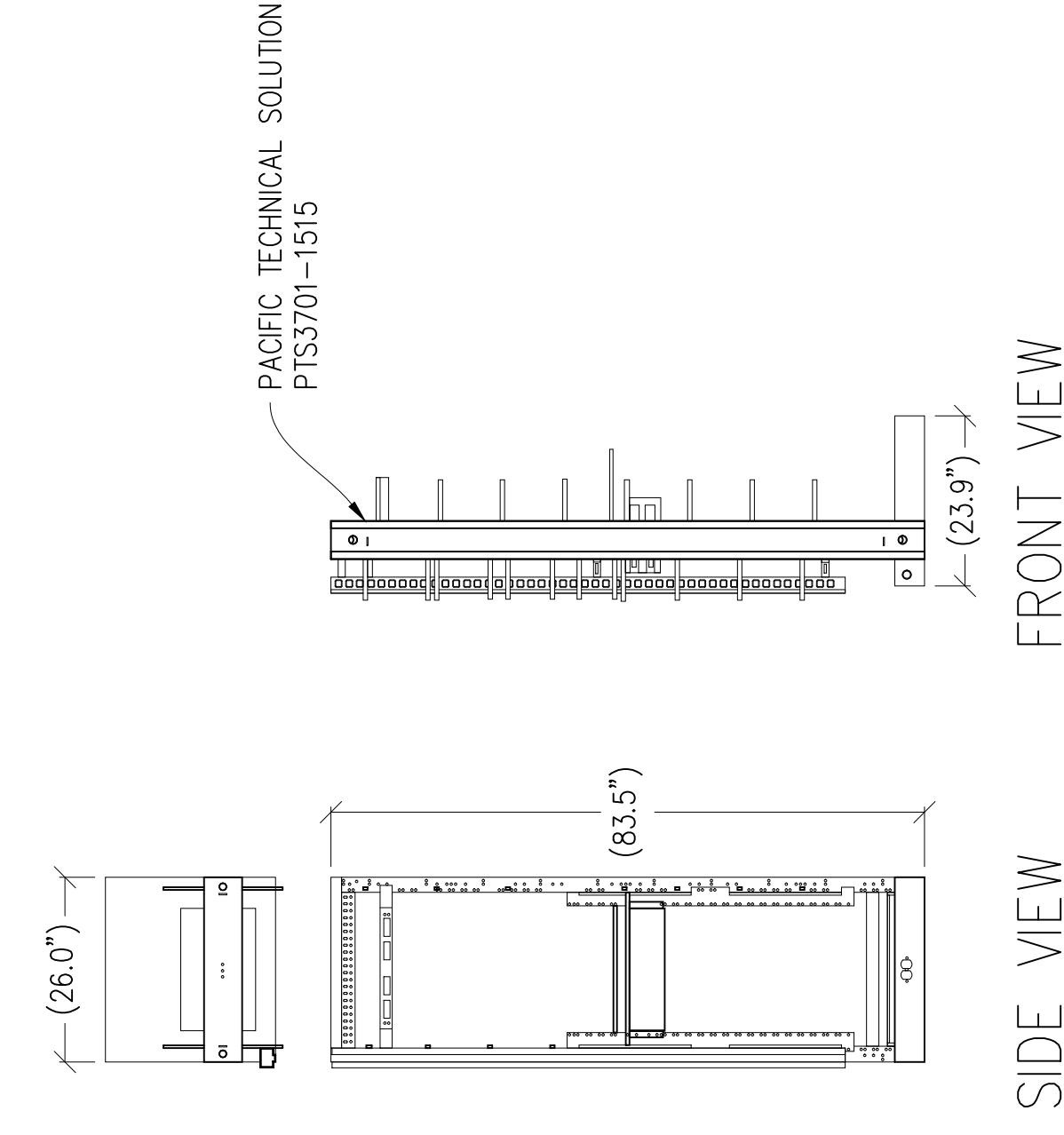
5 SURGE SUPPRESSION DETAIL
1 1/2"=1'-0" MAX WEIGHT: 56.3 LBS



