



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 6 July 21, 2022

**SUBJECT:** Unclassified Conditional Use Permit Application No. 3745 and Initial Study No. 8250

Allow an amendment to CUP 3251 to allow the replacement of a 70-foot existing communications tower and equipment with a 90-foot monopine tower in the C-2 (Community Shopping Center) Zone District.

**LOCATION:** Subject parcel is located on the south side of E. Shields Ave., 250 feet north of E. Chestnut Ave., adjacent to the City of Fresno 250 feet to the east (APN: 447-061-12) (3019 N. Chestnut Avenue) (Sup. Dist. 3).

**OWNER:** David Harris

**APPLICANT:** Lisa Elliot

**STAFF CONTACT:** Marissa Parker, Planner  
(559) 600-9669

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration based on Initial Study (IS) No. 8250; and
- Approve Unclassified Conditional Use Permit No. 3745 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. Applicant's Operational Statement
7. Summary of Initial Study No. 8250
8. Photographs

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Community Commercial in the McLane Community Plan	No Change
Zoning	C-2 (Community Shopping Center)	No Change
Parcel Size	3.10-acre parcel	No Change
Project Site	Leased 560 square-foot portion of a 3.10-acre parcel	No Change
Structural Improvements	70-foot-high wireless communications monopole and related facilities	90-foot-high wireless communications monopole and related facilities
Nearest Residence	Approximately 210 feet to the north	No Change
Surrounding Development	Single family residential subdivisions, gas station, market, offices, elementary school, air terminal	No Change
Operational Features	Unmanned Wireless Telecommunications Facility	No Change
Employees	At least one maintenance visit per month	No Change
Customers	N/A	N/A
Traffic Trips	Residential Traffic and on maintenance visit per month	No Change
Lighting	Hooded motion activated lights	No Change
Hours of Operation	Unmanned telecommunications facility will be in operation 24 hours per day, seven days per week, year-round	No Change

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 8250 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 Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent of Mitigated Negative Declaration publication date: June 17<sup>th</sup> 2022.

**PUBLIC NOTICE:**

Notices were sent to 148 property owners within 600 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 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 Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The applicant requests for the installation of a new 90 foot tall monopine tower with up to twelve (12) panel antennas and (6) remote radio units (RRUs) on a 3.1-acre parcel. According to the Applicants Operational statement, the intent of the project is to replace the existing telecommunication tower and to expand service coverage and provide enhanced wireless services by increasing the height of the tower and upgraded technology.

***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.***

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	C-2 No Requirement	C-2 No Requirement	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	No Requirement	No Requirement	Y

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Wall Requirements	No Requirement	No Requirement	Y
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage pot: 150 feet	No Change	Y

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

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

**Finding 1 Analysis:**

The proposed telecommunications tower meets all setback requirements of the AE-20 (Exclusive Agricultural) Zone District. The proposed cell tower exceeds required setbacks.

**Recommended Conditions of Approval:**

*None.*

**Finding 1 Conclusion:**

Finding 1 can be made as 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.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	Shields Ave has a pavement width of 60 feet in total for both eastbound and westbound lanes. ADT of Shields Ave is 4000 VPD on the eastbound lanes. ADT of Shields Ave is 3300 VPD on the westbound lanes.  Shields Ave is classified as an Arterial in the General Plan, with a recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for Shields	No Change

		Existing Conditions	Proposed Operation
		<p>Ave of 100 feet. No additional right-of-way required.</p> <p>Chestnut Ave has a pavement width of 60 feet in total for both northbound and southbound lanes. ADT of Chestnut Ave is 6000 VPD on the northbound lanes. ADT of Shields Ave is 6200 VPD on the southbound lanes.</p> <p>Chestnut Ave is classified as an Arterial in the General Plan, with a recommended right-of-way width of 106 feet. Records for existing right-of-way show a right-of-way width for Chestnut Ave of 100 feet. No additional right-of-way required.</p>	
Traffic Trips		Residential/Commercial Traffic	Residential traffic and two one-way trips once a month
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase in traffic expected
Road Improvements Required		N/A	None required

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

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

**Finding 2 Analysis:**

One round trip (two one-way trips) per month will occur once the proposed tower is constructed. The tower will be accessed via an existing private driveway. No reviewing County agency expressed concerns regarding impacts on County-maintained roads.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 2 Conclusion:**

Finding 2 can be made based on the existing nature and similar proposed use, staff believes that the roads to service the operation at the project site will remain adequate to accommodate the proposed use.

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

**Surrounding Parcels**

	<b>Size:</b>	<b>Use:</b>	<b>Zoning:</b>	<b>Nearest Residence:</b>
North	0.36 acres	Neighborhood Shopping Center	C-1	N/A
South	0.13 acres	Residential	R1-NB	58.1 feet
West	0.36 acres	Residential	R3-NB	30.9 feet
East	0.19-acres	Residential	R1-NB	101.2 feet

**Reviewing Agency/Department Comments:**

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

**Finding 3 Analysis:**

The project lease area is a 560 square-foot portion of a 3.10-acre parcel in the C-2 (Community Shopping Center) Zone District. Additionally, the subject property is also located in a substantially developed urban area adjacent to the city limits of the City of Fresno. Surrounding land uses in vicinity of the proposal include multiple single family residential subdivisions, office buildings, a gas station, markets, and an elementary school. Additionally, the Fresno Yosemite International Airport is located approximately one-quarter mile east of the project site and the nearest neighboring residence is located approximately 210 feet north of the proposal. The use and impacts will be substantially the same as the previous tower with a small increase of 20 feet of height.

**Recommended Conditions of Approval:**

*All lighting for the project will be hooded and directed downward so as not to shine on public roads or surrounding properties.*

**Finding 3 Conclusion:**

Finding 3 can be made based on the above information that the proposal will not have an adverse effect upon surrounding properties.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<b>Policy PF-J.4:</b> <i>The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County</i>	Staff acknowledges that the applicant has provided supplemental project information in accordance with the County's Wireless Communications Guidelines.

**Reviewing Agency Comments:**

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

**Finding 4 Analysis:**

General Plan Policy PF-J.4 requires compliance with the Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative site locations. The applicant indicates the proposal will expand capacity and coverage for the surrounding area.

County Wireless Communication Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on the site plans submitted by the Applicant, the proposed tower is set back approximately over 250 feet from the front property line and approximately 184 feet from the closest side property line.

The proposed unmanned telecommunications tower complies with the Fresno County Wireless Communications Guidelines and will have a less than significant effect on the surrounding environment. The applicant asserts the proposal is consistent with the City of Fresno's Design Guidelines, which is required by the County's Design Guidelines. The City has not commented on the design. An Alternative Site Analysis was prepared, and the site was selected due to availability and acceptable radio frequency level.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Finding 4 Conclusion:**

Finding 4 can be made based on the above information, and with adherence to the Mitigations Measures, Conditions and Projects Notes. Staff believes that the proposed Unclassified Conditional Use Permit will have a less than significant effect on the surrounding environment.

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

Proposed conditions of approval are developed based on consultation with specifically qualified staff, consultants, and outside agencies. They are developed to address specific impacts of the proposed project and are designed to address the public health, safety, and welfare. Additional comments and project notes are included to assist in identifying existing non-discretionary regulations that also apply to the project.

**Finding 5 Conclusion:**

Finding 5 can be made based on staff's analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

**PUBLIC COMMENT:**

*No public comment was received as of the date of preparation of this report.*

**SUMMARY CONCLUSION:**

Staff believes that the proposed unmanned telecommunications tower is consistent with the Fresno County General Plan, provisions of the Zoning Ordinance, County Wireless Communication Guidelines, and will not have any significant impacts on the surrounding properties.

**SUMMARY RECOMMENDATION:**

Based on the factors cited in the analysis, all the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared based on Initial Study No. 8250, and approval of Unclassified Conditional Use Permit No. 3745, subject to the recommended mitigation measures and Conditions of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8250; and
- Move to determine the required Findings can be made as described in the Staff Report and move to approve Unclassified Conditional Use Permit No. 3745, subject to the Mitigation Measures, 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 Unclassified Conditional Use Permit No. 3745; 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.

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**EXHIBIT 1**  
**Mitigation Monitoring and Reporting Program**  
**Initial Study No. 8250**  
**Classified Conditional Use Permit Application No. 3745**  
**(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities.

**EXHIBIT 1**

<b>Conditions of Approval</b>	
1.	Development shall be in substantial compliance with the Site Plan, Floor Plan, Elevations, and Operational Statement as approved by the Planning Commission.
2.	A Site Plan Review is required to allow for additional clearance.

\*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.

<b>Notes</b>
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>

**Notes**

1.	All proposed structures and buildings will require a building permit.
2.	<p>The Department of Public Health, Environmental Health Division provides the following comments:</p> <ul style="list-style-type: none"><li>a. Facility operators that 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 California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.</li><li>b. The proposed construction and project have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the noise elements of the County Ordinance Code.</li><li>c. 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.</li><li>d. Should any underground storage tank(s) be found during the project, 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.</li></ul>
3.	<p>The Fresno County Fire Protection District provides the following comments:</p> <ul style="list-style-type: none"><li>a. The project shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to the issuance of any Building Permits.</li><li>b. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Works and Planning to the Fresno County Fire Department for their review and approval.</li><li>c. The Applicant shall submit evidence that their Plan was approved by the Fire Department, and all fire protection improvements shall be installed prior to occupancy granted to the use.</li><li>d. 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.</li></ul>
4.	<p>The Fresno Metropolitan Flood Control District provides the following comments:</p> <p>Drainage from the site shall remain as existing. In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm</p>

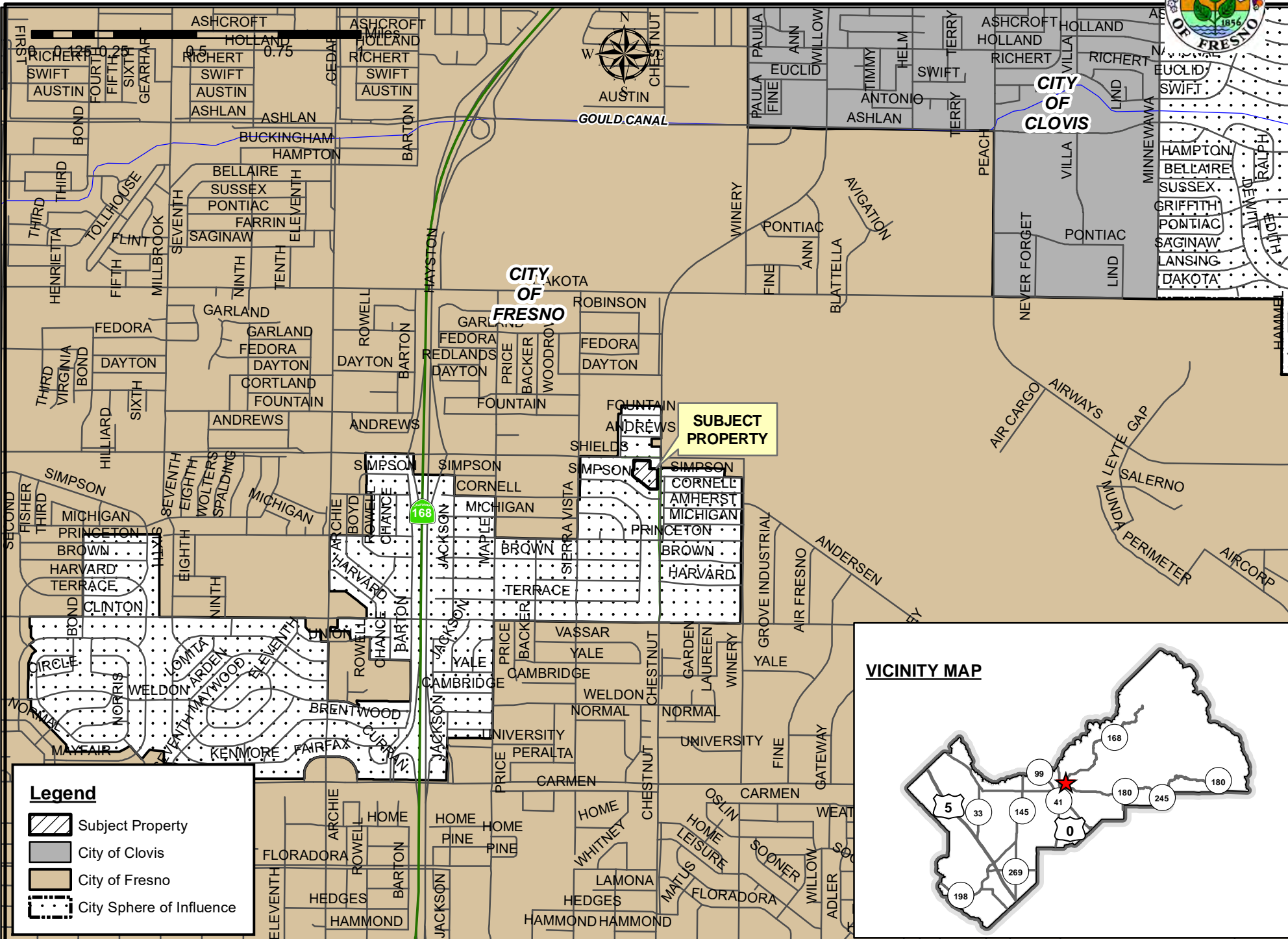
Notes	
	<p>drain system.</p> <p>The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.</p>
5.	<p>The Fresno Airport Planning Division provides the following comments:</p> <p>Any structures or equipment greater than 150 foot in height, temporary or permanent including construction equipment, must comply with the FAA FAR PART 77 Regulations and submit a 7460.</p>

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# EXHIBIT 2 LOCATION MAP

CUP 3745



**Legend**

-  Subject Property
-  City of Clovis
-  City of Fresno
-  City Sphere of Influence

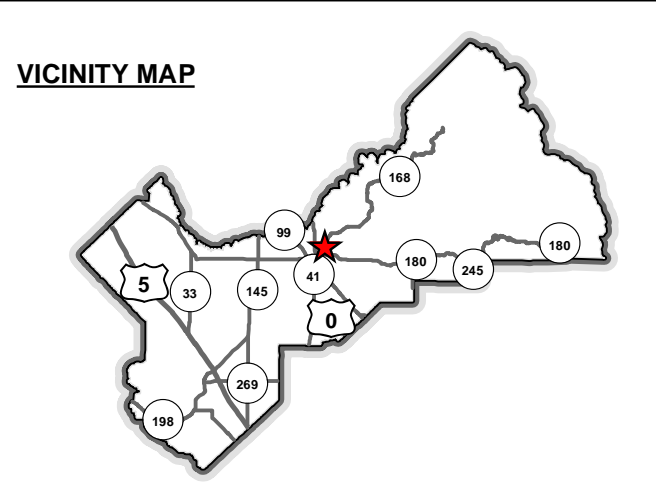
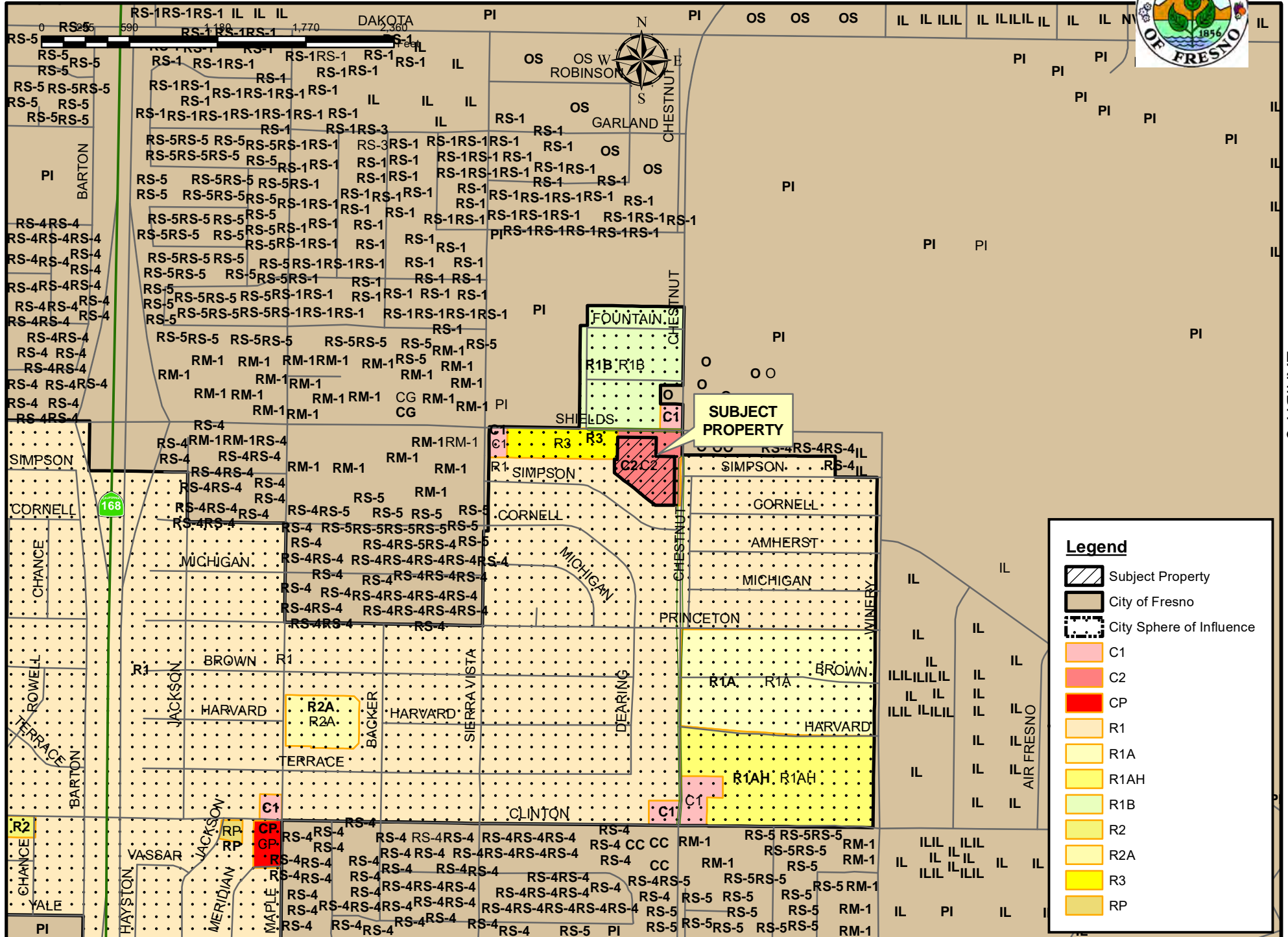




