



Referral Early Consultation

Date: May 20, 2022

To: Distribution List (See Attachment A)

From: Avleen K. Aujla, Assistant Planner. Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2022-0054 – COMPLETE WIRELESS CONSULTING - BYSTRUM ROAD

Respond By: June 6, 2022

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date 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 in preparing the conditions for a 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: New Cingular Wireless PCS, LLC dba AT&T Mobility c/o Complete Wireless Consulting

Project Location: 6342 Bystrum Road, between East Keyes Road and East Taylor Road, in the Ceres area.

APN: 041-046-022

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: Planned Development (PD-355)

Project Description: Request to establish a wireless communications facility on a 119.4± acre parcel in the Planned Development (P-D) (355) zoning district. This proposal includes the installation of a 130-foot-tall monopole and supporting ground equipment on a 576± square-foot fenced compound towards the southern portion of the property. The proposal includes three sectors of five antennas, for a total of 15 antennas, to be mounted at a 126-foot centerline. Proposed ground equipment includes: one 64± foot walk-in equipment cabinet and a 30kw diesel generator with a 190-gallon backup fuel tank on a 50± foot concrete slab. The project lease area will be 576± square feet in size and will be enclosed by a chain link fence to prevent interference with existing operations. The facility will be generally unmanned; however, one technician is anticipated to access the site one day a month for routine maintenance. The site is currently improved with a large commercial wine business, Bronco Wine Company, which was approved by the Board of Supervisors under Rezone and Williamson Act Cancellation Application No. PLN2019-0061 –

Bronco Wine Company, on July 13, 2021. The proposed monopole will meet all applicable siting standards as outlined under County Code Section 21.91.030 – *Siting standards*.

Attachments

A – Maps

B – Project Description

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

**STAFF APPROVAL APPLICATION NO. PLN2022-0054 – COMPLETE WIRELESS CONSULTING -
BYSTRUM ROAD**

Attachment A

Distribution List

X	CROP DUSTERS		STAN CO ALUC
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN CO BUILDING PERMITS DIVISION
X	IRRIGATION DIST: TURLOCK IRRIGATION DISTRICT		STAN CO ERC
X	STAN CO PUBLIC WORKS	X	STAN CO HAZARDOUS MATERIALS
	STANISLAUS LAFCO	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	SURROUNDING LAND OWNERS	X	STANISLAUS FIRE PREVENTION BUREAU
X	PACIFIC GAS & ELECTRIC	X	MOSQUITO ABATEMENT DISTRICT: TURLOCK

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. PLN2022-0054 – COMPLETE
WIRELESS CONSULTING - BYSTRUM ROAD**

Based on this agency's 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
------	-------	------