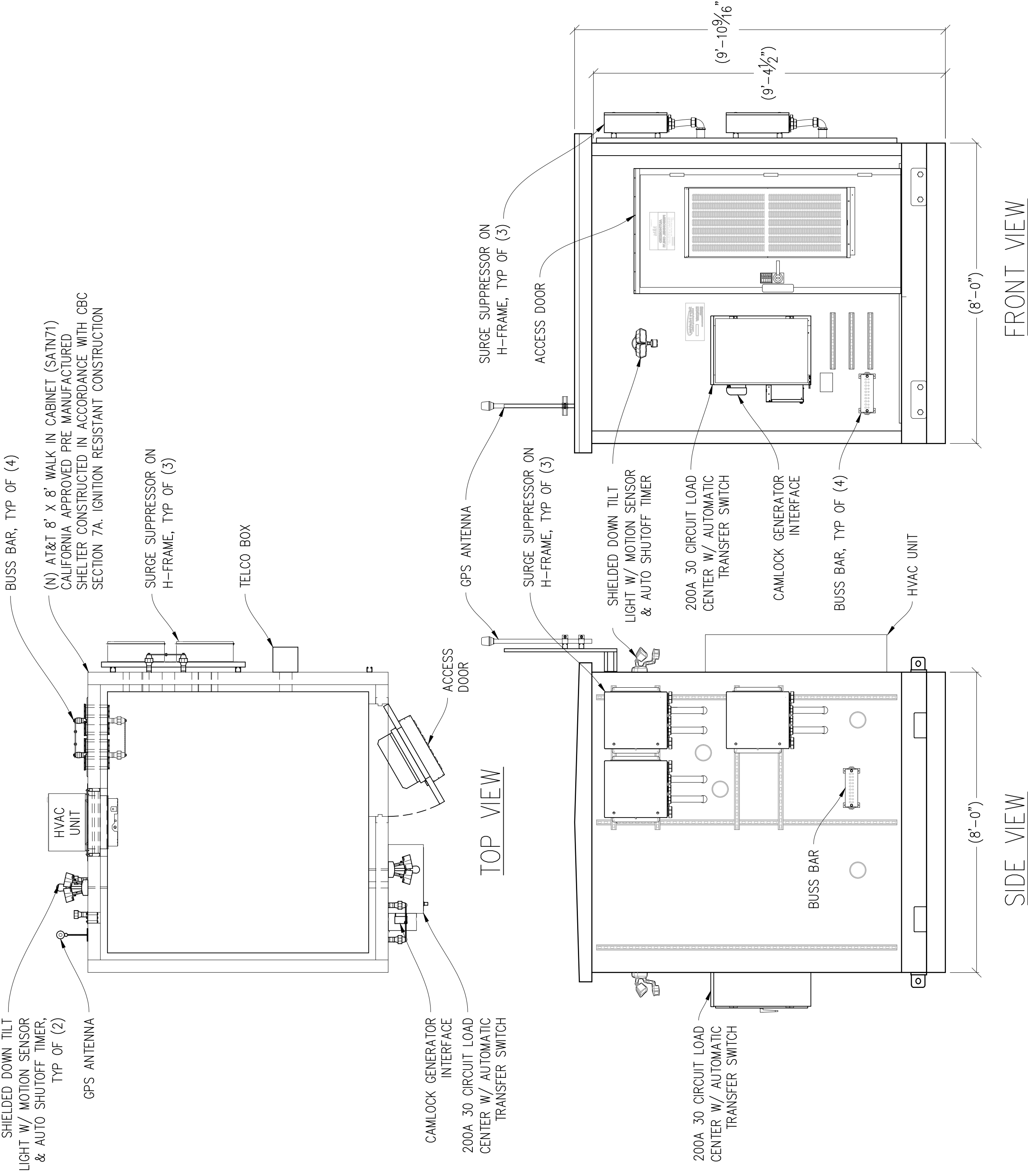
9 HYBRID RACK DETAIL
1/2"=1'-0"



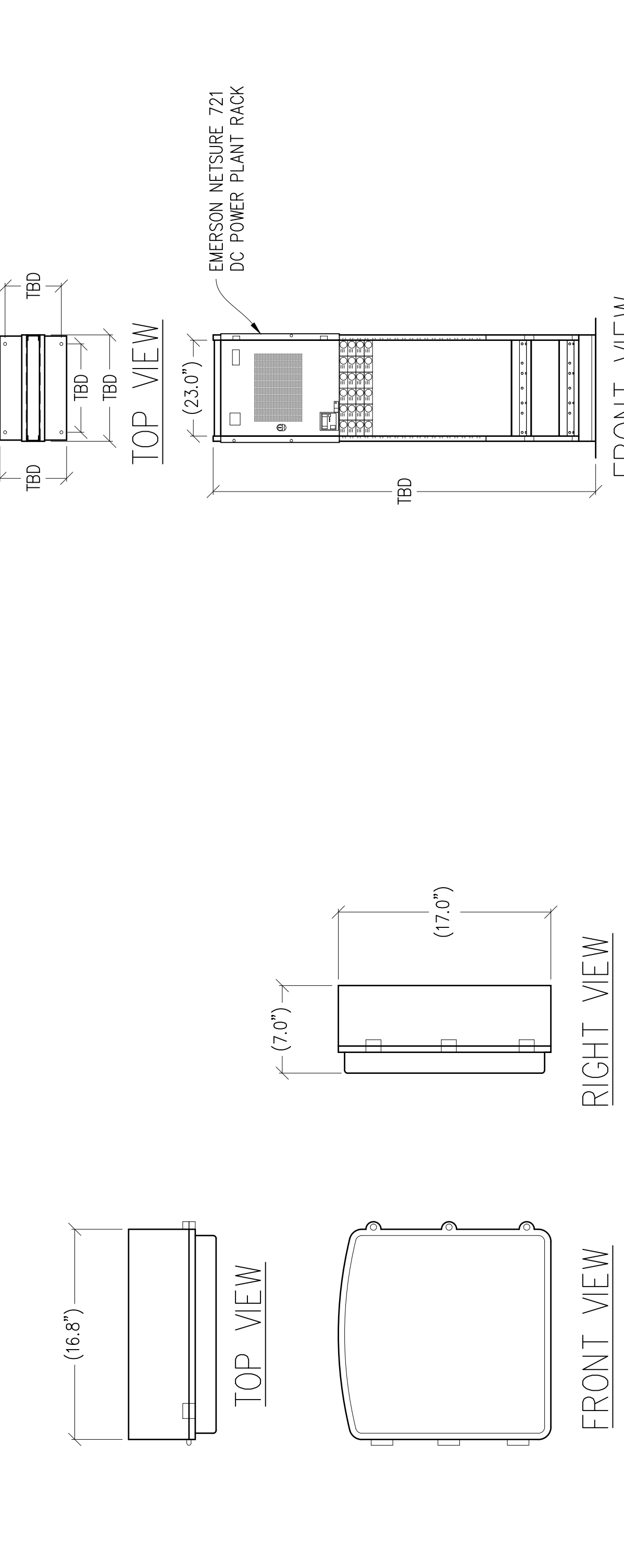
4 PPC CABINET DETAIL
1/2"=1'-0" MAX WEIGHT: 150 LBS



