



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 July 21, 2022

SUBJECT: Unclassified Conditional Use Permit Application No. 3740 and Initial Study No. 8217

Allow the installation of a new unmanned telecommunication facility in a 40-foot x 40-foot AT&T lease area that includes a 145-foot tall lattice tower and an 8-foot x 8-foot walk in closet and an emergency back generator within the AE-20 (20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located at the southeast corner of W. Kamm Avenue and CA Interstate 5 (I5), approximately 5-miles northwest of the unincorporated community of Three Rocks (APN 038-130-42s) (Section 19, Township 16s, Range 14e) (Sup. Dist. 1).

OWNER: Phillip Martin

APPLICANT: Kevin Gallagher, Complete Wireless Consulting Inc.

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

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration based on Initial Study No. 8217; and
- Approve Unclassified Conditional Use Permit No. 3740 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map

3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement/ Alternative Site Analysis
8. Summary of Initial Study Application No. 8217

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	No Change
Zoning	AE-40	No Change
Parcel Size	6.5-acres	No Change
Project Site	N/A	1,600-foot fenced area
Structural Improvements	N/A	145-foot lattice tower and equipment closest
Nearest Residence	5 miles southeast	No Change
Surrounding Development	Single- Family Residence	N/A
Operational Features	N/A	Unmanned Wireless Telecommunications Facility
Employees	N/A	At least one maintenance visit per month
Customers	N/A	N/A
Traffic Trips	Residential Traffic	Residential Traffic and on maintenance visit per month
Lighting	Residential Lighting	Hooded motion activated lights
Hours of Operation	N/A	Unmanned telecommunications facility will be in operation 24

Criteria	Existing	Proposed
		hours per day, seven days per week, year-round

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8217 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 17th, 2022.

PUBLIC NOTICE:

Notices were sent to 7 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission. The decision of the Planning Commission on an Unclassified Conditional Use Permit No. 3740 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

The proposal entails the construction of a 145-foot-high wireless communications tower and related facilities on an approximately 1,600 square-foot portion of the parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. According to the Applicants Operational statement, the intent of the project is to expand service coverage and provide enhanced wireless services.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-40 Front: 35 feet Side: 20 feet	AE-40 Front: 259.5 feet Side: +30 feet	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
	Rear: 20 feet	Rear: feet +20	
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	No Requirement	No Requirement	Y
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:

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

Finding 1 Analysis:

The proposed telecommunication tower meets all setback requirements of the AE-40 (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.

Notices were sent to 45 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	No Change

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Kamm Avenue is a County maintained road classified as an arterial road with an existing 100-foot of road right-of-way and an ultimate right-of-way of 106-foot per the Fresno County General Plan.	No Change
Direct Access to Public Road	Yes	See above	No Change
Road ADT		N/A	No Change
Road Classification		Kamm Avenue is a County maintained road classified as an arterial road	No Change
Road Width		Existing 100-foot of road right-of-way and an ultimate right-of-way of 106-foot per the Fresno County General Plan.	No Change
Road Surface		Good Condition	No Change
Traffic Trips		Residential 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:

Road Maintenance and Operations Section of the Fresno County Department of Public Works and Planning: Kamm Avenue is a County maintained road classified as an arterial road with an existing 100-foot of road right-of-way and an ultimate right-of-way of 106-foot per the Fresno County General Plan. See comments listed under Project Notes in Exhibit 1.

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. 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.

Based on the above information, the site is adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None

Finding 2 Conclusion:

Finding 2 can be made based on the above information. The site is 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

	Size:	Use:	Zoning:	Nearest Residence:
North	274.95-acres	Fallow land	AE-40	N/A
South/West	532.84-acres	Fallow land	AE-40	N/A
East	76-acres	Fallow land	AE-40	N/A

Reviewing Agency/Department Comments:

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

Finding 3 Analysis:

The project site is located on an undeveloped parcel. Properties to the north, east, west, and south are also undeveloped. The proposed 145-foot lattice tower will be approximately 5-miles northwest of the unincorporated community of Three Rocks. Staff believes that the tower will have less than significant impact on the aesthetics of the surrounding properties.

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

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

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

Relevant Policies:	Consistency/Considerations:
Policy PF-J.4: <i>The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County</i>	Consistent. Staff acknowledges that the applicant has provided supplemental project information in accordance with the County’s Wireless Communications Guidelines.
Policy OS-L.3 <i>The County shall manage the use of land adjacent to scenic drives and scenic highways</i>	Consistent. The tower shall be over 1,000 feet away from I-5. In addition, the project site has an existing transmission line running through the property, as such any detrimental effects on scenic amenities is deemed less than significant.

Reviewing Agency/Department Comments:

Due to the continuous unrestrictive views of adjacent coastal foothills, Interstate 5 (I-5) is an officially designated scenic highway in the County General Plan.

No other 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 105 feet from the front property line, approximately 30 feet from the closest side property line, and over 1,000 feet away from I-5.

The proposed cell tower shall be placed adjacent to existing overhead transmission lines running within the property. As such, there will be less than significant detrimental effects on scenic amenities visible from the right-of-way. 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.

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 not have an adverse effect upon surrounding properties and is consistent with the General Plan.

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

Finding 5 Analysis:

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

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 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 Mitigated Negative Declaration prepared based on Initial Study No. 8217, and approval of Unclassified Conditional Use Permit No. 3740, subject to the recommended mitigation measures and Conditions of Approval.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration based on Initial Study No. 8217; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3740, 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. 3740; 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.

ER:jp

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3740\Staff Report\CUP 3740 SR.docx

EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 8217
Unclassified Conditional Use Permit Application No. 3740
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	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
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.				
2.	The approval shall expire in the event that use of the tower ceases for a period in excess of two years. At such time the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50				
3.	Prior to the issuance of permits, evidence shall be submitted showing that a provision is included in the signed lease agreement that reserves co-location opportunities. The applicant shall have all subsequent lease agreements include this provision indefinitely.				

EXHIBIT 1

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

Conditions of Approval reference recommended Conditions for the project.

Notes

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

1.	Facilities 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 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
2.	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.
3.	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.
4.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
5.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
6.	The proposed construction project has the potential to expose nearby residents to elevated noise levels. The proposed diesel emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to Fresno County Noise Ordinance and the City of Orange Cove municipal code.
7.	All proposed improvements including fences/gates entrances exceeding 7 feet in height will require building permits.
8.	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.

LOCATION MAP

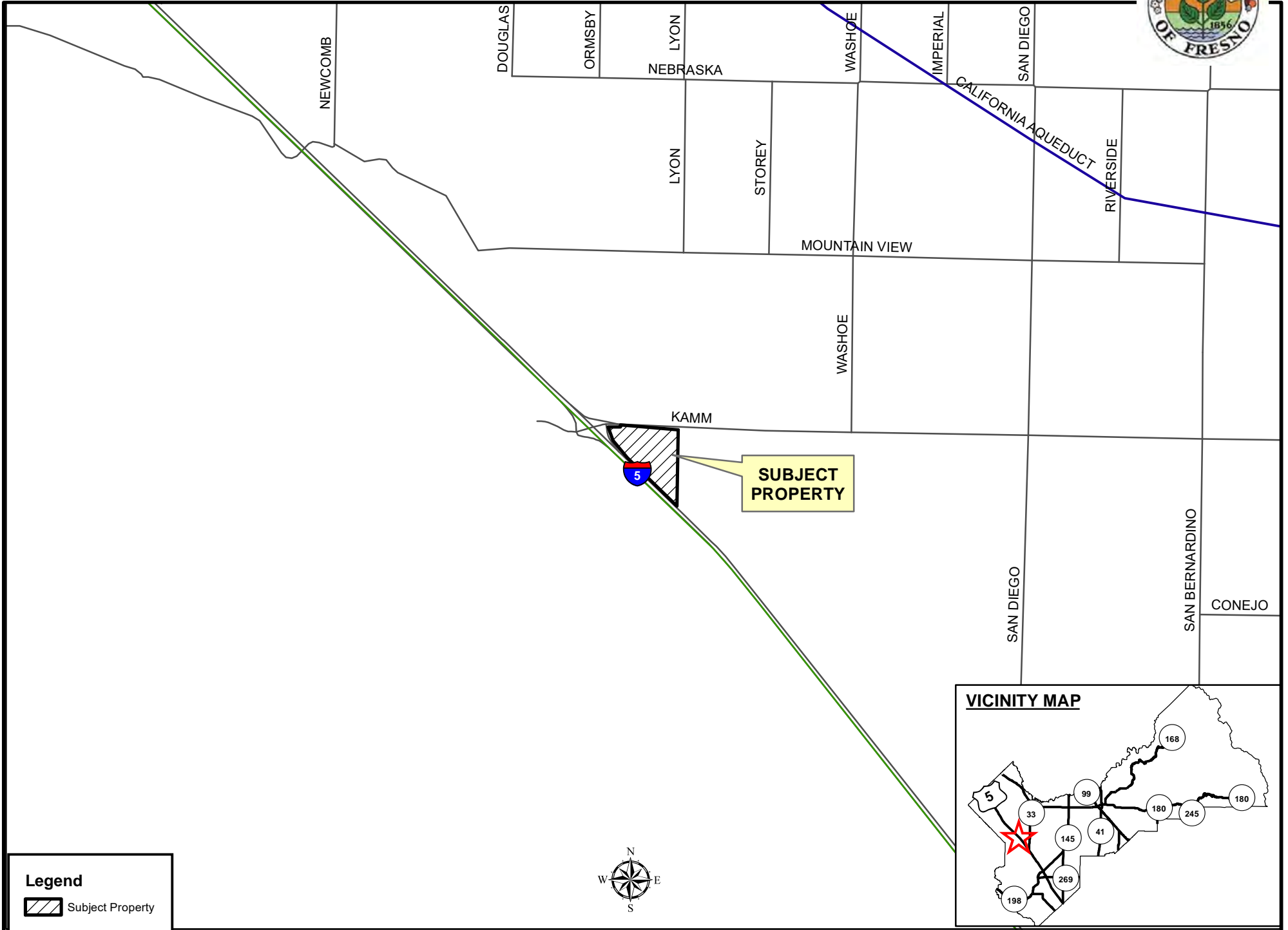



EXHIBIT 2

Legend

 Subject Property

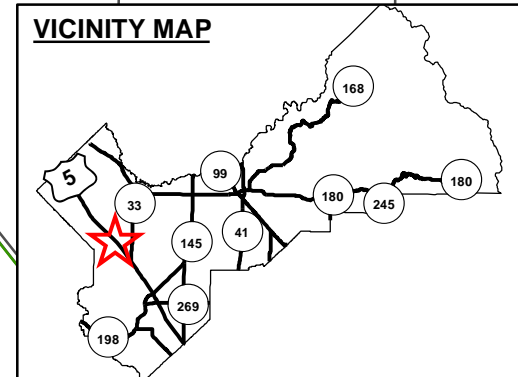
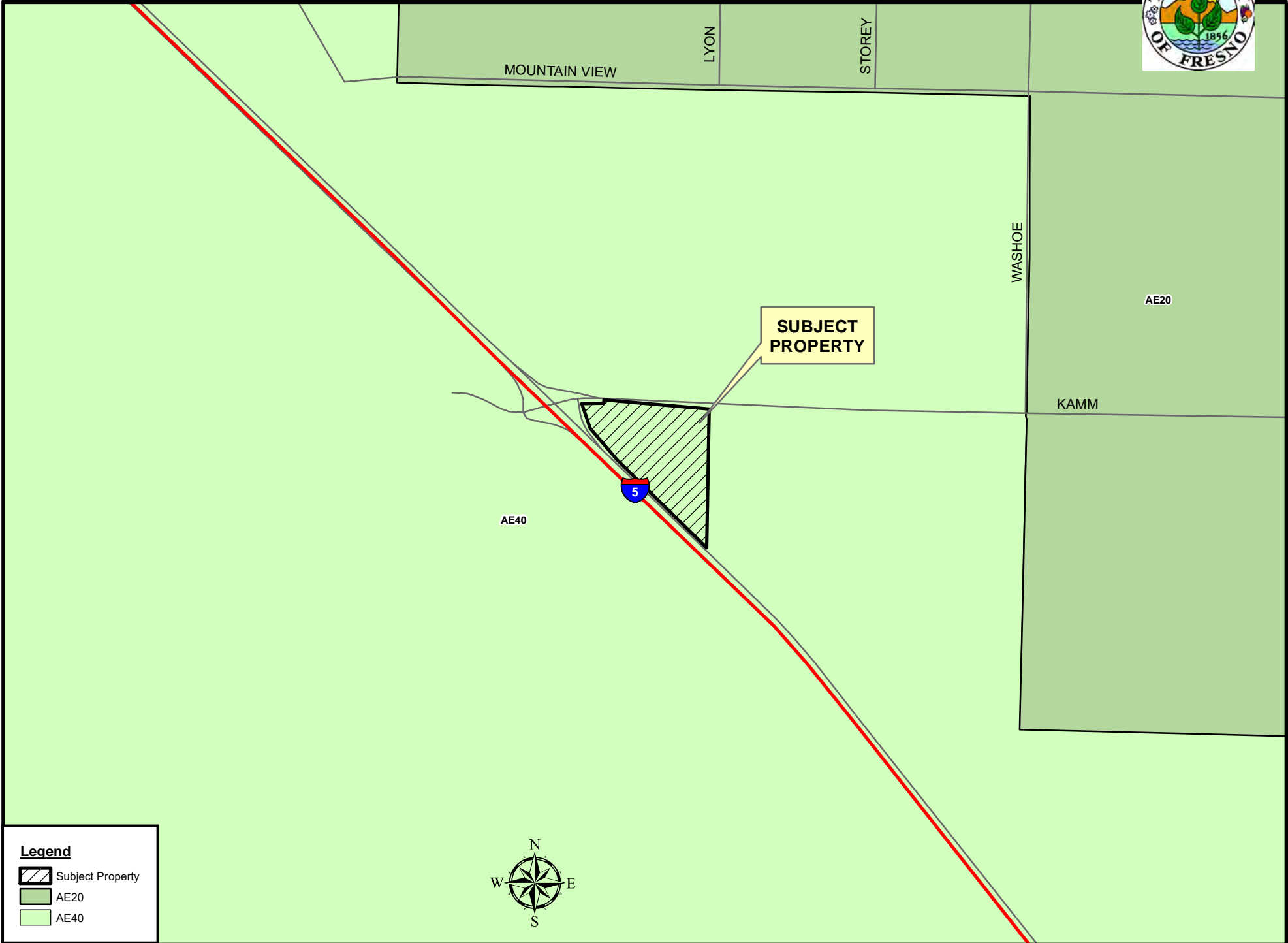


EXHIBIT 3
EXISTING ZONING MAP



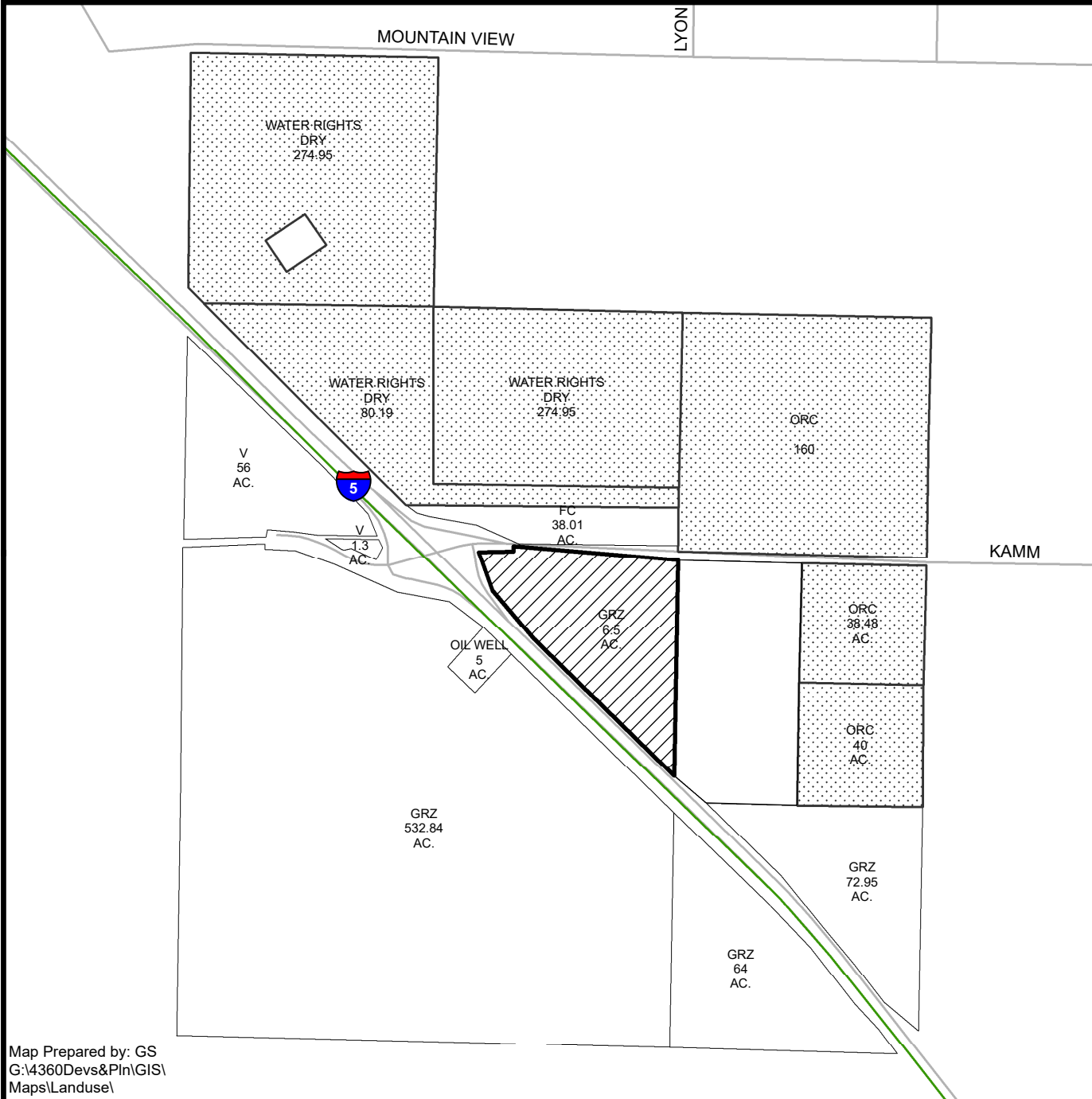
Legend

- Subject Property
- AE20
- AE40



EXISTING LAND USE MAP

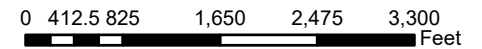
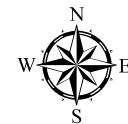
UCUP 3740



LEGEND	
	DRY - DRY FARMING
	FC - FIELD CROP
	GRZ - GRAZING
	ORC - ORCHARD
	V - VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4360Devs&Pln\GIS\
Maps\Landuse\

EXHIBIT 5

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Project Name: CVL06203
Project Site Location: West Kamm Avenue
Fresno, CA 93640
Fresno County

Assessor's Parcel Number: 038-130-42S

Date of Observation: 11-10-21

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Free Standing Monopole


Coordinates

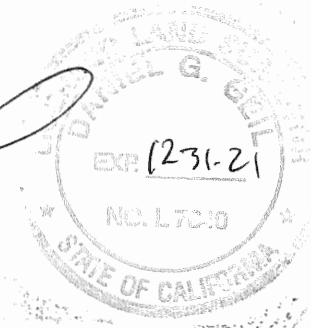
Latitude: N 36°31'49.45" (NAD83) N 36°31'49.63" (NAD27)
Longitude: W 120°28'54.07" (NAD83) W 120°28'50.48" (NAD27)

Latitude: N 36.530404° (NAD83) N 36.530454° (NAD27)
Longitude: W 120.481687° (NAD83) W 120.480689° (NAD27)

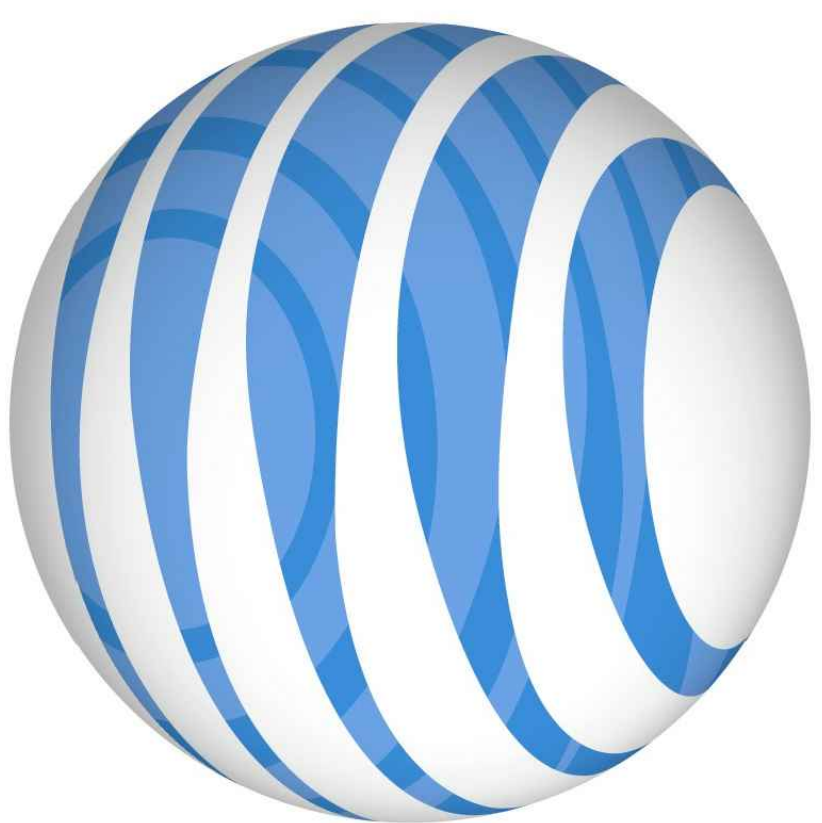
ELEVATION of Ground at Structure (NAVD88) 535.5 AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.