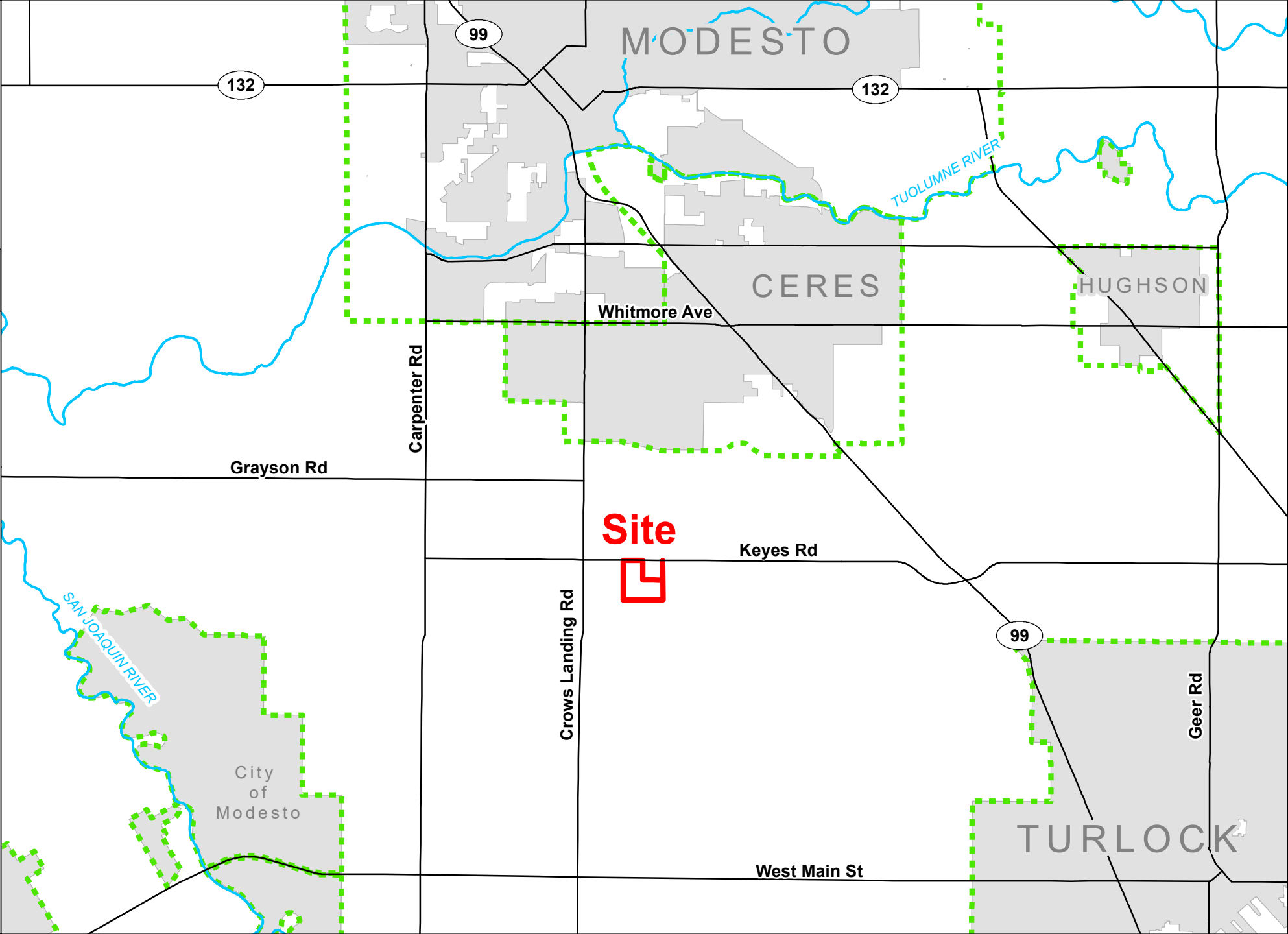
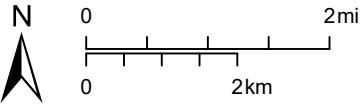
COMPLETE WIRELESS
CONSULTING