8 FIF RACK DETAIL
1/2"=1'-0" MAX WEIGHT: TBD

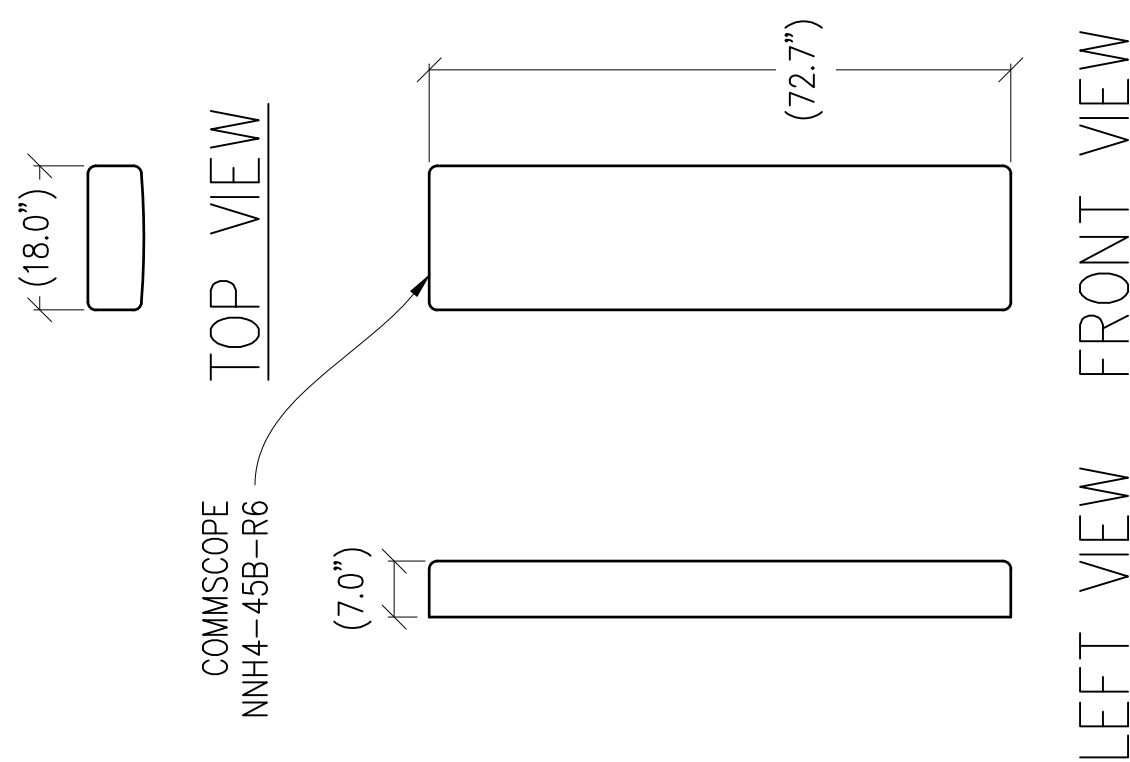


1 WIC CABINET DETAIL
1/2"=1'-0"



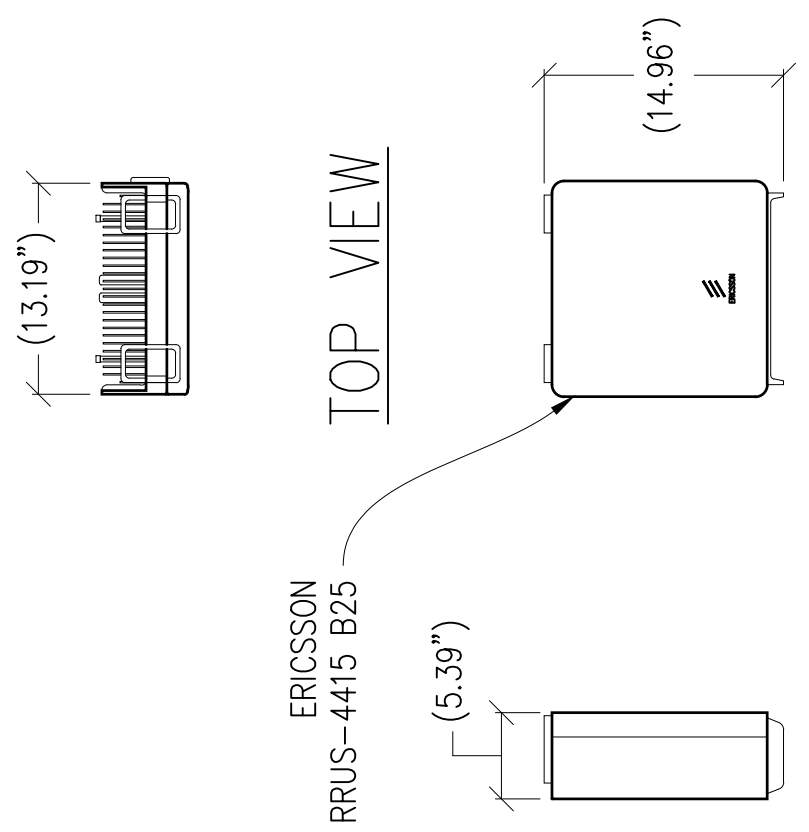
6 CN 3931 DETAIL
1/2"=1'-0" MAX WEIGHT: 28.6 LBS