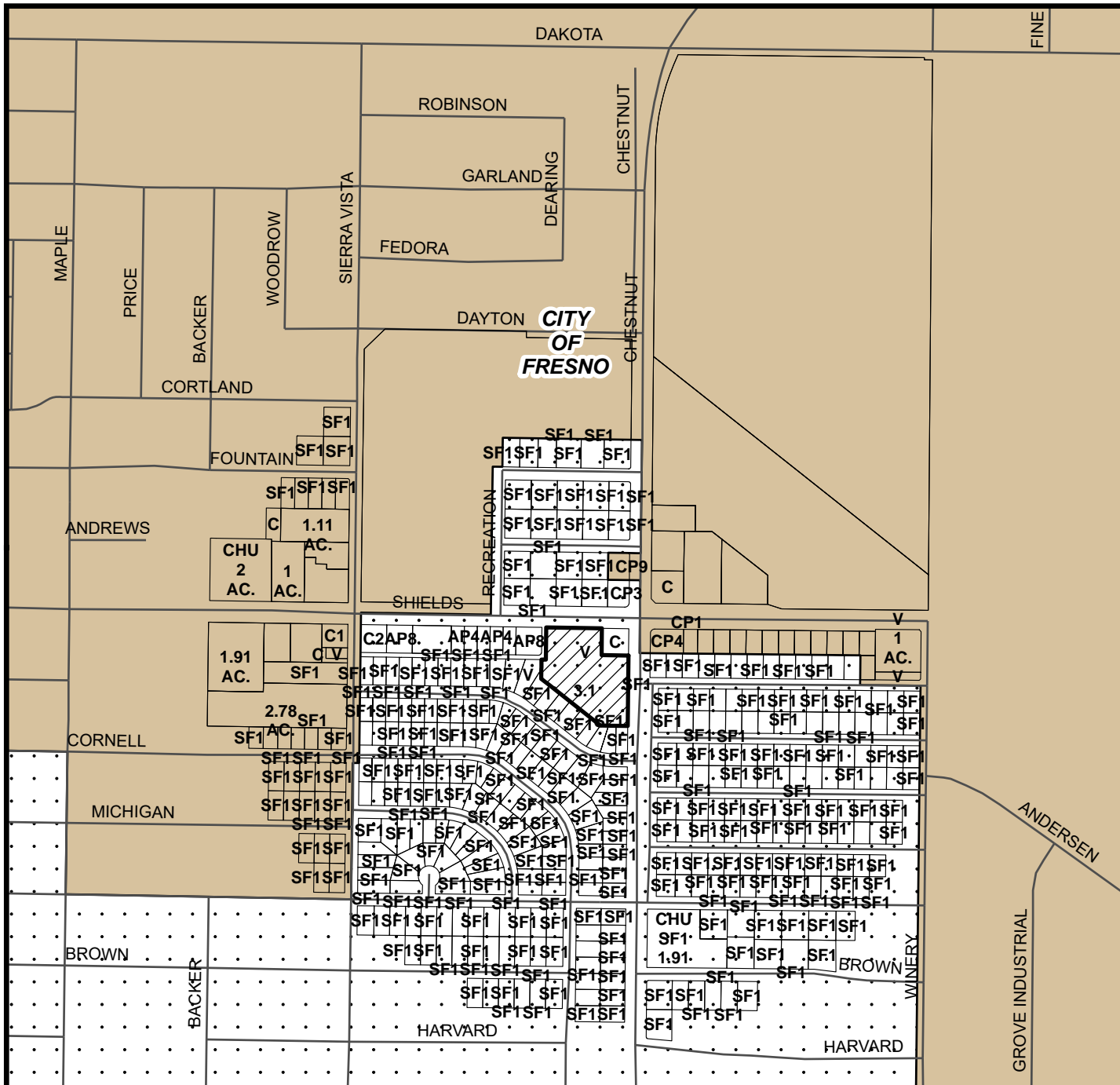
EXHIBIT 3  
**EXISTING ZONING MAP**










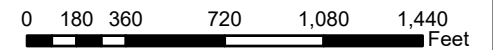
# EXHIBIT 4 EXISTING LAND USE MAP



LEGEND	
AP1 - APARTMENT	
C - COMMERCIAL	
C# - COMMERCIAL	
CHU - CHURCH	
CP# - OFFICE COMM./PROF	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

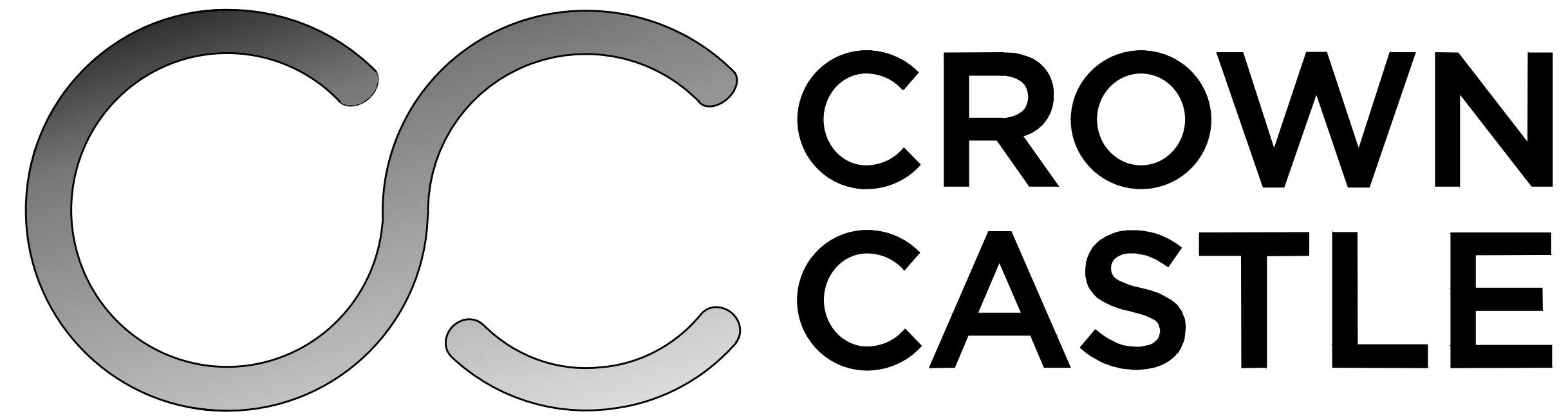
### LEGEND:

-  Subject Property
-  City of Fresno
-  City Sphere of Influence



Department of Public Works and Planning  
Development Services Division





# CROWN CASTLE

SR898 - SHIELDS & CHESTNUT  
 3019 N CHESTNUT AVE, FRESNO, CA 93703  
**BUN828162**

EXHIBIT 5

T-MOBILE WEST LLC



SR898 - SHIELDS & CHESTNUT  
 PROJECT - CELL TOWER REPLACEMENT &  
 T-MOBILE EQUIPMENT UPGRADE  
 3019 N CHESTNUT AVE, FRESNO, CA 93703  
**SC10145A**

RFDS VER#: 8

SR898 -  
 SHIELDS &  
 CHESTNUT

828162  
 3019 N CHESTNUT AVE  
 FRESNO, CA 93703

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/08/21	CD 90%	C.C.
	06/16/21	CLIENT REV	C.T.C
	06/23/21	CD 95%	S.V.
	11/18/21	CD 95% REV	S.V.
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: S. SAWIG

APPROVED BY: -

DATE: 11/18/2021

**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  
THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT 2018, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

EXHIBIT 5

PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION  
 KEVIN R. SORENSEN  
 S4469

**CROWN CASTLE**  
 ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94568

SHEET TITLE:  
 TITLE SHEET  
 SHEET NUMBER:  
**T-1**

PROJECT DESCRIPTION

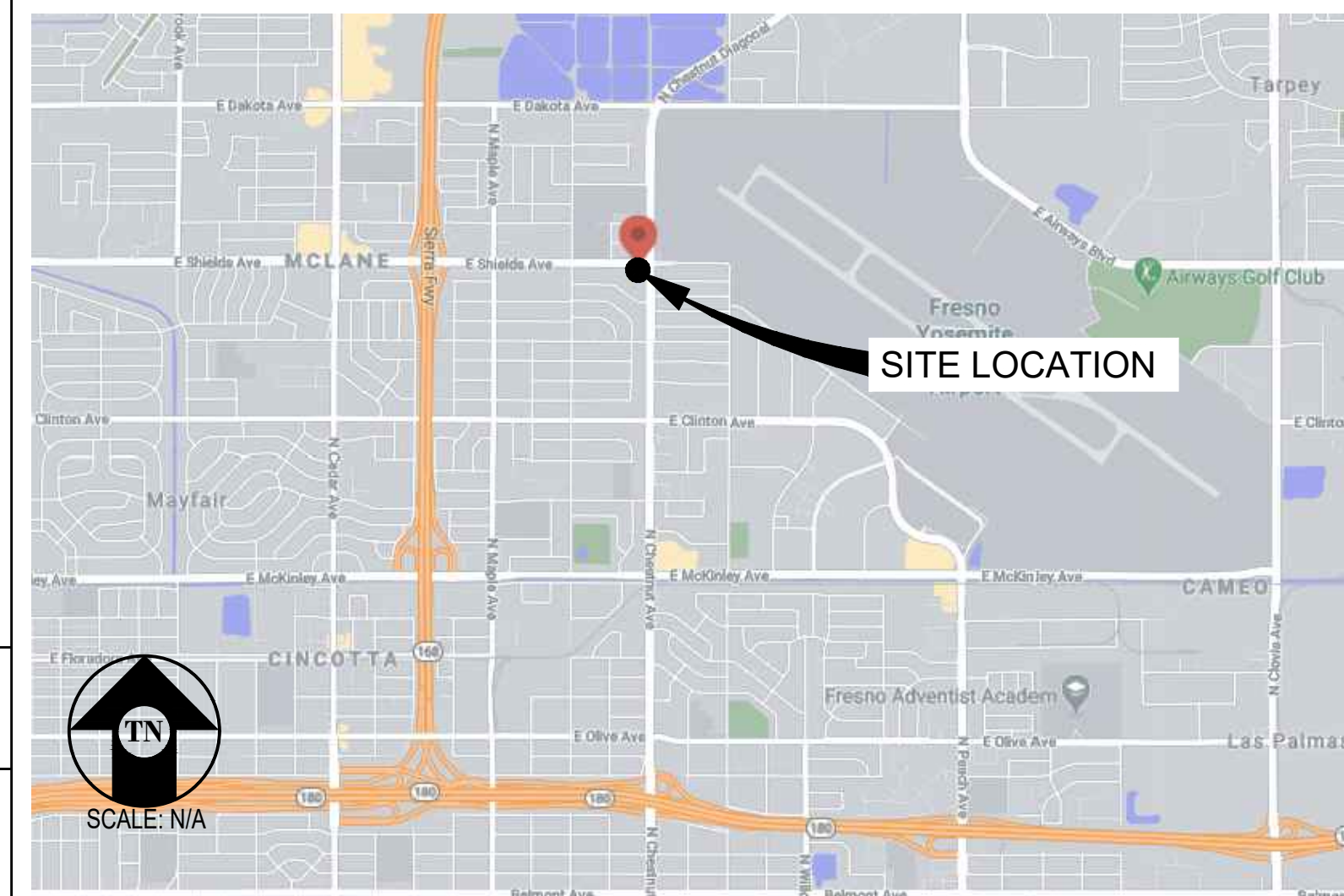
A MODIFICATION TO AN (E) UNMANNED CROWN CASTLE TELECOMMUNICATION FACILITY CONSISTING OF:

- REMOVING & REPLACING (E) RBS 3106 CABINET & RBS 6102 CABINET
- INSTALLING (N) T-MOBILE 6160 BATTERY CABINET
- INSTALLING (N) T-MOBILE B160 BATTERY CABINET
- REMOVING ALL (E) DIPLEXERS, TMA'S, & COMBINERS
- REMOVING (6) (E) RRUS-11 UNITS @ EQUIPMENT
- REMOVING (3) (E) T-MOBILE ANTENNAS
- REMOVING & REPLACING (E) MONOPOLE W/ (N) 90' TALL CROWN CASTLE MONOPINE
- RELOCATING ALL (E) AT&T ANTENNAS & ANTENNA EQUIPMENT TO (N) MONOPINE
- INSTALLING (N) DOUBLE TRI-SECTOR COLLAR W/ T-ARMS
- INSTALLING (6) (N) T-MOBILE ANTENNAS
- INSTALLING (3) (N) RRUS-4460 B25/B66 UNITS @ ANTENNAS
- INSTALLING (3) (N) RRUS-4480 B71/B85 UNITS @ ANTENNAS
- INSTALLING (3) (N) 6X24 HYBRID CABLES
- REMOVING (12) (E) 7/8" COAX CABLES

PROJECT INFORMATION

SITE NAME:	SR898 - SHIELDS & CHESTNUT	CROWN BU#:	828162
COUNTY:	FRESNO	JURISDICTION:	CITY OF FRESNO
APN:	447-06-112	POWER:	PG&E
SITE ADDRESS:	3019 N CHESTNUT AVE FRESNO, CA 93703	TELEPHONE:	AT&T
CURRENT ZONING:	C2		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED TELECOMMUNICATIONS FACILITY)		
PROPERTY OWNER:	DAVID & GWENDOLYN HARRIS 15274 CAMINO DEL PARQUE RD S SONORA, CA 95370-7512		
APPLICANT:	CROWN CASTLE ONE PARK PLACE, SUITE 300 DUBLIN, CA 94568		
LEASING CONTACT:	STREAMLINE ENGINEERING & DESIGN, INC ATTN: LISA ELLIOTT (209) 605-2736		
ZONING CONTACT:	STREAMLINE ENGINEERING & DESIGN, INC ATTN: LISA ELLIOTT (209) 605-2736		
CONSTRUCTION CONTACT:	CROWN CASTLE ATTN: DAVID LEE (559) 944-9011		
LATITUDE:	N 36° 46' 45.4" NAD 83		
LONGITUDE:	W 119° 44' 13.2" NAD 83		
AMSL:	±308'		

VICINITY MAP



DRIVING DIRECTIONS

- FROM: ONE PARK PLACE, SUITE 300, DUBLIN, CA 94568  
 TO: 3019 N CHESTNUT AVE, FRESNO, CA 93703
1. HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD 92 FT
  2. TURN LEFT ONTO DUBLIN BLVD 0.1 MI
  3. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO HACIENDA DR 0.4 MI
  4. USE THE RIGHT LANE TO MERGE WITH I-580 E VIA THE RAMP TO STOCKTON 0.2 MI
  5. MERGE WITH I-580 E 17.9 MI
  6. KEEP LEFT TO CONTINUE ON I-205 E, FOLLOW SIGNS FOR INTERSTATE 205/TRACY/STOCKTON 14.5 MI
  7. MERGE WITH I-5 N 1.0 MI
  8. USE THE RIGHT 2 LANES TO TAKE EXIT 461 FOR CA-120 TOWARD MANTECA/SONORA 0.3 MI
  9. CONTINUE ONTO CA-120 E 5.9 MI
  10. TAKE EXIT 6 TO MERGE WITH CA-99 S TOWARD MODESTO/FRESNO 107 MI
  11. USE THE RIGHT 2 LANES TO TAKE EXIT 133B TO MERGE WITH CA-180 E TOWARD KINGS CANYON/AIRPORT 3.4 MI
  12. TAKE EXIT 60A FOR CA-168 E TOWARD CLOVIS/HUNTINGTON LAKE 1.3 MI
  13. CONTINUE ONTO CA-168 1.1 MI
  14. TAKE EXIT 2 FOR SHIELDS AVE 0.3 MI
  15. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO E SHIELDS AVE 0.6 MI
  16. FOLLOW E SHIELDS AVE TO N CHESTNUT AVE
- END AT: 3019 N CHESTNUT AVE, FRESNO, CA 93703  
 ESTIMATED TIME: 2 HOURS 26 MINUTES ESTIMATED DISTANCE: 154 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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:

- 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

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**PROJECT GENERAL NOTES**

- THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
- THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
- WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

**CONSTRUCTION NOTES**

- EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
- THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2019 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2019 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
- IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
- ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
- CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

**STRUCTURAL STEEL NOTES**

- ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2019 CBC.
- ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F<sub>y</sub>=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE B (F<sub>y</sub>=46,000 PSI). ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F<sub>y</sub>=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
- ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
- BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
- THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N.
- ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
- ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
- ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
- AT ALL WEB STIFFENER PLATES LEAVE 3/4"Ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
- BOLTS AND NUTS AT ANTENNA & RRU MOUNTS TO BE ASTM F3125/F3125M GRADE A325 WITH A194M NUTS U.O.N.
- ALL NUTS SHALL BE ASTM A563/A563M ALL WASHERS SHALL BE ASTM F436/F436M.
- ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
- ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

**EXPANSION & EPOXY ANCHORS**

- EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (CBC).
- ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2018 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
- CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-1917 OR APPROVED EQUIVALENT.
- CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3785 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1 3/8" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
- CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
- GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3963 OR APPROVED EQUIVALENT.
- INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2019 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
- EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (1/4" TO 5/8") OR F593 CW2 (316) (3/4" TO 1 1/2") STAINLESS STEEL U.O.N.
- LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
- THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
- 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

**KB TZ:**  
CONCRETE TORQUE TEST VALUES:  
 3/8"=25 FT LB    1/2"=40 FT LB    5/8"=60 FT LB    3/4"=110 FT LB

CMU TORQUE TEST VALUES:  
 3/8"=15 FT LB    1/2"=25 FT LB    5/8"=35 FT LB    3/4"=70 FT LB

**EPOXY ANCHOR:**  
CONCRETE TORQUE TEST VALUES:  
 1/2"=30 FT LB  
 (CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

EXHIBIT 5 Page 2

CFC CHAPTER 12 COMPLIANCE				
TOTAL = 12 BATTERIES X 2.28 kWh/BATTERY = 27.36 kWh (SINCE LESS THAN 70kWh OF CAPACITY, CFC CHAPTER 12, SECTIONS 1206.2.1-1206.2.12.6 NOT APPLICABLE)				
BATTERY INFORMATION (BATTERY CAPACITY DATA-12V MONOBLOCKS)				
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	AMP HOURS PER UNIT	TOTAL VOLTS PER UNIT	TOTAL kWh # OF BATTERIES x AMP HOURS PER UNIT x VOLTS PER UNIT / 1000
NORTHSTAR 210FT	12	210Ah	12V	12 x 210Ah x 12V/1000 = 27.36 kWh < 70kWh
BATTERY DATA CHART				

ANTENNA SCHEDULE														
ANTENNA						RADIO UNIT		CABLING						
SECTOR	TECHNOLOGY	ANTENNA MODEL	RAD CENTER	AZIMUTH		RRU MODEL	NO. OF RRU'S	NO. OF JUMPERS	JUMPER LENGTH	NO. OF HYBRID CABLES	HYBRID CABLE LENGTH	NO. OF COAX CABLES	COAX DIA.	COAX LENGTH
ALPHA SECTOR	A1	L700/L600/N600/ L1900/L2100/G1900	RFS - APXVAALL24_43-U-NA20	81'-0"	60'	RADIO-4480 B71/B85 RADIO-4460 B25	2	12	10'	1	120'	-	-	-
	A2	L2500/N2500	ERICSSON - AIR6449 B41	81'-0"	60'	-	-	4	10'	-	-	-	-	-
	A3	-	-	-	-	-	-	-	-	-	-	-	-	-
BETA SECTOR	B1	L700/L600/N600/ L1900/L2100/G1900	RFS - APXVAALL24_43-U-NA20	81'-0"	180'	RADIO-4480 B71/B85 RADIO-4460 B25	2	12	10'	1	120'	-	-	-
	B2	L2500/N2500	ERICSSON - AIR6449 B41	81'-0"	180'	-	-	4	10'	-	-	-	-	-
	B3	-	-	-	-	-	-	-	-	-	-	-	-	-
GAMMA SECTOR	C1	L700/L600/N600/ L1900/L2100/G1900	RFS - APXVAALL24_43-U-NA20	81'-0"	300'	RADIO-4480 B71/B85 RADIO-4460 B25	2	12	10'	1	120'	-	-	-
	C2	L2500/N2500	ERICSSON - AIR6449 B41	81'-0"	300'	-	-	4	10'	-	-	-	-	-
	C3	-	-	-	-	-	-	-	-	-	-	-	-	-