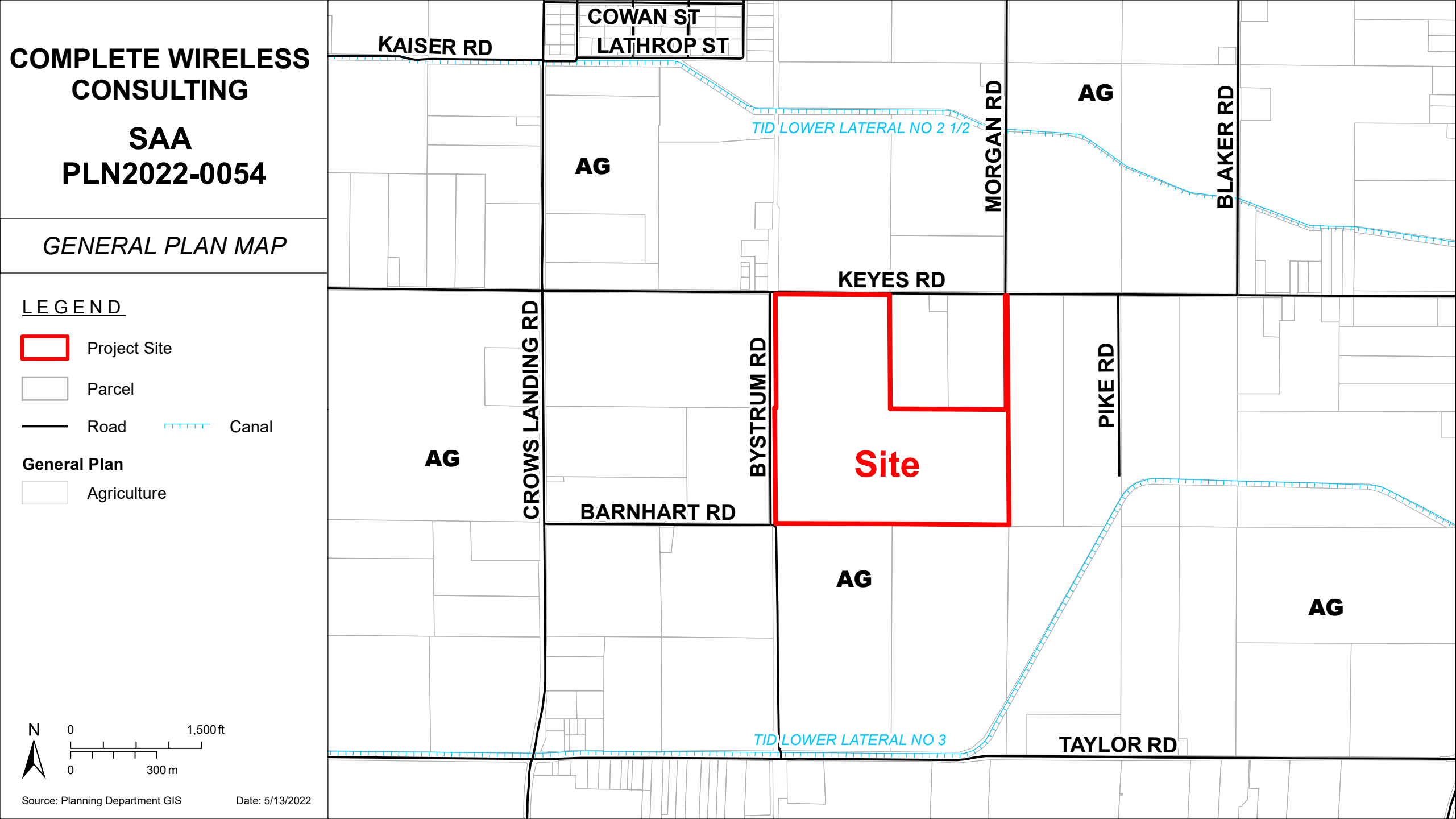
SAA
PLN2022-0054

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River






COMPLETE WIRELESS
CONSULTING