7 23" DC POWER PLANT RACK
1/2"=1'-0" MAX WEIGHT: TBD

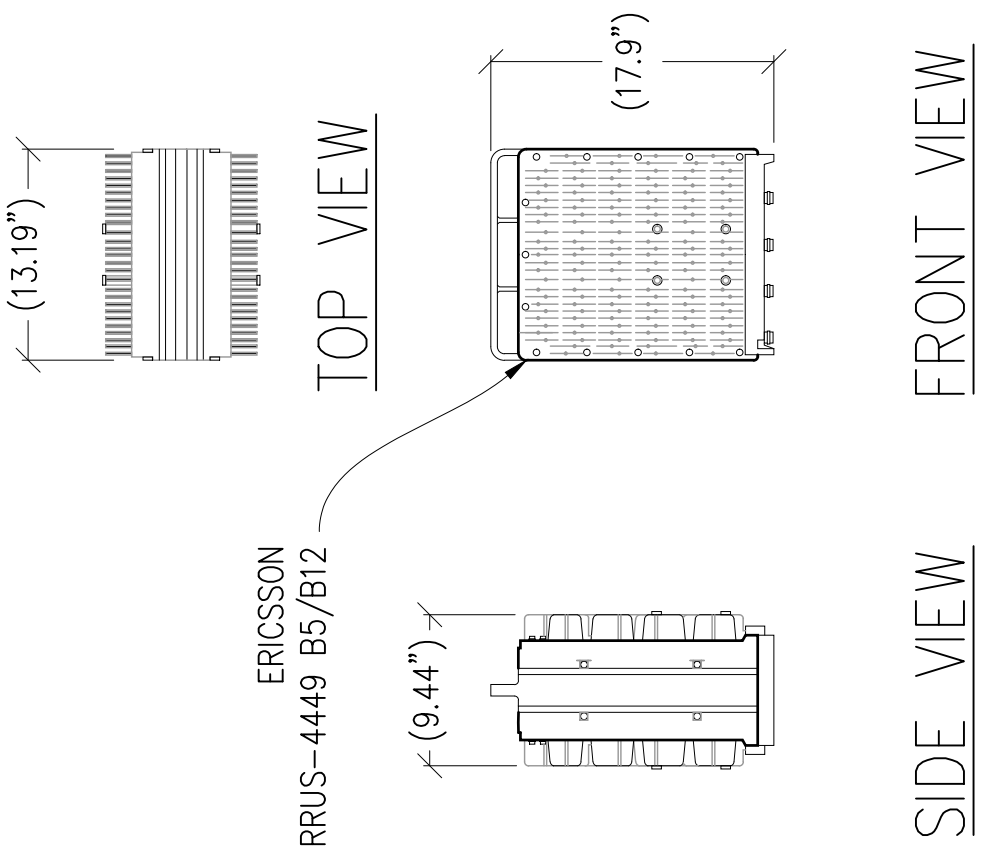


1 $\frac{1}{2}$ "=1'
MAX WEIGHT W/ MOUNT: 80.2 LBS

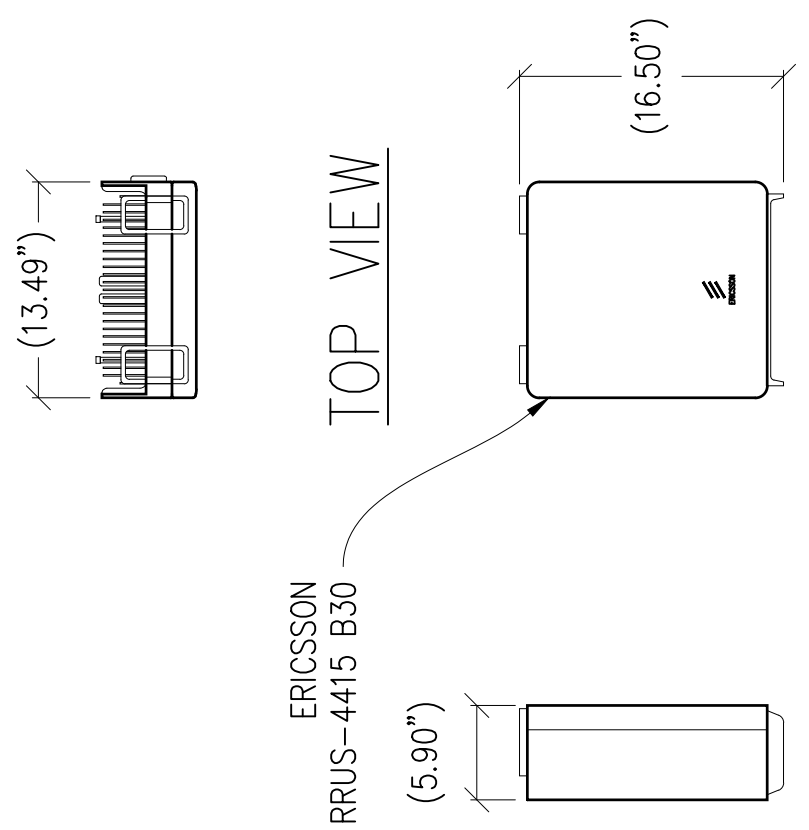
2 1"=1'-0"
MAX WEIGHT: 71 LBS



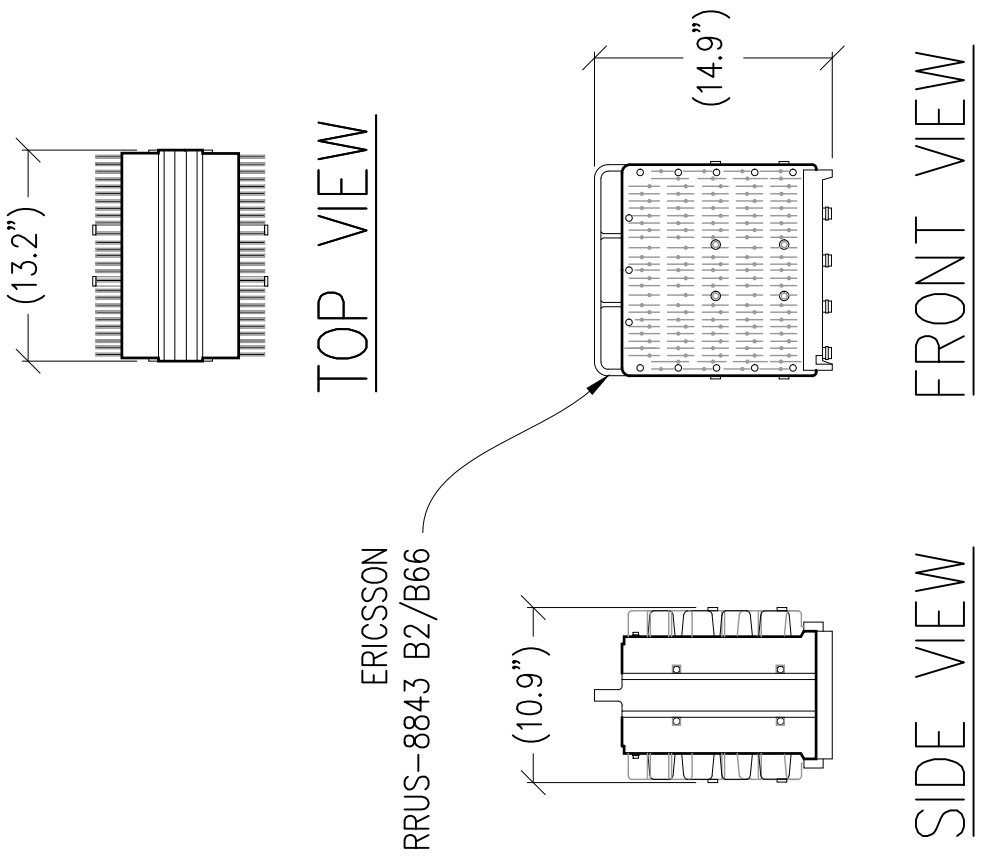
5 1"=1'-0"
