



CEQA Exempt Referral Staff Approval Permit

Date: October 14, 2016

To: Distribution List (See Attachment A)

From: Timothy Vertino, Assistant Planner, Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2016-0091 – VISTA TOWERS – YOSEMITE BLVD

Respond By: October 31, 2016

Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)); however, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15 days** if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department to recommend for approval or denial and/or apply conditions of approval to the requested staff approval; therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Vista Towers

Project Location: 29336 Yosemite Blvd, at the south-west corner of Yosemite Blvd, and La Grange Road, in the La Grange area.

APN: 008-041-001

Williamson Act Contract: 1974-1555

General Plan: (AG) Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to establish an unmanned communication facility by constructing a 130-foot tall monopole tower, with 12 antennas and 24 future antennas, and accessory storage structures within a 3,600 square foot leased area. The communication facility was previously approved by the Planning Commission under Use Permit 2012-05 – La Grange Road. The applicant is proposing to construct the communication facility 600 feet west of the approved location and, as such, have prepared an addendum to the Biological Resource Report.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

STAFF APPROVAL APPLICATION NO. PLN2016-0091 – VISTA TOWERS – YOSEMITE BLVD

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO AG COMMISSIONER
X	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10		STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE		STAN CO CEO
	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION		STAN CO DER
	CEMETERY DISTRICT		STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO FARM BUREAU
	CITY OF:		STAN CO HAZARDOUS MATERIALS
	COMMUNITY SERVICES/SANITARY DIST		STAN CO PARKS & RECREATION
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
X	CROP DUSTERS		STAN CO RISK MANAGEMENT
	FIRE PROTECTION DIST:		STAN CO SHERIFF
	HOSPITAL DIST:	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	IRRIGATION DIST: TURLOCK	X	STAN COUNTY COUNSEL
X	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
	MOSQUITO DIST:		STANISLAUS LAFCO
	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	MUNICIPAL ADVISORY COUNCIL:		TELEPHONE COMPANY:
	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
	RAILROAD:		US ARMY CORPS OF ENGINEERS
	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	STAN ALLIANCE		WATER DIST:

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2016-0091 – VISTA TOWERS –
YOSEMITE BLVD

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

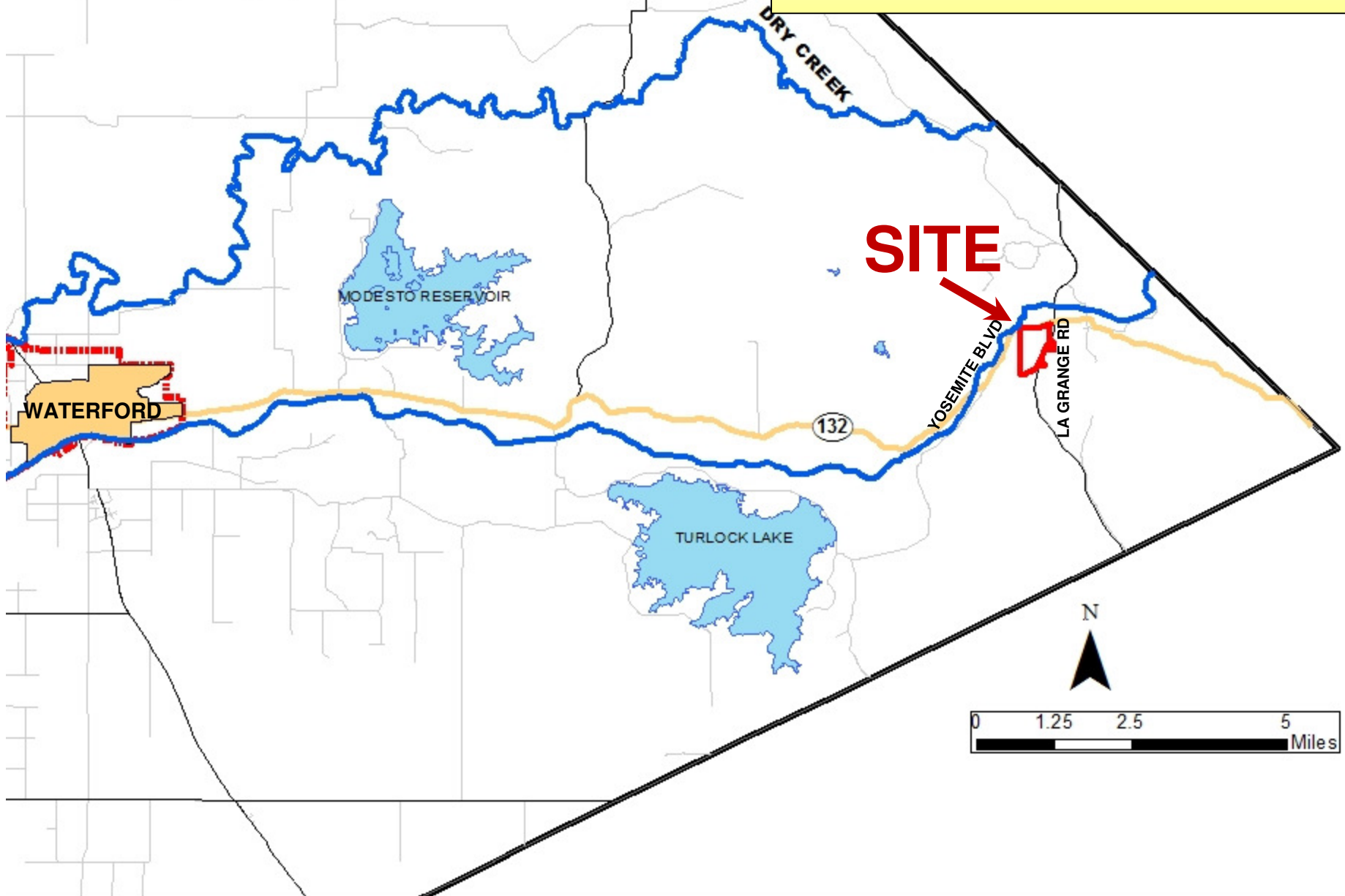
- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