Daniel G. Geil L.S. 7640



01-12-21



at&t

FA CODE: 14638039
USID#: 312765
PACE#: MRSFR050493

SITE NUMBER: CVL06203

SITE NAME: 15 & W. KAMM AVE.

WEST KAMM AVENUE
FRESNO, CA 93640
JURISDICTION: FRESNO COUNTY
APN: 038-130-425

SITE TYPE: PREMANUFACTURED WALK-IN
CABINET / MONOPOLE

PROJECT DESCRIPTION

PROJECT INFORMATION

PROJECT TEAM

SHEET INDEX

REV

- NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.
- BRING POWER / TELCO / FIBER TO SITE LOCATION.
 - INSTALL AT&T APPROVED PREMANUFACTURED WALK-IN CABINET AND ASSOCIATED INTERIOR EQUIPMENT.
 - INSTALL A STANDBY GENERATOR WITH FUEL TANK.
 - PROPOSED AT&T MONOPOLE WITH ANTENNAS & ASSOCIATED TOWER MOUNTED EQUIPMENT.
 - PROPOSED AT&T GPS ANTENNA.

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. THE FOLLOWING LIST OF CODES IS NOT INTENDED TO BE EXHAUSTIVE AND DOES NOT CONSTITUTE A PLAN TO BE CONSIDERED TO PERFORM WORK NOT CONFORMING TO THESE CODES.
- 2019 CALIFORNIA ADMINISTRATIVE CODE
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - ANSI BAYLTA-222-H

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNOCCUPIED TELECOMMUNICATIONS FACILITY)

CONSTRUCTION TYPE: V-B

ACCESSIBILITY REQUIREMENTS

THIS IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY. ACCESSIBILITY FEATURES ARE NOT REQUIRED AS DESCRIBED BY 2019 CBC - 11B 203.5, AND 11B 202.4 EXCEPTION 7.

PROPERTY INFORMATION:

SITE NAME: 15 & W. KAMM AVE.
SITE NUMBER: CVL06203
SITE ADDRESS: WEST KAMM AVENUE FRESNO, CA 93640

PROPERTY OWNER: PHILIP MARRIN & LINDA GAY MARRIN 17300 IONA AVENUE LEMOORE, CA 93245

SITE ADDRESS: WEST KAMM AVENUE FRESNO, CA 93640

A.P. N. NUMBER: 038-130-425

CURRENT ZONING: AE-40

JURISDICTION: FRESNO COUNTY

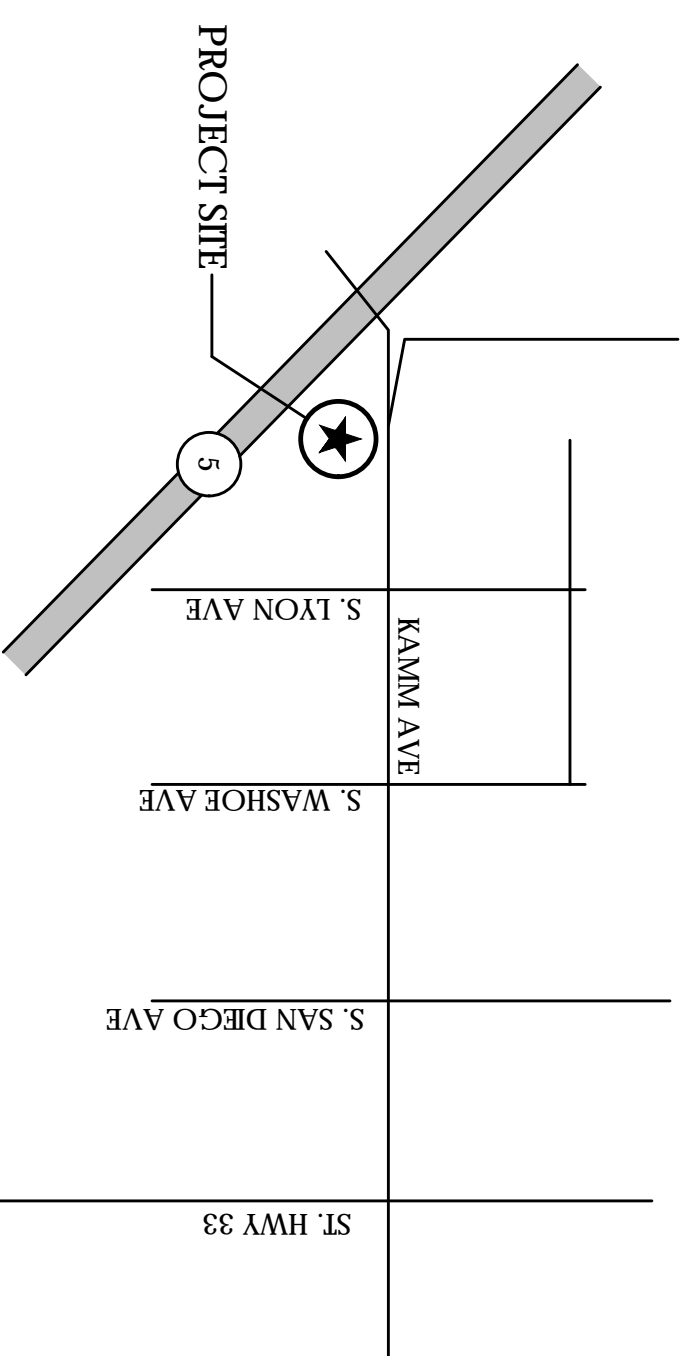
LATITUDE: N39° 31' 49.45" NAD 83

LONGITUDE: W120° 28' 54.07" NAD 83

GROUND ELEVATION: 535.5 FT. AMSL

POWER AGENCY: PACIFIC GAS & ELECTRIC 2225 FOLSOM ST. SAN FRANCISCO, CA 94110

VICINITY MAP



CANTUA CREEK, CA

APPLICANT / LESSEE: AT&T 2600 CAMINO RAMON SAN RAMON, CA 94583

CONSTRUCTION MANAGER: QUATRA WIRELESS 475 SENTRY PARKWAY E. SUITE 200 BLUE BELL, PA 19422

CONTACT: MATTHEW STEWART EMAIL: mstewart@quatrawireless.com PH: (702) 622-9458

RF ENGINEER: AT&T 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583

CONTACT: JAKE BALUYUT EMAIL: jlb7714@att.com PH: (559) 434-5694

SURVEYOR: GEL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603

CONTACT: DAN GHEL PH: (530) 885-0426

ARCHITECT / ENGINEER: M&T ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815

CONTACT: MANUEL S. ISHILAS EMAIL: manuel@mtarchitects.com PH: (916) 505-3811

SITE ACQUISITION: COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818

CONTACT: ROCKY CORDOVA EMAIL: rcdordova@completewireless.net PH: (916) 010-0408

ZONING MANAGER: COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818

CONTACT: KEVIN GALAGHER EMAIL: kgalagher@completewireless.net PH: (916) 764-2632

DIRECTIONS FROM AT&T

- DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA
- MERGE ONTO I-680 SOUTH
 - MERGE ONTO I-580 EAST
 - CONTINUE ONTO I-5 SOUTH
 - TAKE EXIT AND TURN LEFT ONTO WEST KAMM AVENUE. GO OVER I-5 FREEWAY
 - TURN RIGHT ONTO SITE ACCESS ROAD
 - SITE WILL BE ON THE LEFT

APPROVALS

APPROVED BY:	INITIALS	DATE:
AT&T:		
VENDOR:		
R.E.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

TITLE SHEET	REV
1. T-1	#
2. GN-1	#
3. GN-2	#
4. GN-3	#
5. C-1	#
6. C-2	#
7. A-1.1	#
8. A-1.2	#
9. A-2.1	#
10. A-3.1	#
11. A-3.2	#
12. A-4.1	#
13. A-4.2	#
14. A-5.1	#
15. A-5.2	#
16. A-5.3	#
17. A-5.4	#
18. S-1	#
19. S-2	#
20. E-1	#
21. E-2	#
22. E-3	#
23. E-4	#
24. G-1	#
25. G-2	#
26. G-3	#

90% CONSTRUCTION DRAWINGS ARE PENDING. THE FOLLOWING:
- GRADING / DRAINAGE / EROSION CONTROL PLANS FOR ACCESS ROAD AND LEASE AREA

NOTE: FINAL COORDINATION WITH GEOTECHNICAL REPORT AND TOWER STRUCTURAL DESIGN IS REQUIRED PRIOR TO ISSUANCE FOR PERMITTING / CONSTRUCTION

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

Issued For:
CVL06203
15 & W. KAMM AVE
WEST KAMM AVENUE
FRESNO, CA 93640

PREPARED FOR

2600 Camino Ramon
San Ramon, California 94583

Vendor:

AT&T SITE NO:	CVL06203
PROJECT NO:	162-2821
DRAWN BY:	TLS
CHECKED BY:	TST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD	REV 1
12/07/21	90% ZD	

Licensee:

THIS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS PROFESSIONAL SEAL OR SIGNATURE.

Architect:

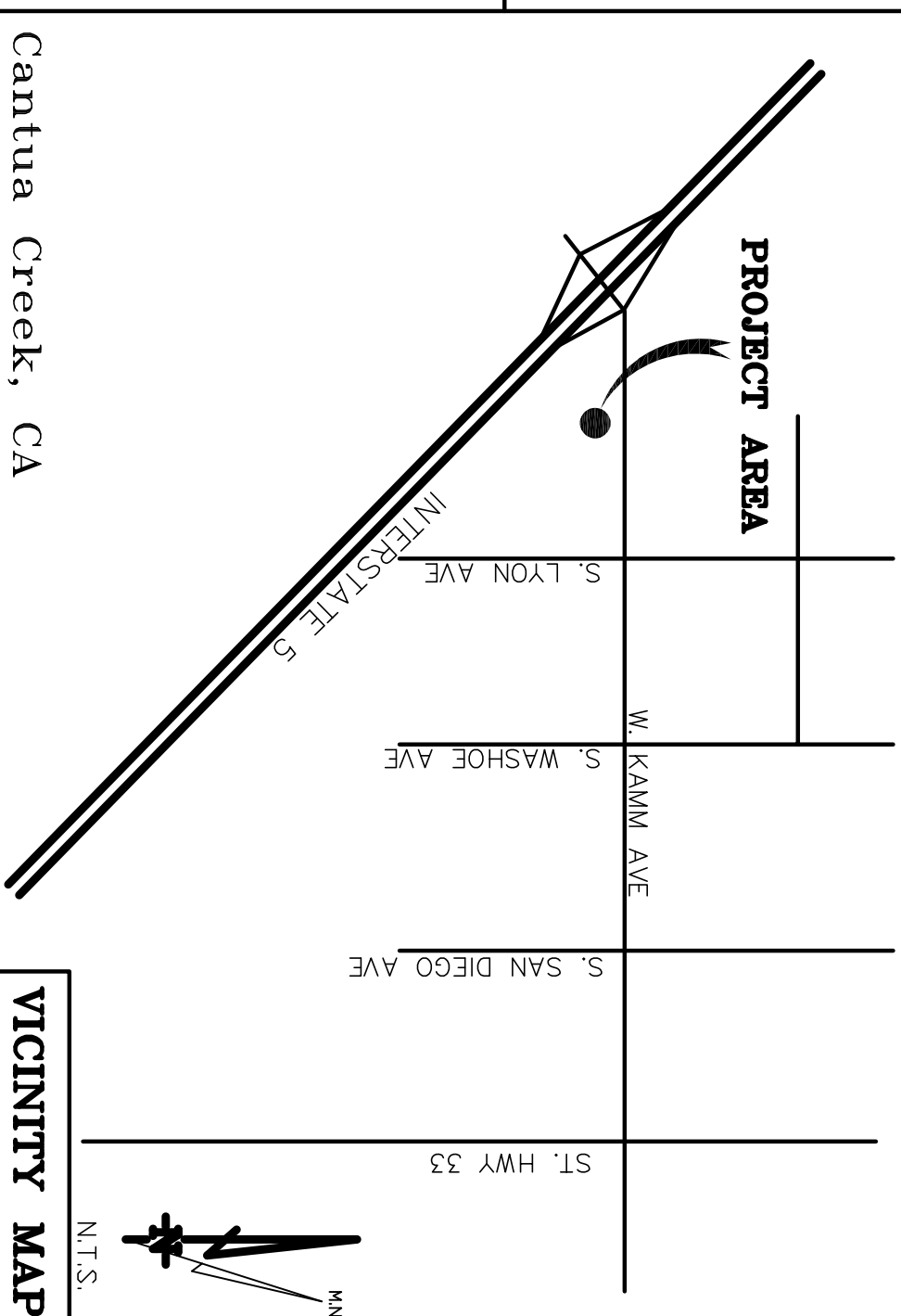
MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:
TITLE SHEET

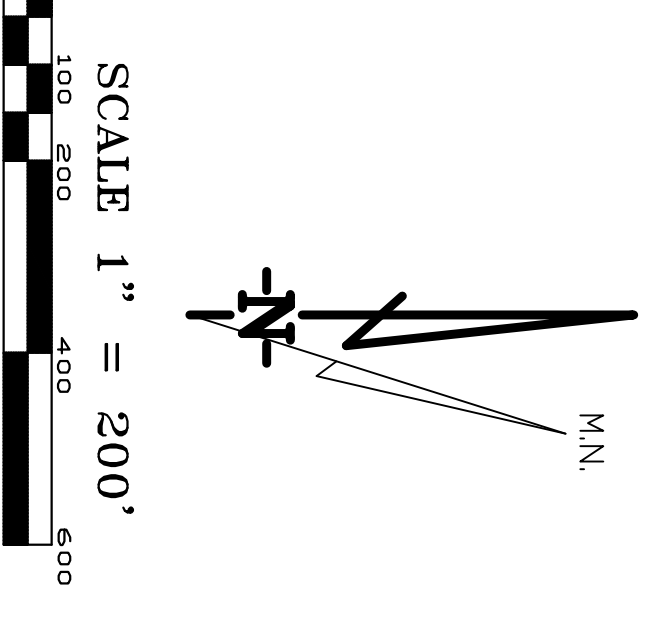
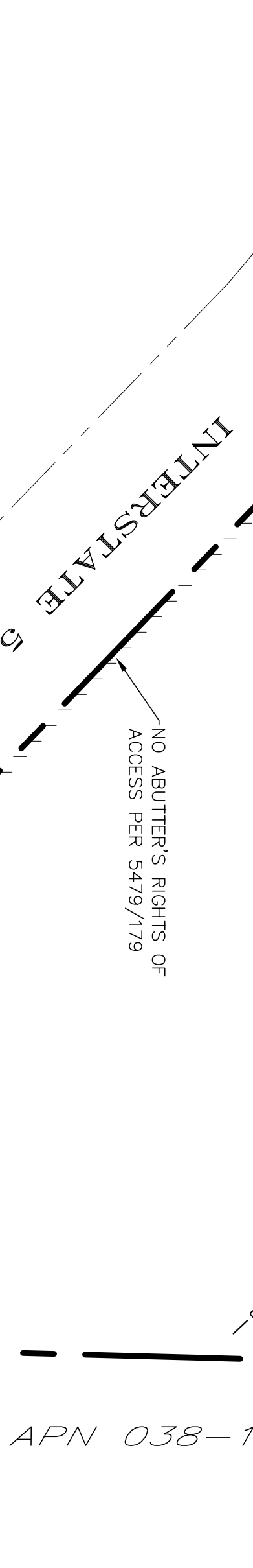
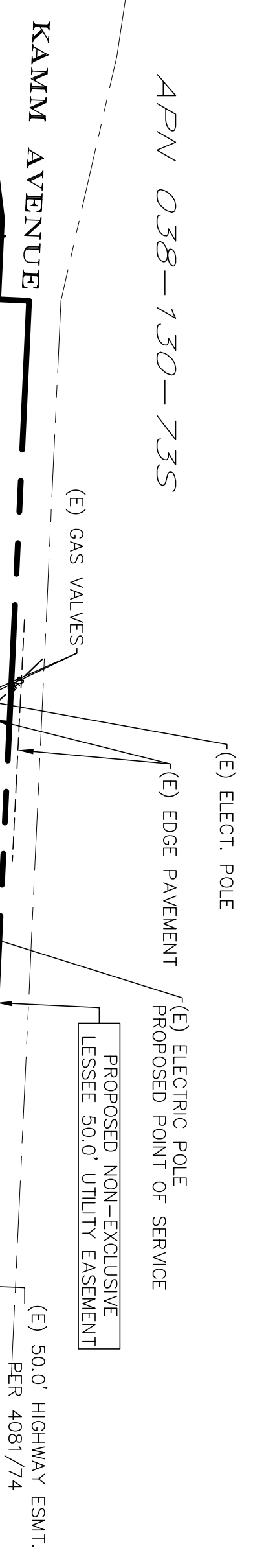
SHEET NUMBER:
T-1

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP



OVERALL PROJECT AREA

DATE OF SURVEY: 11-10-21
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803
 LOCATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.00' FROM ELEVATIONS SHOWN.
 FEMA FIRM: FLOOD ZONE X PER FIRM 06019C2500H, DATED 02-18-2009.
 CONTOUR INTERVAL: 1 FT.
 ASSESSOR'S PARCEL NUMBER: 038-130-425
 LANDLORD(S): MARTIN, PHILIP & LINDA GAY
 17300 KAMM AVENUE
 LEMOORE, CA 93245

Project Name: CVL06203
 Project Site Location: West Kamm Avenue, Fresno, CA 93640, Fresno County
 Assessor's Parcel Number: 038-130-425
 Date of Observation: 11-10-21
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Geo XT post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Free Standing Monopole
 Coordinates:
 Latitude: N 36°31'49.45" (NA083) N 36°31'49.63" (NA027)
 Longitude: W 120°28'54.07" (NA083) W 120°28'50.48" (NA027)
 Latitude: N 36°53'04.64" (NA083) N 36°53'04.64" (NA027)
 Longitude: W 120°48'16.87" (NA083) W 120°48'06.89" (NA027)
 ELEVATION of Ground at Structure (NAVD83) 535.5 AMSL