MAX WEIGHT: 46 LBS



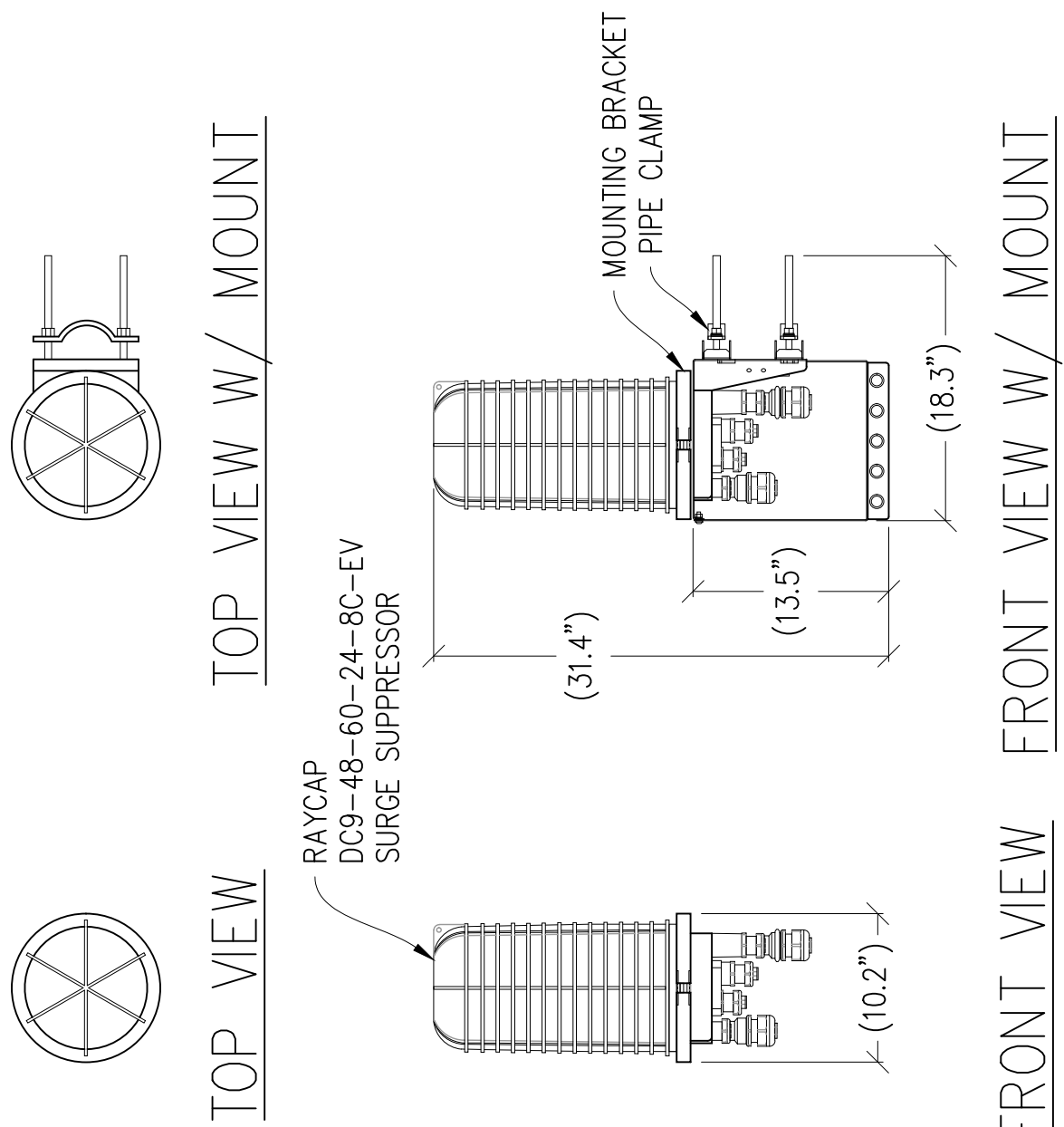
2 1"=1'-0"
MAX WEIGHT: 71 LBS



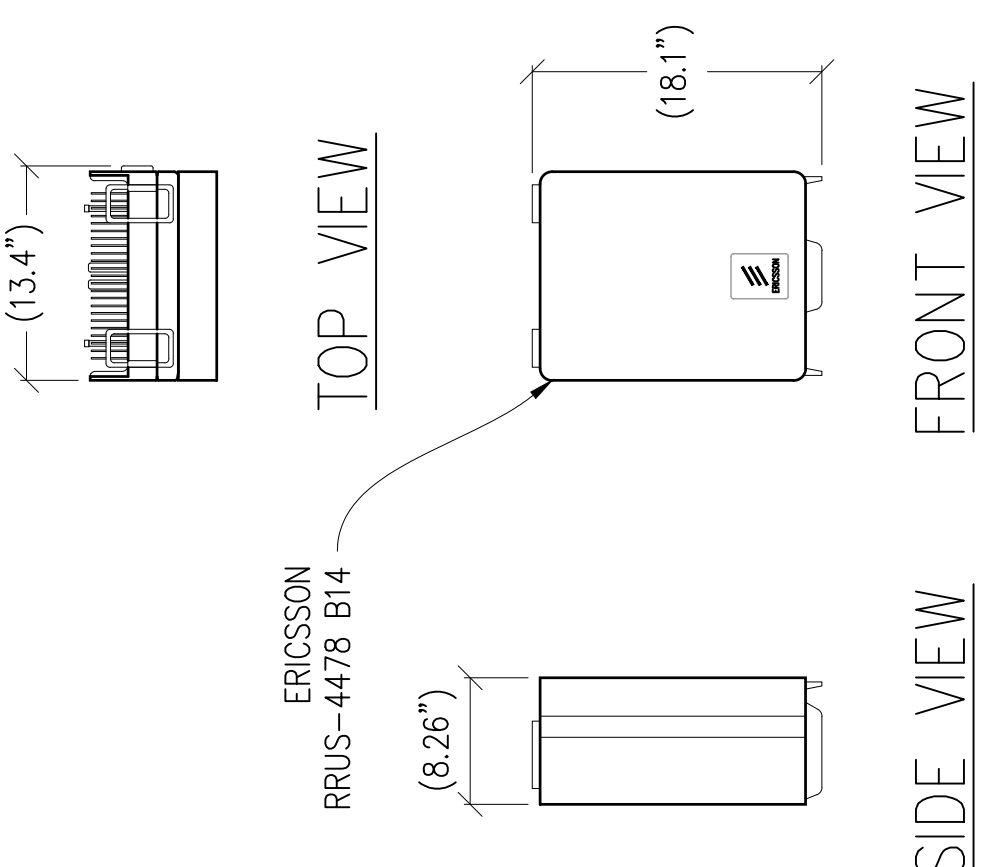
6 1"=1'-0"
MAX WEIGHT: 46 LBS



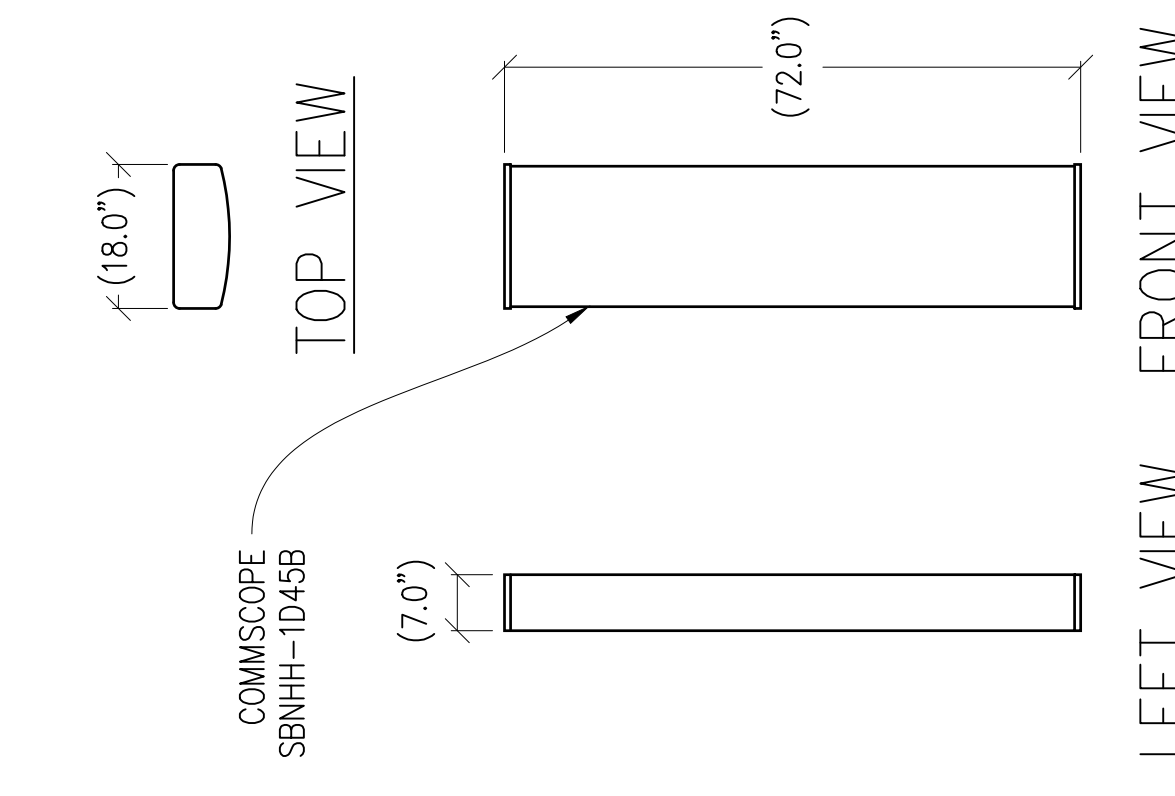
3 1"=1'-0"
MAX WEIGHT: 75 LBS



7 1"=1'-0"
MAX WEIGHT = 26.2 LBS



4 1"=1'-0"
MAX WEIGHT: 59.4 LBS



8 $\frac{1}{2}$ "=1'-0"
MAX WEIGHT: 64.4 LBS

**BULLARD
AVE**

CVL02011
EAST ESCALON AVENUE
CLOVIS, CA 93730

Δ	DATE	DESCRIPTION	BY
	01-12-21	ZD 90%	S.A.D.
	02/05/21	ZD 100%	D.G.
	05/10/21	CLIENT REV	C.T.C.
	05/17/21	CLIENT REV	C.T.C.