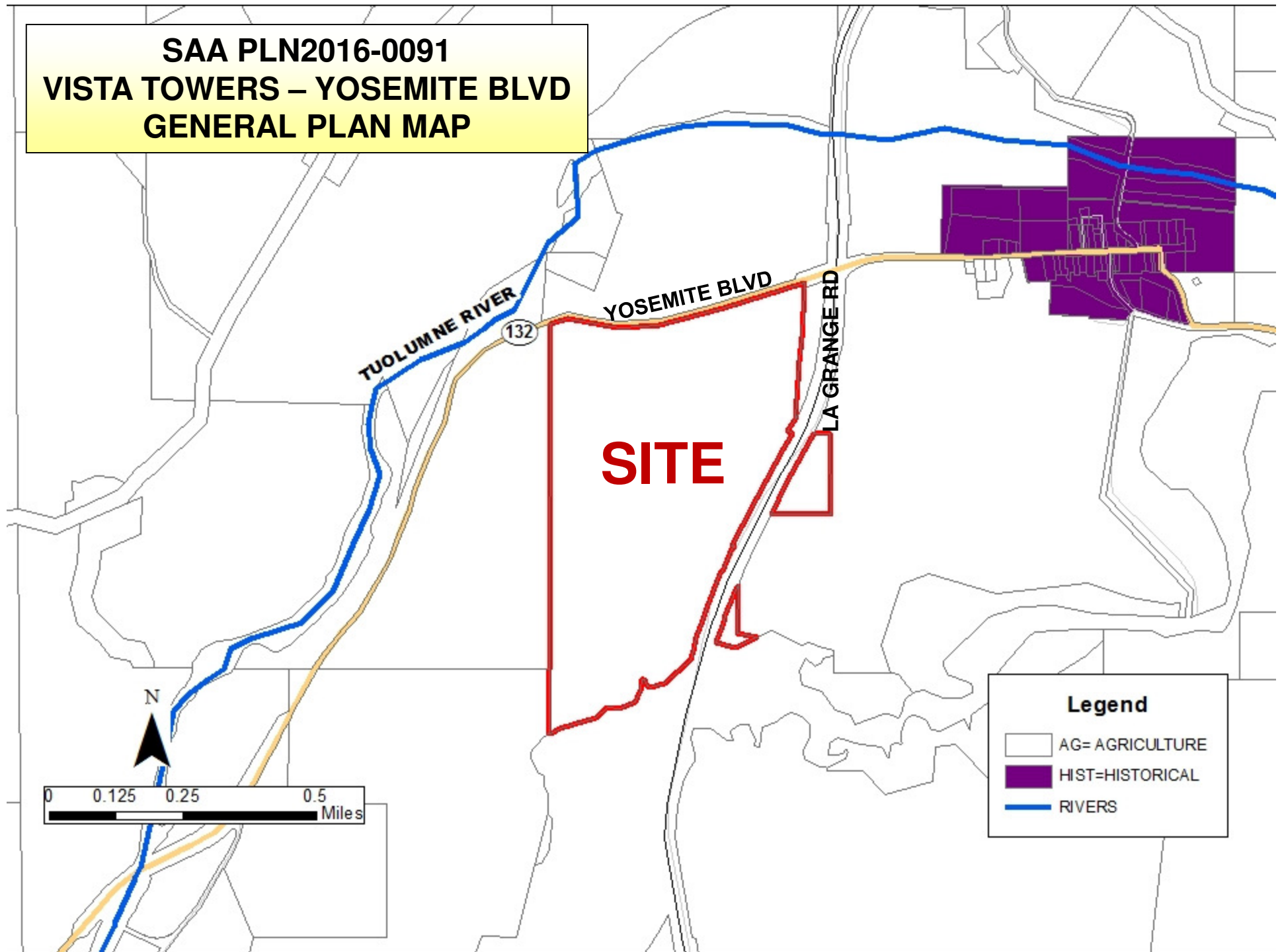
Response prepared by:

Name	Title	Date
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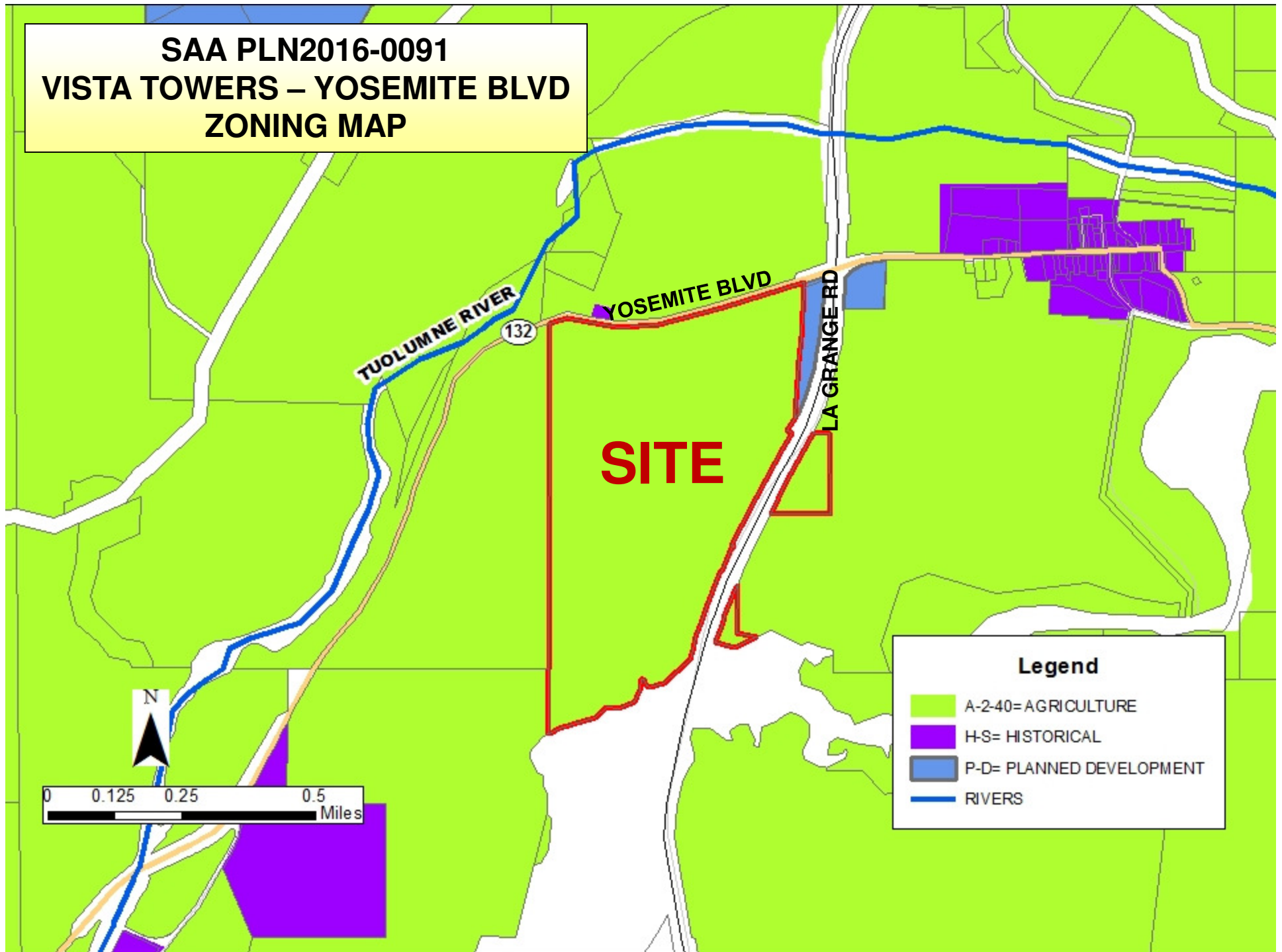
**SAA PLN2016-0091
VISTA TOWERS – YOSEMITE BLVD
AREA MAP**