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

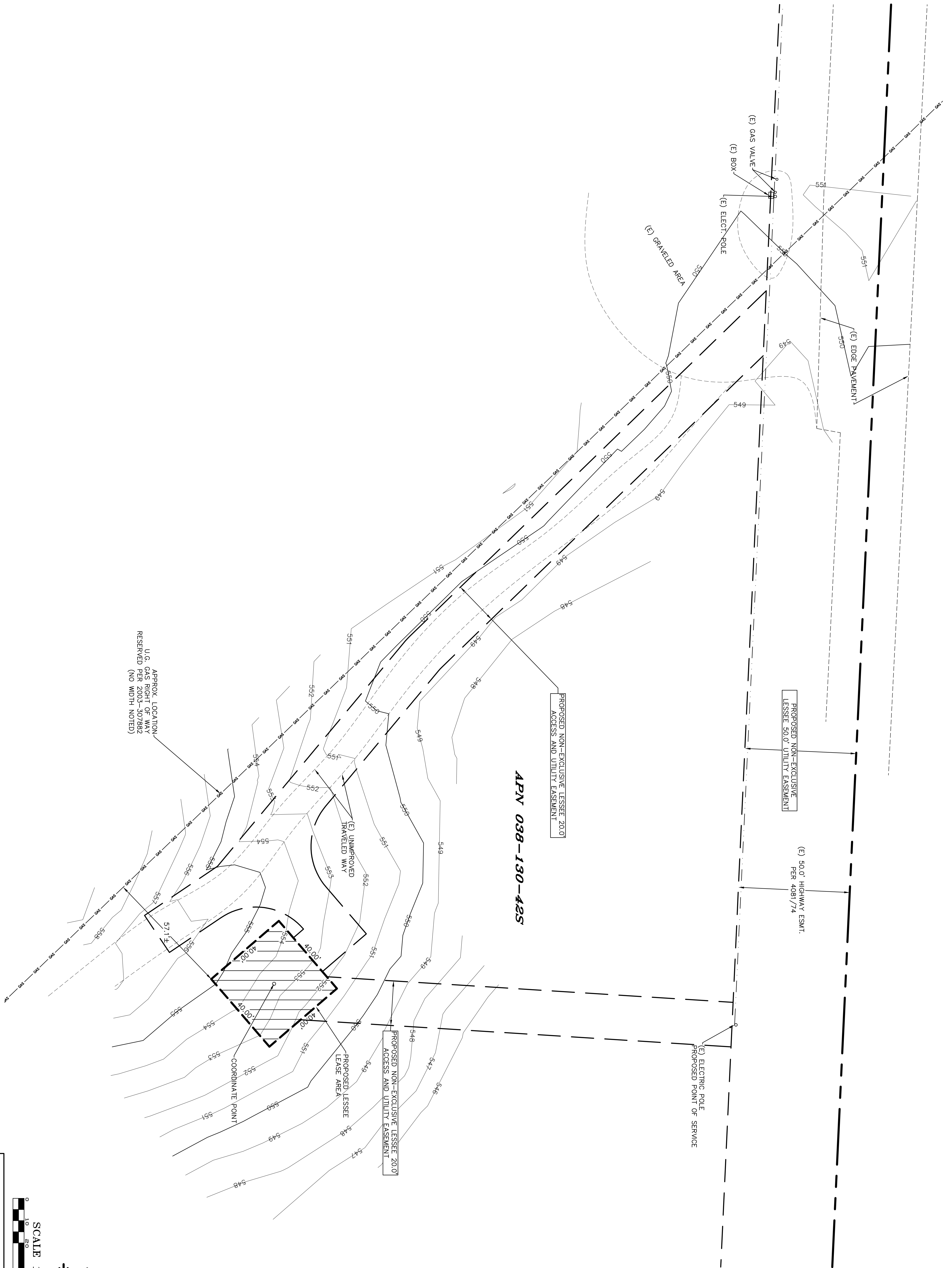
Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 phone: (530) 885-0426
 fax: (530) 823-1309



CVL06203
 West Kamm Avenue
 Fresno, CA 93640
 PLOT PLAN AND
 SITE TOPOGRAPHY

REVISIONS		
11-15-21	Preliminary Drawing	dg
12-06-21	rev. esmts.	dg
01-03-22	esmts. added	dg

C-1



APPROX. LOCATION
U.G. GAS RIGHT OF WAY
RESERVED PER 2003-307882
(NO WIDTH NOTED)

APN 038-130-425

PROPOSED NON-EXCLUSIVE LESSEE 20.0'
ACCESS AND UTILITY EASEMENT

PROPOSED NON-EXCLUSIVE
LESSEE 50.0' UTILITY EASEMENT

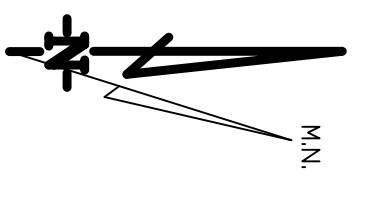
(E) 50.0' HIGHWAY ESMT.
PER 4081714

PROPOSED NON-EXCLUSIVE LESSEE 20.0'
ACCESS AND UTILITY EASEMENT

PROPOSED LESSEE
LEASE AREA

COORDINATE POINT

(E) ELECTRIC POLE
PROPOSED POINT OF SERVICE



LEASE AREA DETAIL

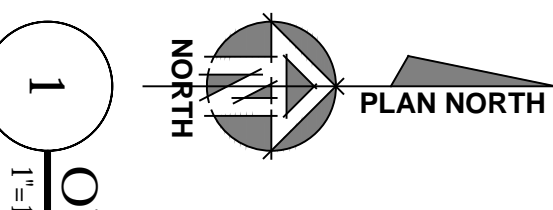
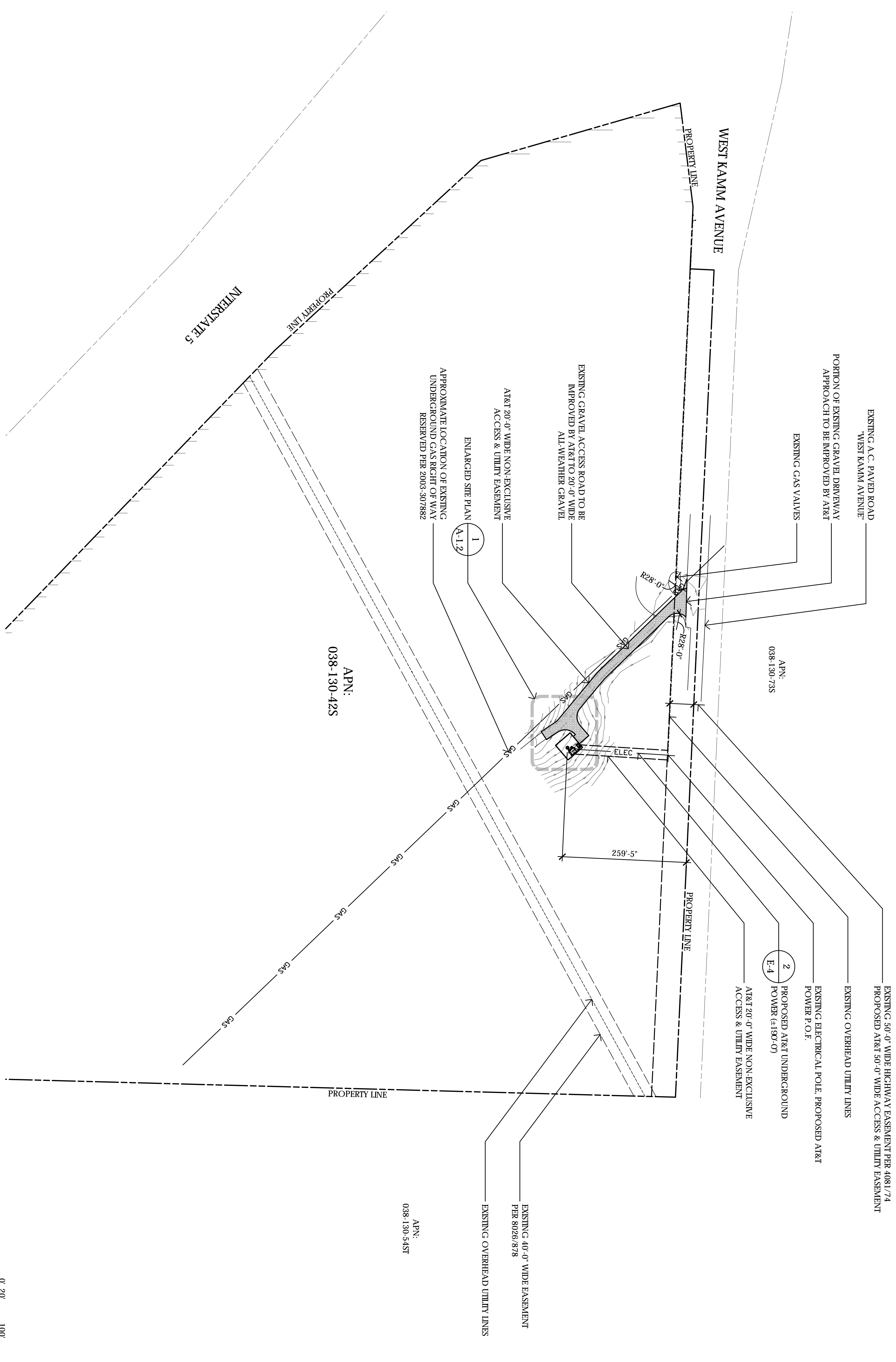
<p>Sheet</p> <p style="font-size: 2em;">C-2</p>	<p>CVL06203 West Kamm Avenue Fresno, CA 93640</p>		<p>Surveyor</p> <p>GEIL ENGINEERING ENGINEERING • SURVEYING • PLANNING</p> <p>1226 HIGH STREET AUBURN, CALIFORNIA 95603 Phone: (530) 885-0426 Fax: (530) 823-1509</p>	DEPT	APPROVED	DATE
	A&C					
	RE					
	RF					
	INT					
	EE\IN					
OPS						
EE\OUT						

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF THE NORTH AND STREET HEADMOTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

- NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DEPT LINES OF TREES THAT ARE TO REMAIN WITHOUT FURTHER APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DGC ALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

NOTE: GRADING & DRAINAGE PLANS FOR THE ACCESS ROAD AND LEASE AREA TO BE PREPARED BY A LICENSED CIVIL ENGINEER. ACCESS ROAD ROUTE AND DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE.



1
1"=100'

OVERALL SITE PLAN



Issued For:
CV106203
15 & W. KAMM AVE

WEST KAMM AVENUE
FRESNO, CA 93840

PREPARED FOR

2900 Camino Ramon
San Ramon, California 94583

Vendor:

AT&T SITE NO.: CV106203
PROJECT NO.: 162.2821
DRAWN BY: TJS
CHECKED BY: TJS

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD REV 1	
12/07/21	90% ZD	

Licensee:

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

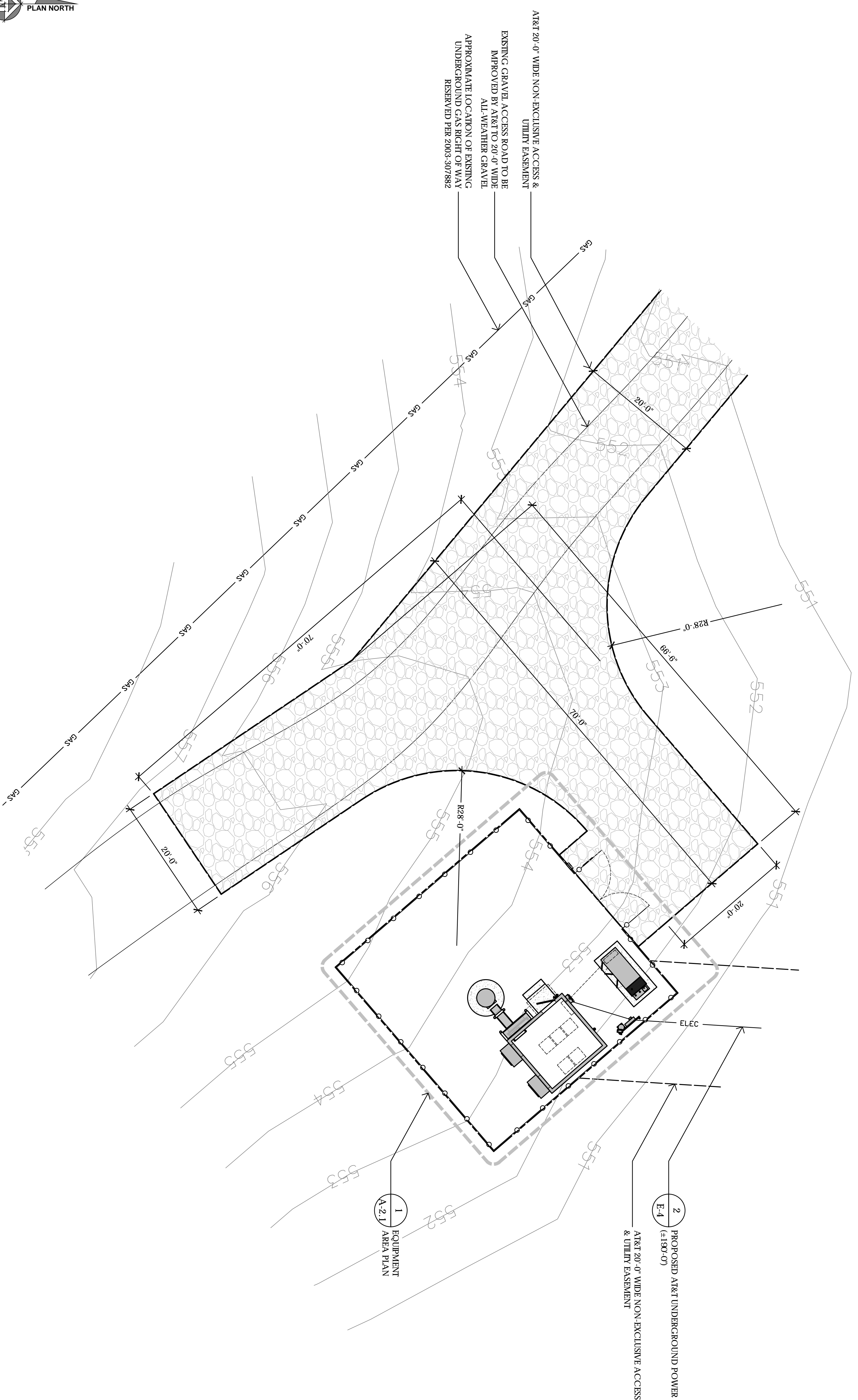
Architect:

1500 River Park Drive
Sacramento, California 95815

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1

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



AT&T 20'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

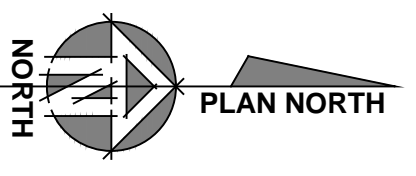
EXISTING GRAVEL ACCESS ROAD TO BE IMPROVED BY AT&T TO 20'-0" WIDE ALL-WEATHER GRAVEL

APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS RIGHT OF WAY RESERVED PER 2003-307882

2 PROPOSED AT&T UNDERGROUND POWER (+190'-07")

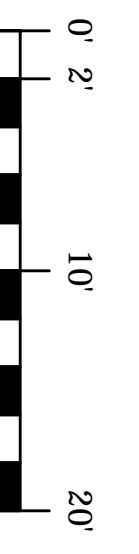
AT&T 20'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

1 EQUIPMENT AREA PLAN A-2.1



1 ENLARGED SITE PLAN

1/8" = 1'-0"



Issued For:

CV106203
15 & W. KAMM
AVE

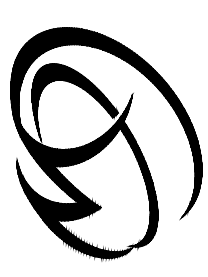
WEST KAMM AVENUE
 FRESNO, CA 93840

PREPARED FOR



2800 Camino Ramon
 San Ramon, California 94583

Vendor:



COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO: CV106203

PROJECT NO: 162.2821

DRAWN BY: TJS

CHECKED BY: TST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD REV 1	
12/07/21	90% ZD	

Licensee:

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

Architect:



MST ARCHITECTS
 1520 River Park Drive
 Sacramento, California 95815

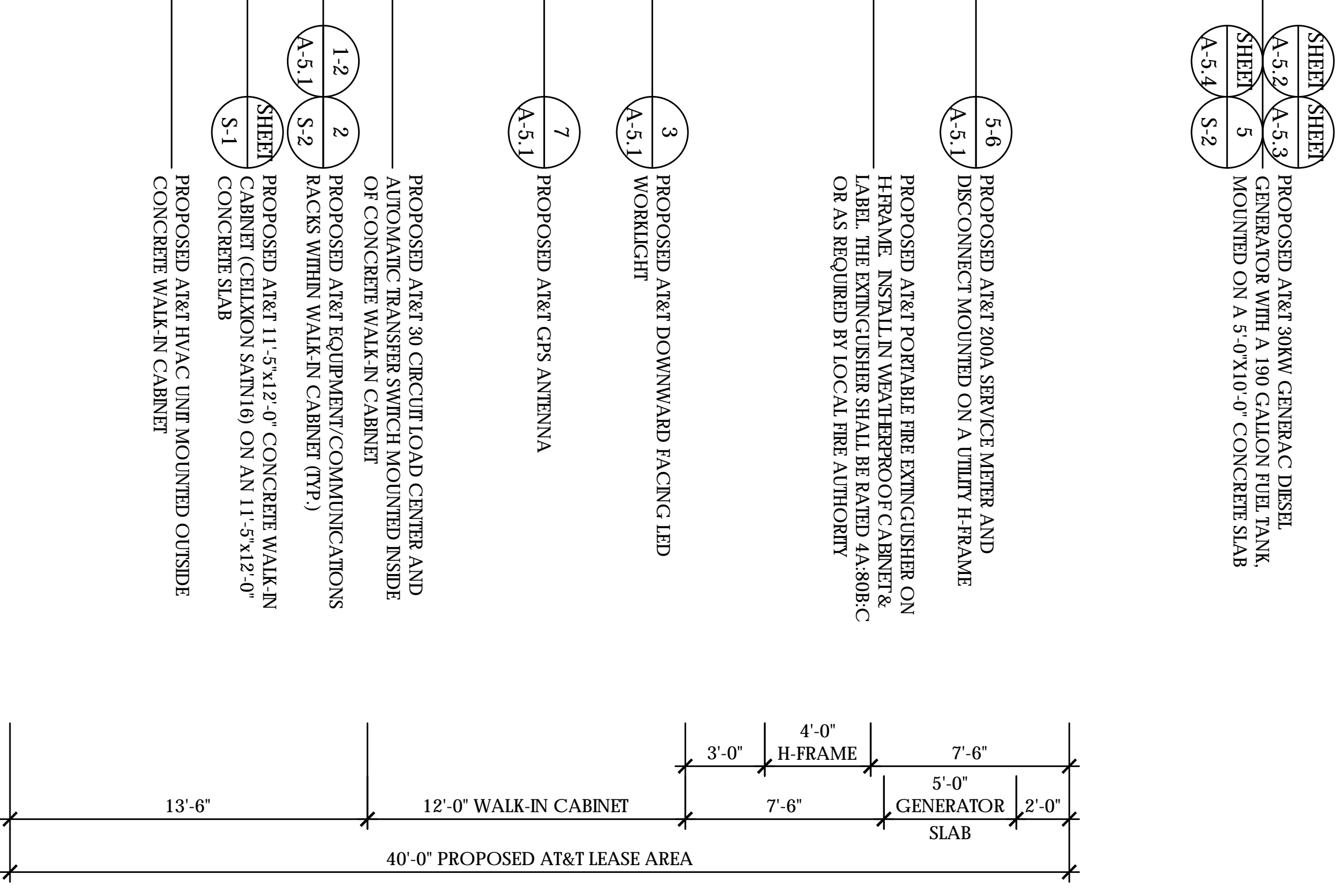
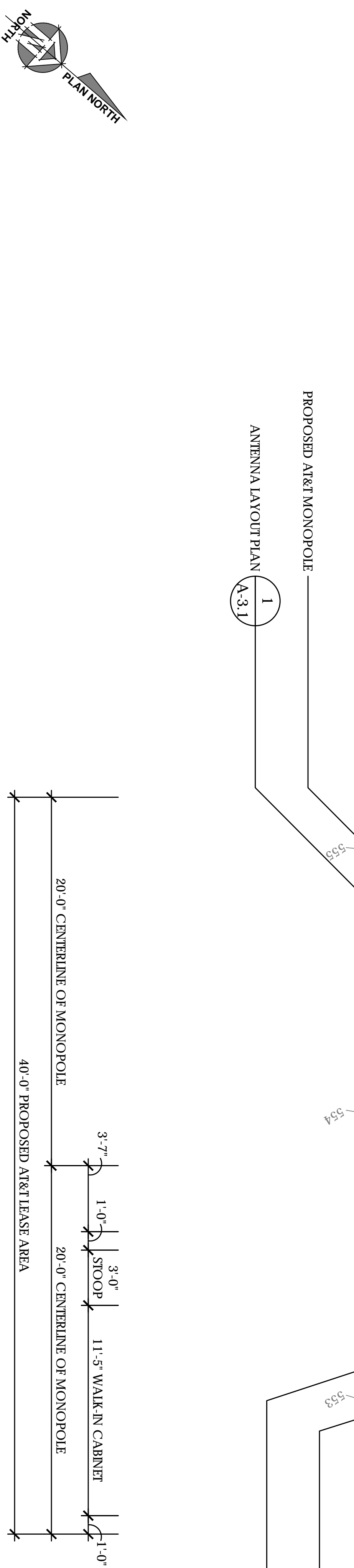
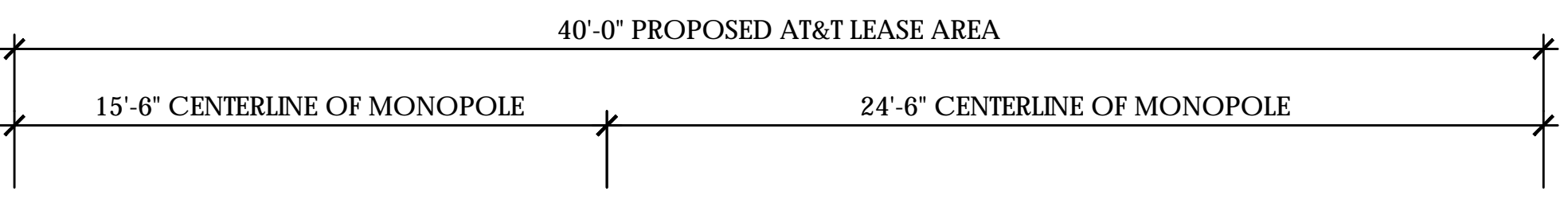
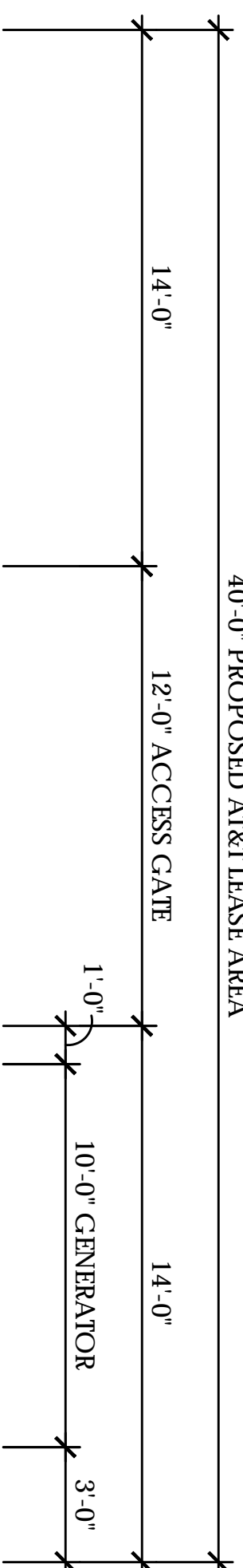
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