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PLN2022-0054

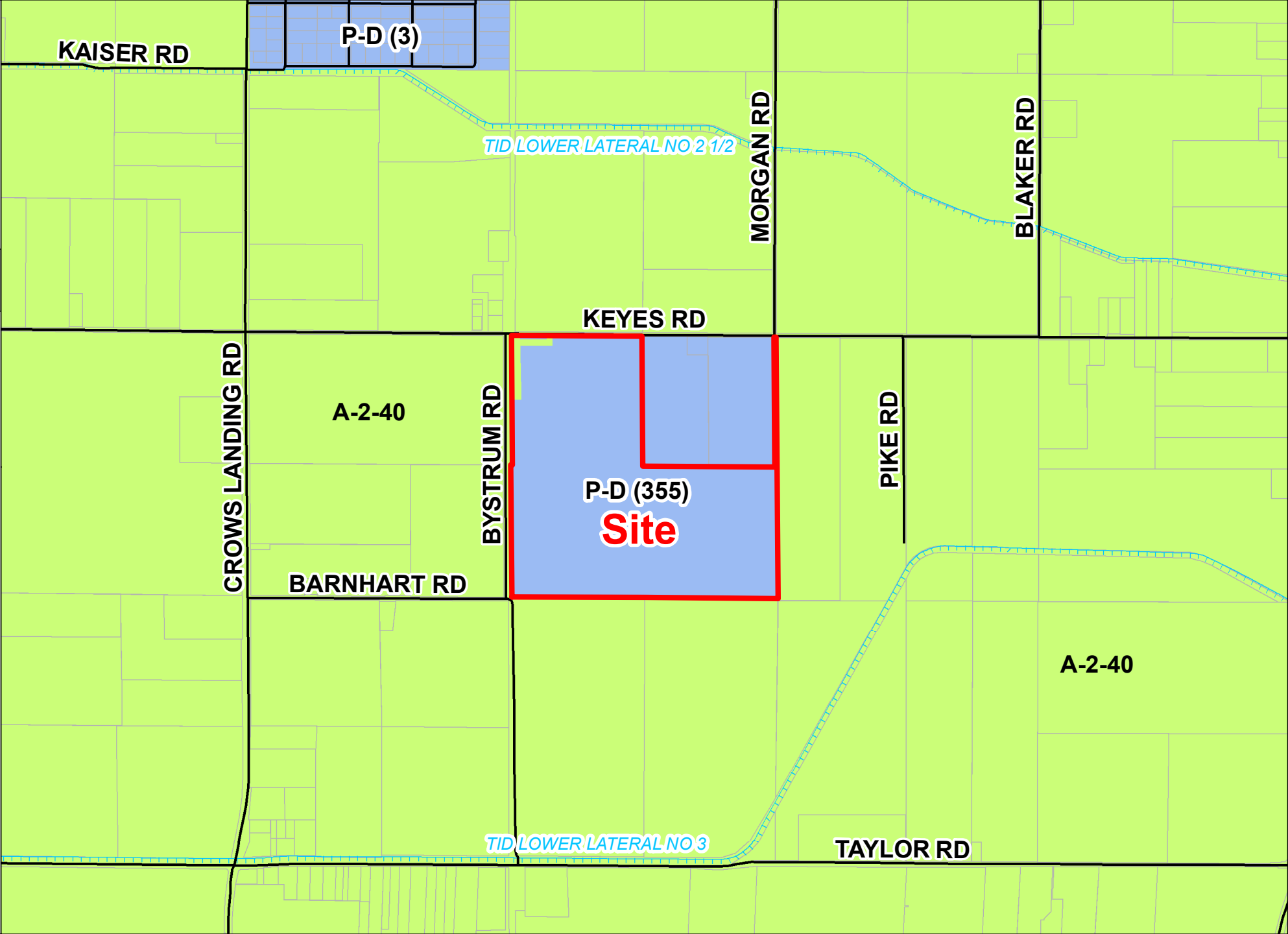
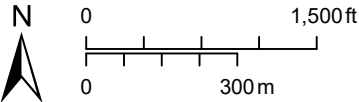
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