**SAA PLN2016-0091
VISTA TOWERS – YOSEMITE BLVD
GENERAL PLAN MAP**



**SAA PLN2016-0091
VISTA TOWERS – YOSEMITE BLVD
ZONING MAP**



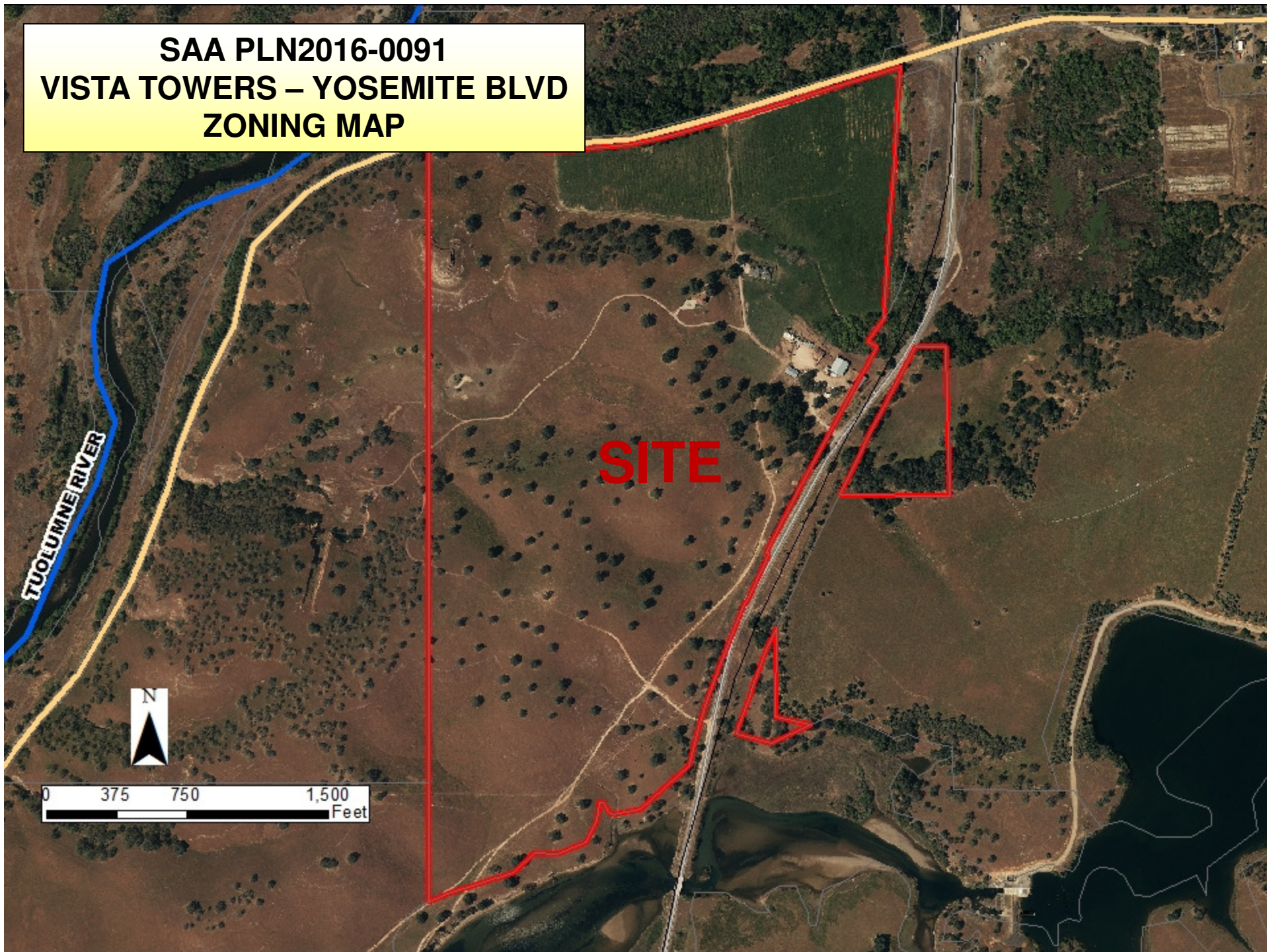
**SAA PLN2016-0091
VISTA TOWERS – YOSEMITE BLVD
ZONING MAP**

SITE

TUOLUMNE RIVER



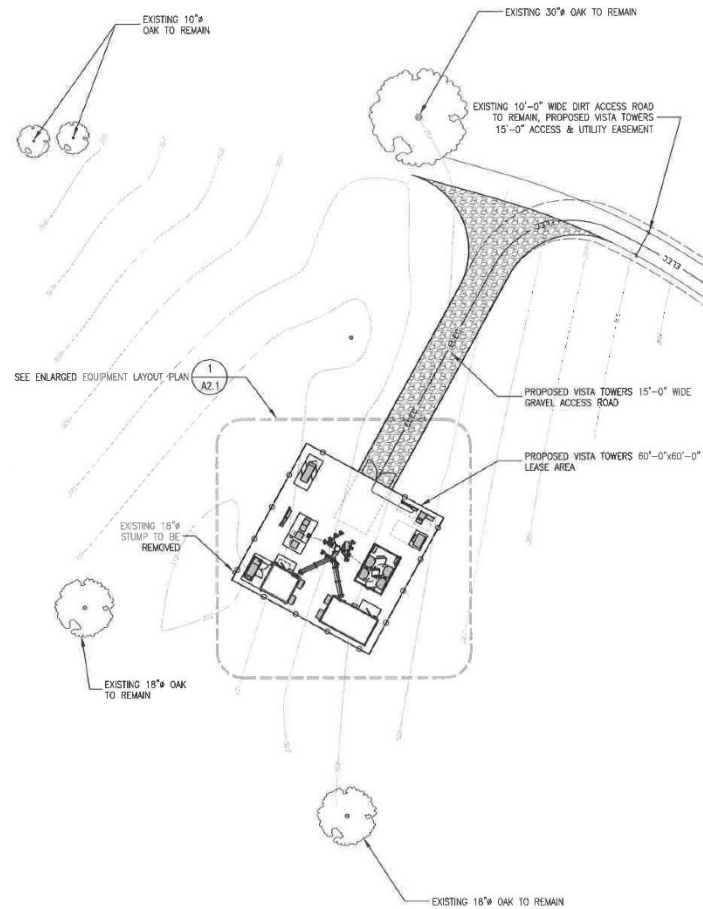
0 375 750 1,500
Feet



SAA PLN2016-0091

VISTA TOWERS – YOSEMITE BLVD

SITE PLAN