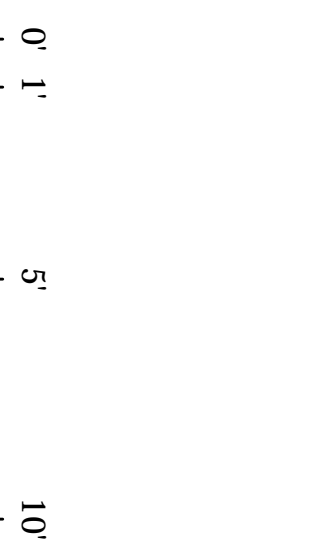
A-1.2

40'-0" PROPOSED AT&T LEASE AREA



- SHEET CN-2 PROPOSED AT&T SITE SIGNAGE
- PROPOSED AT&T KNOX BOX AT 5'-0" A.C.L.
- (2) 1-1/2"Ø PVC FOR POWER TO CONCRETE WALK-IN CABINET AND (2) 3/4"Ø FOR ALARMING
- PROPOSED AT&T CAMLOK GENERATOR INTERFACE MOUNTED OUTSIDE OF CONCRETE WALK-IN CABINET
- PROPOSED AT&T HOODED AND DOWN-TITLED LED SECURITY LIGHTS AT FRONT OF CONCRETE WALK-IN CABINET
- PROPOSED AT&T 3'-0"x4'-0" CONCRETE STOOP W/ 1'-0" STEP
- PROPOSED AT&T SPD POWER & FIBER MANAGEMENT BOX
- PROPOSED AT&T MONOPOLE
- ANTENNA LAYOUT PLAN

- SHEET A-5.2 / A-5.3 PROPOSED AT&T 30KW GENERAC DIESEL GENERATOR WITH A 190 GALLON FUEL TANK, MOUNTED ON A 5'-0"x10'-0" CONCRETE SLAB
- SHEET A-5.4 / S-2
- 5-6 PROPOSED AT&T 200A SERVICE METER AND DISCONNECT MOUNTED ON A UTILITY H-FRAME
- PROPOSED AT&T PORTABLE FIRE EXTINGUISHER ON H-FRAME. INSTALL IN WEATHERPROOF CABINET & LABEL. THE EXTINGUISHER SHALL BE RATED 4A:30B-C OR AS REQUIRED BY LOCAL FIRE AUTHORITY
- 3 PROPOSED AT&T DOWNWARD FACING LED WORKLIGHT
- 7 PROPOSED AT&T GPS ANTENNA
- 1-2 / A-5.1 PROPOSED AT&T 30 CIRCUIT LOAD CENTER AND AUTOMATIC TRANSFER SWITCH MOUNTED INSIDE OF CONCRETE WALK-IN CABINET
- 2 / S-2 PROPOSED AT&T EQUIPMENT/COMMUNICATIONS RACKS WITHIN WALK-IN CABINET (TYP)
- SHEET S-1 / S-1 PROPOSED AT&T 11'-5"x12'-0" CONCRETE WALK-IN CABINET (CELEXON SMT16) ON AN 11'-5"x12'-0" CONCRETE SLAB
- PROPOSED AT&T HVAC UNIT MOUNTED OUTSIDE CONCRETE WALK-IN CABINET
- 1 PROPOSED AT&T 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & 12'-0" WIDE ACCESS GATE
- 8 PROPOSED AT&T ICE BRIDGE



0' 1'
5'
10'

Issued for:

CV106203
IS & W. KAMM
AVE

WEST KAMM AVENUE
FRESNO, CA 93840

PREPARED FOR



2800 Camino Ramon
San Ramon, California 94583

Vendor:



AT&T SITE NO: CV106203

PROJECT NO: 162,2821

DRAWN BY: TJS

CHECKED BY: NST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD REV 1	
12/07/21	90% ZD	

Licensee:

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

Architect:



1500 River Park Drive
Sacramento, California 95815

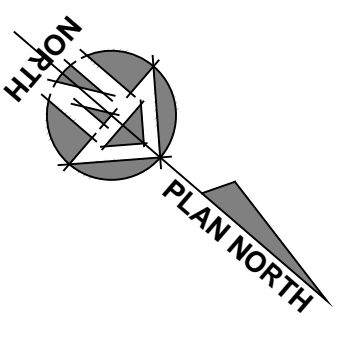
SHEET TITLE:

EQUIPMENT
AREA PLAN

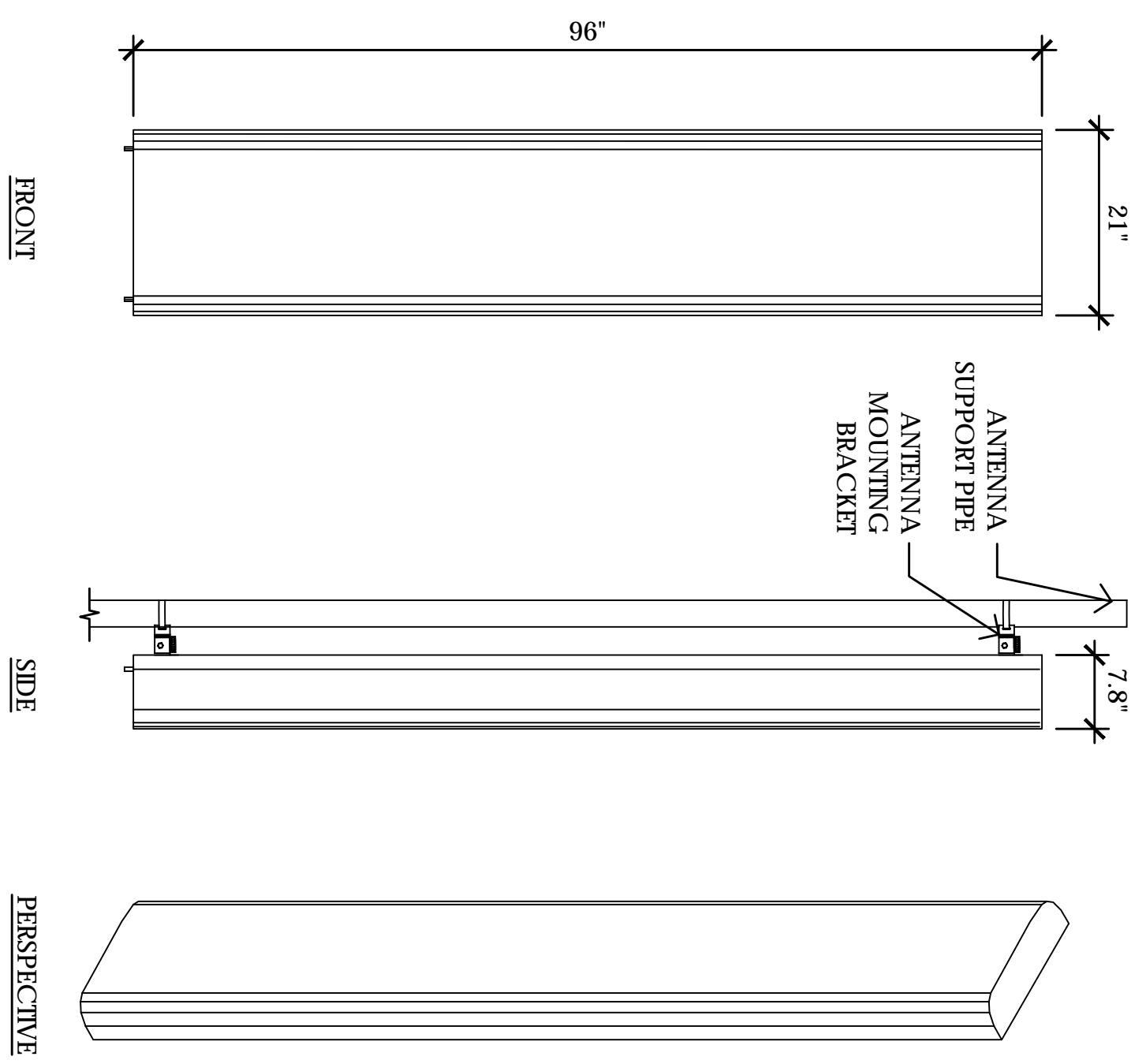
SHEET NUMBER:

A-2.1

1 EQUIPMENT AREA PLAN
1/4" = 1'-0"



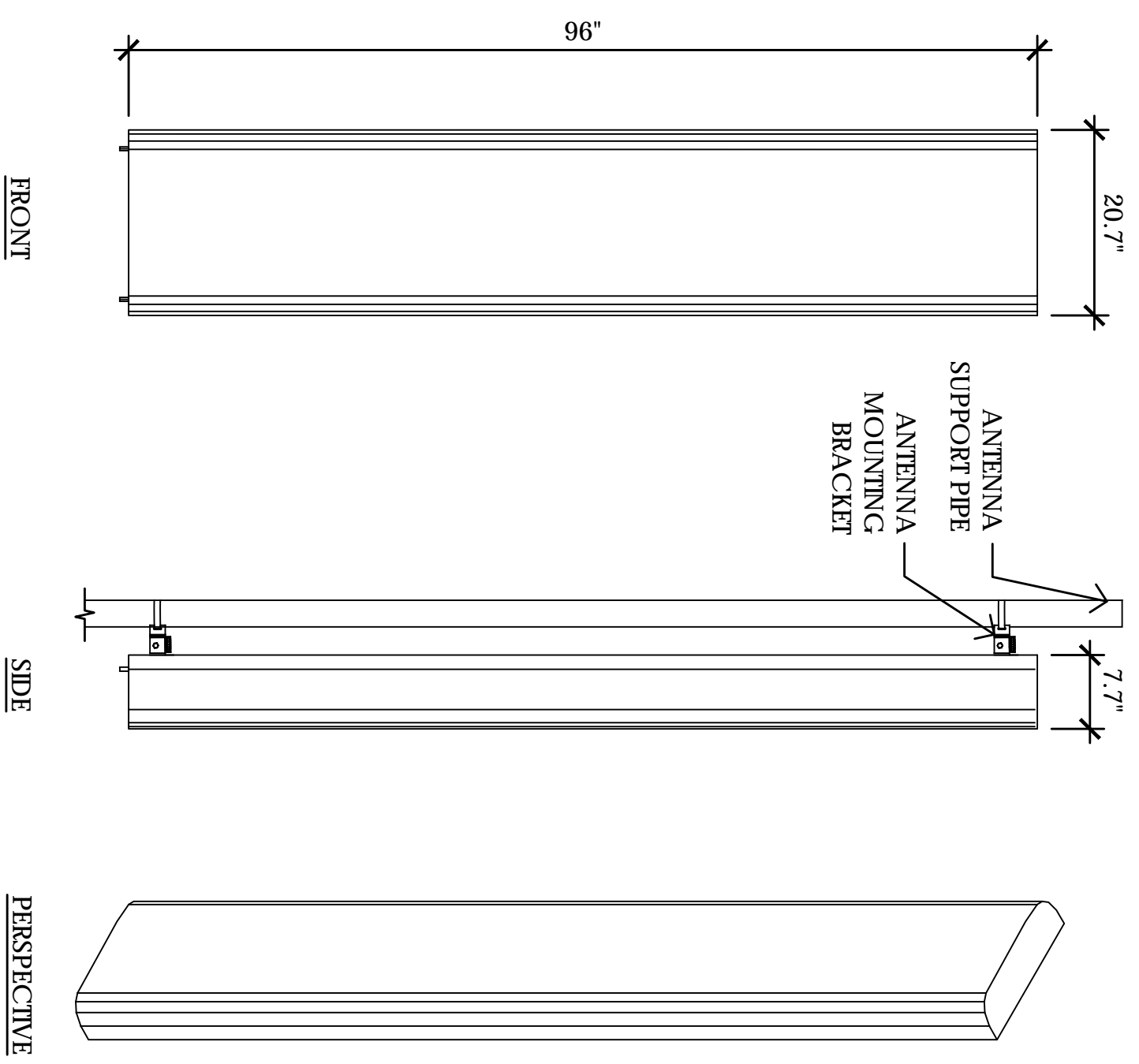
EQUIPMENT SUBJECT TO CHANGE



ANTENNA = CCI (OPA65R-BU8DA-K)
 WEIGHT = 76.5 LBS
 DIMENSIONS = 96" (H) x 21" (W) x 7.8" (D)

6 PROPOSED ANTENNA SPEC
 3/4" = 1'-0"

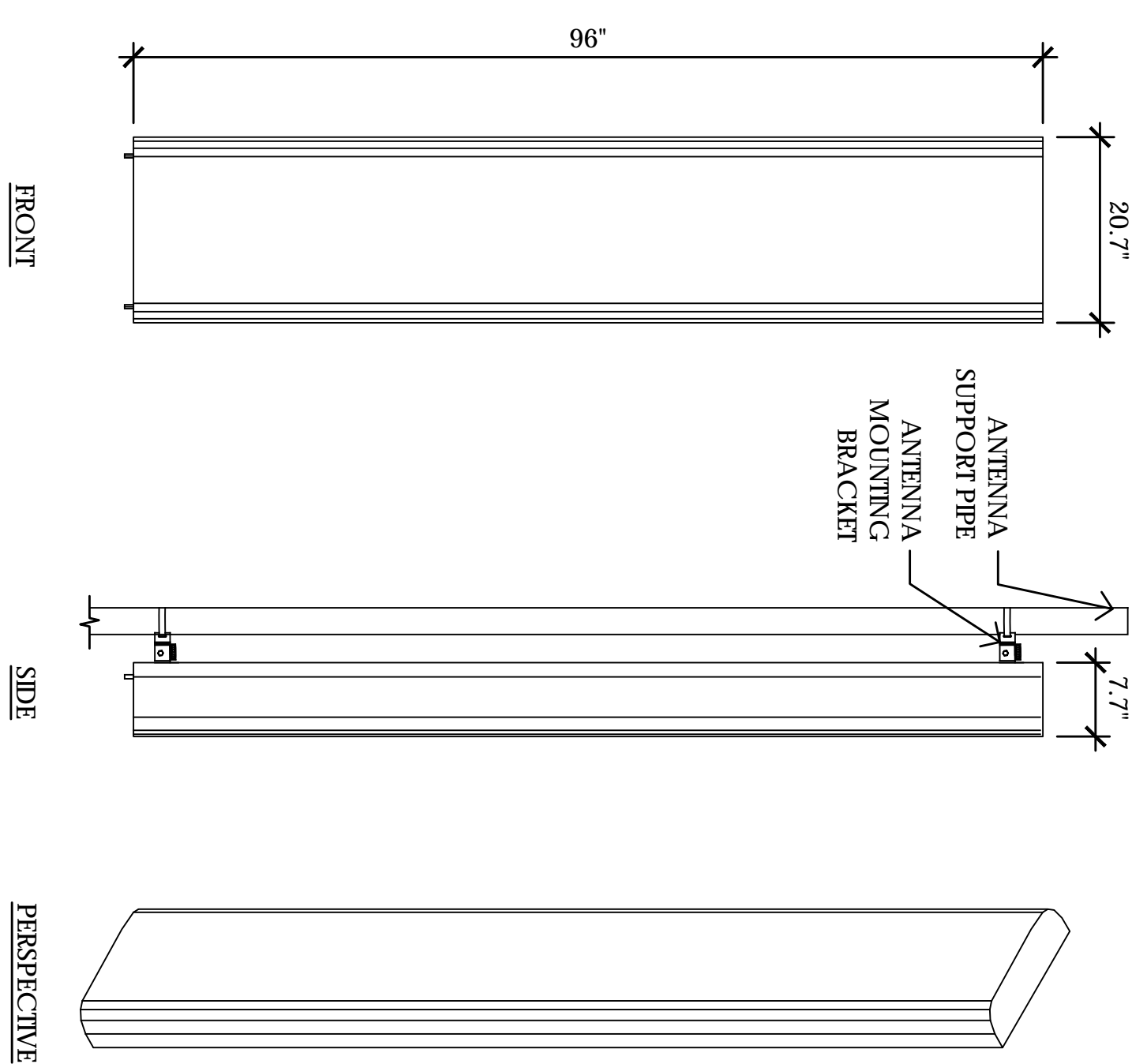
EQUIPMENT SUBJECT TO CHANGE



ANTENNA = CCI (TPA-65R-BU8DA-K)
 WEIGHT = 87.1 LBS
 DIMENSIONS = 96" (H) x 20.7" (W) x 7.7" (D)

5 PROPOSED ANTENNA SPEC
 3/4" = 1'-0"

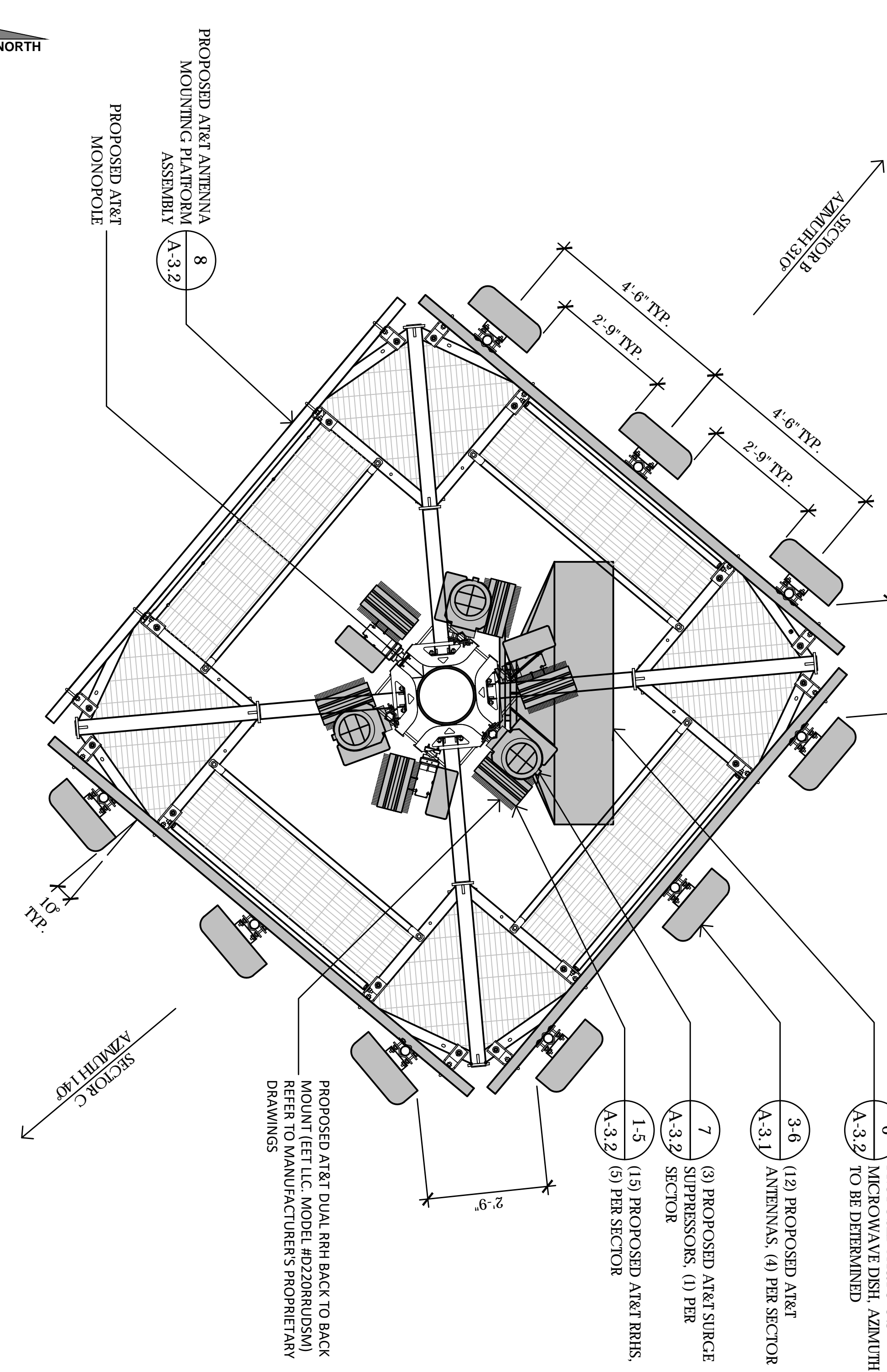
EQUIPMENT SUBJECT TO CHANGE



ANTENNA = CCI (DMP65R-BU8DA-K)
 WEIGHT = 119.0 LBS
 DIMENSIONS = 96" (H) x 20.7" (W) x 7.7" (D)