**SR898 - SHIELDS & CHESTNUT**

828162  
3019 N CHESTNUT AVE  
FRESNO, CA 93703

ISSUE STATUS			
Δ	DATE	DESCRIPTION	BY
	06/08/21	CD 90%	C.C.
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	06/23/21	CD 95%	S.V.
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CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 11/18/2021

**Streamline Engineering and Design, Inc.**

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

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CONSTRUCTION

KEVIN R. SORENSON  
S4469

**CROWN CASTLE**

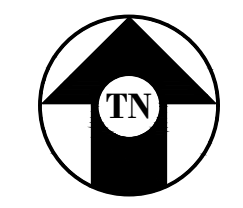
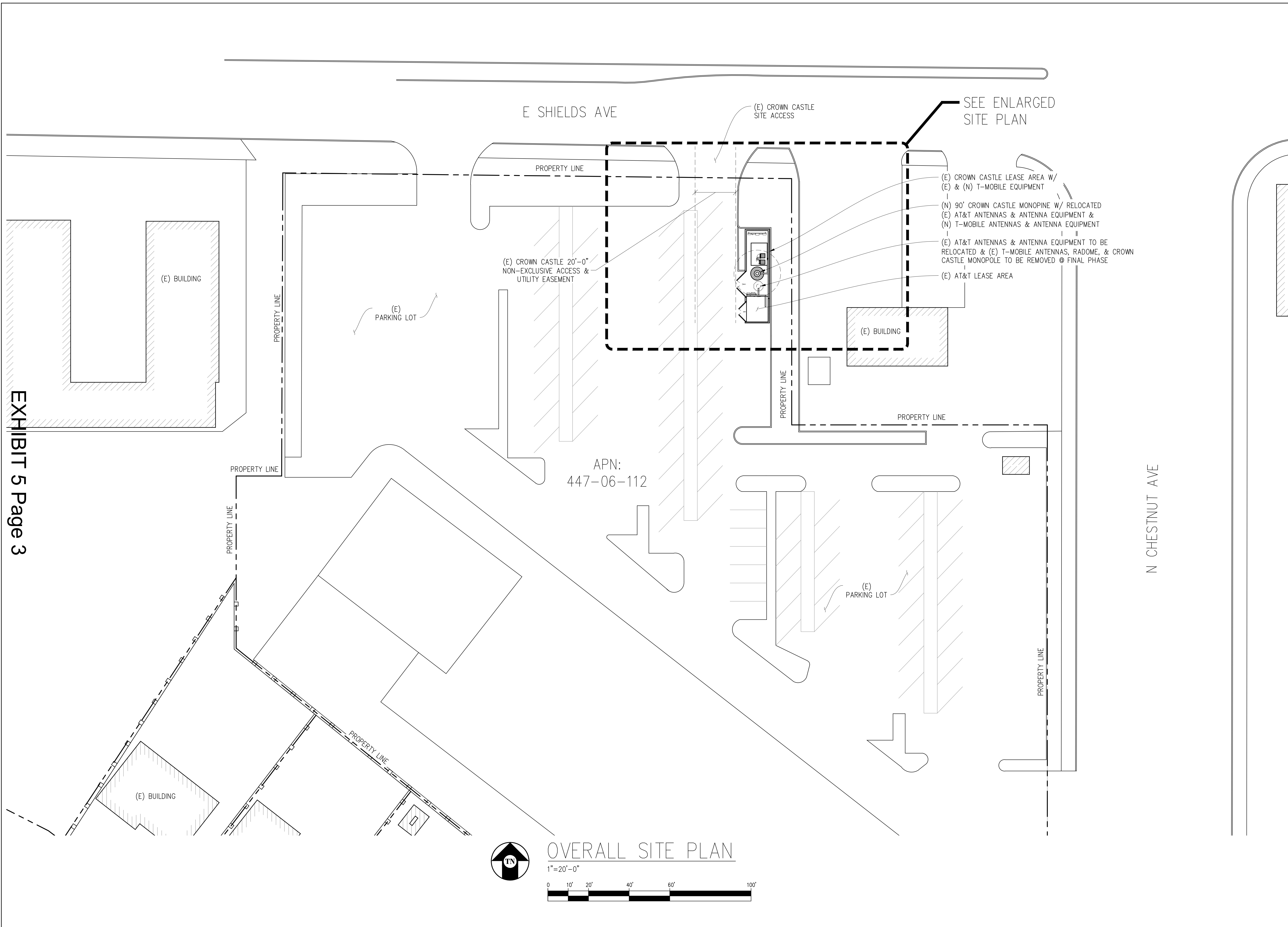
ONE PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

NOTES

SHEET NUMBER:

**T-2**



OVERALL SITE PLAN

1"=20'-0"



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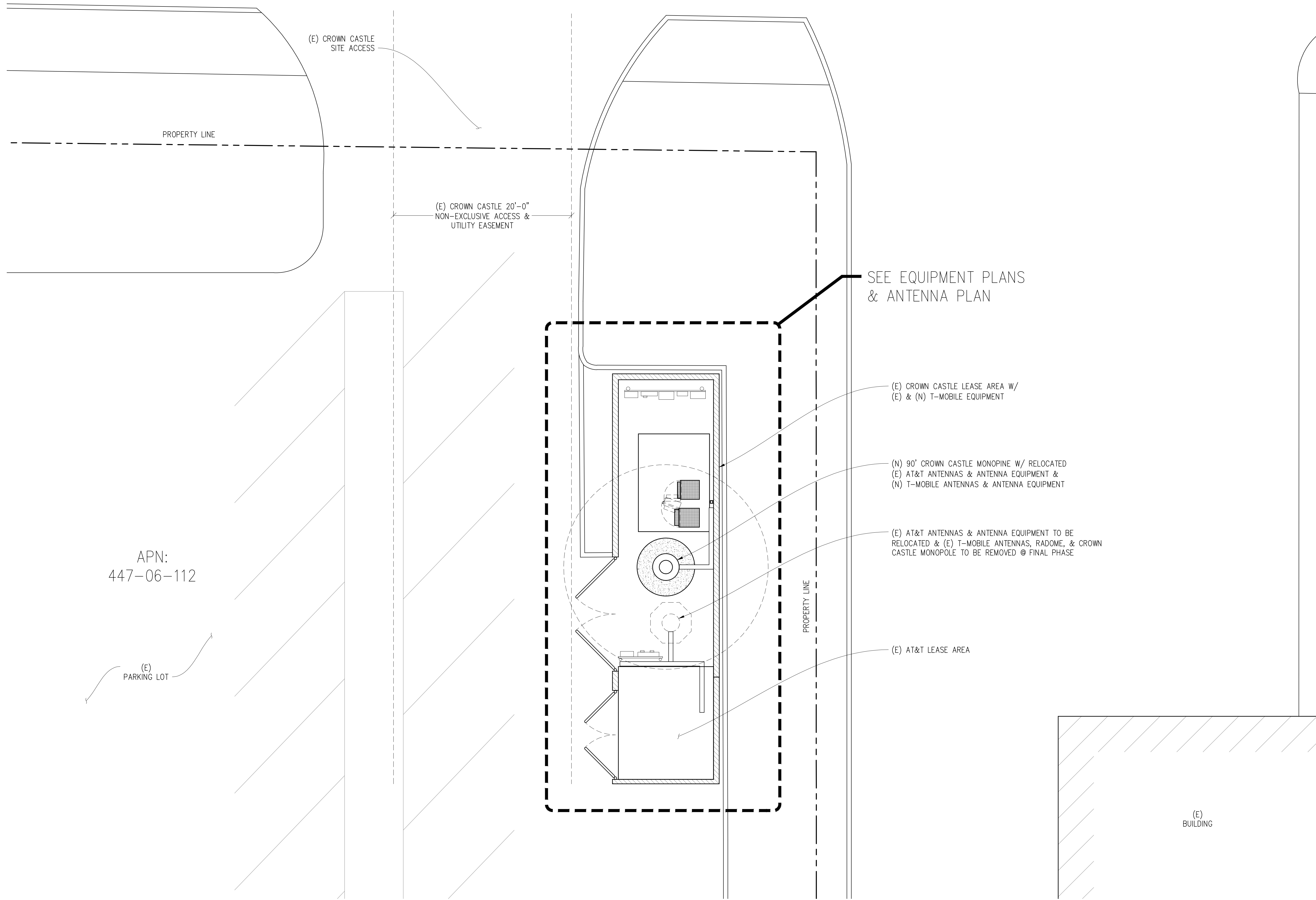
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**CROWN CASTLE**  
 ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94568

SHEET TITLE:  
 OVERALL SITE PLAN

SHEET NUMBER:  
**A-1**



APN:  
447-06-112

(E) PARKING LOT

SEE EQUIPMENT PLANS  
& ANTENNA PLAN

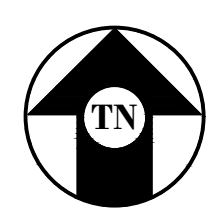
(E) CROWN CASTLE LEASE AREA W/  
(E) & (N) T-MOBILE EQUIPMENT

(N) 90' CROWN CASTLE MONOPINE W/ RELOCATED  
(E) AT&T ANTENNAS & ANTENNA EQUIPMENT &  
(N) T-MOBILE ANTENNAS & ANTENNA EQUIPMENT

(E) AT&T ANTENNAS & ANTENNA EQUIPMENT TO BE  
RELOCATED & (E) T-MOBILE ANTENNAS, RADOME, & CROWN  
CASTLE MONOPOLE TO BE REMOVED @ FINAL PHASE

(E) AT&T LEASE AREA

(E) BUILDING



ENLARGED SITE PLAN



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KEVIN R. SORENSEN  
S4469

**CROWN  
CASTLE**

ONE PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

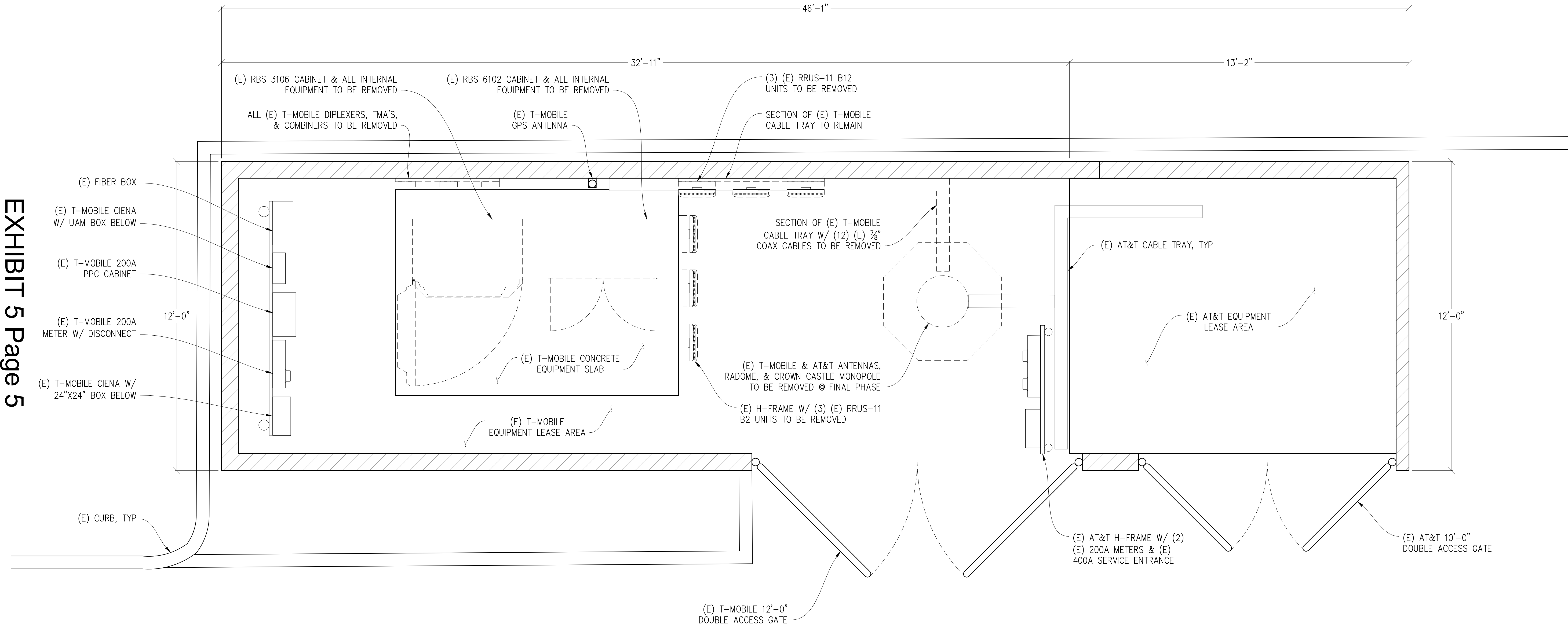
**A-2**

**ISSUE STATUS**

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EXHIBIT 5 Page 5

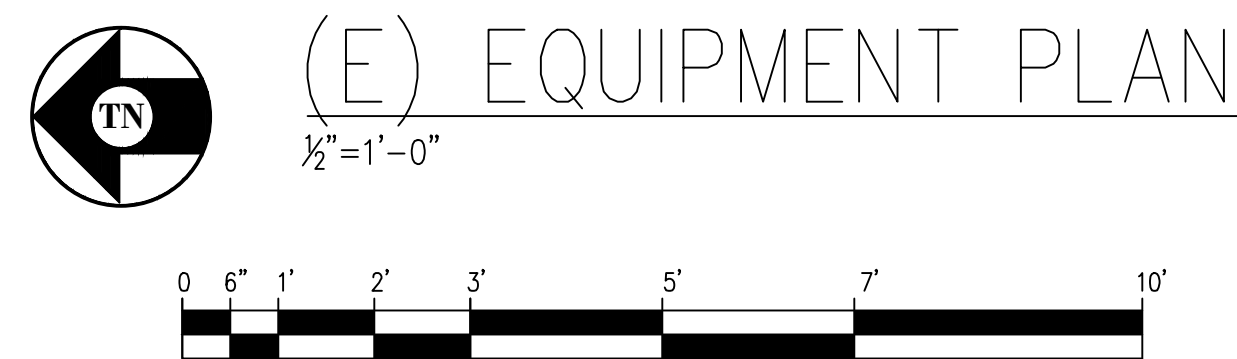


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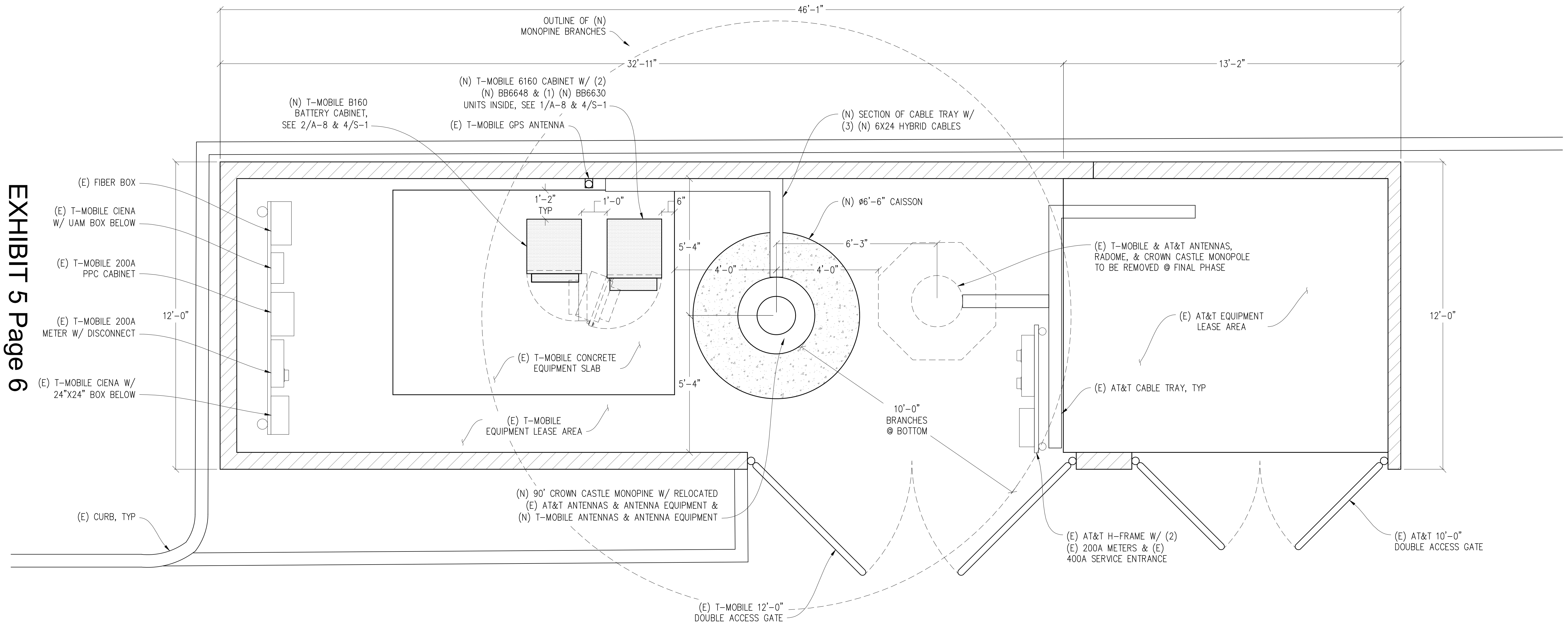
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S4469

**CROWN CASTLE**  
ONE PARK PLACE, SUITE 300  
DUBLIN, CA 94568



SHEET TITLE:  
(E) EQUIPMENT PLAN  
SHEET NUMBER:  
**A-3**



(N) EQUIPMENT PLAN  
 1/2" = 1'-0"

**ISSUE STATUS**

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	11/18/21	CD 95% REV	S.V.
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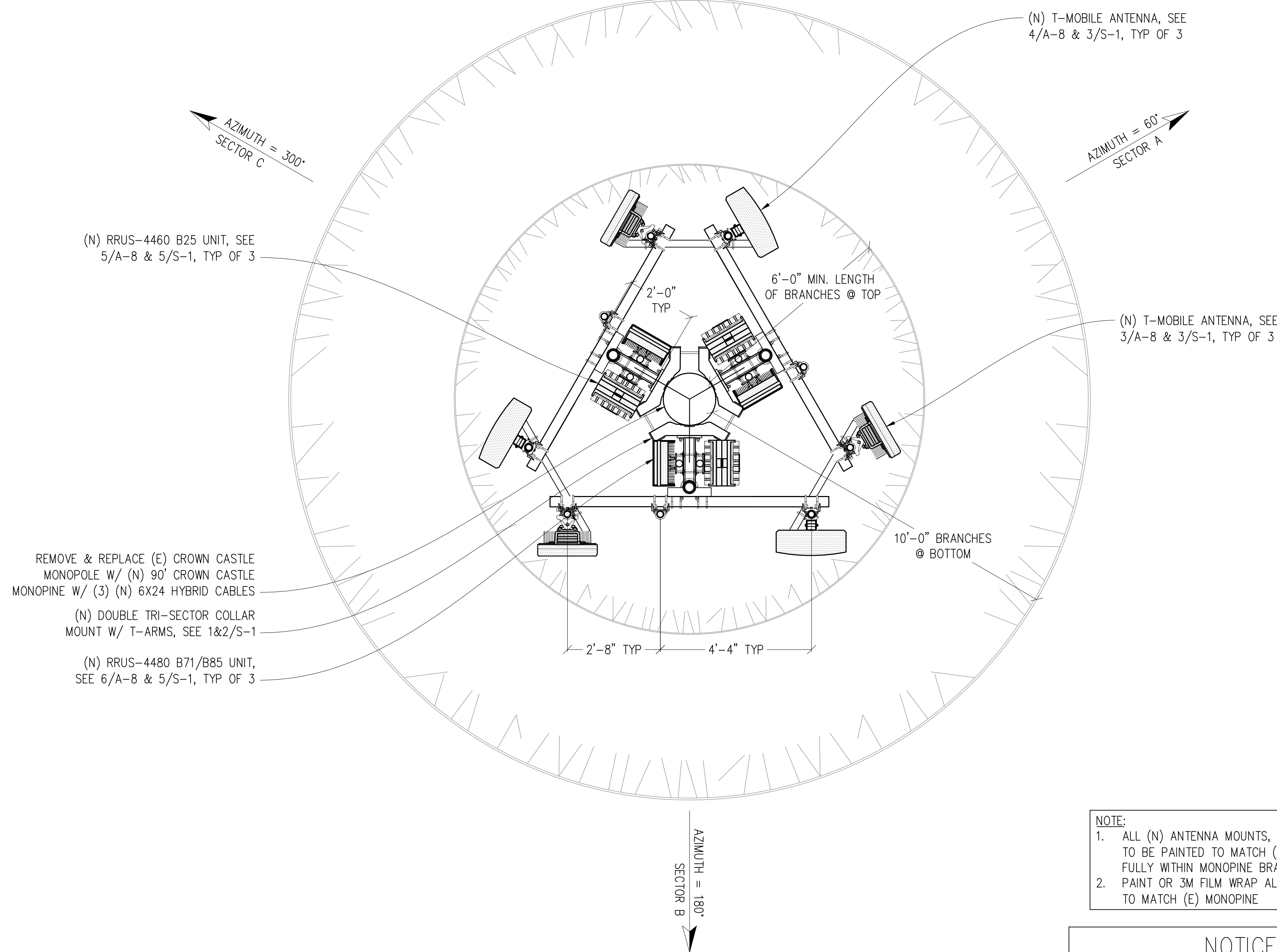
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 APPROVED BY: -  
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 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Kevin Sorensen Phone: 916-660-1930  
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
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PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION  
 KEVIN R. SORENSEN  
 S4469

**CROWN CASTLE**  
 ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94568





**NOTE:**

1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (E) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) MONOPINE

**NOTICE**

NEW MONOPOLE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW POLE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR THE NEW LOADING CONDITIONS.