DRAWN BY: S. DANIELS
CHECKED BY: J.GRAY
APPROVED BY: —
DATE: 05/17/21

**Streamline Engineering
and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-7

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2019 NEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
5. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2. INSULATION RATED FOR 90C DRY OR 70C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & RECORDS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'T. AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'S DATA FOR THE APPLIANCES SERVED.
 - C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

ELECTRICAL LABELING REQUIREMENTS

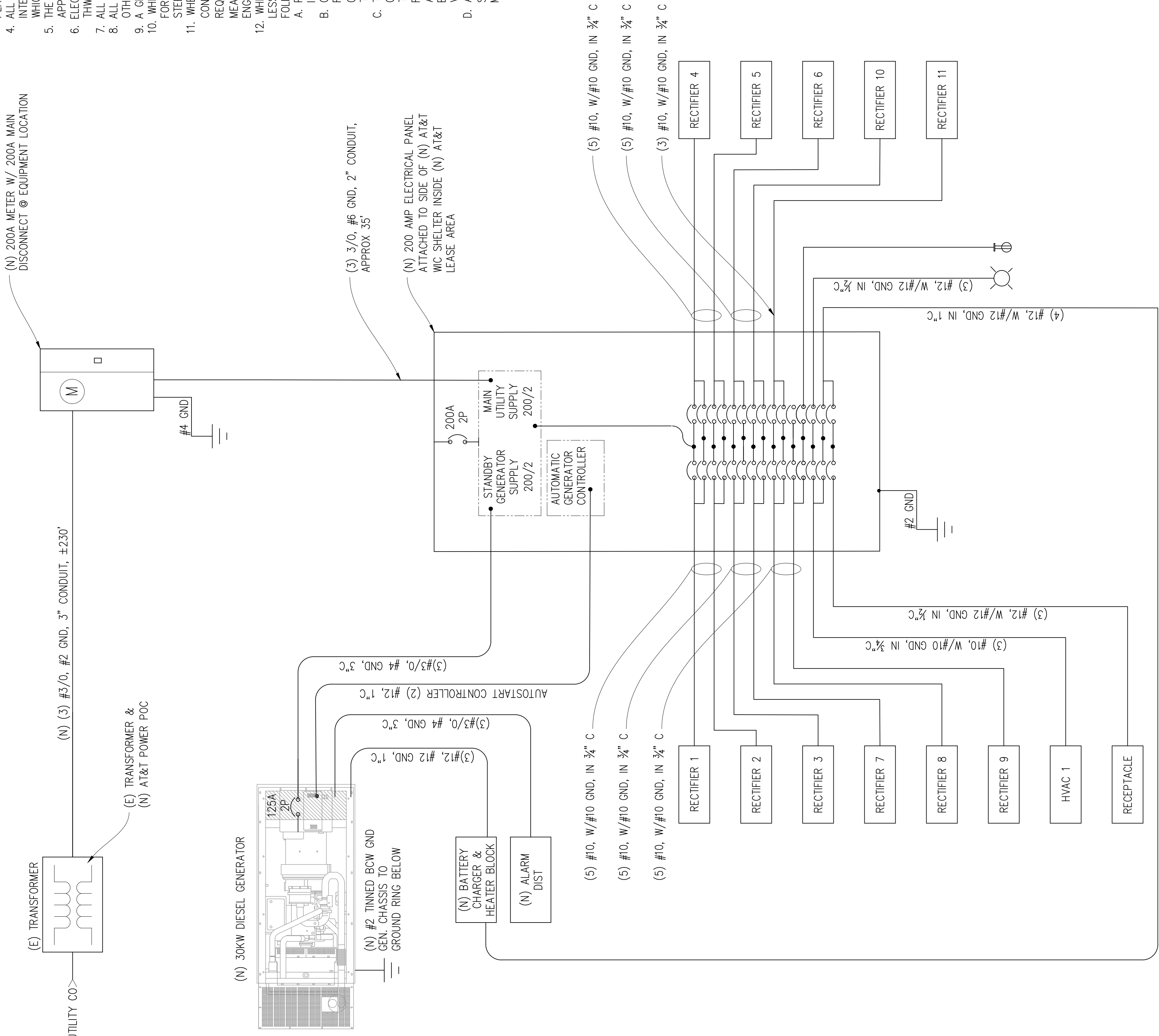
1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR'S, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR'S AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR'S, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X', " WHERE X IS/ARE THE BREAKER(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>". E.G. FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM," & "TO PANEL/XFMR/..." DATA.
6. "FED FROM: DATA = <panel name>
EG: "PANEL X(1,3,5)"

WIRING NOTES

1. ALL BREAKERS 10,000 AIC MIN., CONTRACTOR TO VERIFY W/ UTILITY
2. ALL ≤ 20A CIRCUITS #12 THHN OR THWN-2.
3. ALL 30A CIRCUITS #10 THHN OR THWN-2 STRANDED.
4. ALL 40A CIRCUITS #8 THHN OR THWN-2 STRANDED.
5. ALL 50A CIRCUITS #6 THHN OR THWN-2 STRANDED.
6. ALL 60A CIRCUITS #6 THHN OR THWN-2 STRANDED.
7. ALL ELECTRICAL WIRING IS SURFACE MOUNTED IN EMT OR AS REQUIRED FOR EXPOSURE.