4 PROPOSED ANTENNA SPEC
 3/4" = 1'-0"

EQUIPMENT SUBJECT TO CHANGE



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

RF SCHEDULE

SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRJ NO.
A1	CCI - DMP65R-BU8DA-K	40°	± 141'-0"	(1) 4449 B5/B12 / (1) 4415 B25	± 170'-0"	-	LD#4	(2)
A2	CCI - OPA65R-BU8DA-K	40°	± 141'-0"	(1) 4415 B30	± 170'-0"	-	LD#4	(1)
A3	CCI - TPA-65R-BU8DA-K	40°	± 141'-0"	(1) 4478 B14 / (1) 8843 B2/B66A	± 170'-0"	-	LD#4	(2)
A4	-	-	-	-	-	-	-	-
B1	CCI - DMP65R-BU8DA-K	310°	± 141'-0"	(1) 4449 B5/B12 / (1) 4415 B25	± 170'-0"	-	LD#4	(2)
B2	CCI - OPA65R-BU8DA-K	310°	± 141'-0"	(1) 4415 B30	± 170'-0"	-	LD#4	(1)
B3	CCI - TPA-65R-BU8DA-K	310°	± 141'-0"	(1) 4478 B14 / (1) 8843 B2/B66A	± 170'-0"	-	LD#4	(2)
B4	-	-	-	-	-	-	-	-
C1	CCI - DMP65R-BU8DA-K	140°	± 141'-0"	(1) 4449 B5/B12 / (1) 4415 B25	± 170'-0"	-	LD#4	(2)
C2	CCI - OPA65R-BU8DA-K	140°	± 141'-0"	(1) 4415 B30	± 170'-0"	-	LD#4	(1)
C3	CCI - TPA-65R-BU8DA-K	140°	± 141'-0"	(1) 4478 B14 / (1) 8843 B2/B66A	± 170'-0"	-	LD#4	(2)
C4	-	-	-	-	-	-	-	-

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

2 RF SCHEDULE
 NO SCALE

Issued For:

CV106203
IS & W. KAMM
AVE

WEST KAMM AVENUE
 PLEASANTON, CA 94564

PREPARED FOR



2800 Camino Ramon
 San Ramon, California 94583

Vendor:



ART&T SITE NO.: CV106203

PROJECT NO.: 162,2821

DRAWN BY: TJS

CHECKED BY: NST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD	REV 1
12/07/21	90% ZD	

Licensee:

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

Architect:

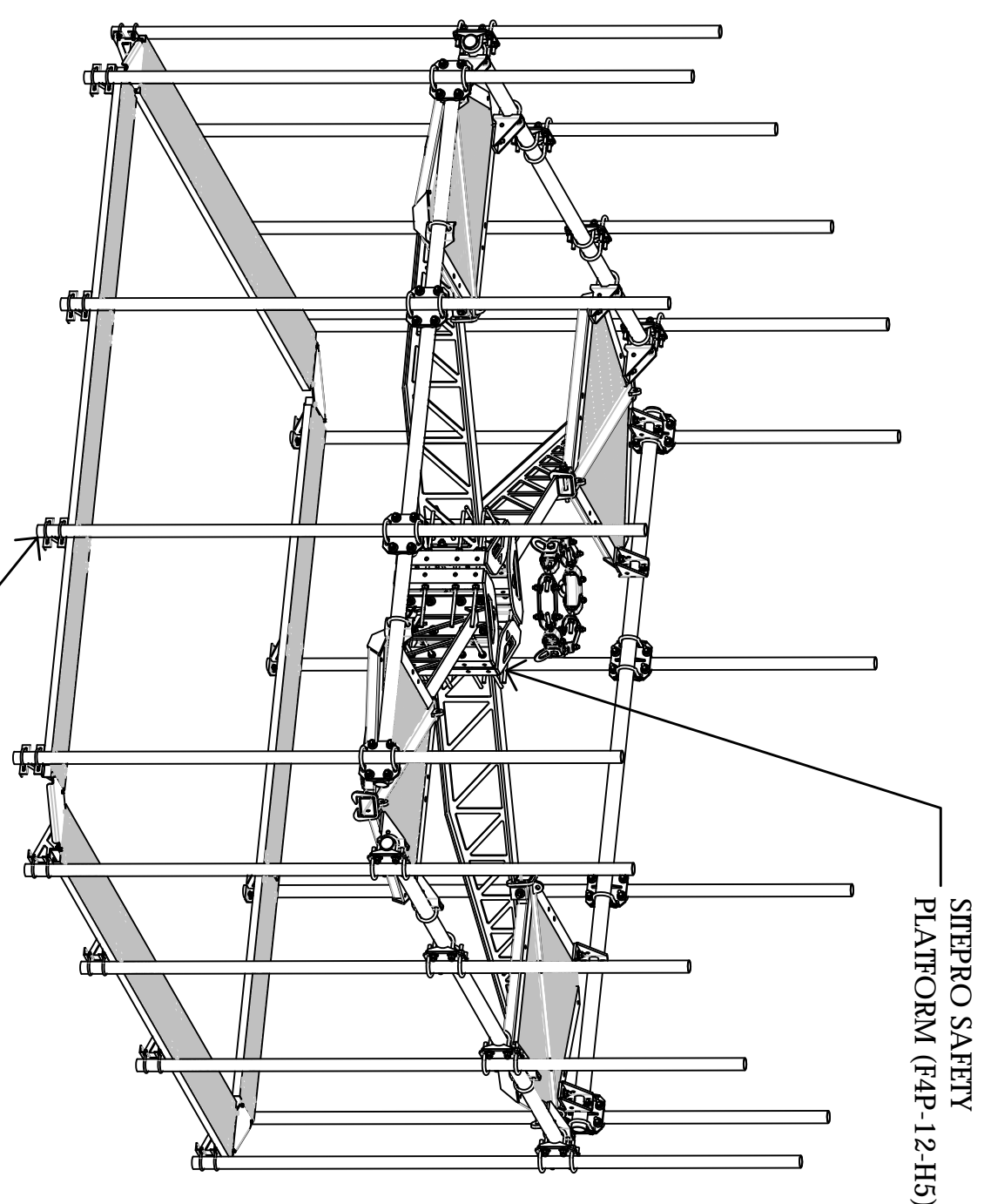


1520 River Peak Drive
 Sacramento, California 95815

SHEET TITLE:
**ANTENNA PLAN,
 SCHEDULE, &
 DETAILS**

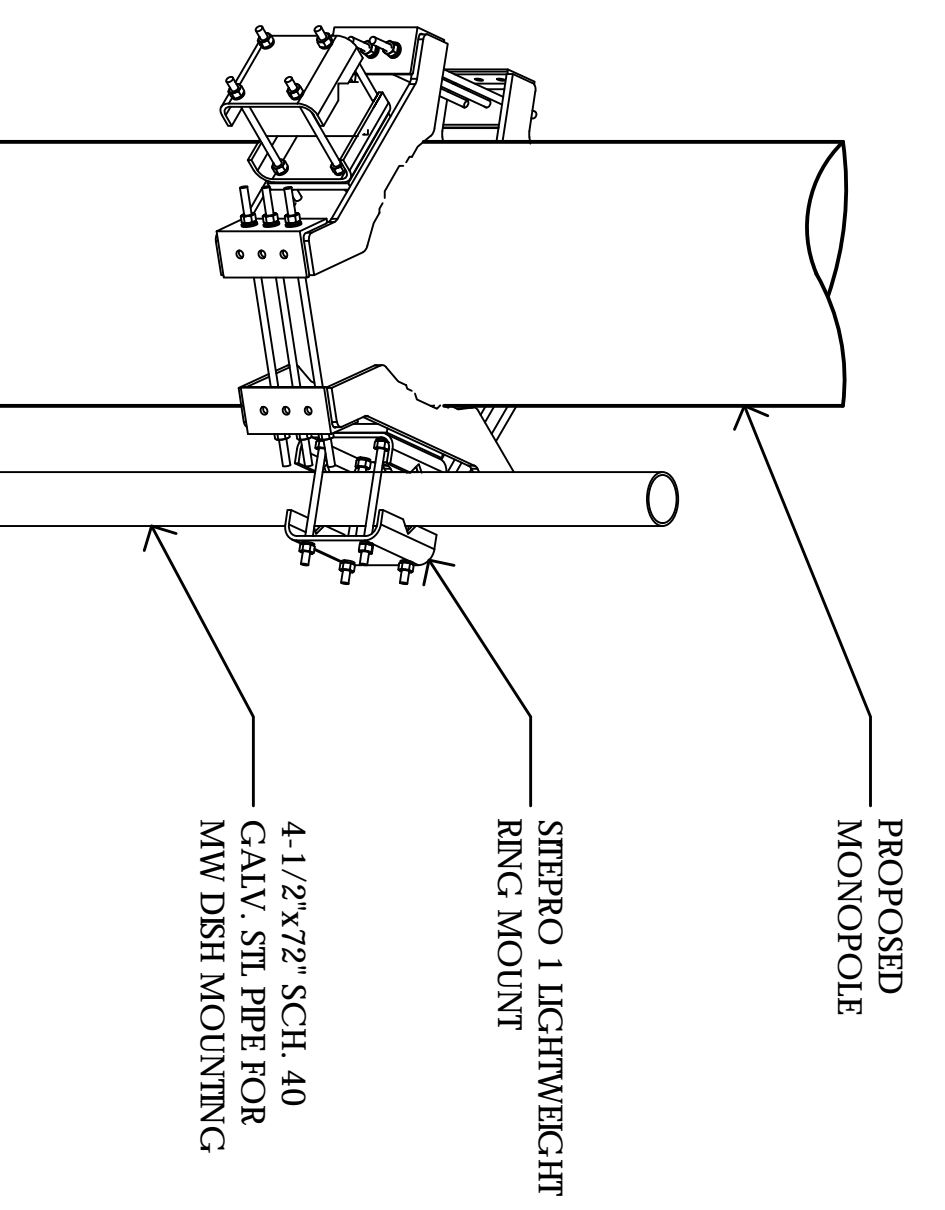
SHEET NUMBER:

A-3.1



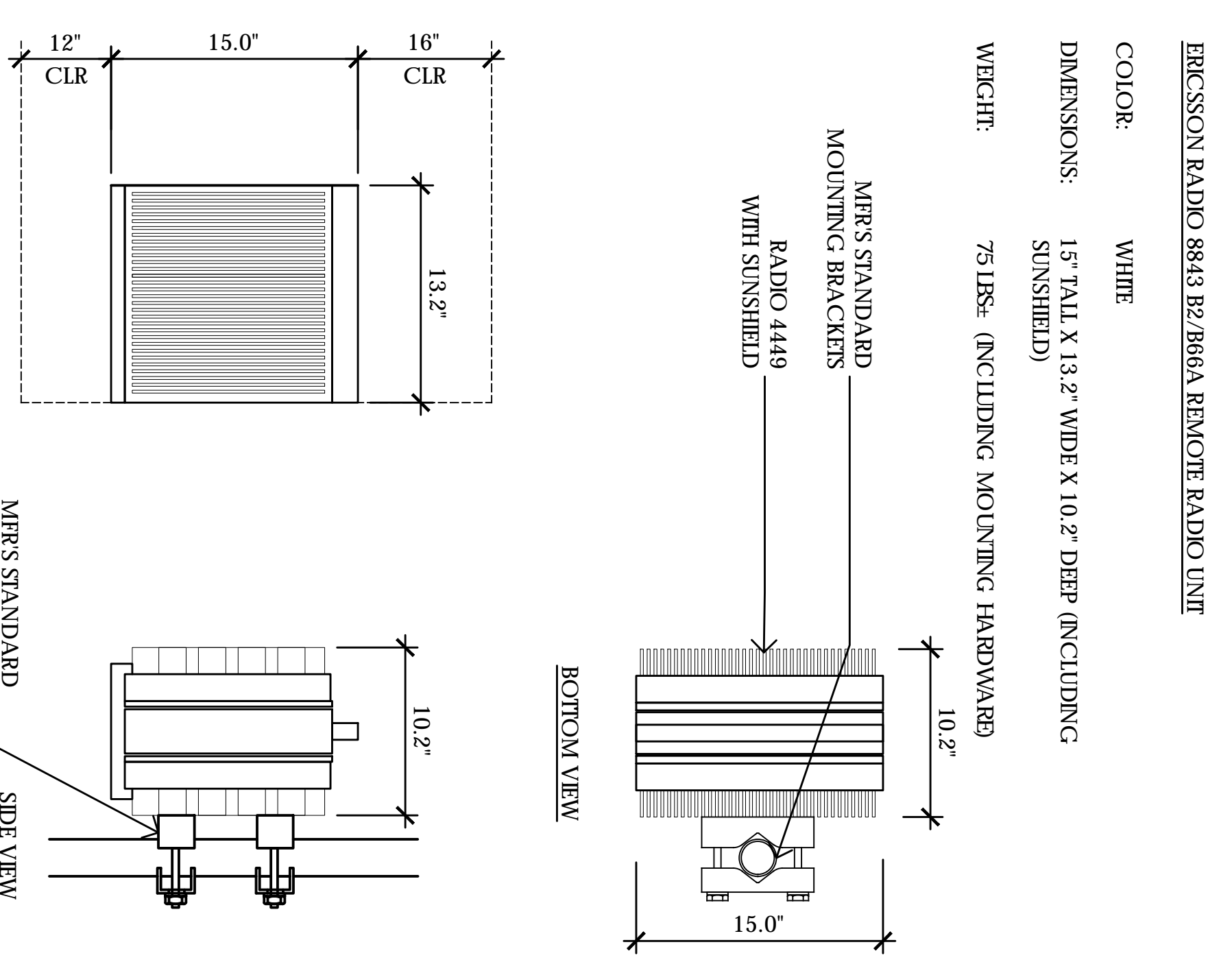
THIS IS AN AT&T-APPROVED MOUNT AND IS DESIGNED BASED ON SITE-SPECIFIC CRITERIA. ABSOLUTELY NO SUBSTITUTIONS ARE PERMISSIBLE WITHOUT APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

8 STEPRO SAFETY PLATFORM F4P-12-H5
NO SCALE

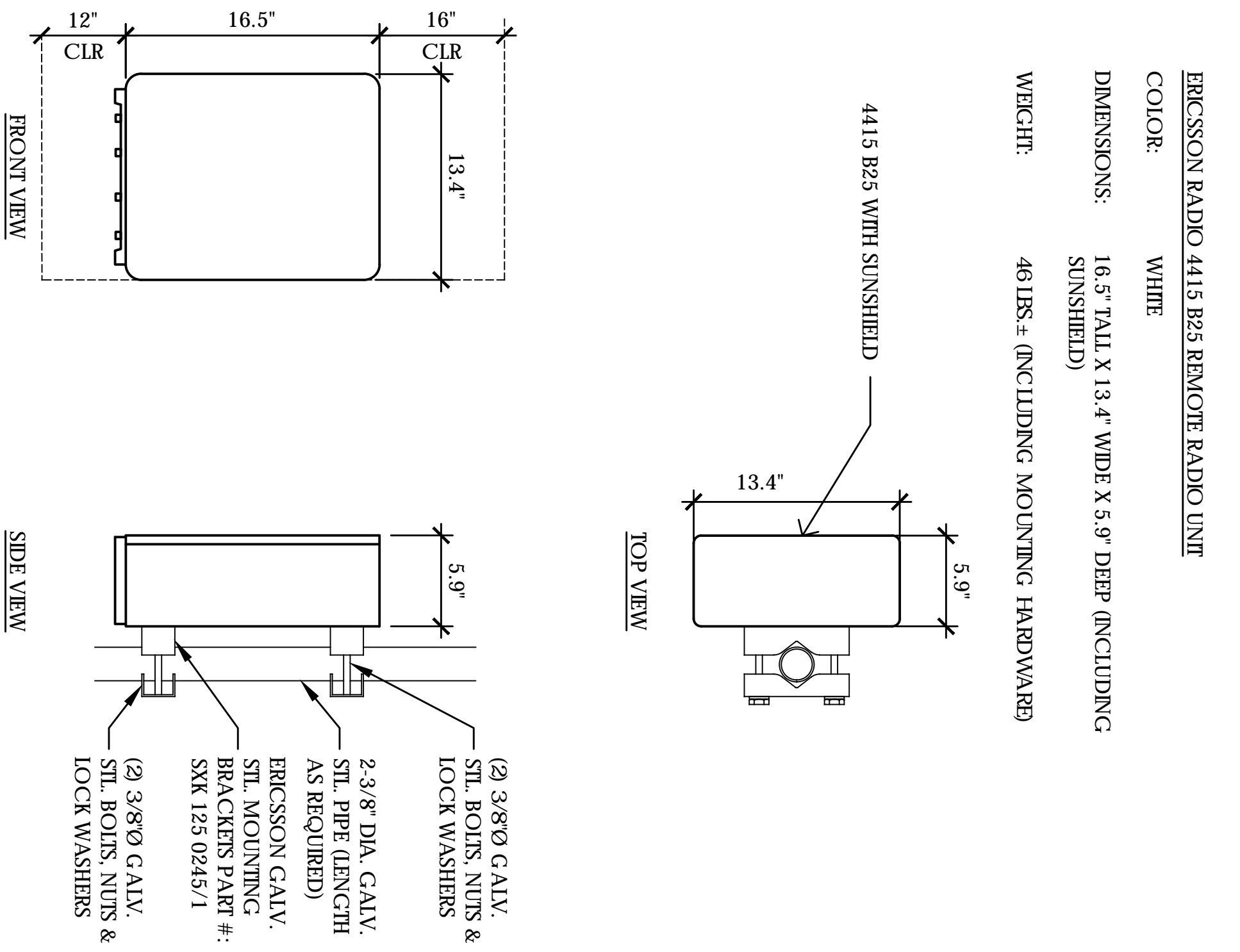


MODEL NO. = STEPRO1 (LWRM)
WEIGHT = 264.35 LBS
POLE DIA. = 12" - 45"