Zoning Designation

-  Planned Development
-  General Agriculture 40 Acre






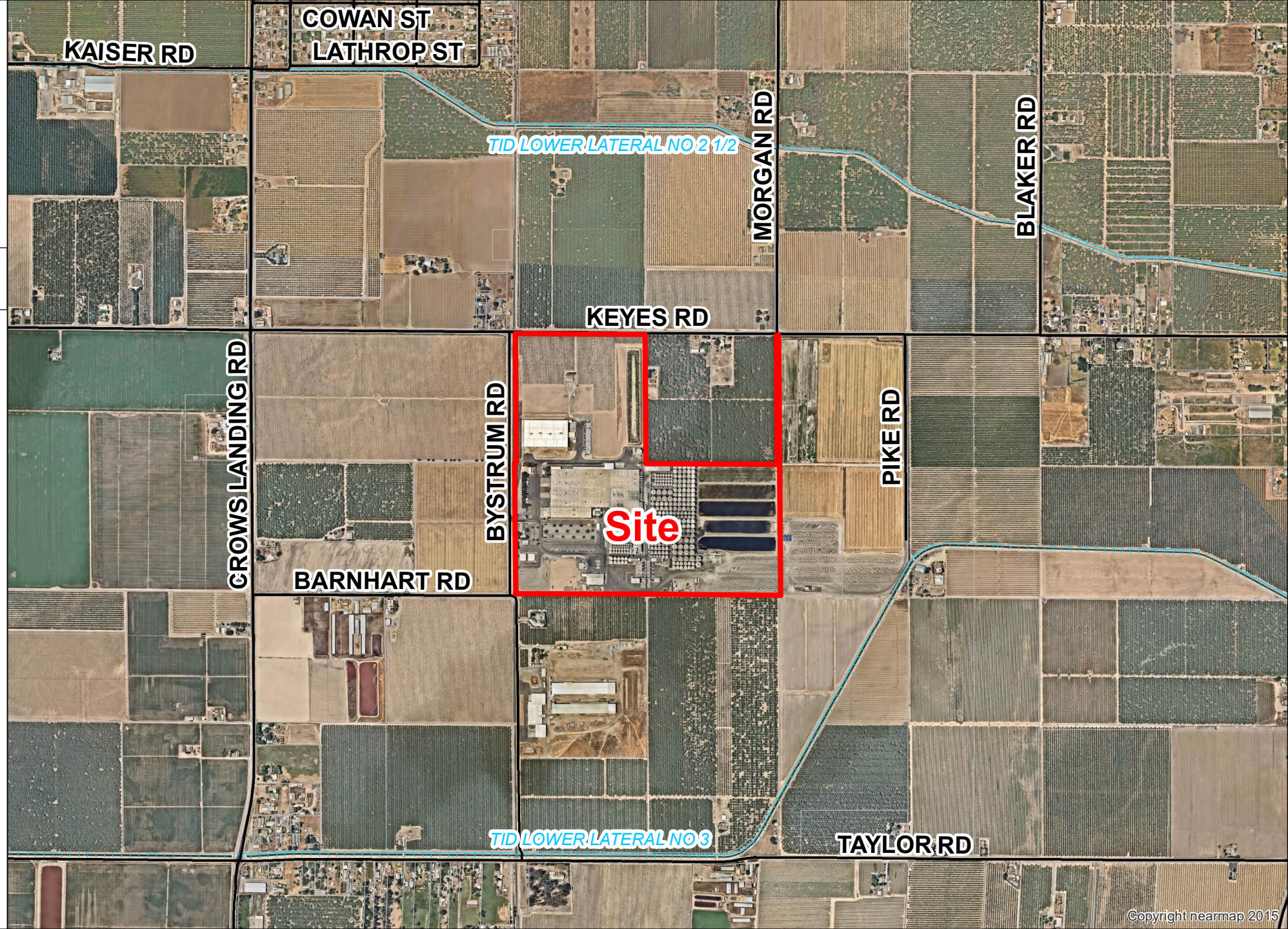
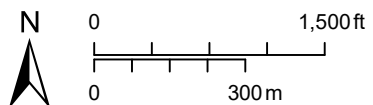
COMPLETE WIRELESS CONSULTING