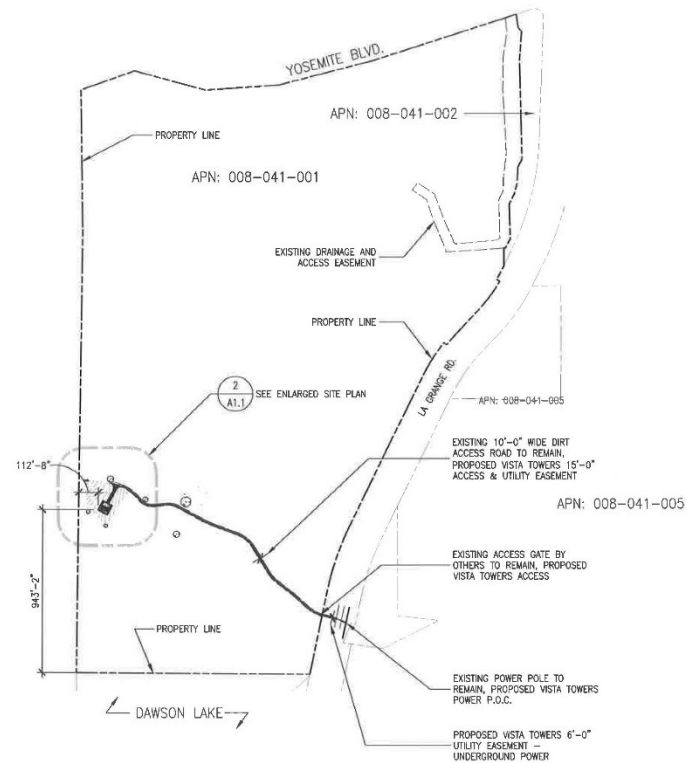


0' 5' 25' 50'

1" = 20.0'

1 A1.1 ENLARGED SITE PLAN

SCALE: 1" = 20.0'



0' 60' 300' 600'

1" = 300.0'

1 A1.1 OVERALL SITE PLAN

SCALE: 1" = 300.0'



LA GRANGE RD.
LA GRANGE ROAD
STANISLAUS COUNTY, CA

Vista Towers
Wireless Site Solutions

SHEET TITLE: OVERALL SITE & ACCESS PLANS

File: 108.44_A11.dwg
Drawn By: WMS
Checked By: WMS
Scale: AS SHOWN
Date: 08/24/18