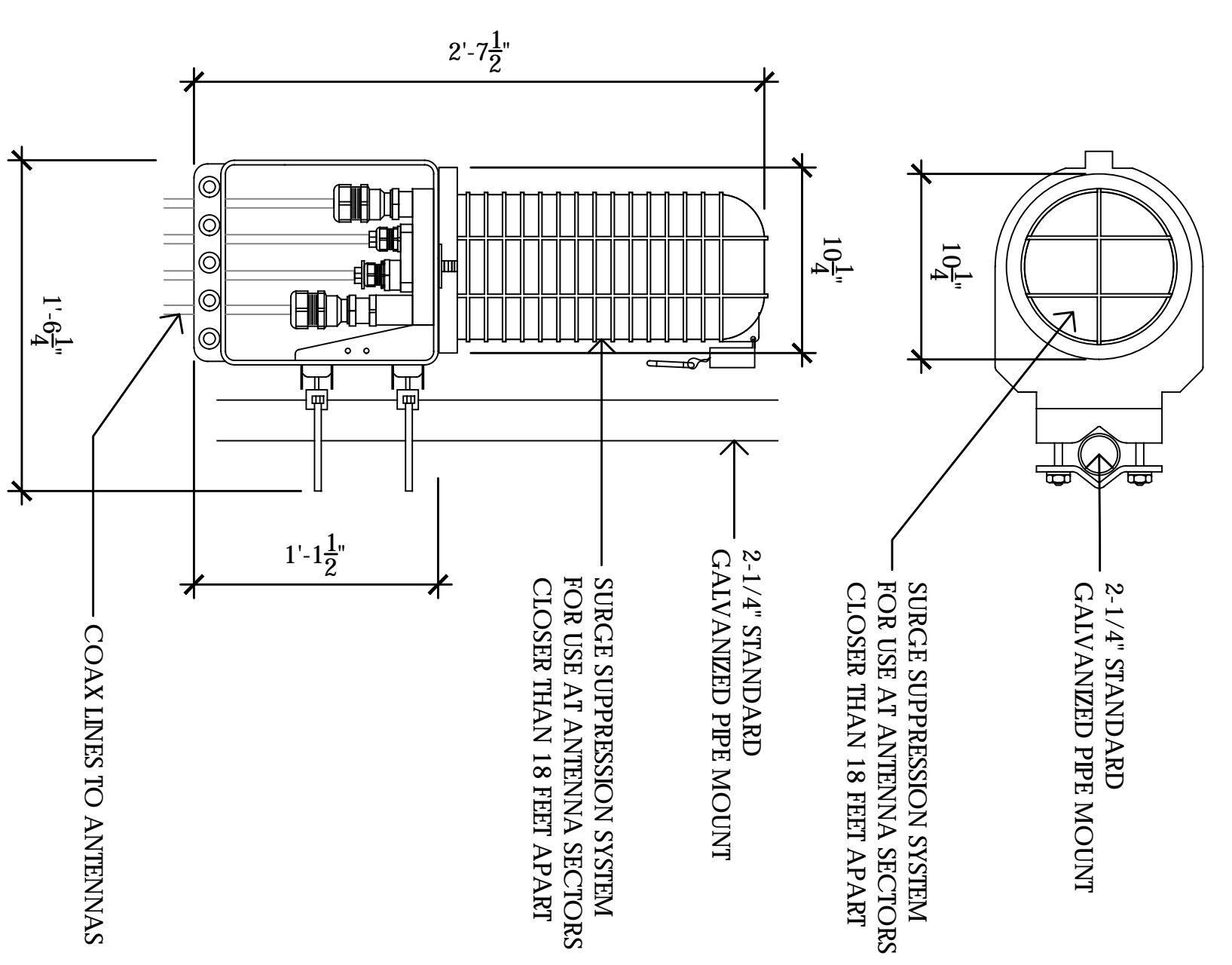
6 PROPOSED MW DISH MOUNT
3/4" = 1'-0"



4 ERICSSON RADIO 8843 B2/B66A REMOTE RADIO UNIT
1-1/2" = 1'-0"

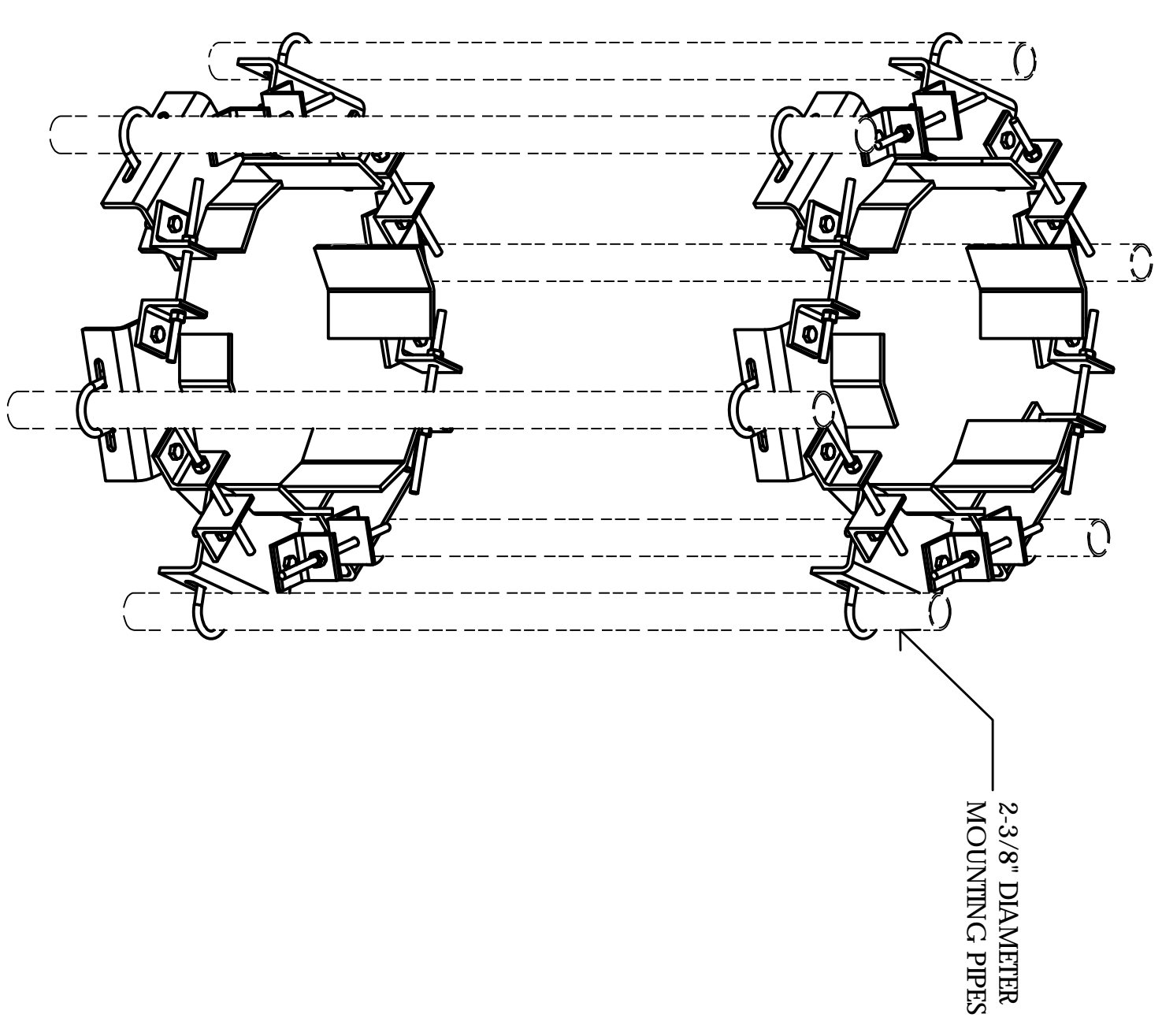


2 ERICSSON RADIO 4415 B25/B30 REMOTE RADIO UNIT
1-1/2" = 1'-0"



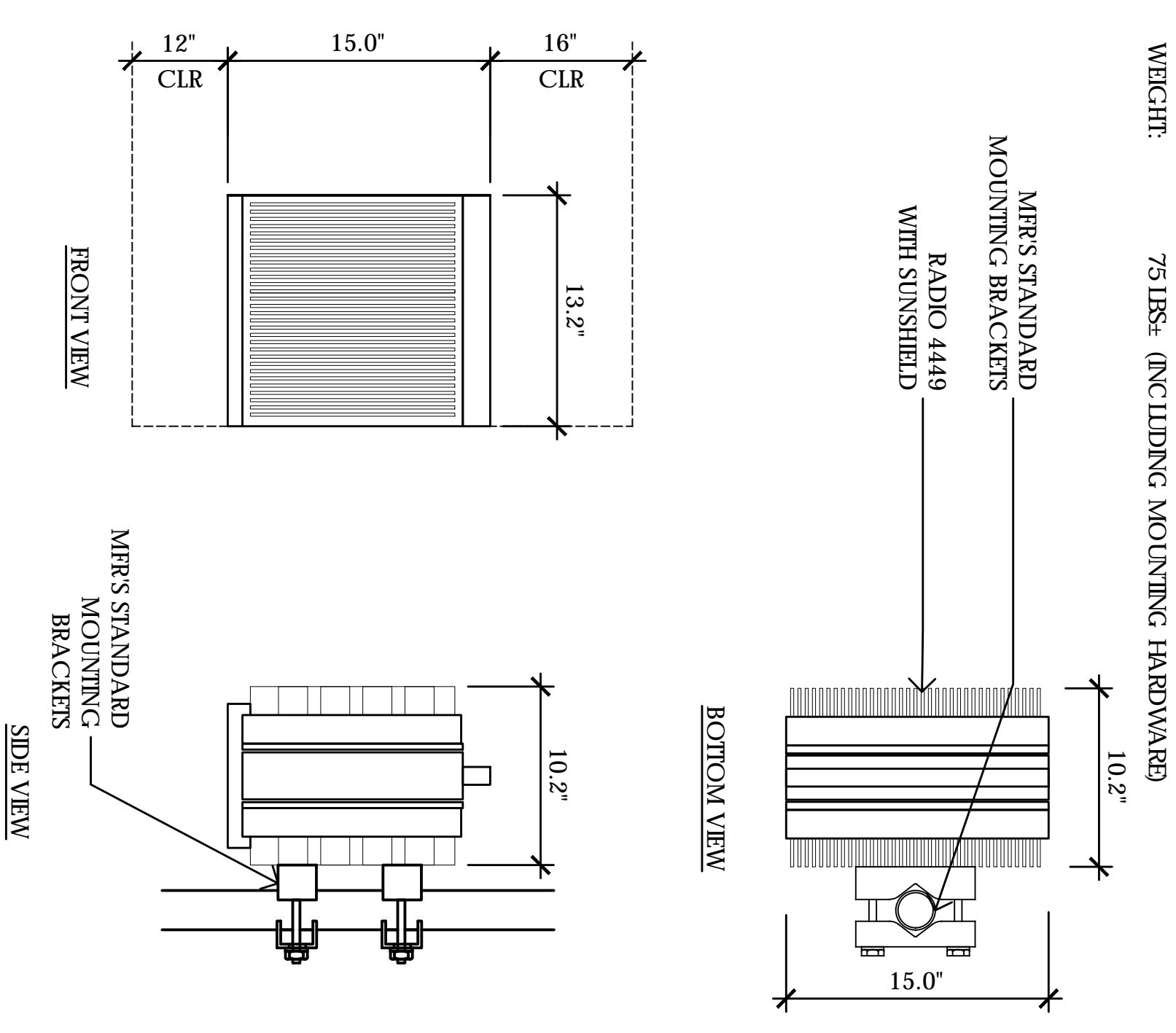
RAYCAP DC9-48-80-24-8C-EV SURGE SUPPRESSION SOLUTION
COLOR: BLACK/SILVER
DIMENSIONS: 10.25" DIA X 2'-7.5" TALL W/ 1'-1.5" BASE
WEIGHT: 26.2 LBS ±

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

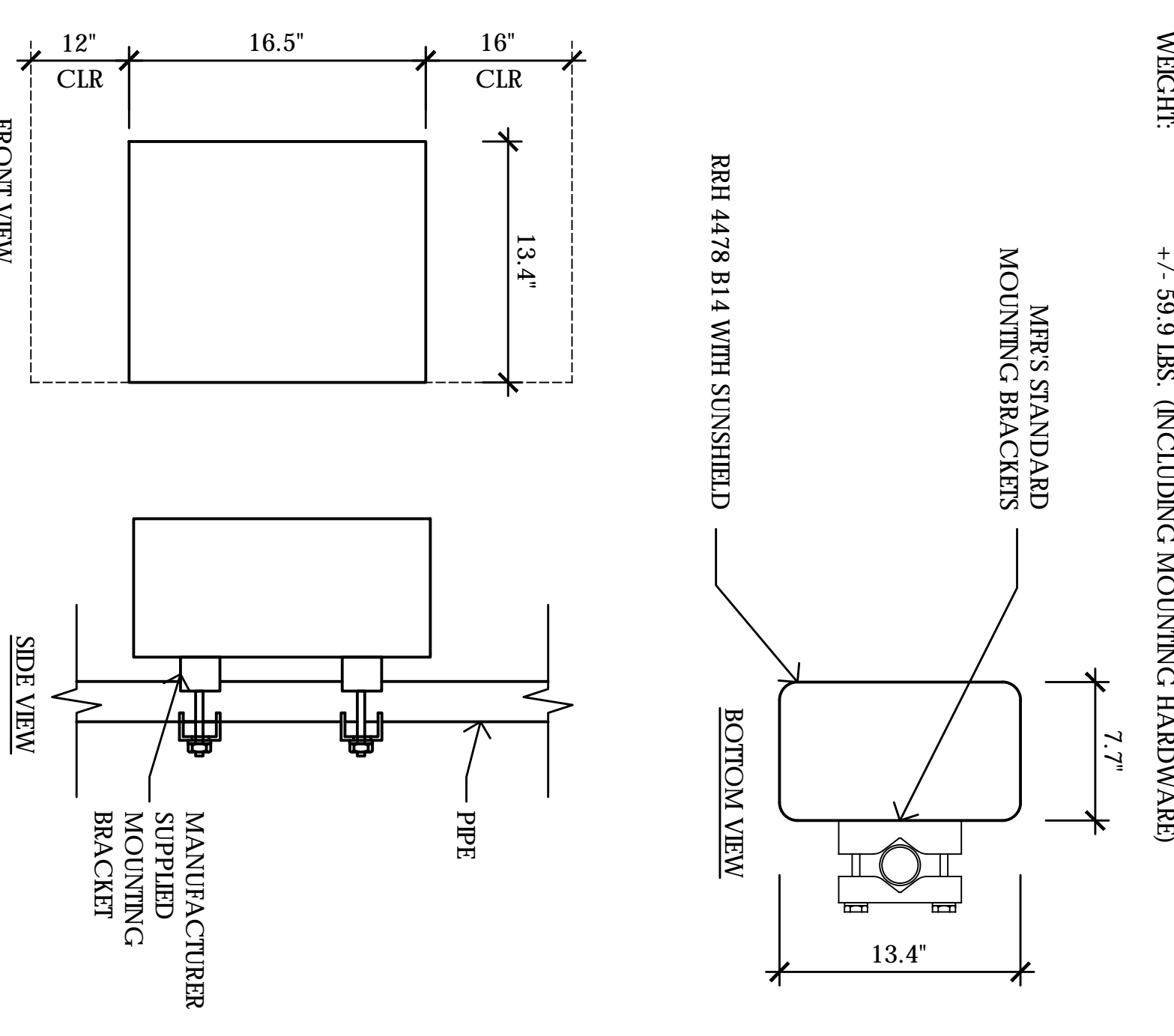


NOTES:
1. 6 SIDED MONOPOLE MOUNT FOR ROUND OR POLYGON POLES 17 1/2" TO 56"
2. TOTAL WEIGHT 270.41 LBS.

5 STEPRO RING MOUNT STEPRO1 #6CHMT
NO SCALE



3 ERICSSON RADIO 4449 B5/B12 REMOTE RADIO UNIT
1-1/2" = 1'-0"



1 ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT
1-1/2" = 1'-0"

Issued For:
CY106203
15 & W. KAMM AVE
WEST KAMM AVENUE
FRESNO, CA 93840

PREPARED FOR
at&t
2800 Camino Ramon
San Ramon, California 94583

Vendor:
COMPLETE Wireless Consulting, Inc.

PROJECT NO.: 162,2821
DRAWN BY: TJS
CHECKED BY: NST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD REV 1	
12/07/21	90% ZD	

Licensee:
THIS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE AGING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DRAWING IN ANY MANNER.

Architect:
MST ARCHITECTS
1520 River Peak Drive
Sacramento, California 95815

SHEET TITLE:
RRH DETAILS

SHEET NUMBER:
A-3.2

PROPOSED AT&T LIGHTNING ROD

TOP OF PROPOSED AT&T MONOPOLE
145.0' A.C.L.

CENTERLINE OF PROPOSED AT&T ANTENNAS
141.0' A.C.L.

PROPOSED AT&T ANTENNAS W/
ASSOCIATED TOWER-MOUNTED
EQUIPMENT

CENTERLINE OF PROPOSED AT&T MW DISH
125.0' A.C.L.

PROPOSED AT&T 6'-0" MICROWAVE
DISH, AZIMUTH TO BE DETERMINED

NOTE: MONOPINE TO BE STRUCTURALLY ENGINEERED
FOR A TOTAL OF (3) WIRELESS CARRIERS

NOTE: AT&T TO INSTALL (3) 24 PAIR FIBER TRUNKS
& (9) DC POWER TRUNKS IN (6) 2" INNER DUCTS
WITHIN THE MONOPOLE

PROPOSED AT&T LIGHTNING ROD

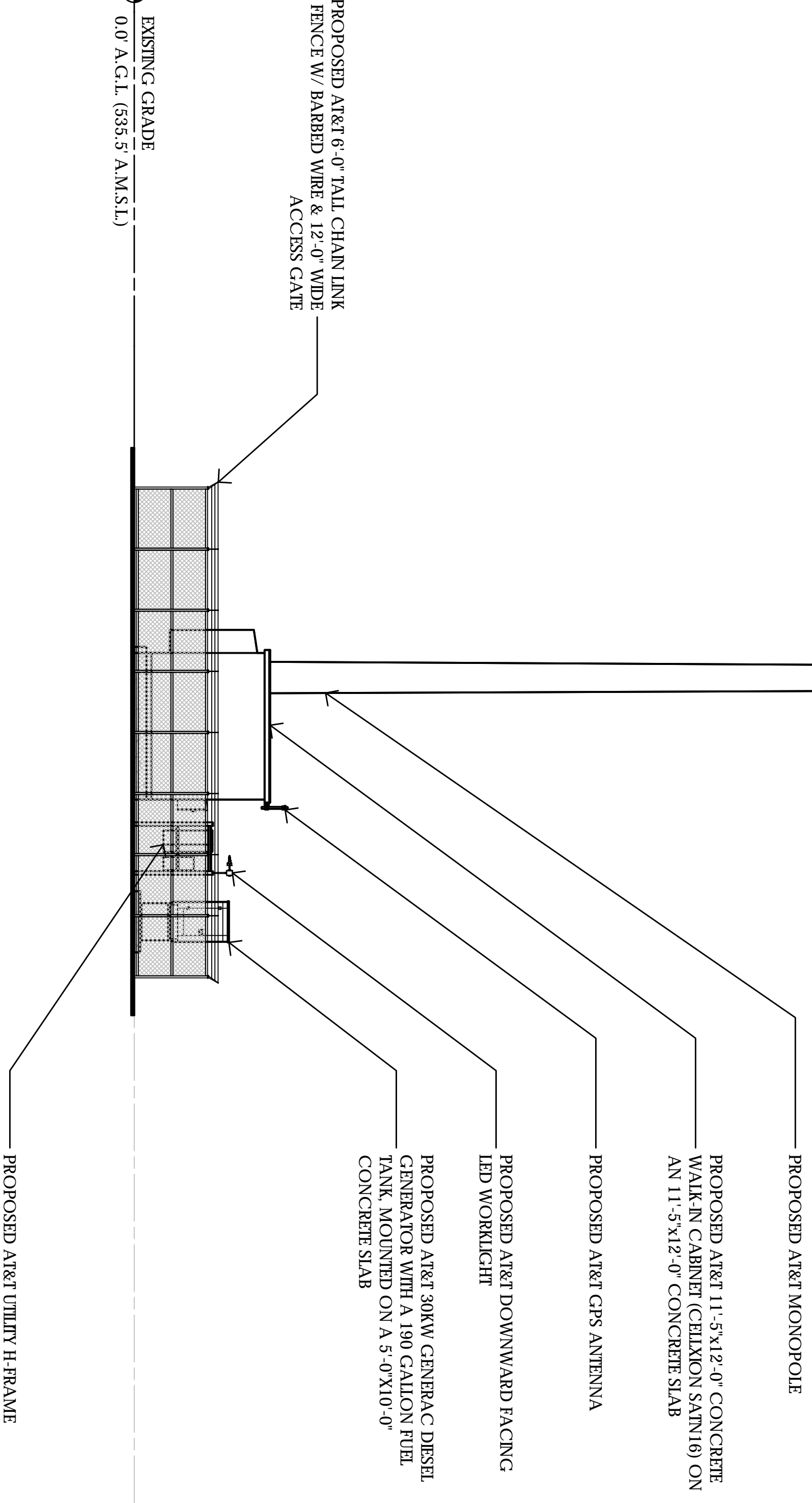
TOP OF PROPOSED AT&T MONOPOLE
145.0' A.C.L.

CENTERLINE OF PROPOSED AT&T ANTENNAS
141.0' A.C.L.