**(N) ANTENNA PLAN**  
 1/2" = 1'-0"

**SR898 - SHIELDS & CHESTNUT**

828162  
 3019 N CHESTNUT AVE  
 FRESNO, CA 93703

**ISSUE STATUS**

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	06/08/21	CD 90%	C.C.
	06/16/21	CLIENT REV	C.T.C
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	11/18/21	CD 95% REV	S.V.
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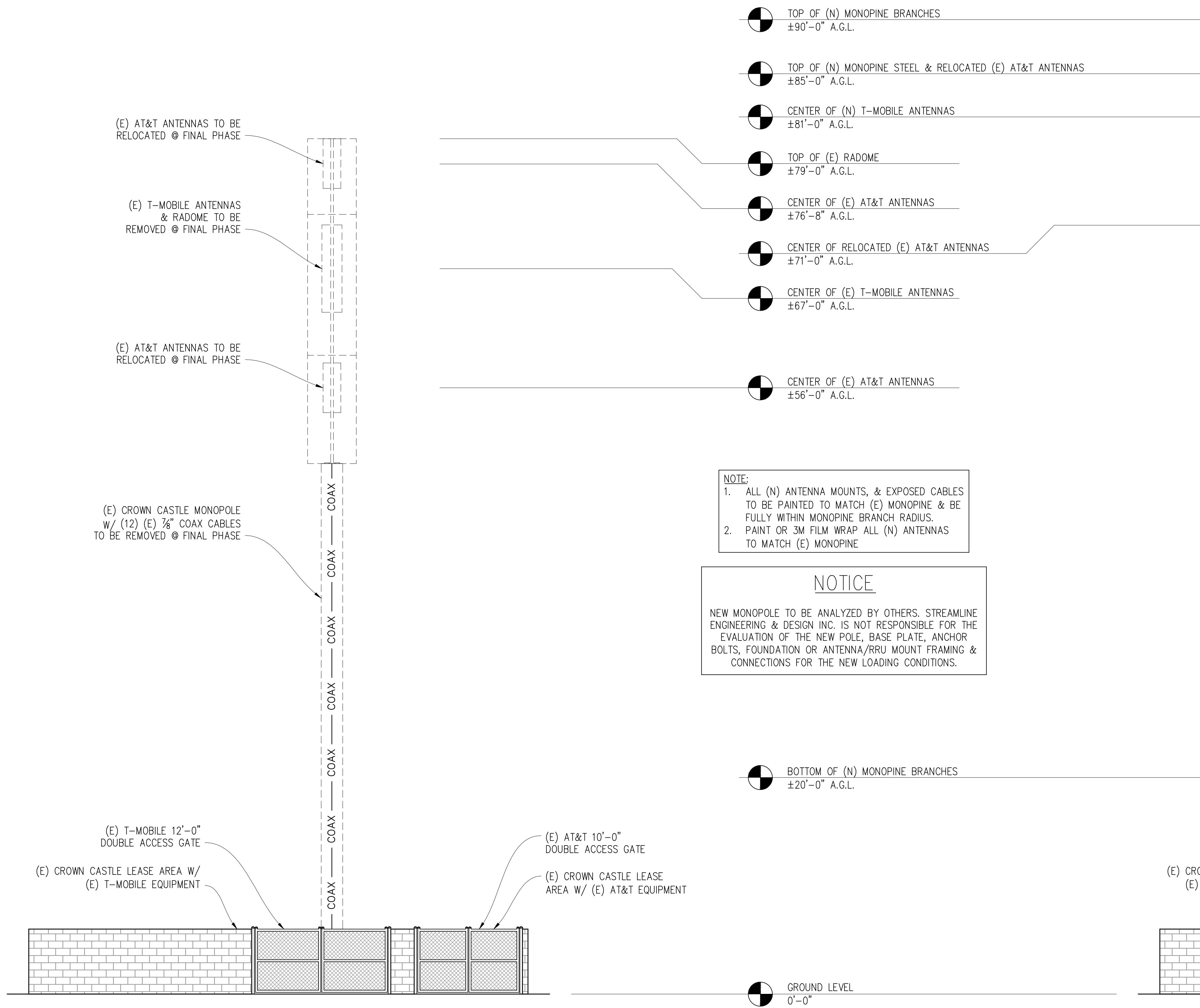
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**CROWN CASTLE**

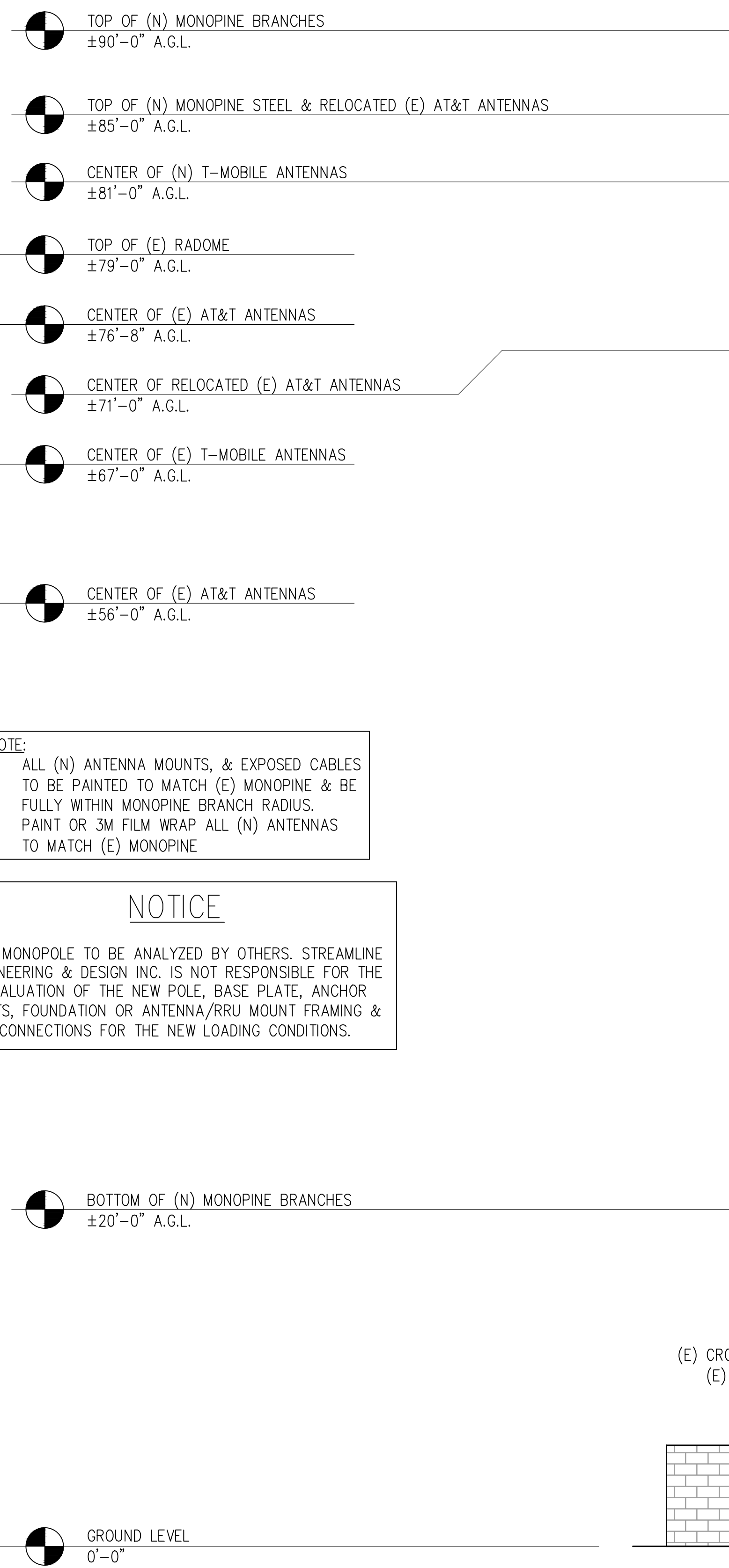
ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94588

SHEET TITLE:  
**ANTENNA PLAN**

SHEET NUMBER:  
**A-5**



(E) WEST ELEVATION  
3/16" = 1'-0"



(N) WEST ELEVATION  
3/16" = 1'-0"

- TOP OF (N) MONOPINE BRANCHES  
±90'-0" A.G.L.
- TOP OF (N) MONOPINE STEEL & RELOCATED (E) AT&T ANTENNAS  
±85'-0" A.G.L.
- CENTER OF (N) T-MOBILE ANTENNAS  
±81'-0" A.G.L.
- TOP OF (E) RADOME  
±79'-0" A.G.L.
- CENTER OF (E) AT&T ANTENNAS  
±76'-8" A.G.L.
- CENTER OF RELOCATED (E) AT&T ANTENNAS  
±71'-0" A.G.L.
- CENTER OF (E) T-MOBILE ANTENNAS  
±67'-0" A.G.L.
- CENTER OF (E) AT&T ANTENNAS  
±56'-0" A.G.L.
- GROUND LEVEL  
0'-0"

**NOTE:**  
 1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (E) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.  
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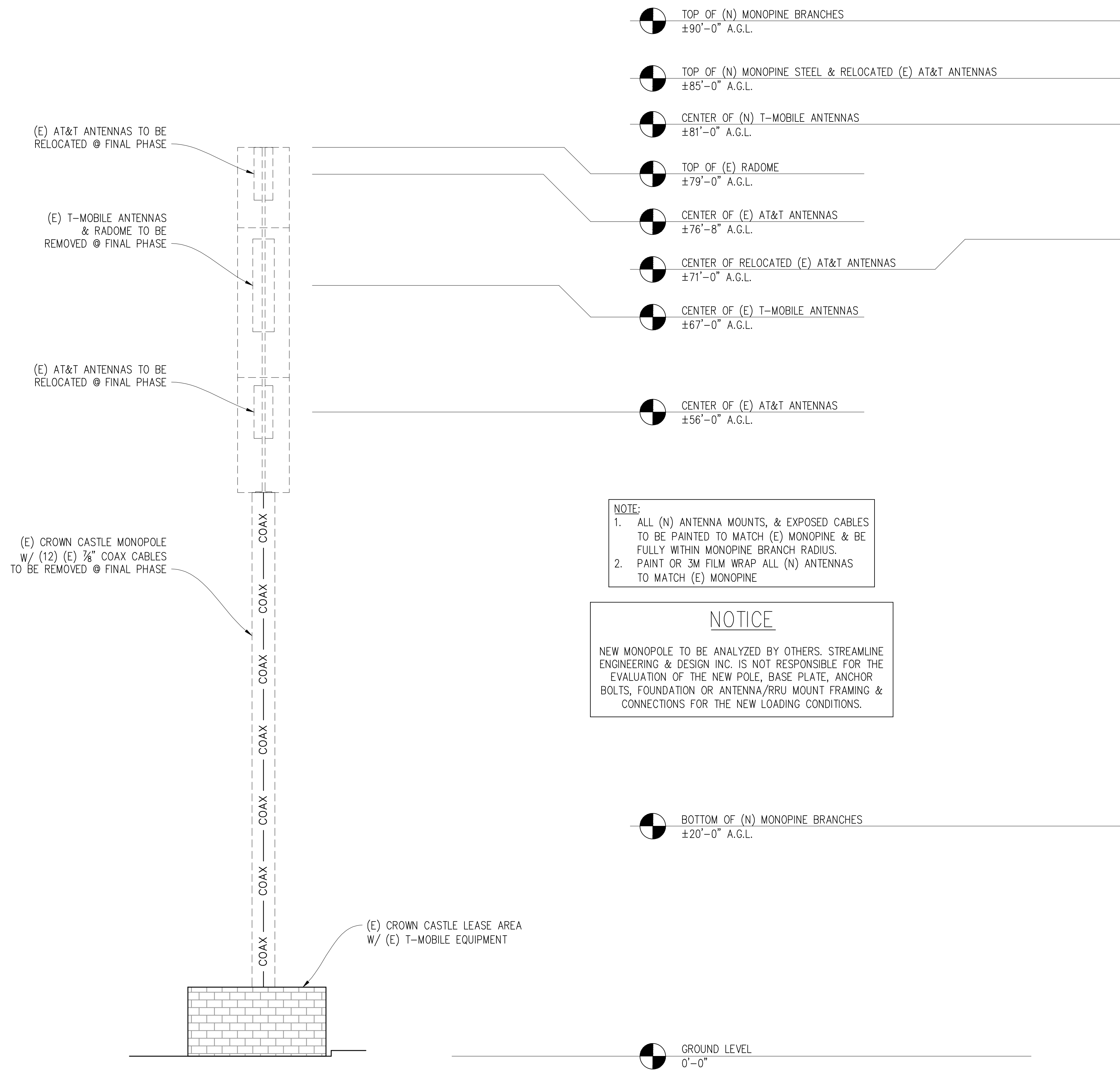
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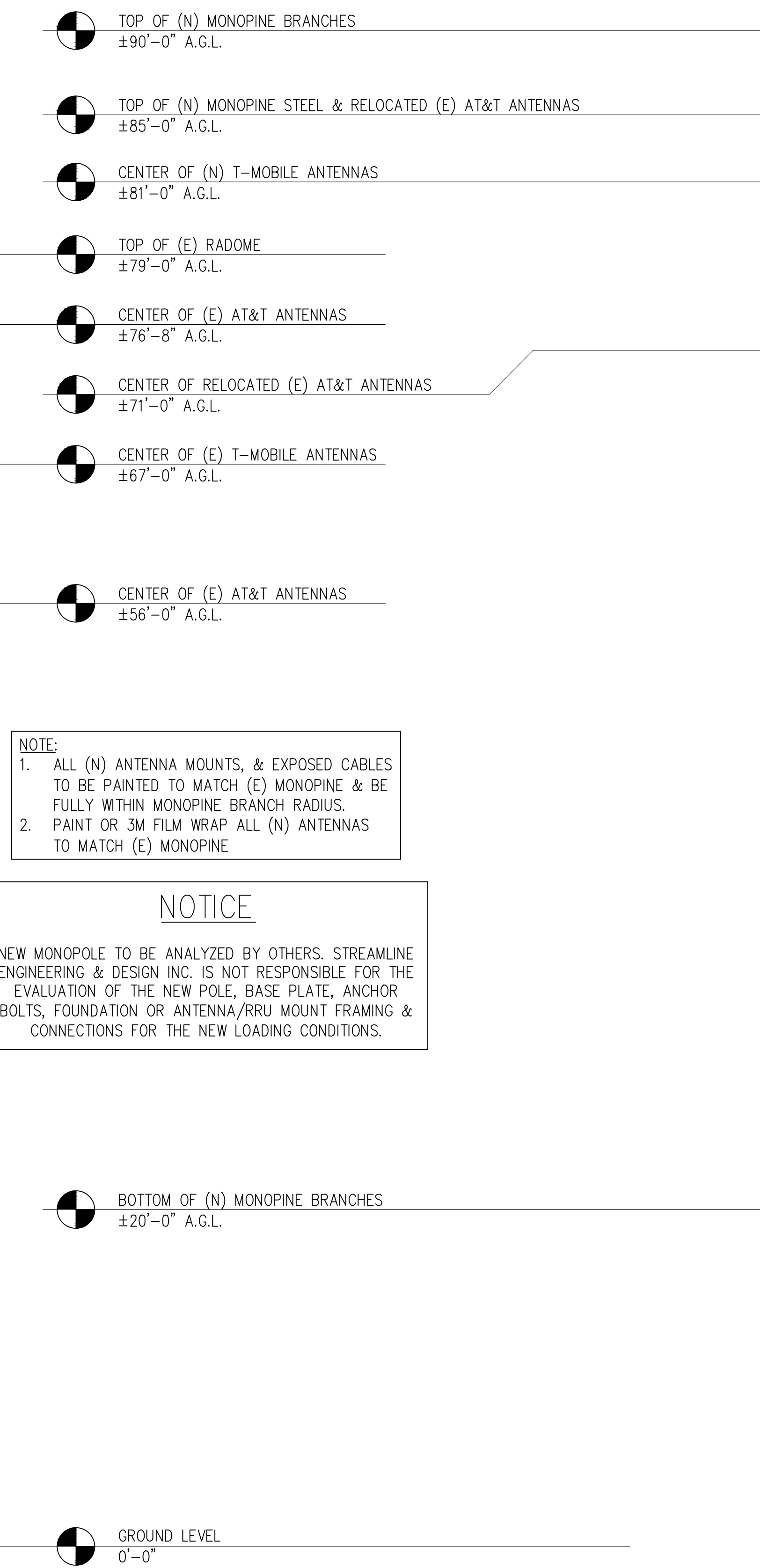
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**CROWN CASTLE**  
 ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94588



(E) SOUTH ELEVATION  
3/16" = 1'-0"