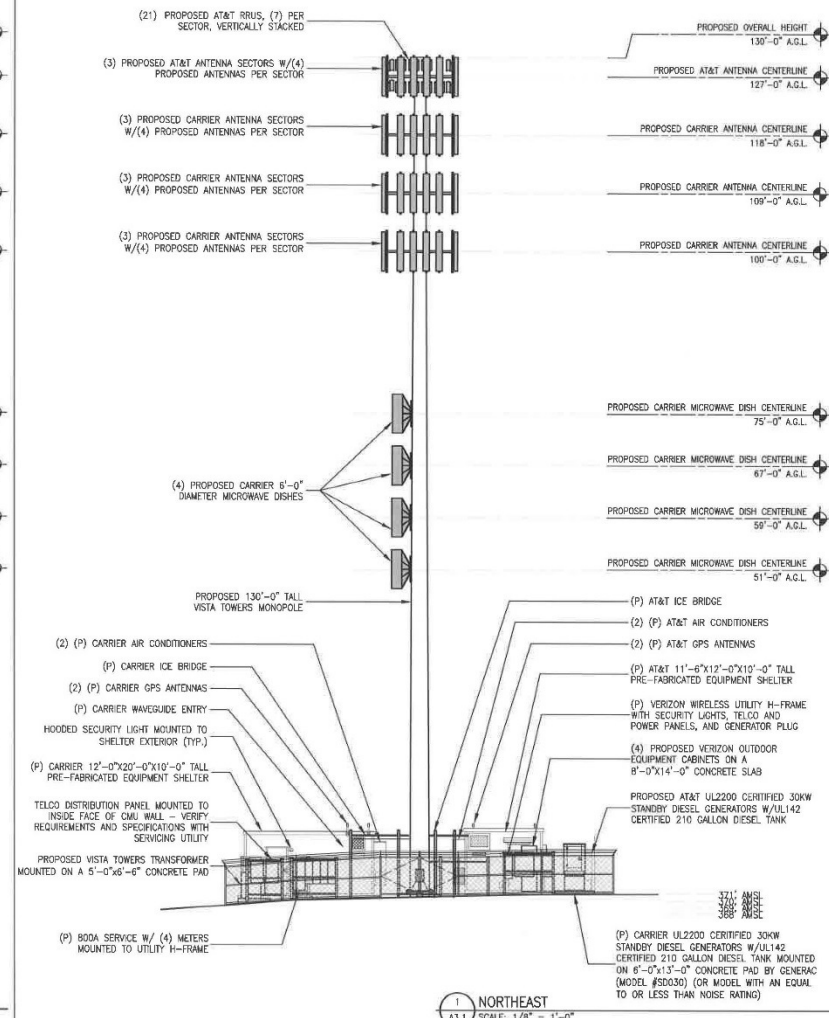
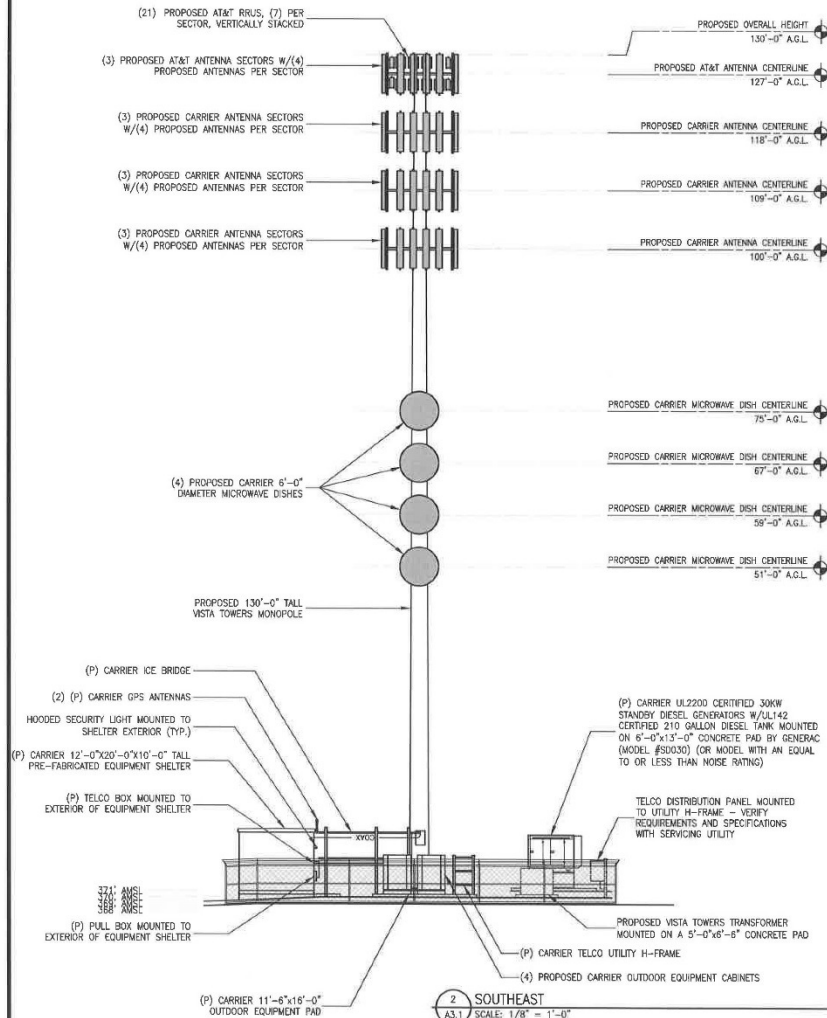
Job No: 108.44

A1.1

SAA PLN2016-0091

VISTA TOWERS – YOSEMITE BLVD

ELEVATIONS



MST ARCHITECTS
10100 E. 15th Ave., Suite 100, Denver, CO 80231
(303) 751-1111
www.mstarchitects.com

Vista Towers
Wireless Site Solutions

LA GRANCE H
LA GRANCE ROAD
STANISLAUS COUNTY, CA

PROJECT ELEVATIONS

Revisions:

1	2	3	4	5

File: 188-44_A31.dwg
Drawn By: MMS
Checked By: MMS
Scale: AS SHOWN
Date: 09/14/16

Job No. 188-44

A3.1