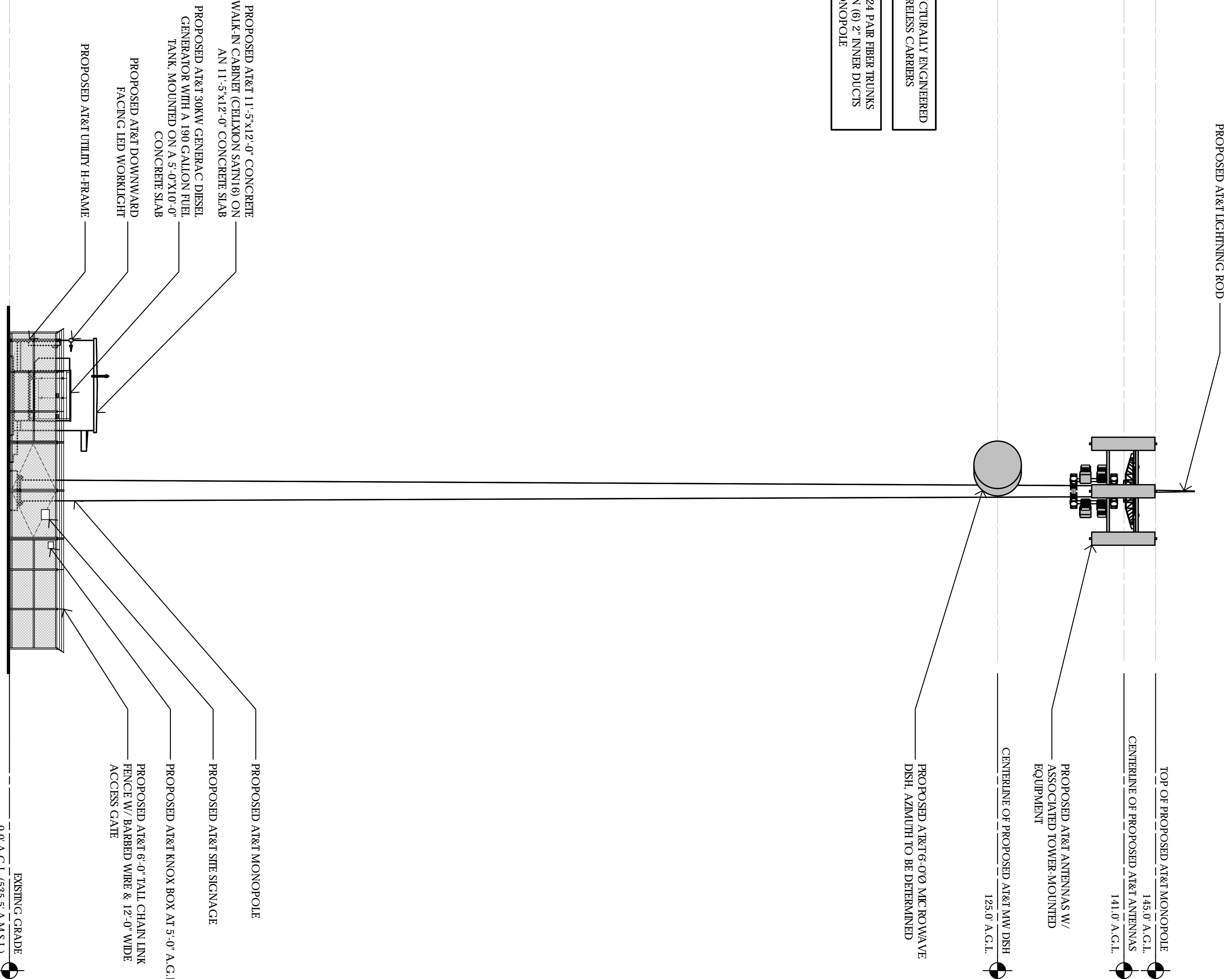
PROPOSED AT&T ANTENNAS W/
ASSOCIATED TOWER-MOUNTED
EQUIPMENT

CENTERLINE OF PROPOSED AT&T MW DISH
125.0' A.C.L.

PROPOSED AT&T 6'-0" MICROWAVE
DISH, AZIMUTH TO BE DETERMINED



2 NORTHEAST ELEVATION
1/8" = 1'-0"



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

Issued For:

CY106203
IS & W. KAMM
AVE

WEST KAMM AVENUE
FRESNO, CA 93840

PREPARED FOR



2900 Camino Ramon
San Ramon, California 94583

Vendor:



AT&T SITE NO.: CY106203

PROJECT NO.: 162.2821

DRAWN BY: TJS

CHECKED BY: TJS

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD	REV 1
12/07/21	90% ZD	

Licensee:

THIS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE AGING PROFESSIONAL ENGINEER TO ALTER THIS DRAWING.

Architect:



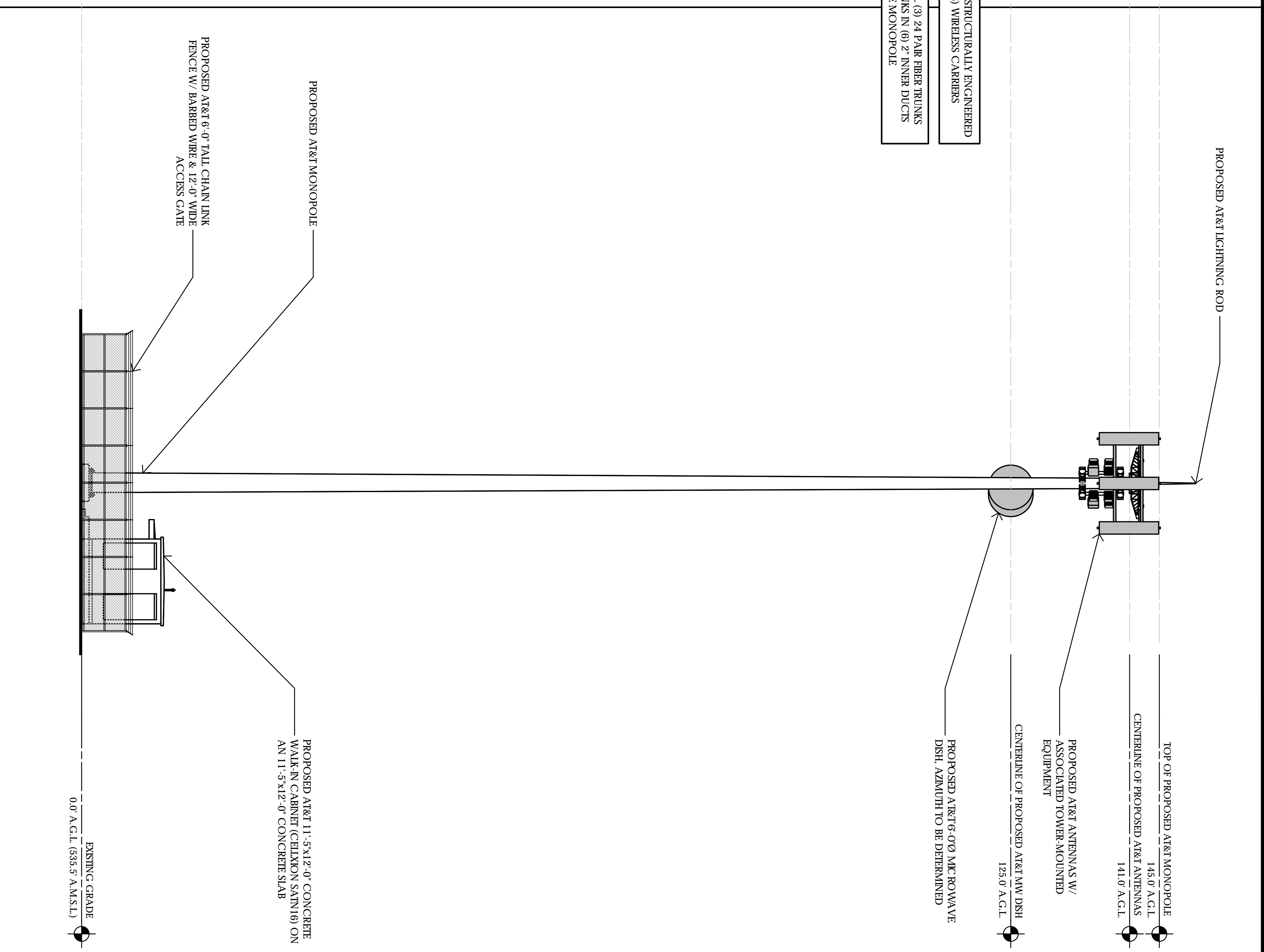
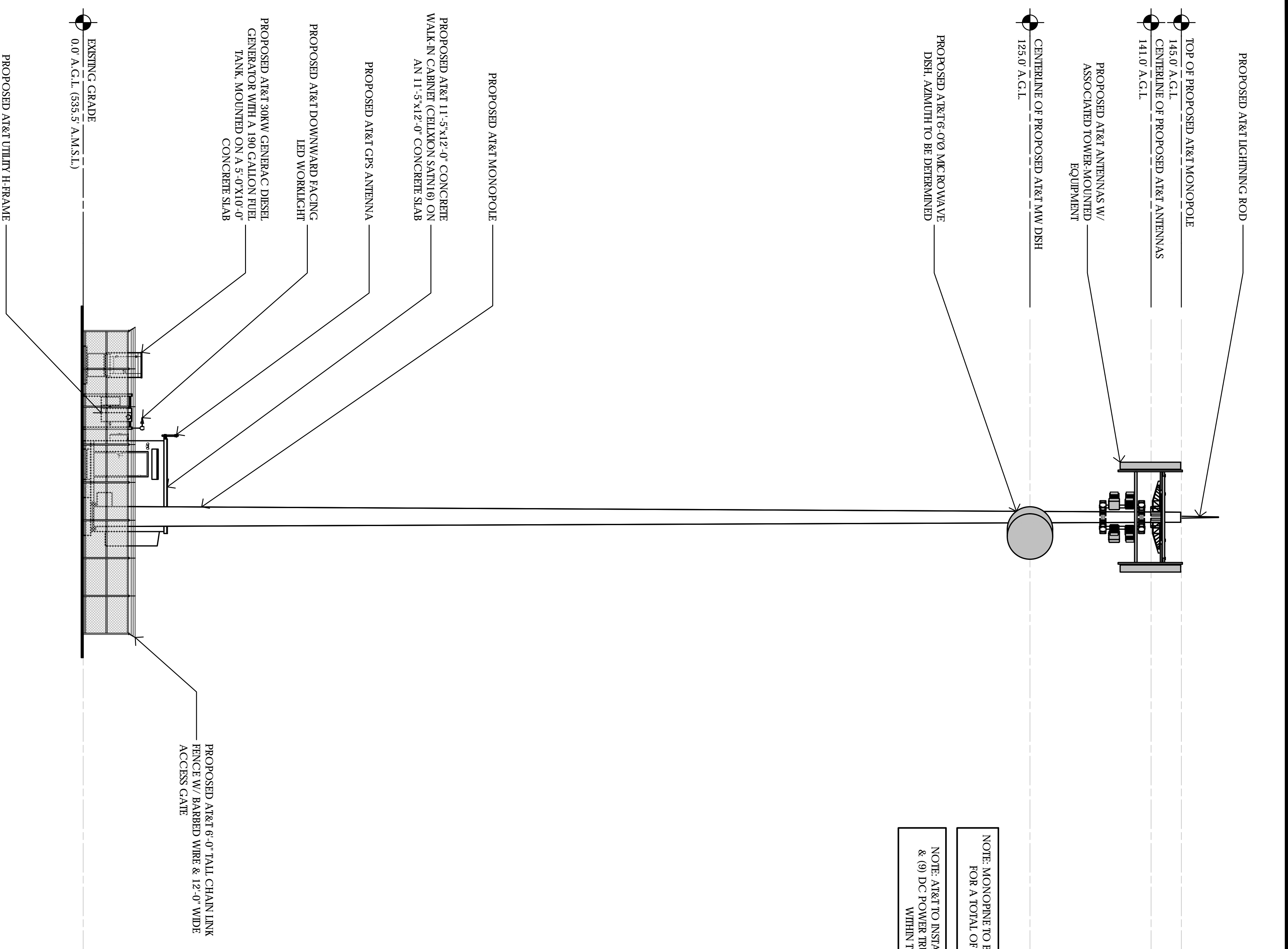
1500 River Park Drive
Sacramento, California 95815

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-4.1



NOTE: MONOPOLE TO BE STRUCTURALLY ENGINEERED FOR A TOTAL OF (3) WIRELESS CARRIERS

NOTE: AT&T TO INSTALL (3) 24 PAIR FIBER TRUNKS & (9) DC POWER TRUNKS IN (6) 2" INNER DUCTS WITHIN THE MONOPOLE

Issued For:
CV106203
15 & W. KAMM AVE
WEST KAMM AVENUE
FRESNO, CA 93840

PREPARED FOR

 2800 Camino Ramon
 San Ramon, California 94583

Vendor:

COMPLETE
 Wireless Consulting, Inc.

AT&T SITE NO.: CV106203
 PROJECT NO.: 162.2821
 DRAWN BY: TJS
 CHECKED BY: TST

REV	DATE	DESCRIPTION
02/10/22	90% CD	
02/02/22	100% ZD	
01/03/22	90% ZD	REV 1
12/07/21	90% ZD	

Licensee:
 THIS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE AGING PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

Architect:

MST ARCHITECTS
 1520 River Park Drive
 Sacramento, California 95815

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-4.2

CVL06203 15 & W. Kamm
W. Kamm Avenue, Fresno, CA
Photosims Produced on 1-7-2022



Existing



Proposed



Proposed AT&T Installation

view from W. Kamm Avenue looking southeast at site

Existing



Proposed



view from ramp adjacent to W. Kamm Avenue looking east at site

Existing



Proposed



view from Interstate 5 looking northeast at site

Existing



Proposed



view from W. Kamm Avenue looking southwest at site

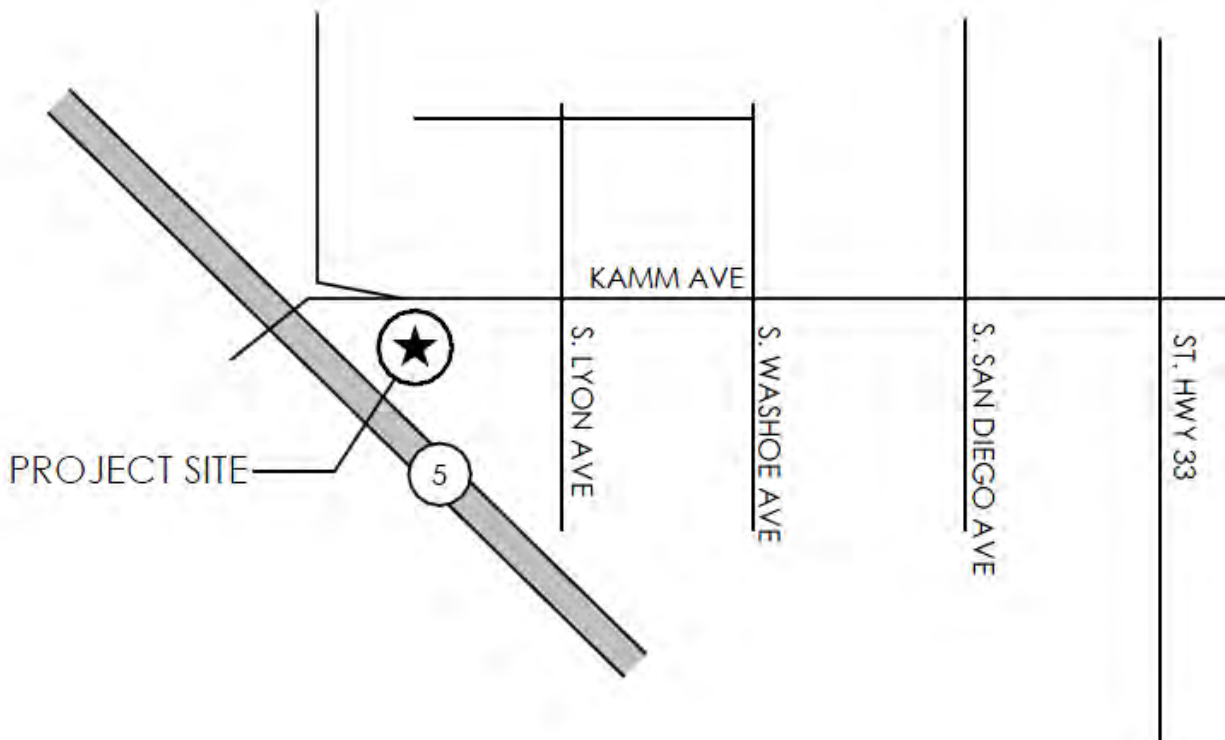
AT&T MOBILITY PROJECT SUPPORT STATEMENT – WIRELESS GUIDELINES COMPLIANCE

Site Name: CVL06203 – I-5 & W Kamm Ave
Site Address: (No Street Address Assigned)
APN: 038-130-425

INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless and data services continues to grow across California. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. AT&T Mobility constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions to respond to high levels of wireless network traffic and increased user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the AT&T network for future and potential customers. The facility proposal is designed to comply with all wireless communications guidelines set forth by the County of Fresno. The proposed facility is the least intrusive means for AT&T to close a significant gap in network coverage.

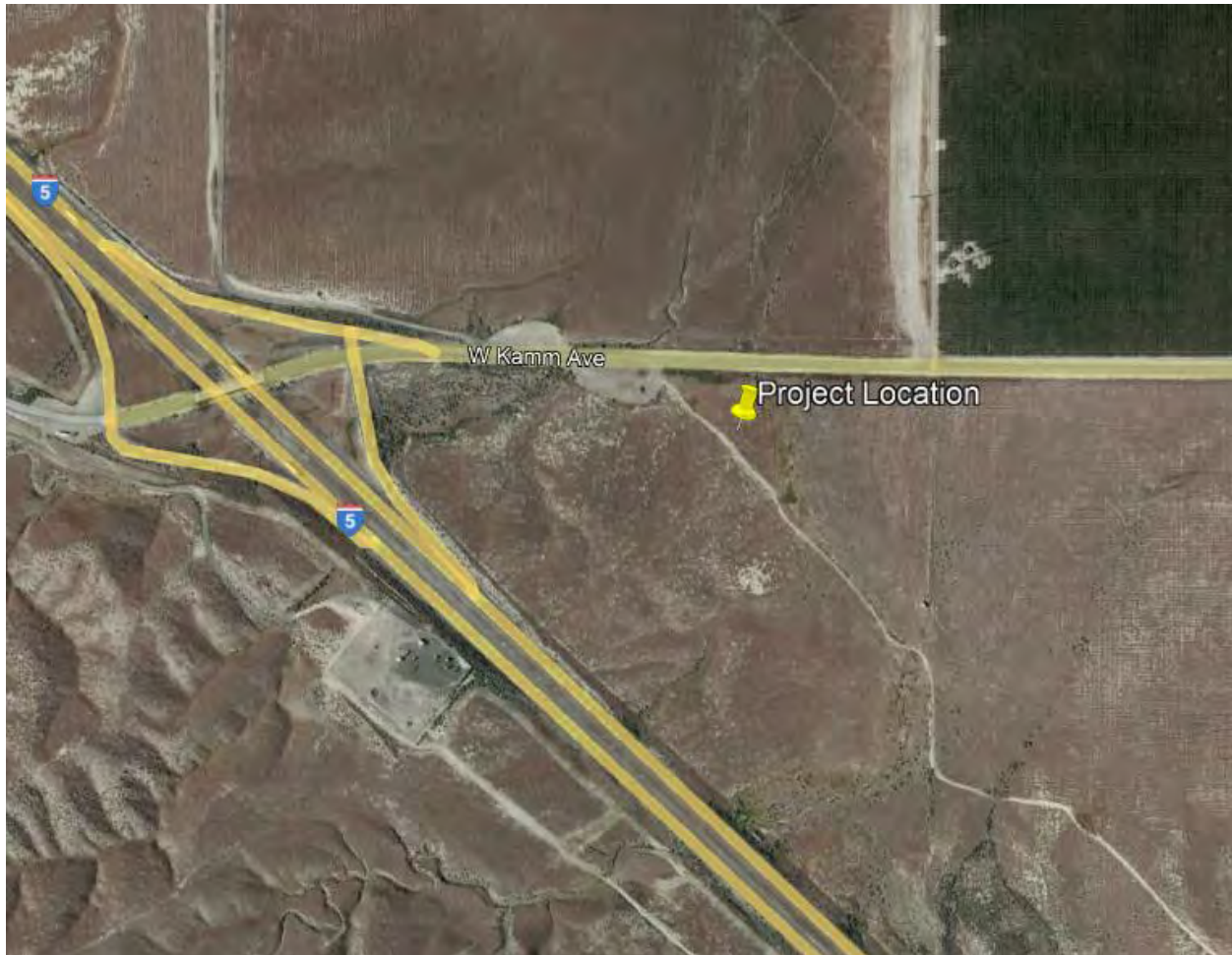
This is a proposal for a new freestanding wireless telecommunications facility on the above referenced parcel in unincorporated Fresno County, just off the West Kamm Avenue exit off I-5. The subject property is Exclusive Agricultural (AE-40). The proposed facility consists of the installation of nine (9) antennas and a microwave dish placed on 145' tall monopole in a 40' by 40' fenced compound along with supporting ground equipment, including an emergency backup generator and diesel fuel tank.