(N) SOUTH ELEVATION  
3/16" = 1'-0"

**NOTE:**  
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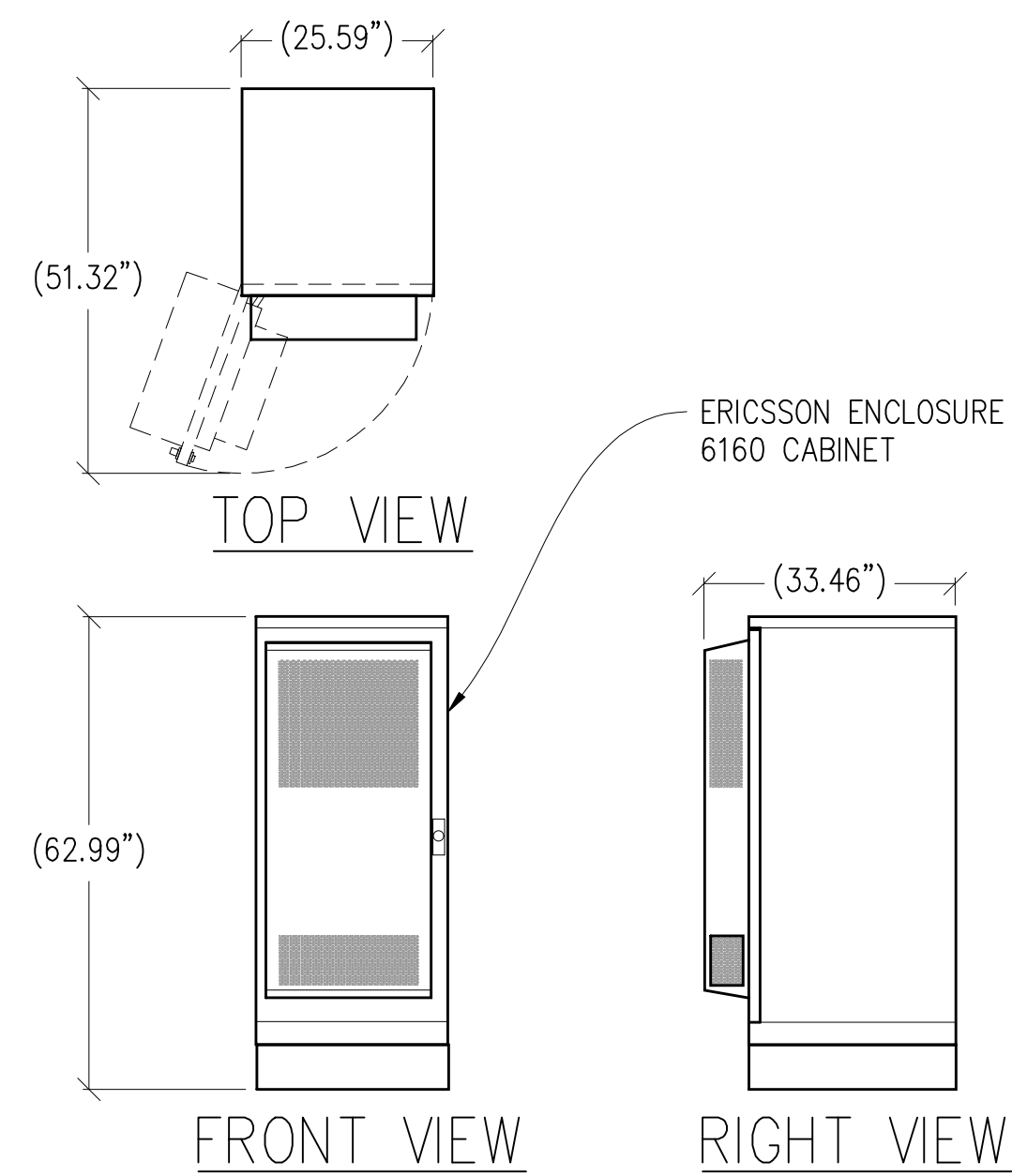
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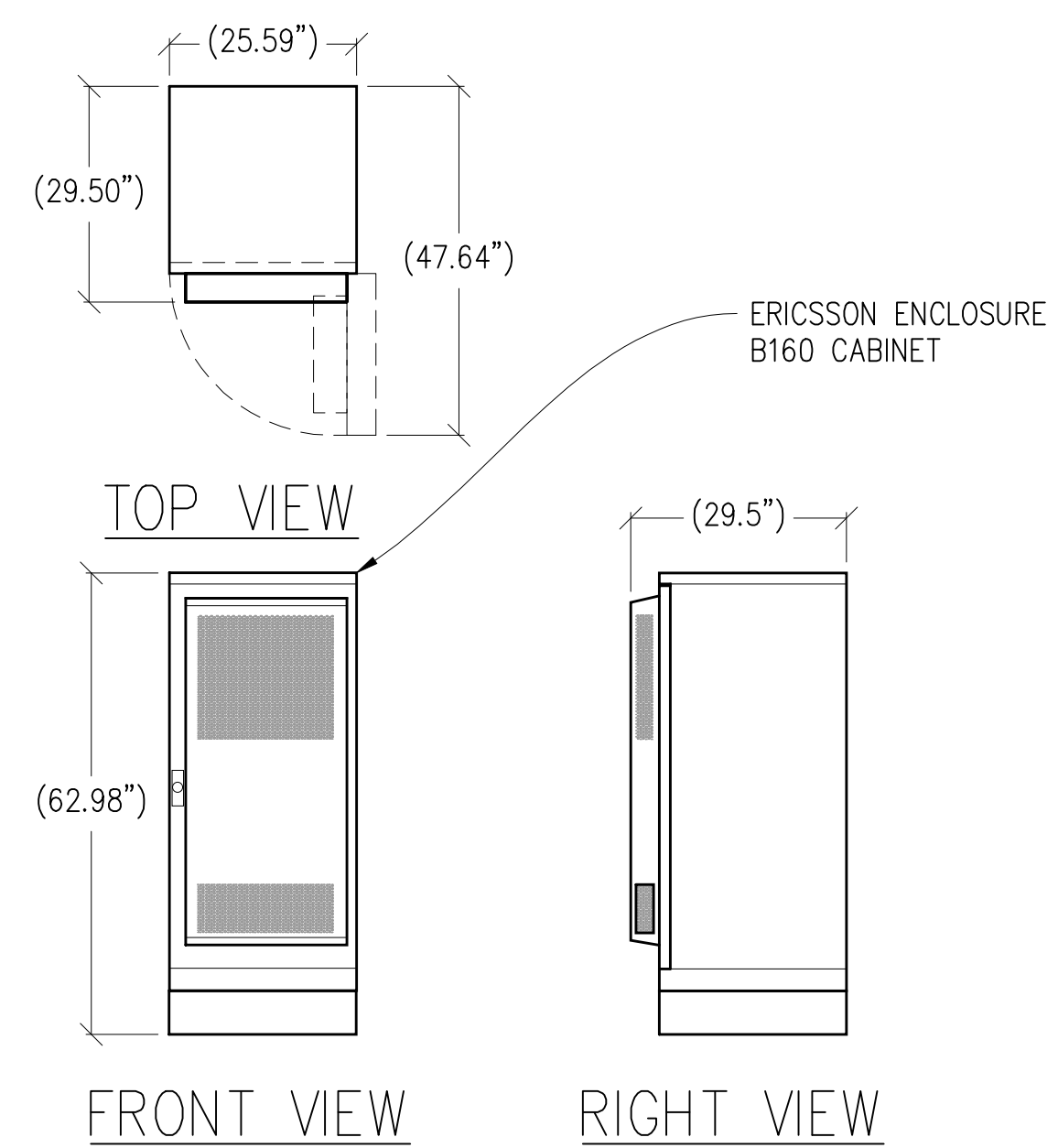
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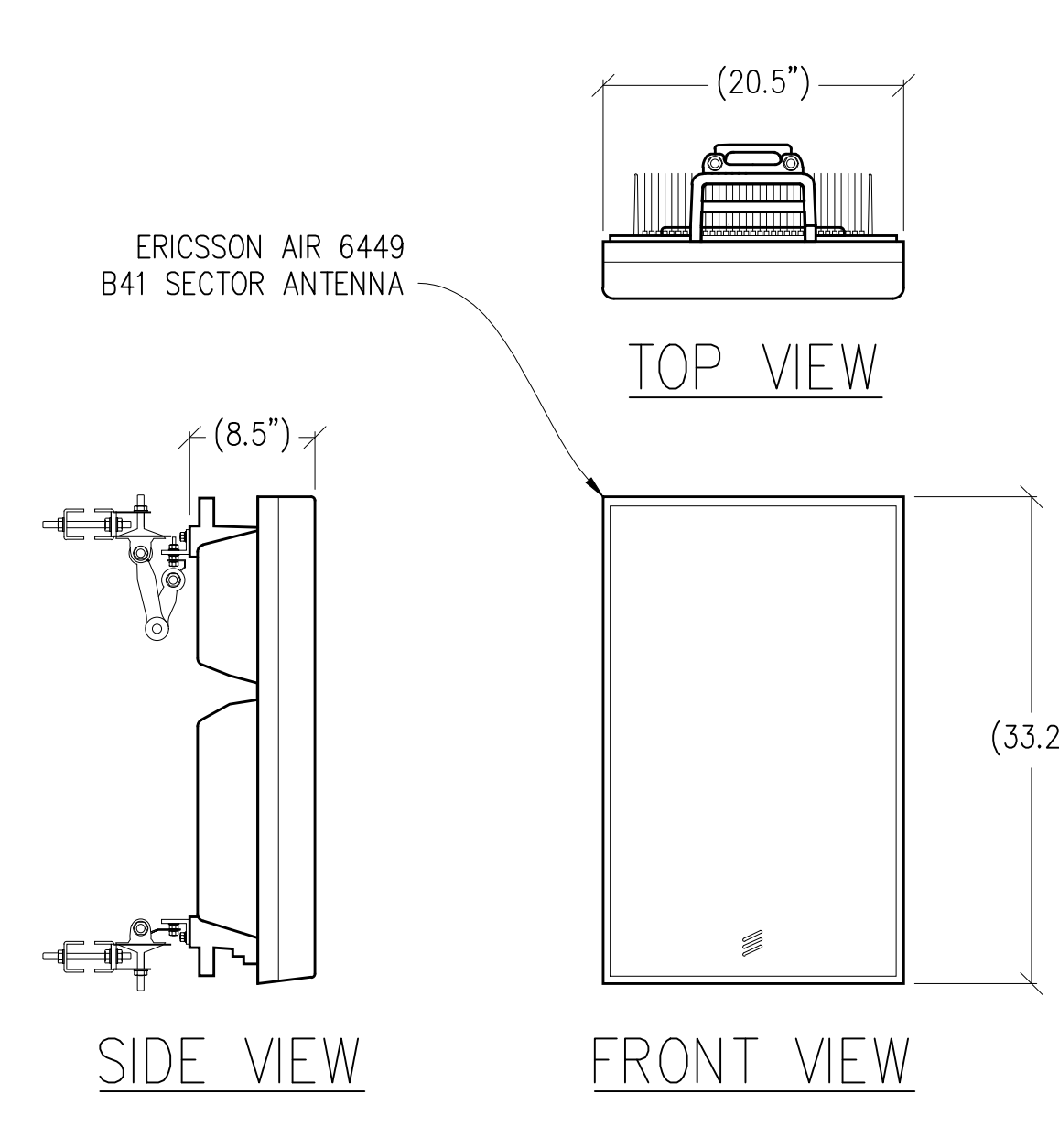
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 SHEET NUMBER:  
**A-7**



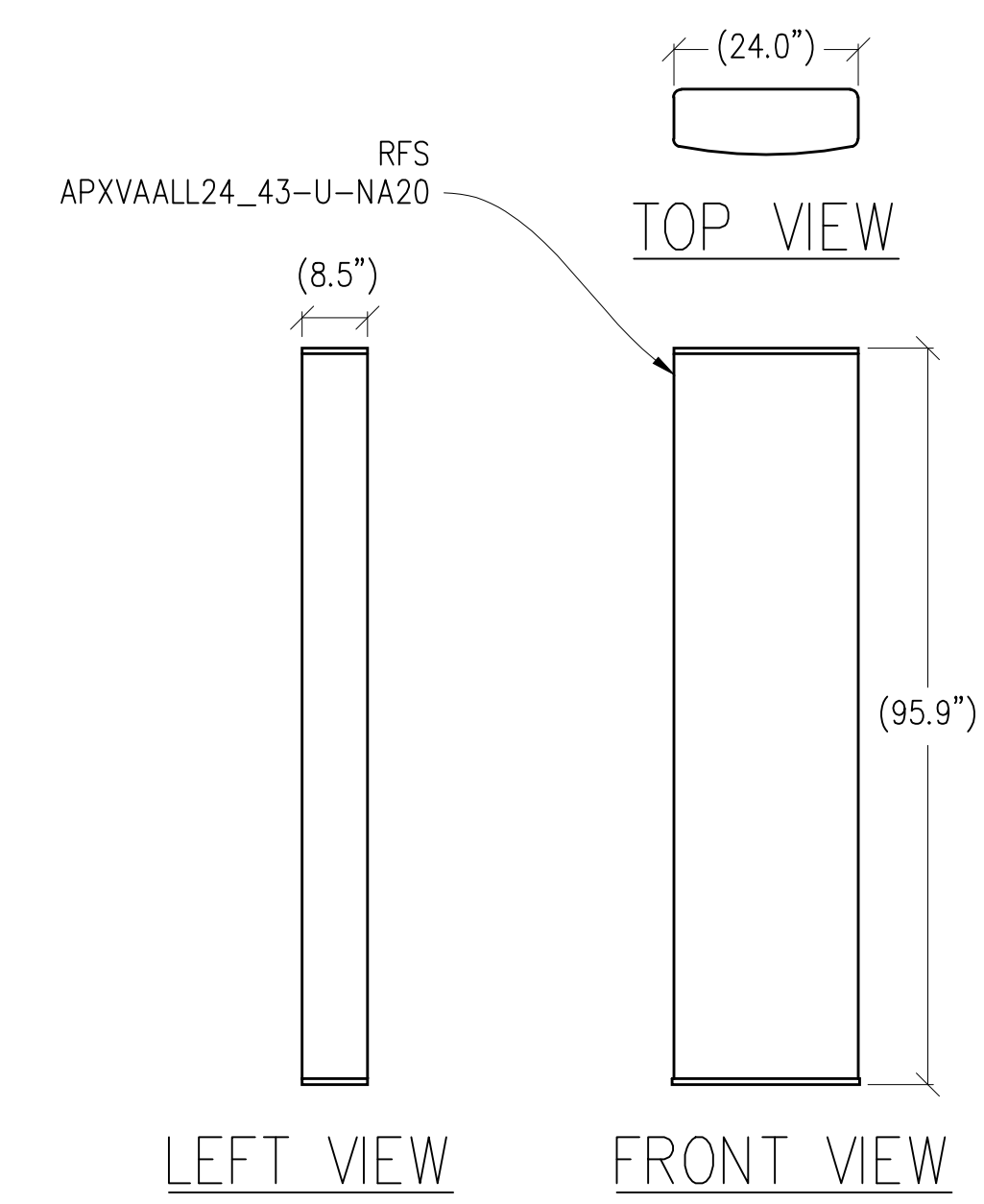
1 6160 CABINET DETAIL  
 1/2"=1'-0" WEIGHT = 750 LBS W/ POWER EQUIPMENT



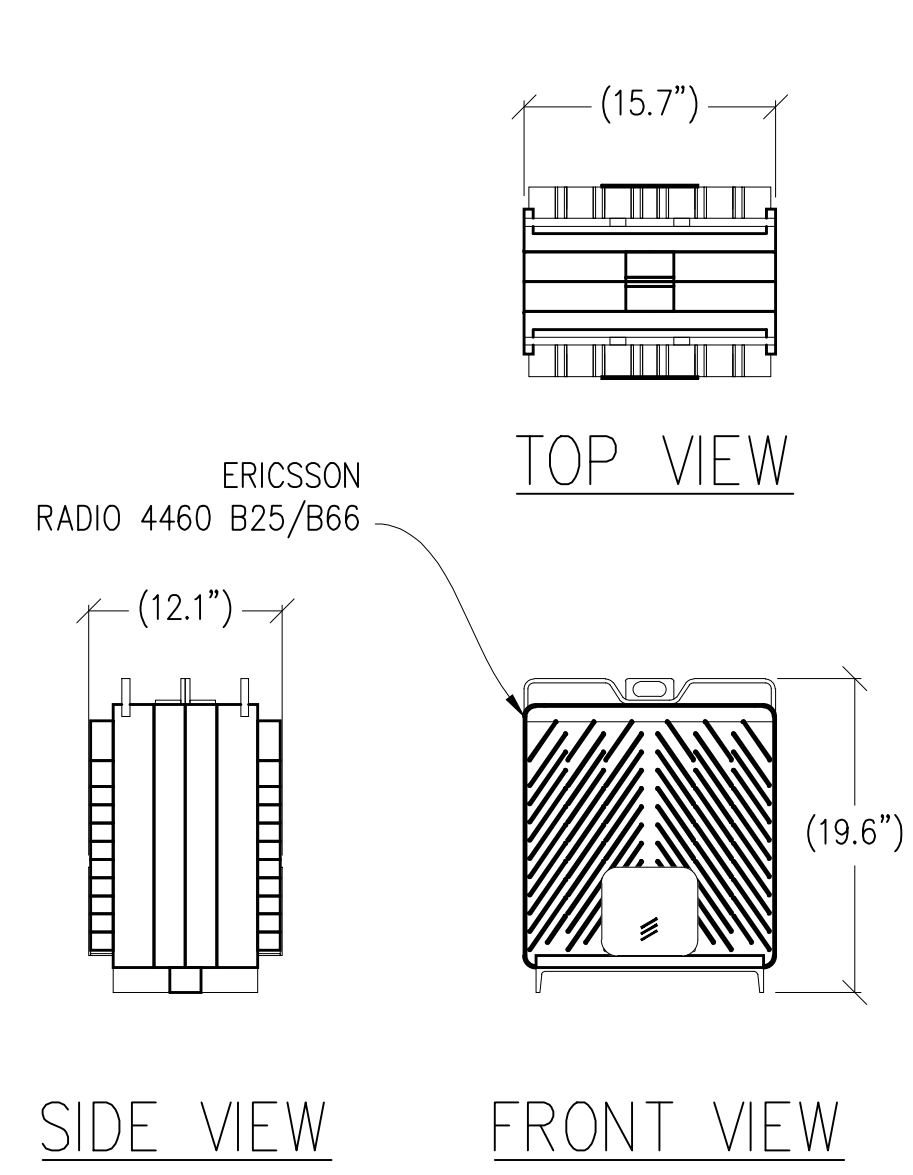
2 B160 CABINET DETAIL  
 1/2"=1'-0" WEIGHT = 2,081 LBS W/ (12) 133 LBS BATTERIES