ELECTRIC LEGEND

- (M) MECHANICAL INTERLINK
- (M) METER
- ⊖ CIRCUIT BREAKER
- ⊥ SERVICE GROUND
- ⊕ WIRED CONNECTION
- ⚡ TIMER SWITCH, WATERPROOF
- ☀ OUTDOOR LIGHT
- ⚡ GFI OUTLET, WATERPROOF



SINGLE LINE DIAGRAM

BULLARD AVE
 CVL02011
 EAST ESCALON AVENUE
 CLOVIS, CA 93730

ISSUE STATUS	
Δ	DESCRIPTION BY DATE
	01-12-21 ZD 90% S.A.D.
	02/05/21 ZD 100% D.G.
	05/10/21 CLIENT REV D.G.
	05/17/21 CLIENT REV C.T.C.
DRAWN BY:	S. DANIELS
CHECKED BY:	J.GRAY
APPROVED BY:	
DATE:	05/17/21

Streamline Engineering and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
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 E-Mail: kevin@sstreamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
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 CONSTRUCTION

KEVIN R. SORENSON
 S4469

at&t

5001 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

SHEET TITLE:
 ELECTRICAL PLAN

SHEET NUMBER:
E-1

(N) PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000		VOLTS: 120V/240V, 1ø	
LOCATION : OUTSIDE				BUS AMPS: 200A	
MOUNTING : WALL				MAIN CB: 200A	
ØA	ØB	BKR AMP/POLE	CIRCUIT NO	LOAD DESCRIPTION	BKR AMP/POLE
LOAD VA	LOAD VA				LOAD VA
1320	1320	30/2	1	RECTIFIER 1	1320
			2	"	
			3	"	
1320	1320	30/2	5	RECTIFIER 2	1320
			6	"	
1320	1320	30/2	9	RECTIFIER 3	1320
			10	"	
1320	1320	30/2	11	RECTIFIER 7	1320
			13	"	
1320	1320	30/2	14	RECTIFIER 10	1320
			15	"	
1320	1320	30/2	17	RECTIFIER 8	1320
			18	"	
1320	1320	30/2	19	RECTIFIER 9	1320
			20	"	
1320	1320	30/2	21	RECTIFIER 11	1320
			22	"	
1320	1320	30/2	23	SPACE	1320
			24	"	
1600	1600	20/2	25	HVAC 1	300
			26	"	
180	180	20/1	27	BATTERY HEATER BLOCK	1000
			28	"	
9700	9700	20/1	29	RECEPTACLE	250
			30	"	
TOTAL VA =	34590			PHASE TOTALS	8470
				PHASE TOTALS	6900
				TOTAL AMPS =	144



CVL02011 – Bullard Ave PG&E Tower East Escalon Ave, Clovis CA 93619 On Site Photos

PG&E Tower Site. View looking southwest.



Existing Access Rd. (East Escalon Ave) View looking west.



PG&E Tower Site. View looking northwest.



PG&E Tower Site. View looking east.



PG&E Tower site. View looking south.



DATE: 02/25/2021

Department of Public Works and Planning
Development Services and Capital Projects
2220 Tulare St. 6th Floor Fresno,
CA 93721

Project Support/Operational Statement

Re: Proposed New AT&T Telecommunications Facility (cell site) Site Ref# CVL02011/Bullard Ave.
Located at: off East Escalon Avenue Clovis, CA 93619 APN: 553-060-13

Introduction

Installation of a new AT&T unmanned telecommunication facility.

AT&T proposes to install a 12ft. top hat extension on the existing PG&E tower to enable (9) panel antennas to be installed above and below conductors on the existing PG&E tower. The ground equipment and a backup generator will be installed underneath the tower inside a 378.75 sq. ft. AT&T lease area enclosed and camouflaged by a new 8ft composite fence.

Collaboration

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the Fresno County Wireless Communication Guidelines. AT&T seeks to meet the Code requirements and provide the best available design by utilizing the existing PG&E tower structure for the placement of this WCF in a (RR) Rural Residential Use zone at the minimum height needed to address the significant service coverage gap.

Visual and Noise Considerations

AT&T'S engineers have reviewed the proposed location and believe installing AT&T equipment on and directly underneath the existing PG&E tower will minimize aesthetic impacts to adjacent homesites on surrounding properties and will have the least visual impact on the local area, blend best with the surroundings and provide the best camouflage and concealment for the proposed antennas.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in the area of Clovis, Fresno County. The new proposed WCF and installation of AT&T's telecommunication equipment will improve wireless and broadband internet coverage for the local area and provide First Net capability. The First Net program also known as First Responders Network <https://www.firstnet.gov/> is the country's first nationwide public safety communications platform dedicated to first responders. Being built with AT&T, in public-private partnership with the [First Responder Network Authority](#) AT&T seeks to engage and work with federal, state and local governmental agencies as part of FirstNet buildout to enhance coverage for first responders. Additionally, the improved network will provide an extremely valuable service to those who live, travel, and do business from home in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
- Access will be via E. Escalon Ave directly to the site with parking available adjacent to the site.
- The proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will Only operate in the event of a commercial power failure.
- There will be no solid or liquid waste produced by the proposed project. Water is not required for the operation of the facility.
- Advertising will never exist in any form at the site.
- The building used to house the communication equipment is an 8'wide by 8' long by 10' high "modular" shelter, placed under the tower on a reinforced concrete slab. The building itself has a light brown earth tone aggregate finish on all outside walls.
- The ONLY lighting at the site will be a shielded down tilt light with motion sensor & auto shut off timer installed at the door entrance to the shelter.
- There will be No landscaping at the site.
- The proposed facility will be enclosed and secured by an 8ft composite fence.
- The equipment located within AT&T's lease area will be used for telephone operations.
- The proposed on site 190 gallon diesel backup generator will ONLY run in the event of an emergency and for maintenance purposes approx. (1) time per month for approx. (20) to (30) mins. In the event of power outage, the generator has the capacity to power the site for up to (3) days before refueling is required.

Conclusion

AT&T would like to apply for a Use Permit for the project. The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of Fresno County. Denial of AT&T's application would materially inhibit AT&T's ability to provide and improve service in this portion of the County.

Sincerely,

Carl Jones
Senior Project Manager

Epic Wireless Group LLC

(916) 798-2275 carl.jones@epicwireless.net