Location

The subject property is located within the County of Fresno and is zoned Exclusive Agricultural (AE-40). All adjacent parcels are similarly zoned. A private travelled way crosses the parcel.

Project Location



Design and Aesthetic Impacts

There do not appear to be any residential uses within several miles of the proposed facility. Most properties in the area are used for nut orchards or grazing.

As stated above, AT&T is proposing a new, freestanding, 145' tall monopole (height not including a lightning rod to be mounted at the top.) A total of nine panel antennas are proposed, mounted at a 141' centerline, along with 15 RRH units. The monopole will be placed within a 40' by 40' compound surrounded by a 6' tall chain link fence topped with barbed wire. Ground equipment will include an 8' by 8' walk-in equipment cabinet and a 30 kW diesel emergency backup generator with a 190 gallon fuel tank AT&T will use the existing travelled way off of West Kamm Avenue to reach the project location, but will widen it two 20', improve it to a gravel all weather access road, and add a code compliant fire turnaround. Utilities will be run underground along the access road to the site.

The monopole will be engineered to support colocations for two additional carriers. All unoccupied centerlines on the monopole and all unused space within the 40' by 40' ground compound will be made available to future colocators as needed. AT&T's agreement with the underlying property owner allows for colocation and AT&T is required by federal law to allow colocations. In compliance with the County's wireless guidelines, the proposed facility has been placed to minimize the impact on any agricultural operations on the property, directly adjacent to the existing travelled way.

View from W Kamm Ave looking southeast



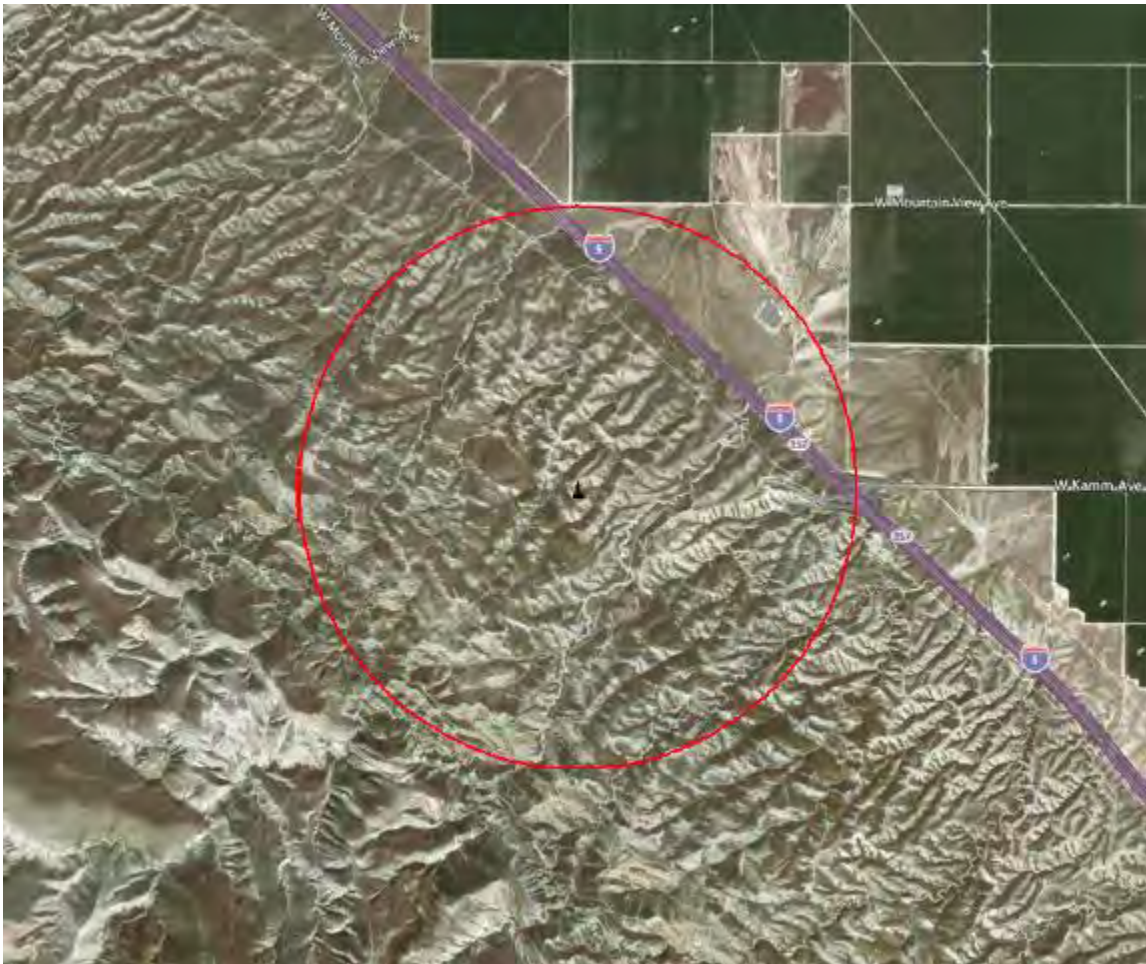
View from I-5 looking East



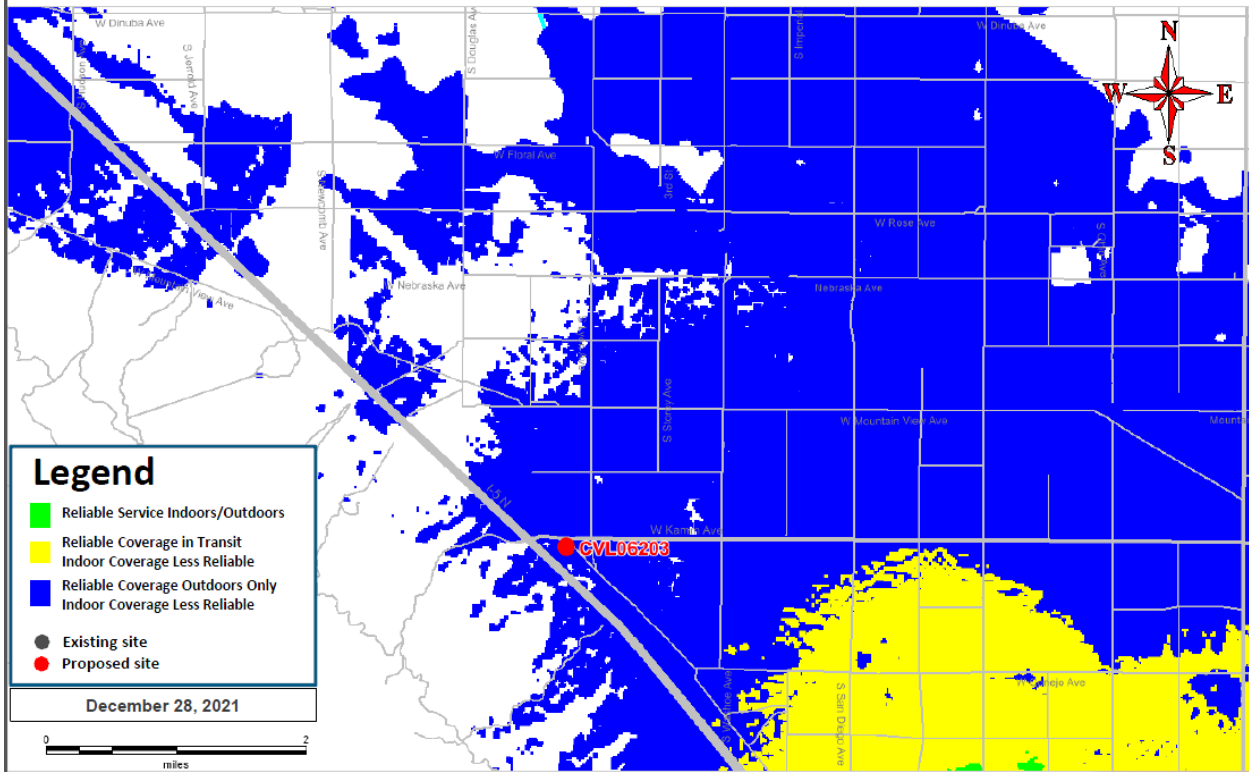
DESCRIPTION OF COVERAGE AREA

The objective of the proposed facility is to improve coverage along a fairly remote stretch of Interstate I-5 where coverage is limited (see coverage maps on following pages for further details on the existing, several mile gap. To achieve this service objective, AT&T identified a potential candidate "Search Ring." A Search Ring is an area on a map that is determined by AT&T's Radio Frequency Engineer (RF engineer). The area identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Ring, the RF engineer considers many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. Because the area in need of coverage is fairly large, a high centerline was required for this site. (A centerline is the height of the center of the antennas, as measured from the ground.)

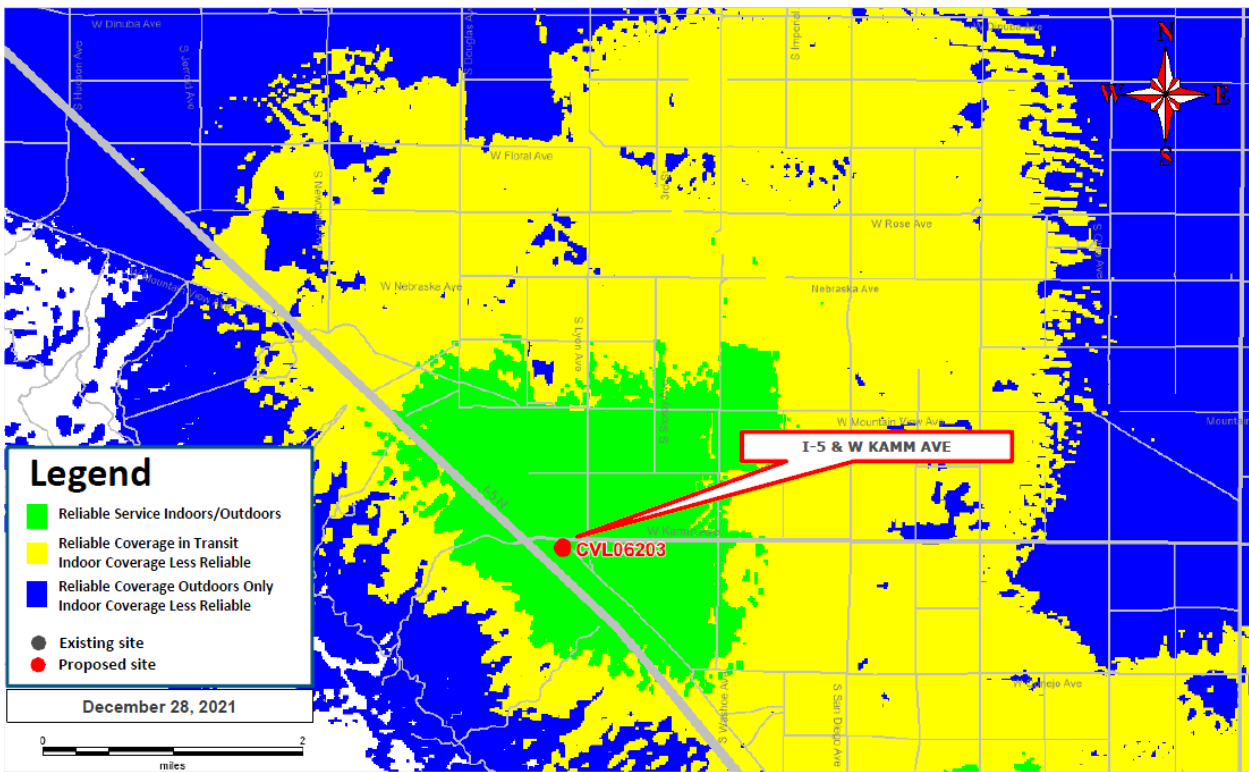
Map of Approximate Search Ring



Existing LTE 700 Coverage



Proposed LTE 700 Coverage – I-5 & W KAMM AVE @ RC = 140 ft



ALTERNATIVE SITES CONSIDERED

In identifying the most preferred site location and design, AT&T begins its process by identifying a search area and a required centerline height. AT&T then looks to local codes and general plans to identify the values significant to the local community for the siting/locating of wireless facilities. In addition to the abovementioned location and height attributes, each proposed site must meet certain minimum requirements, such as the following:

- A willing landlord,
- Feasible construction,
- Road access,
- Available telephone and electrical utilities,
- Satisfaction of coverage objectives, and
- Compliance with local zoning requirements.

Methodology and Zoning Criteria

Wireless communication is a line-of-sight technology that requires facilities to be of sufficient height in order to effectively “see” the existing facilities which comprise the network. Each proposed site is unique and must be investigated and analyzed on its own terms.

Fresno County guidelines prefer colocations on existing structures wherever feasible. In this case, a line of PG&E towers was located just outside of the search area. None were ultimately viable.

Two nearby PG&E transmission towers were eliminated because they were already occupied by other carriers, namely Verizon Wireless and T-Mobile. Verizon Wireless and T-Mobile have placed their ground equipment in fenced enclosures located in the footprint of their respective PG&E transmission towers and mounted their antennas on the towers above the transmission lines on extensions of the tower designed to allow safe clearance between the antennas and the conductors.

Because PG&E transmission towers are not purpose built for holding wireless telecommunications equipment, there is a limited number of places on a transmission tower where it is physically possible to mount wireless equipment, a limited amount of space where ground equipment can be placed without interfering with PG&E operations, and strict overall weight limits on what can be mounted.

As you can see on the photographs on the following page, Verizon and T-Mobile have already taken the space above the transmission lines on each tower and there is no room for AT&T to collocate there. Although space is available below the transmission lines on each tower, this would provide for a centerline that is over 50' lower, which insufficient to cover the several mile long stretch of I-5 that this site has been designed to cover. (Coverage maps depicted this area have been included as part of the application.)

Already Occupied PG&E Towers



Other PG&E Facilities

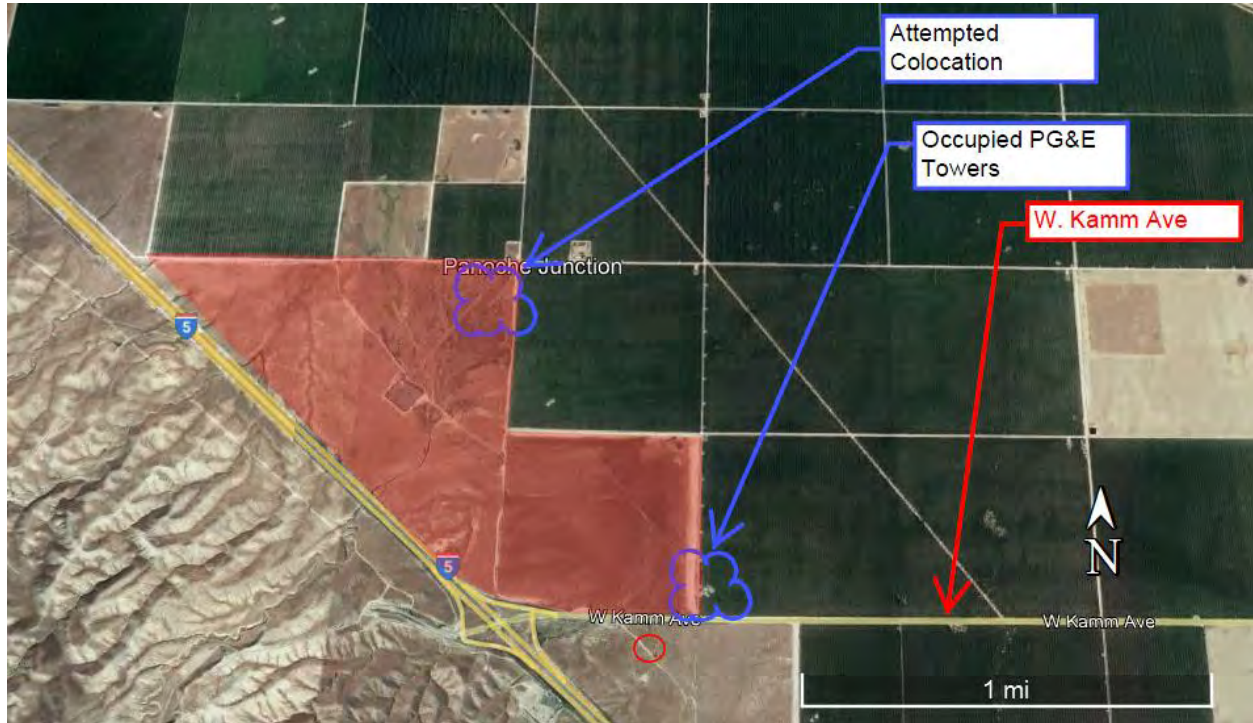
Aside from the already occupied PG&E towers, AT&T also made a protracted attempt spanning several years to collocate on another PG&E tower. When collocating on transmission towers, AT&T must secure the approval of both the tower owner, in this case PG&E, and the underlying property owner. In this case, the underlying property owner initially signaled interest in granting an easement across the property to reach the tower and the rights needed to place equipment on the tower itself, but ultimately refused to sign an agreement.

While negotiations were ongoing, with the consent of the property owner AT&T applied for and received a conditional permit in January of 2021, CUP No. 3683, which was approved by Resolution No. 12862.

The property owner's unwillingness to enter into an agreement with AT&T effectively eliminated not just the transmission towers on the owner's property, but all PG&E Towers north of West Kamm Avenue. This is because West Kamm Avenue is the only public right of the way in the area, and it would

be necessary either to cross the uninterested property owner's parcels or go around, building miles and miles of new roads and crossing numerous parcels.

In the figure below, the two parcels owned by the party in question are shaded in red.



Other Possible Colocations

There is one other existing wireless telecommunications facility within a five mile radius of the project location. It is an existing tower 4.83 miles southeast. AT&T is already collocated on this facility – it is the source of the existing coverage coming from the lower right hand corner of the map. It therefore cannot be used to improve coverage.

Finally, there are additional PG&E transmission towers located south of West Kamm Avenue along the same transmission line. These are simply too low and too far away to cover the gap in coverage along I-5 to the northwest – the proposed facility is already about as far south and east as a facility capable of filling the coverage map can get

Alternative Analysis Conclusion

Due to the lack of public rights of way in this part of Fresno County, a collocation is not feasible to fill the significant coverage gap that exists. Due to these constraints and the specific location of the coverage gap, a new facility at the proposed location is the least intrusive means of filling the existing significant coverage gap.

ADDITIONAL INFORMATION

Safety Benefits of Improved Wireless Service

AT&T offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. AT&T will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility if local power systems are offline.

Maintenance

AT&T installs standby generators and backup batteries at all its cell sites. The batteries play a vital role in AT&T's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes and will only be tested during the daytime. Back-up generators allow AT&T's sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, a small sign indicating the facility owner and a 24-hour emergency telephone number will be provided on site.

Parking & Traffic

The facility is unmanned and will operate 24 hours a day, seven days a week. A technician will occasionally visit the facility to service the equipment, approximately once a month. There will no other visitors or guests associated with the facility.

Construction Schedule

The construction of the facility will follow all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Environmental Assessment

The project is categorically exempt under CEQA as a Class III small structure. A study verifying compliance with FCC regulations has been included as part of this application. At County request, an initial study form has been completed.

Airports

There are no airports or airstrips within five miles of the proposed facility.

Water Usage

As the facility is unmanned and no landscaping is proposed, there will be no impact on water usage on the property.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 8217, Unclassified Conditional Use Permit Application No. 3740

2. Lead agency name and address:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division]
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104

3. Contact person and phone number:

Elliot Racusin, Planner, (559) 600-4245

4. Project location:

The project site is located approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate Route 5, approximately 5.9 miles of the nearest Community of the Three Rocks. (APN: 038-130-85s)

5. Project sponsor's name and address:

Kevin Gallagher
2009 V Street
Sacramento, CA 95818

6. General Plan designation:

Agricultural

7. Zoning:

AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Allow unmanned telecommunications tower (145' tall monopole in a 40' by 40' fenced compound along with supporting ground equipment, including an emergency backup generator and diesel fuel tank) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The subject parcel is currently an open field with PG&E towers spread throughout the property. The surrounding land uses are similar uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No correspondence was received from the Tribes prior to IS submittal.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:



Elliot Racusin, Planner

Date: 6/7/22

REVIEWED BY:



David Randall, Senior Planner

Date: 6/7/22

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7787 and
Classified Conditional Use Permit
Application No. 3684)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

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

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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:

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

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 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 2 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) 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?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 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, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 2 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 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?

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 1 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?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 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)?

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

XV. PUBLIC SERVICES

Would the project:

- 1 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 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 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 i) 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
- 3 ii) 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.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 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?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 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?
- 1 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?
- 1 e) Comply 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:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?
- 1 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?
- 2 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 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?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation

ER

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3740\CEQA\CUP 3740 & IS 8217 Initial Study Checklist.docx