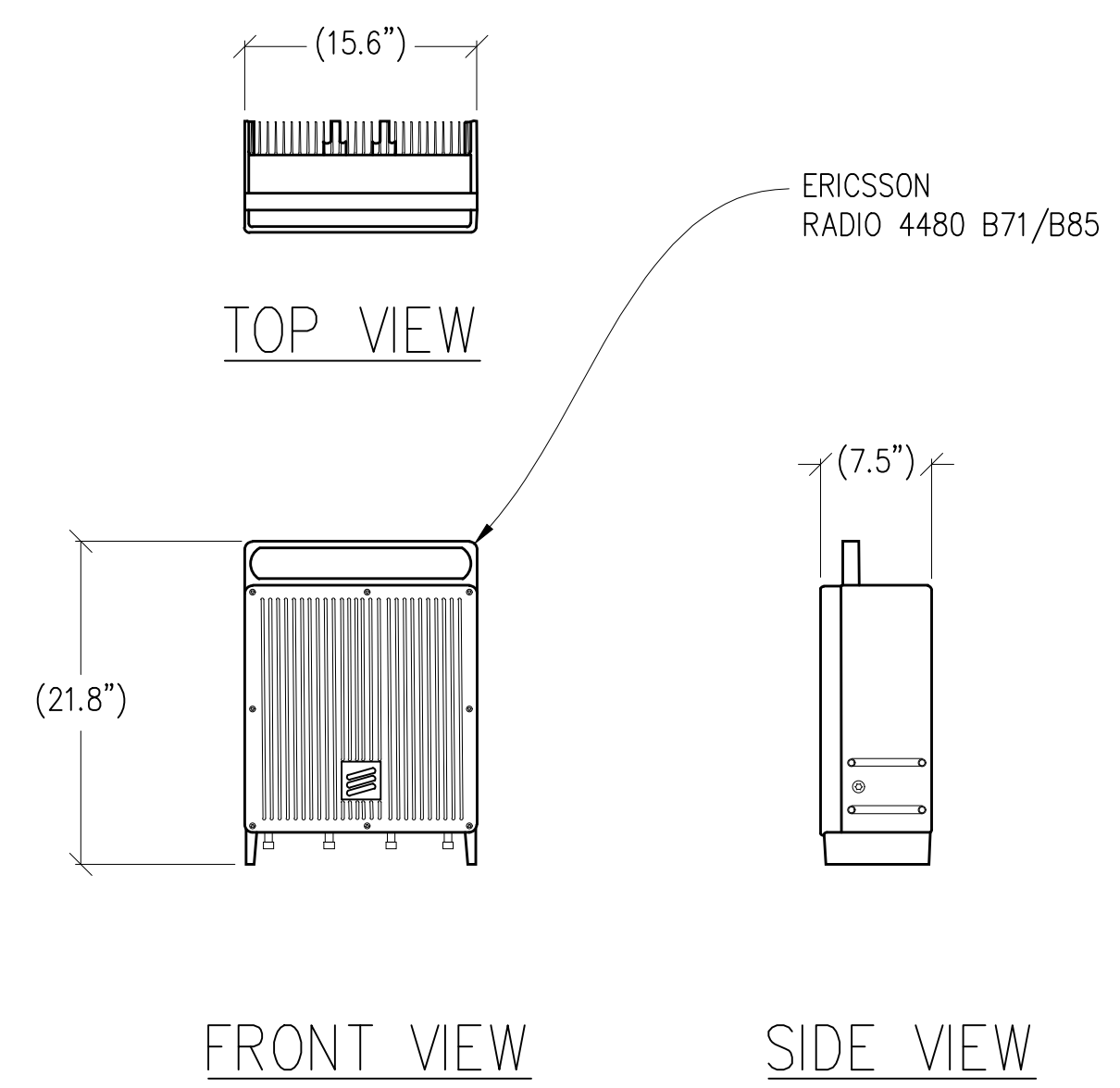
3 ANTENNA DETAIL  
 1"=1'-0" MAX WEIGHT: 114.6 LBS



4 ANTENNA DETAIL  
 1/2"=1'-0" MAX WEIGHT: 117.9 LBS



5 RADIO 4460 B25/B66 DETAIL  
 1"=1'-0" MAX WEIGHT: 109 LBS



6 RADIO 4480 B71/B85 DETAIL  
 1"=1'-0" MAX WEIGHT: 93 LBS

EXHIBIT 5 Page 10

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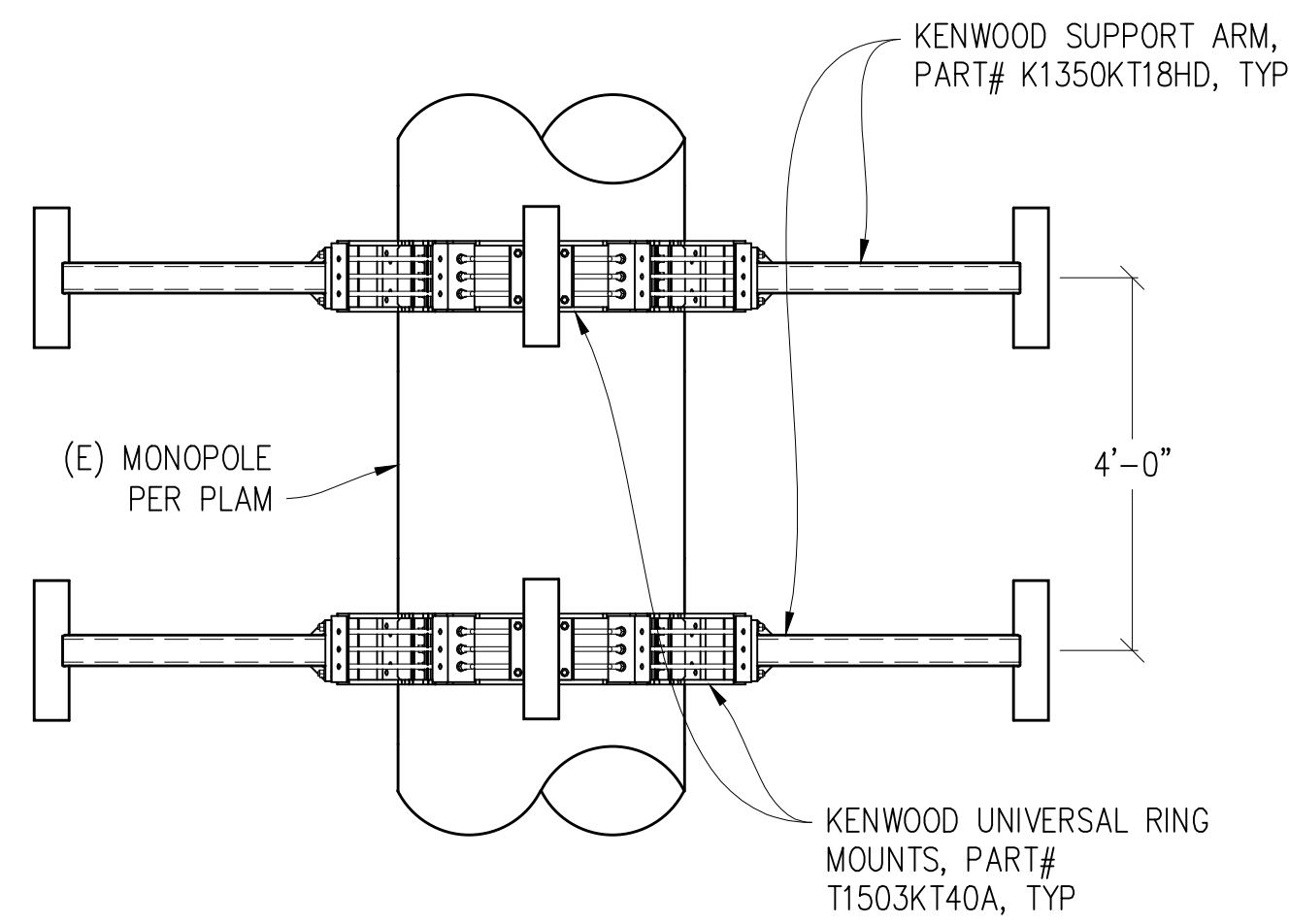
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**CROWN CASTLE**

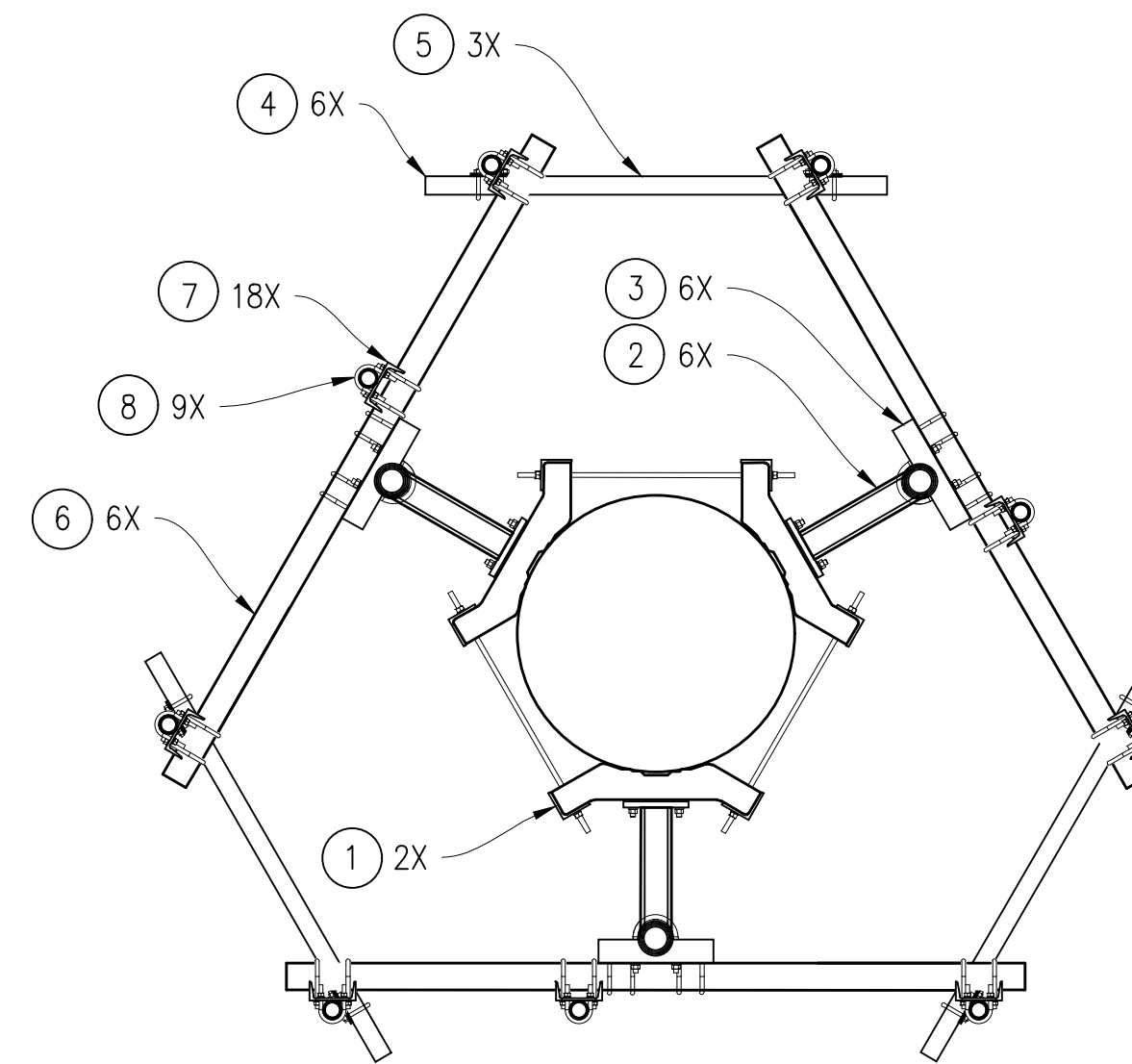
ONE PARK PLACE, SUITE 300  
 DUBLIN, CA 94568

SHEET TITLE:  
 DETAILS

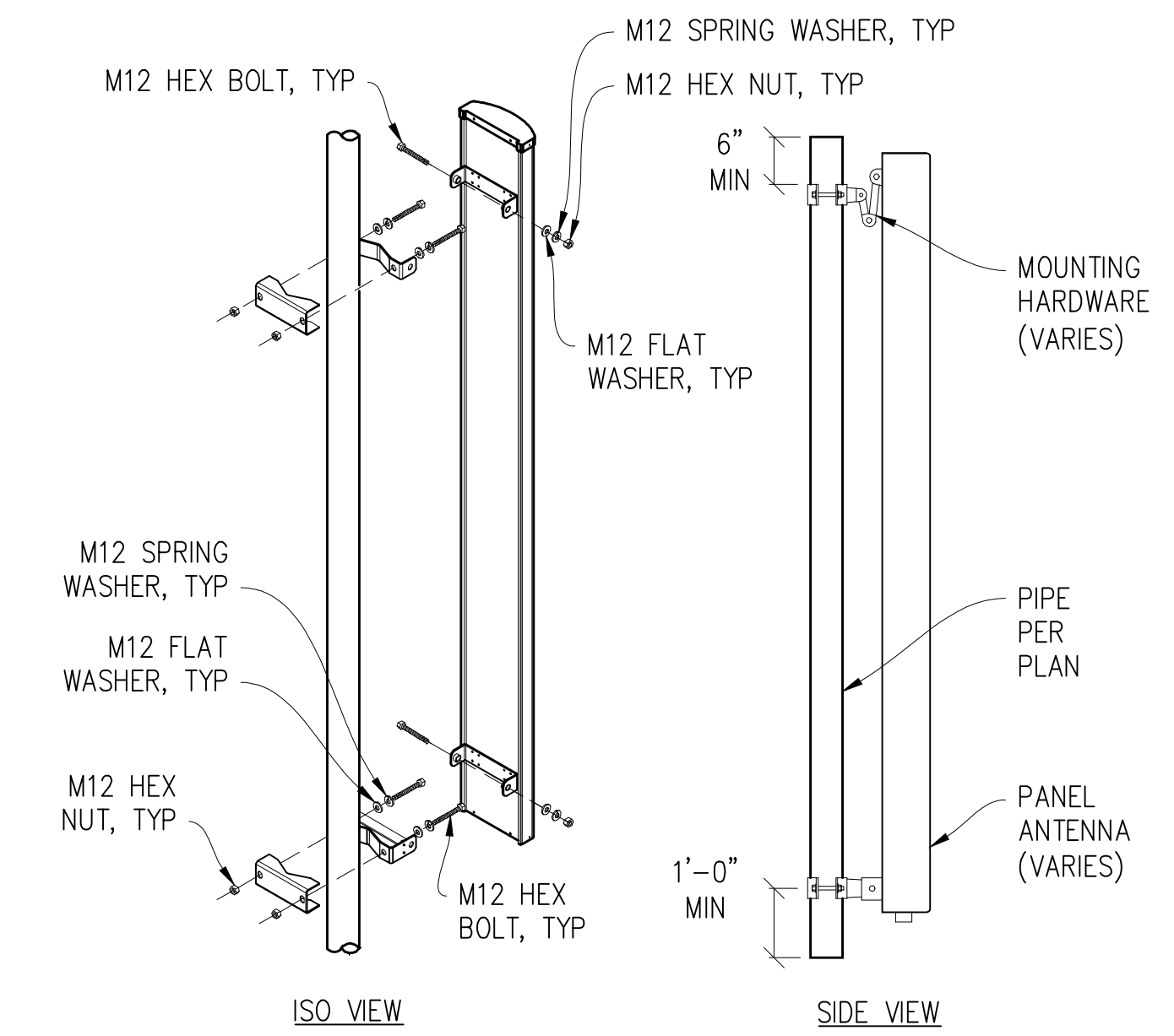
SHEET NUMBER:  
**A-8**



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	T1503KT40A	UNIVERSAL RING MOUNT 10"-40" KIT	2
2	K1350KT18HD	T-ARM, 18", HEAVY DUTY	6
3	T1719KTA	PIPE FRAME HARDWARE KIT FOR T-ARM	6
4	K1004KT1	CROSSOVER CLAMP KIT, 2-3/8" X 2-3/8"	6
5	P1000KT5	2-3/8" OD PIPE, 60" LONG	3
6	P1200KT8	PIPE, 3.5" OD X 8' LONG HDG	6
7	T1721KTA	PIPE MOUNT KIT 2-3/8" TO 3-1/2"	18
8	P1000KT8	2-3/8" OD PIPE, 96" LONG	9
9	K1032KT214-2	5/8" X 2-1/4" A325 BOLT KIT (4 BOLTS)	6



TOP VIEW



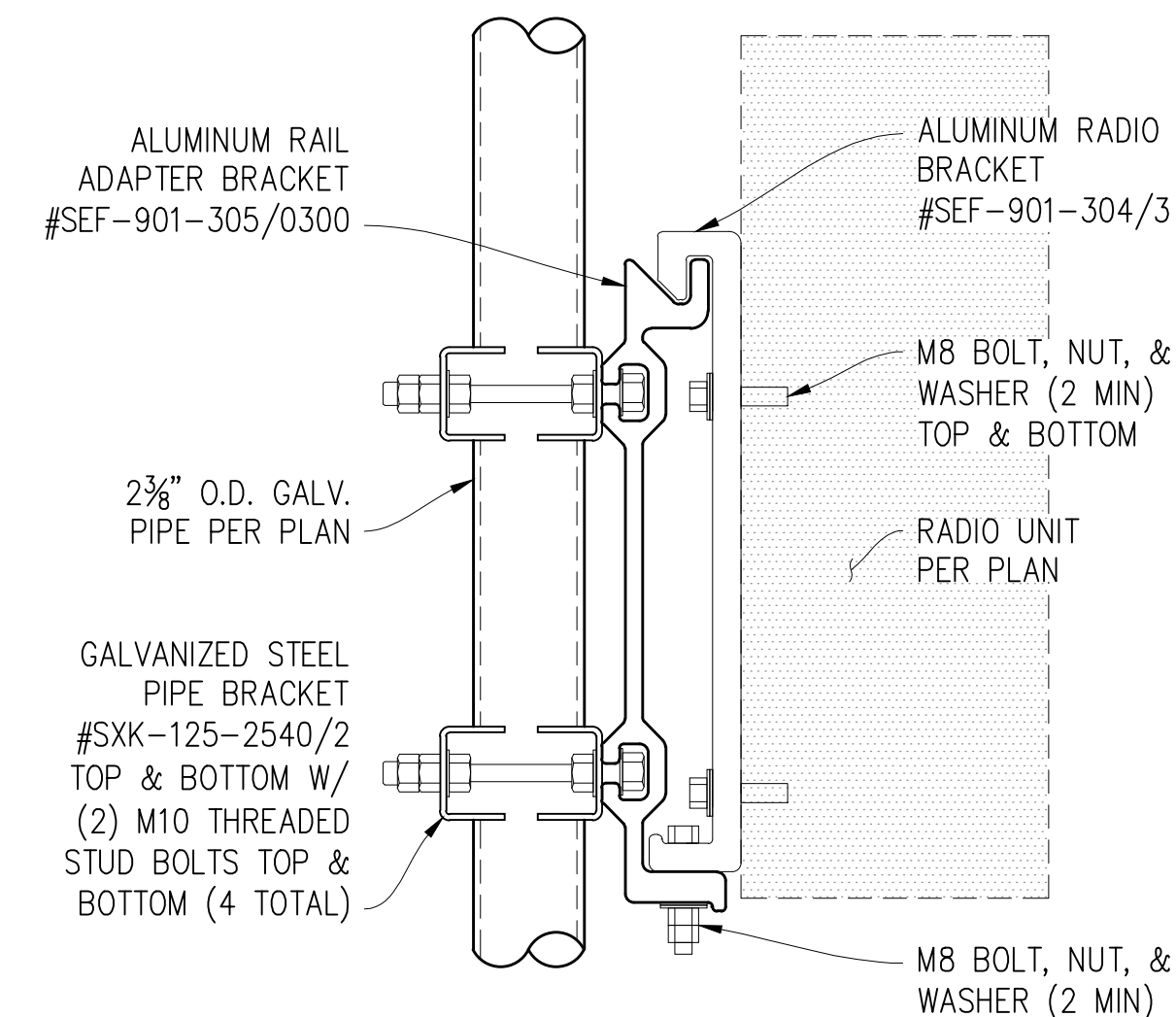
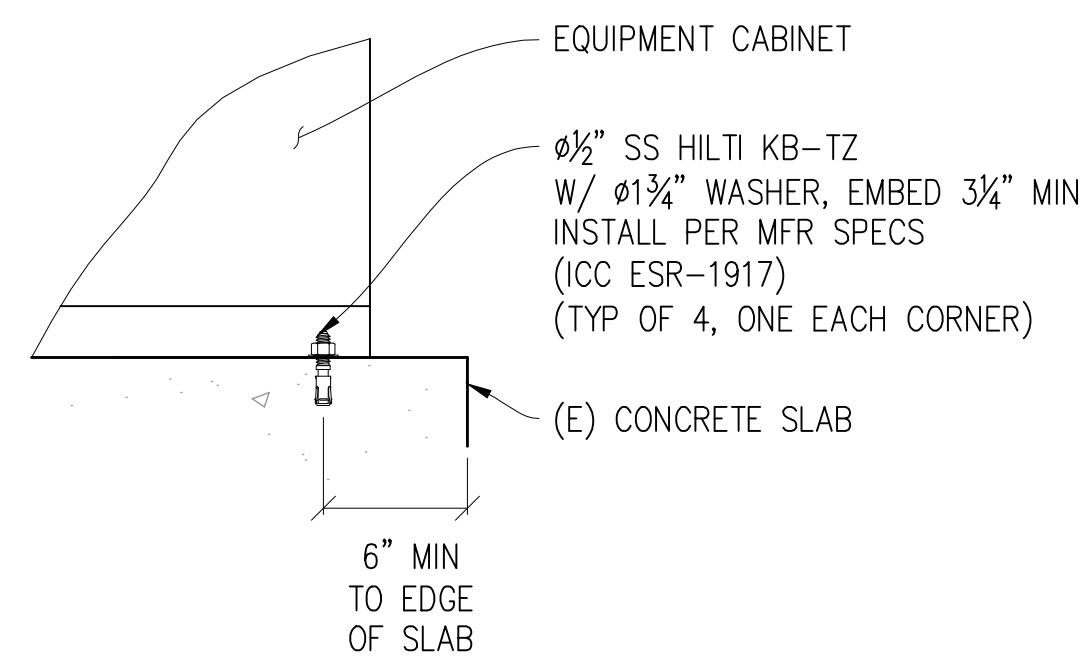
ISO VIEW

SIDE VIEW

1 DOUBLE TRI-COLLAR MOUNT  
1/2"=1'-0"

2 T1720KT218-996 KENWOOD COLLAR MOUNT  
1/2"=1'-0"

3 ANTENNA MOUNT  
1"=1'-0"



4 CABINET TO CONCRETE SLAB  
1/2"=1'-0"

5 RADIO UNIT MOUNTING  
3"=1'-0"

EXHIBIT 5 Page 11

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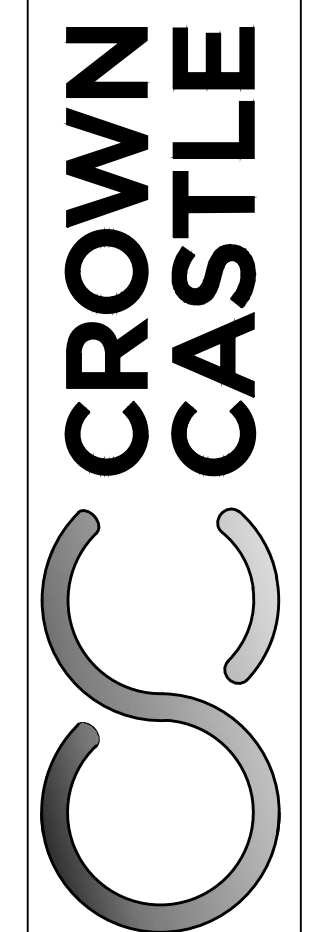
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


SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1

**ELECTRIC LEGEND**

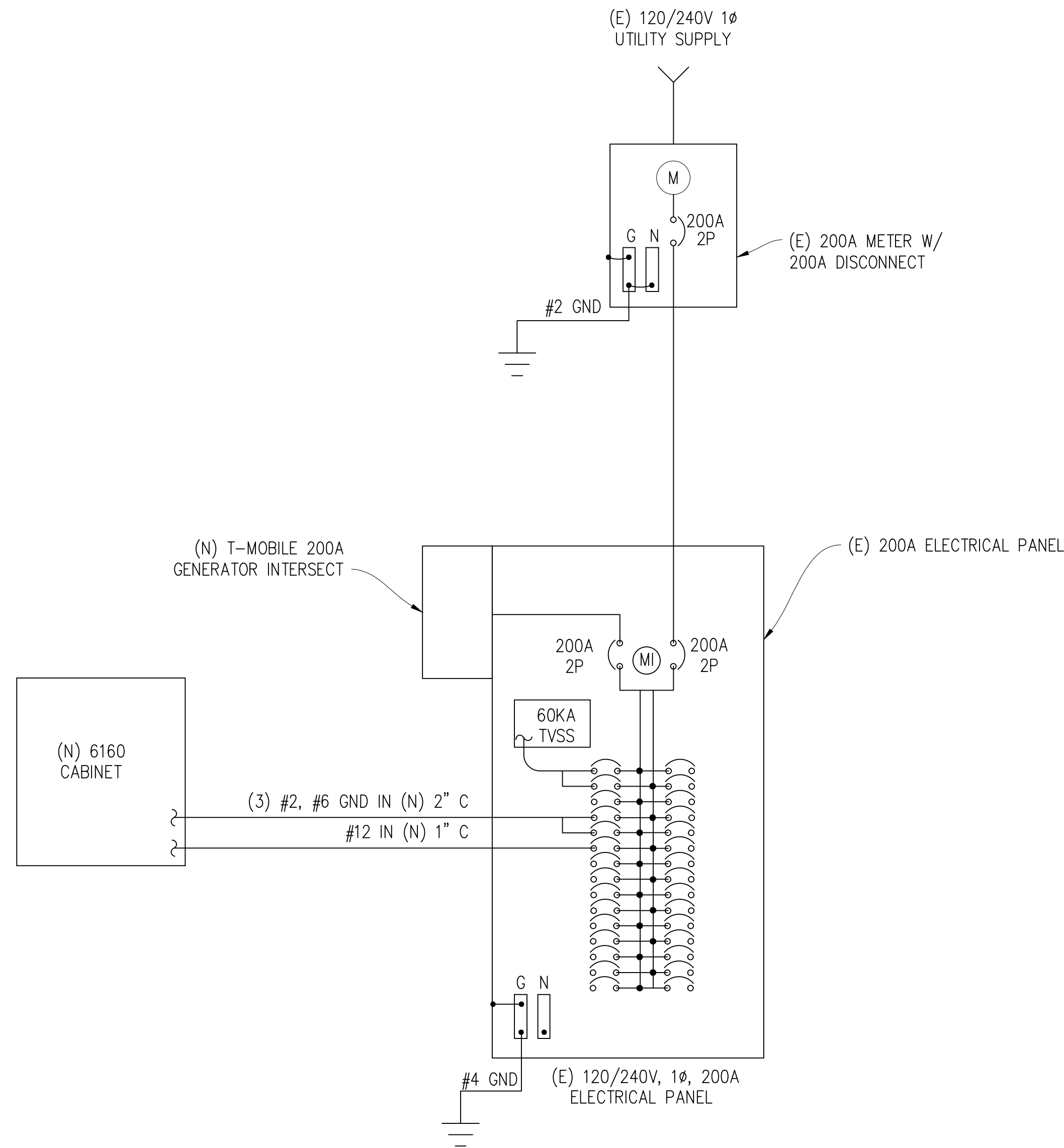
-  MECHANICAL INTERLINK
-  METER
-  CIRCUIT BREAKER
-  SERVICE GROUND
-  WIRED CONNECTION

**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> <brkr#> EG: "PANEL X/1,3,5"

**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2019 CEC 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.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C 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 & REQ'TS 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'R'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.



SINGLE LINE DIAGRAM

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000		VOLTS: 120V/240V, 1Ø				
LOCATION : INSIDE EQUIPMENT ROOM		BUS AMPS: 200A		MAIN CB: 200A				
MOUNTING : WALL								
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA						LOAD VA	LOAD VA
0	0	SPARE	50/2	1	2	SPARE	0	0
		" "	" "	3	4	" "		
180	6500	GFI OUTLET	15/1	5	6	TECH LIGHT	300	0
		(N) 6160 CABINET	100/2	7	8	SPARE	0	0
6500	300	" "	" "	9	10	" "	0	0
		(N) 6160 SERVICE OUTLET	10/1	11	12	SPARE	0	0
		" "	" "	13	14	" "	0	0
				15	16			
				17	18			
				19	20			
				21	22			
				23	24			
				25	26			
				27	28			
				29	30			
6680	6800	PHASE TOTALS				PHASE TOTALS	300	0
TOTAL VA =	13780	TOTAL AMPS =	57					

NOTE: EXISTING LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON EXISTING CB SIZES. CONTACT THE ENGINEER IF THE LOADS DIFFER FROM THAT WHICH IS SHOWN ON THE PLANS

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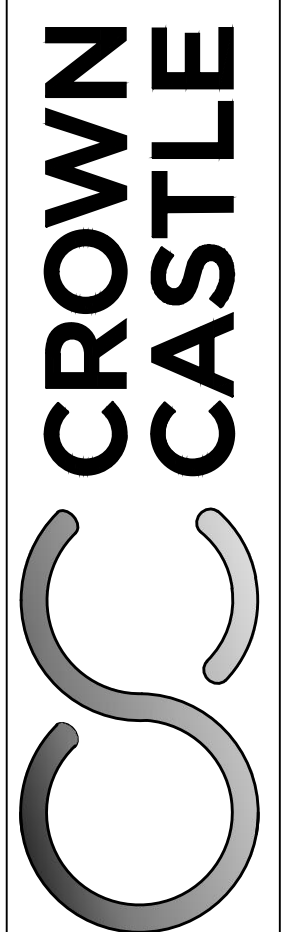
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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469



ONE PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1

# GROUNDING NOTES

- GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
- CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
- APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
- THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:
  - CONNECT TO EXISTING GROUNDING SYSTEMS
  - CONNECT TO BUILDING STEEL COLUMNS
  - INSTALL A NEW GROUNDING SYSTEM

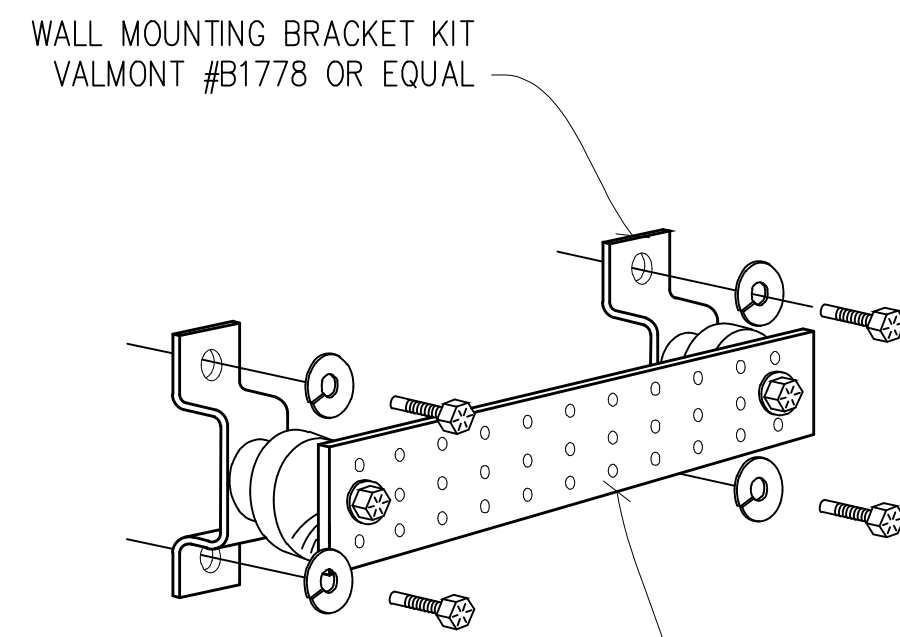
- CONNECT TO EXISTING GROUNDING SYSTEMS
- CONNECT TO BUILDING STEEL COLUMNS
- INSTALL A NEW GROUNDING SYSTEM

UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.

# GROUND LEGEND

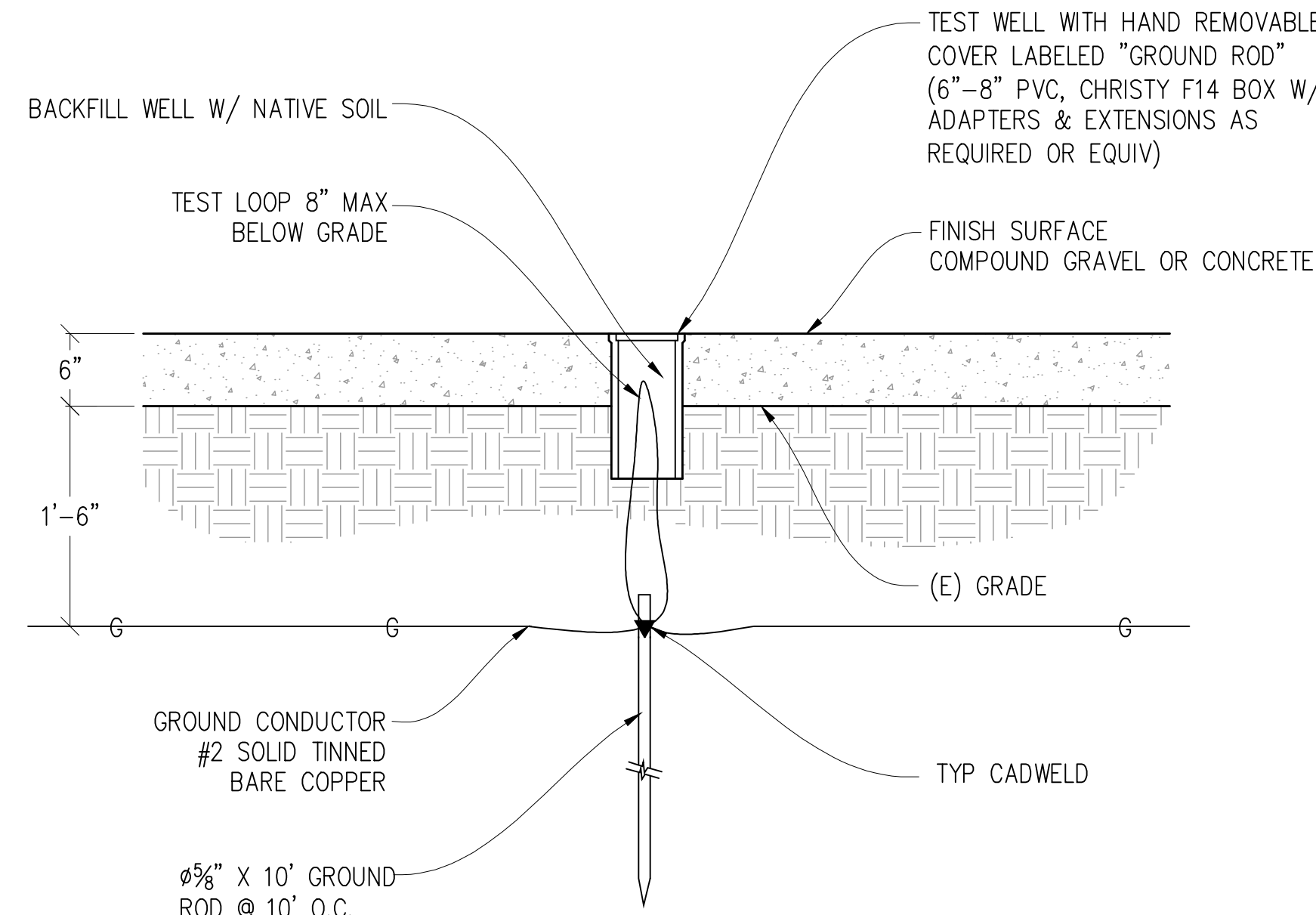
- MECHANICAL CONNECTION
- ▼ EXOTHERMIC CADWELD
- ⊕ TYP. CADWELD INSPECTION WELL
- ⊕ TYP 3/8" DIA. X 10'-0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- ⊕ TYP #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI— GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

EXHIBIT 5 Page 13



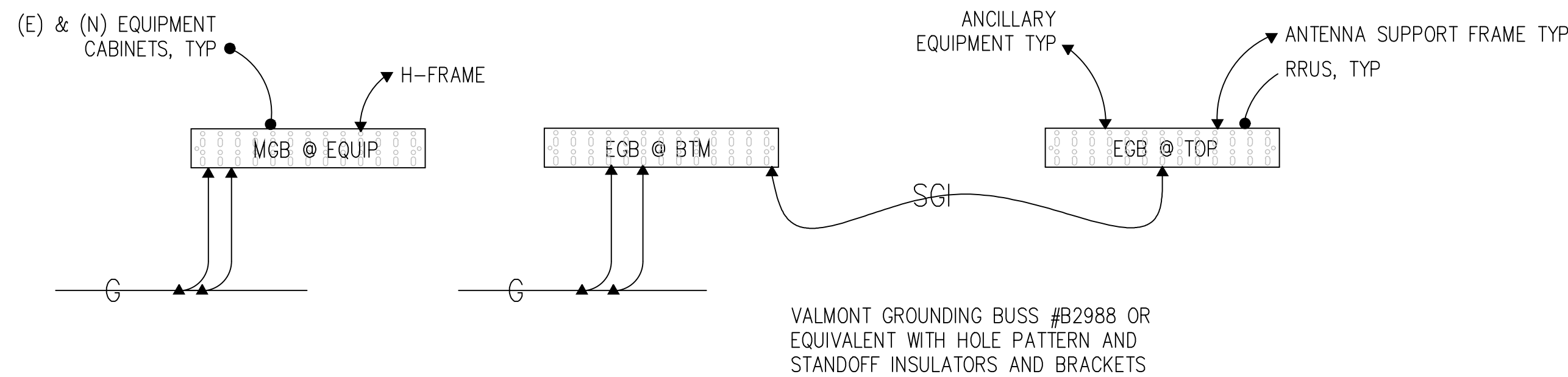
COPPER GROUND BUSS 1/4" X 4" X 24" VALMONT #B2988 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BUSS SIZES WILL VARY BASED ON THE NUMBER OF GROUND CONNECTIONS)

1 GROUND BUSS DETAIL  
NOT TO SCALE

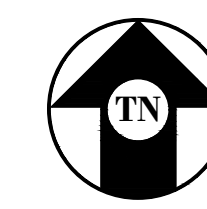
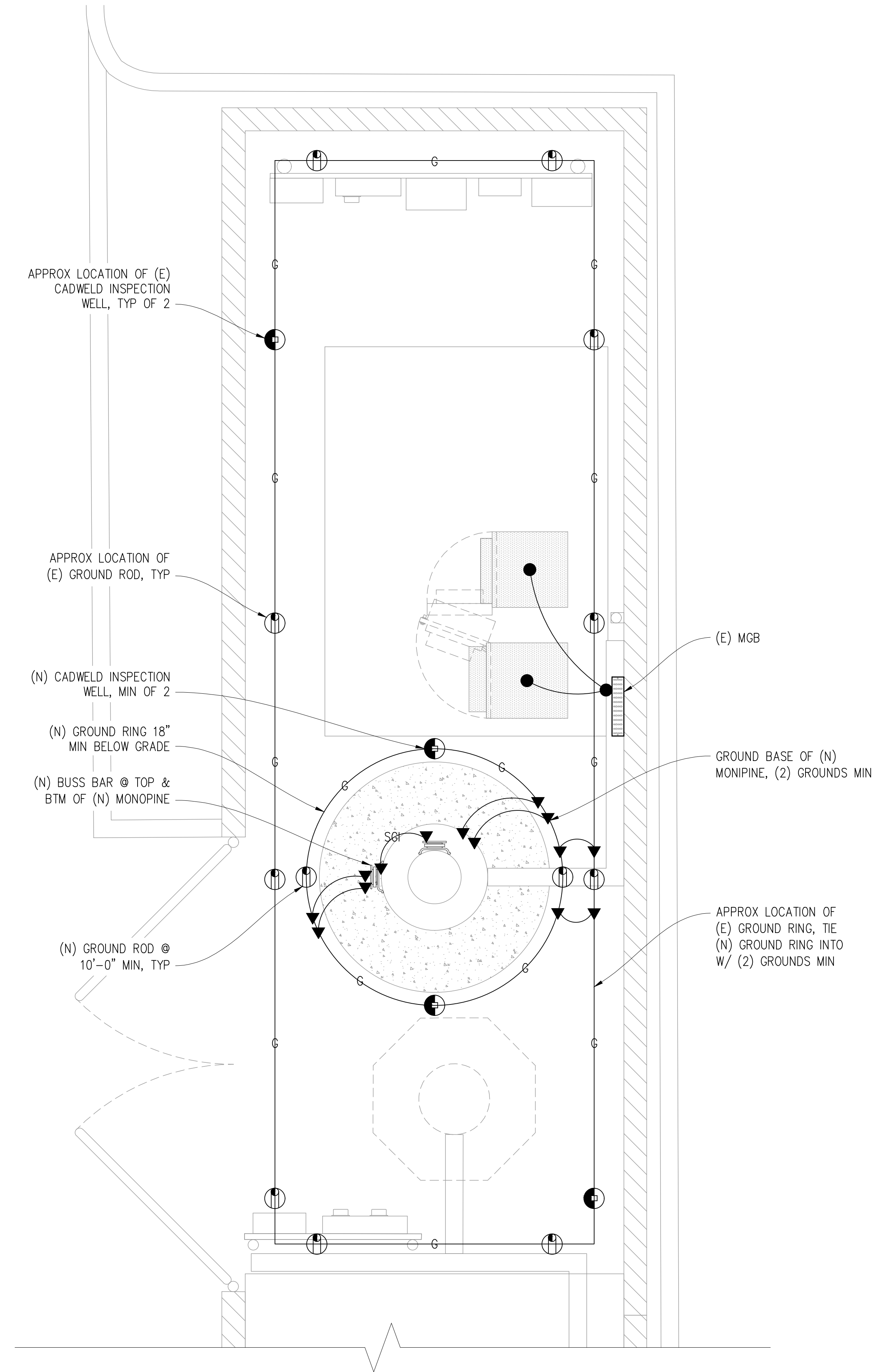


2 TEST WELL DETAIL  
1"=1'

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE 3/8" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.



SINGLE LINE DIAGRAM



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

**SR898 - SHIELDS & CHESTNUT**  
828162  
3019 N CHESTNUT AVE  
FRESNO, CA 93703

### ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/08/21	CD 90%	C.C.
	06/16/21	CLIENT REV	C.T.C
	06/23/21	CD 95%	S.V.
	11/18/21	CD 95% REV	S.V.
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 11/18/2021

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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

**CROWN CASTLE**  
ONE PARK PLACE, SUITE 300  
DUBLIN, CA 94568

SHEET TITLE:

GROUNDING PLAN & DETAILS

SHEET NUMBER:

E-2





# Streamline Engineering

and Design, Inc.

County of Fresno  
Planning Department

**RE: Planning Application- Operational  
Statement  
APN:44706112**

**Project Address:**3019 N Chestnut Ave, Fresno, CA 93703  
Crown Castle BUN:828162

Please find the Major Revised Exhibit Permit Operational Statement questions addressed below:

**1. Describe the exact nature of the proposal, including all types of uses-sales, processing, manufacturing, storage commercial, etc.**

REMOVING & REPLACING (E) RBS 3106 CABINET & RBS 6102 CABINET  
 INSTALLING (N) T-MOBILE 6160 BATTERY CABINET  
 INSTALLING (N) T-MOBILE B160 BATTERY CABINET  
 REMOVING ALL (E) DIPLEXERS, TMA'S, & COMBINERS  
 REMOVING (6) (E) RRUS-11 UNITS @ EQUIPMENT  
 REMOVING (3) (E) T-MOBILE ANTENNAS  
 REMOVING & REPLACING (E) MONOPOLE W/ (N) 90' TALL CROWN CASTLE MONOPOLE  
 RELOCATING ALL (E) AT&T ANTENNAS & ANTENNA EQUIPMENT TO (N) MONOPOLE  
 INSTALLING (N) DOUBLE TRI-SECTOR COLLAR W/ T-ARMS  
 INSTALLING (6) (N) T-MOBILE ANTENNAS  
 INSTALLING (3) (N) RRUS-4460 B25/B66 UNITS @ ANTENNAS  
 INSTALLING (3) (N) RRUS-4480 B71/B85 UNITS @ ANTENNAS  
 INSTALLING (3) (N) 6X24 HYBRID CABLES  
 REMOVING (12) (E) 7/8" COAX CABLES

**2. Detail existing, proposed and future anticipated operations.**

Existing, proposed, and future anticipated operations are an unmanned telecommunications facility.

**3. Give a brief summary of the proposed operating hours and periods of peak use.**

- Operating hours are 24/7 for this unmanned telecommunications facility with regular maintenance and no regular peak use.

**4. Explain the proposed method of waste removal and disposal - show on plot plan trash receptacle. N/A**

**5. Explain how the proposed operation relates to any nearby uses.**

- This unmanned telecommunications facility does not negatively relate to nearby uses.

**6. Intended use of all structures.**

- Intended, existing, and proposed use of the structure is for unmanned telecommunications operations.

**7. Sizes for all buildings proposed. N/A**

If you have any questions, please call me at 209.605.2736 or email me at [lisa@streamlineeng.com](mailto:lisa@streamlineeng.com).

Sincerely,

Lisa Elliott



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Lisa Elliot

APPLICATION NOS.: Initial Study Application No. 8250 and Unclassified Conditional Use Permit Application No. 3745

DESCRIPTION: Allow an amendment to CUP 3251 to allow the replacement of a 70-foot existing communications tower and equipment with a 90-foot monopine tower in the C-2 (Community Shopping Center) Zone District.

LOCATION: Subject parcel is located on the south side of E. Shields Ave., 150 feet north of E. Simpson Ave., adjacent to the City of Fresno (APN: 447-061-12) (3019 N. Chestnut Avenue) (Sup. Dist. 3).

### AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project anticipates the placement of new 90' tall self-support lattice tower with up to six (6) panel antennas, six (6) remote radio units (RRUs), and all existing equipment on a 3.1 -acre parcel within the C-2 (Community Shopping Center) Zone District. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the permanent tower will be placed within an already disturbed area and would not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in a community shopping center. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact where public views and the existing visual character would be substantially degraded.

- D. 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 WITH MITIGATION INCORPORATED:

Per the Applicant's Operational Statement, the project would utilize a Federal Aviation Administration (FAA) approved lighting system for safety purposes where a red strobe light would operate during nighttime hours and a white strobe light would operate during daytime hours. The project does not anticipate the use of outdoor lighting, however in the event that outdoor lighting is installed, mitigation measures related to the design and orientation of the lighting shall be implemented to ensure that no new source of substantial light would adversely affect day or nighttime views of the area.

\* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downwards so as not to shine on adjacent properties or public right-of-way.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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?

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated "D" Urban and Built-Up Land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject parcel is zoned C-2 (Community Shopping Center). The subject parcel is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or

D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production and would not result in the loss or conversion of forest land.

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?

FINDING: NO IMPACT:

The proposed communications tower is not located in an area of farmland or forest.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. The SJVAPCD did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality

Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

Per the Applicant's Operational Statement, the use of a backup generator is proposed in the event that the main electrical supply is interrupted. The use of a generator would result in an increase in criteria pollutants. This increase is anticipated to be temporary solution only when the main electrical supply is interrupted and would return to normal operation when the main electrical supply is restored. Therefore, although the use of the generator would result in the generation of criteria pollutants, this generation is not expected to be long-term or in an occasional use where a cumulatively considerable net increase of criteria pollutants would occur. The backup generator is only expected to be used during a time where the main electrical supply is interrupted, which is seen as not happening on an occasional basis.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted, the project anticipates the use of a backup generator in the event that the main electrical supply is interrupted. The backup generator is proposed to be located within the footprint of the communications facility. Emissions resulting from the use of the generator will result in noise and pollutant concentrations. The nearest sensitive receptor is located approximately 300 feet north of the location of the communication facility. The generator is not expected to only run when the main electrical supply is interrupted and be turned off when electrical supply is restored. In consideration of the limited use of the generator and proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- 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?

FINDING: NO IMPACT:

Per the California Natural Diversity Database, there are no reported occurrences of a special-status species encompassing the project site or located in vicinity of the project site.

Portions of the project site are already developed with a shopping center and other existing improvement. Additional human disturbance related to the existing agricultural operations and existing paved right-of-way provide further signs that occupation of the site by a special-status species is highly unlikely. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has not significant habitat for special-status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

According to the National Wetlands Inventory mapper web application, the project site does not contain wetlands. The project will not be located or affect any wetlands. No riparian habitat or other sensitive natural community was identified on the project site.

- 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?

FINDING: NO IMPACT:

The project intends to construct a microwave tower and communications shelter on the subject parcel. The project does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify a local policy or ordinance adopted for the protection of a biological resource that would be in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan

or other approved local, regional, or state Habitat Conservation Plans were identified as being in conflict with the project proposal.

## V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project intends to develop a microwave tower and communications facility on land that has already be disturbed through the development of right-of-way and the existing County-maintenance yard. No reviewing Agencies and Departments express concern with the project to indicate that a cultural or historical resource is present on the site and would be affected by the project proposal. However, a mitigation measure will be implemented in the event that a cultural resource is identified during ground-disturbing activities related to project development.

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?



FINDING: NO IMPACT:

The project will be built to current building code standards which would take into consideration applicable energy efficiency standards. The project construction and operation would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No state or local plan for renewable energy or energy efficiency was identified during Agency and Department review.

## VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1. 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?

FINDING: NO IMPACT:

According to Figure 9-2 of the Fresno County General Plan Background Report and the California Department of Conservation Earthquake Hazard Zone Application (EQ Zapp), the project is not located on a known earthquake fault zone.

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

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project site is located on land designated as having a 40%-60% chance of reaching peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. In considering the lower chance of reaching peak horizontal ground acceleration and mandatory compliance of the development with the California Building Code, there is minimal adverse risks associated with the project related to strong seismic ground shaking or seismic-related ground failure.

- 4. Landslides?

FINDING: NO IMPACT:

Figure 9-6 of the FCGPBR indicates that the project site is not located in a moderate or high landslide hazard area.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: NO IMPACT:

The subject site is flat, and the ground has already been disturbed with the development of the shopping center. The project would not result in a loss of topsoil or soil erosion where a significant risk of loss, injury, or death would occur.

- 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?

FINDING: NO IMPACT:

No geologic unit or unstable soil was identified on the project site.

- C. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on soils exhibiting moderately high to high expansion potential.

- D. 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; or
- E. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The project does not propose the development or use of a septic system or alternative waste water disposal system. There were no unique paleontological resource or unique geologic feature identified on the project site.

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction is expected to generate a limited amount of greenhouse gas emissions for a very short period of time. Long-term project operation is expected to rely on existing electrical infrastructure and not produce greenhouse gas emissions that may have a significant impact on the environment. In the event that an interruption of electricity to the site occurs, a backup generator is proposed to be installed so that the facility may continue to operate. Use of the generator would result in greenhouse gas emissions, however, the use of the generator is not anticipated to be for long-term use and would be discontinued when electrical services are restored. Therefore, in anticipation of construction emissions and potential use of the backup generator, these instances would not result in a significant generation of greenhouse gas emissions where a significant impact would occur. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- 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?

FINDING: NO IMPACT:

The project proposes to develop a microwave tower and communications shelter on the subject site. Operation of the tower does not anticipate the use of a hazardous material or production of a hazardous waste. The only likely material to be on hand would be fuel for the backup generator, however, the use of this fuel would not require large enough quantities where a significant hazard to the public would occur. Storage and handling of fuel for a backup generator is subject to state and local regulations and would not result in a significant hazard to the public. As the backup generator and associated fuel is expected to run only during times when the main power supply is interrupted which is not likely to occur, the project will not cause a significant hazard.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school. For reference, Scandinavian Middle School is located approximately 440 feet south of the site. As noted, the project is not anticipating use of the backup generator and associated fuel and would not emit hazardous emissions within one-quarter mile of a school.

- 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?

FINDING: NO IMPACT:

According to the NEPAAssist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the environment.

- E. 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is located approximately 287 feet southwest of the Fresno Yosemite Air Terminal. The project was routed to and reviewed by the Airport Planning Department. Airport staff determined that no adverse impacts to the Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project are anticipated.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify any conflict with the project and any adopted emergency response plan or emergency evacuation plan. Additionally, no concerns were expressed that the project would result in a significant risk of loss, injury, or death involving wildland fires.

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project proposes to construct an unmanned communications facility consisting of a microwave tower and communications shelter. The use is anticipated to be unmanned and operated remotely. The project does not propose the use of water resources and would not violate water quality standards, waste discharge requirements or substantially degrade surface or ground water quality. With the project not utilizing water supplies, no impact to groundwater supplies or groundwater recharge would occur.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - 1. Result in substantial erosion or siltation on- or off-site;
  - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
  - 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: NO IMPACT:

The project anticipates the development of a new tower and equipment shelter. The most substantial addition of impervious surface would be the equipment shelter which is proposed to be a 40-foot by 15-foot structure. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel C2680H, the project site is not located within a flood hazard area and therefore would not impede or redirect flood flows.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

As noted, the project site is not located within a flood hazard area and would not increase the risk of release of pollutants due to project inundation. Additionally, the project site is not located near a body of water where a tsunami or seiche risk is prevalent.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project does not anticipate the use of water resources and would not contribute to a degradation of water quality. Reviewing Agencies and Departments did not express concern with the project in regard a conflict with a water quality control plan or sustainable groundwater management plan.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project anticipates placement of a temporary tower and construction of a permanent tower. The project will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

There were no land use plans, policies, or regulations for the purpose of avoiding or mitigating an environmental effect identified in the Fresno County General Plan as being in conflict with the project proposal.

## XII. MINERAL RESOURCES

Would the project:

- 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; or
- 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?

FINDING: NO IMPACT:

Figure 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR) depicts mineral resource locations and principal mineral producing locations within the County of Fresno. The project site is not located on or near an identified mineral resource or mineral producing site.

### XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the construction and operation of a microwave tower and associated communications equipment. Noise levels and vibrations associated with the project are not expected to result in significant impacts. The proposed backup generator would result in an increase noise levels and vibration, however, in consideration of the nature of use related to the backup generator, the noise level increase is not anticipated to result in significant impacts on sensitive receptors in vicinity of the project site. As noted, the backup generator is anticipated to be utilized when the main power source for the tower is interrupted. This situation is not expected to occur in regular intervals where an impact on sensitive receptors would be significant.

- C. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is located approximately 287 feet southwest of the Fresno Yosemite Air Terminal. Airport staff determined that no adverse impacts to the Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project are anticipated. The project will not expose people residing or working in the project area to excessive noise levels.

### XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned 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)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project proposes to develop a new communications facility on a site which is already utilized for a shopping center. The project will not induce unplanned population growth in the area. The project would not displace a substantial number of people or housing.

## XV. PUBLIC SERVICES

Would the project:

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project where additional governmental facilities or alteration to existing governmental facilities are needed. The Fresno County Fire Protection District provided comments referencing Fire Code requirements when a building permit is issued for the project.

## XVI. RECREATION

Would the project:

- 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; or



- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project intends to develop a microwave tower and communications shelter. The use is intended to be unmanned with maintenance work being the only time where employees would be present. Therefore, the project is not expected to increase the use of existing neighborhood and regional parks and does not include the construction or expansion of recreational facilities.

## XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, this is an unmanned telecommunications facility with regular maintenance and no regular peak. The project does anticipate the occasional maintenance trip for the facility; however, the volume of maintenance trips is not expected to result in impacts related to vehicle miles traveled or any County-adopted program, which is below the 105 VMT Threshold, plan, ordinance, or policy addressing the circulation system. Reviewing Agencies and Departments did not express concern with the project in terms of a transportation impact resulting from the project.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not express concern with the project design or access to indicate that a hazard due to design features or inadequate emergency access will result from the project.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency or Department provided comments to indicate that a listed or eligible historical resource is located on the project site. A Mitigation Measure will be implemented to establish procedure for the addressing of a tribal cultural resource, should it be identified during ground disturbing activities related to the project.

\* **Mitigation Measure(s)**

1. See Section V. Cultural Resources Mitigation Measure #1

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The project proposes to construct a new telecommunication facility consisting of a microwave tower and communications equipment shelter. Reviewing Agencies and Departments did not identify any significant increase in demand for infrastructure as a result of the project.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The project intends to develop an unmanned telecommunication facility. The proposed use would not utilize water resources for the operation and would not have an impact on water supplies.

- C. 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?

FINDING: NO IMPACT:

The project does not propose the development of a wastewater treatment system and would not have employees onsite where wastewater generation would occur. Therefore, the project does not necessitate a wastewater treatment provider.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not provide comments to indicate that the project would result in solid waste generation in excess of State or local standards, or result in a conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or

- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

As depicted in the 2007 Fresno County Fire Hazard Severity Zones in LRA Map, produced by the California Department of Forestry and Fire Protection, the project site is not located within a very high fire hazard severity zone or within a State Responsibility Area (SRA).

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: NO IMPACT:

The subject site has been determined to be previously disturbed and occupied with human activity. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a wildlife species and would not cause a wildlife population to drop below self-sustaining levels.

- 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

It has been determined that the project could result in potential impacts to Aesthetics, Cultural Resources, and Tribal Cultural Resources. These impacts were determined to be less than significant with the implementation of mitigation measures. With the implementation of mitigation measures, the project is not anticipated to result in a cumulative considerable impact and would result in a less than significant impact regarding the identified section.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

The project has been determined to not result in substantial adverse effect on human beings.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for 8250 Unclassified Conditional Use Permit Application No. 3745, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.

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

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Existing



Proposed