SAA
PLN2022-0054

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



COMPLETE WIRELESS CONSULTING

SAA
PLN2022-0054

2021 AERIAL SITE MAP

LEGEND



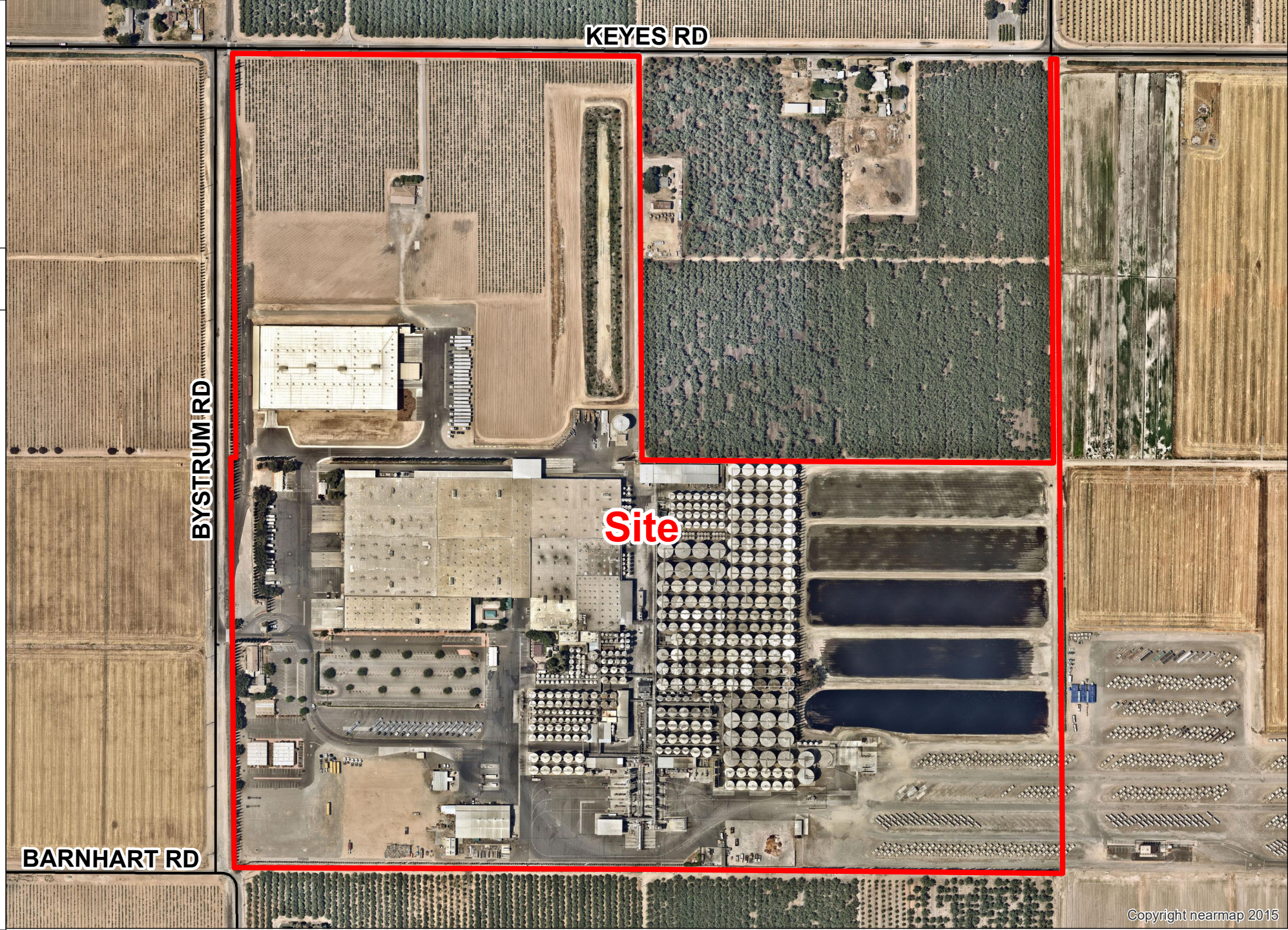
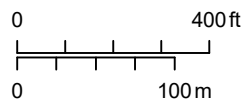
Project Site



Road



Canal



MAN ARE INTENDED TO BE QUANTITATIVE. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION.

CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY PLOTTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

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

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

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

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, 15TH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SURGE EXPOSURE")

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

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

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

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

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

Issued For:

CVL06197
BRONCO
WINE CO

6342 BYSTRUM ROAD
CERES, CA 96307

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL06197

PROJECT NO: 162.2820

DRAWN BY: TLS

CHECKED BY: TST

	01/05/22	100% ZD
	12/02/21	90% ZD
REV	DATE	DESCRIPTION

Licensee:

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Architect:



SHEET TITLE:

GENERAL NOTES, ABBREVIATIONS, & LEGEND

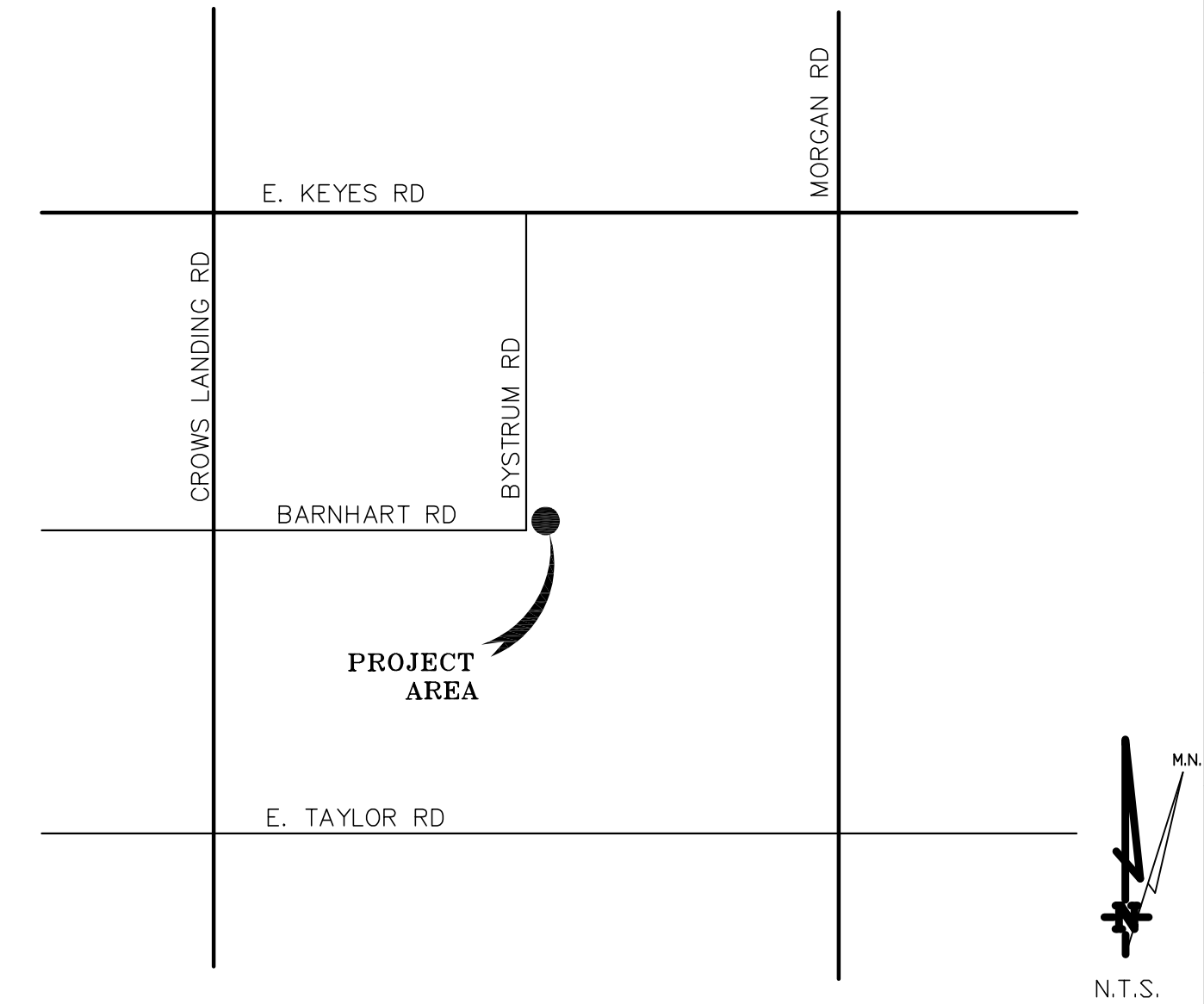
SHEET NUMBER:

GN-1

ELEVATION of Ground at Structure (NAVD88) 74.5' AMSL

LANDLORD(S): BRONCO WINE COMPANY
P.O. BOX 789
CERES, CA 95307

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.



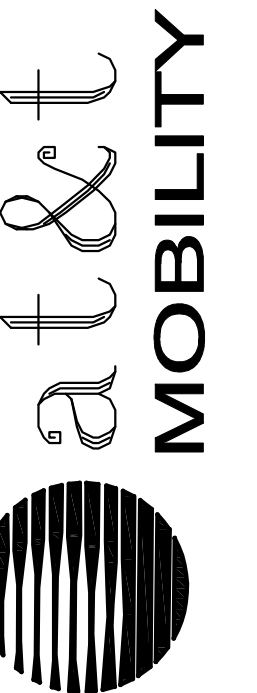
VICINITY MAP

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

GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING

1226 HIGH STREET
AUBURN, CALIFORNIA 95603

phone: (530) 885-0426
fax: (530) 823-1309



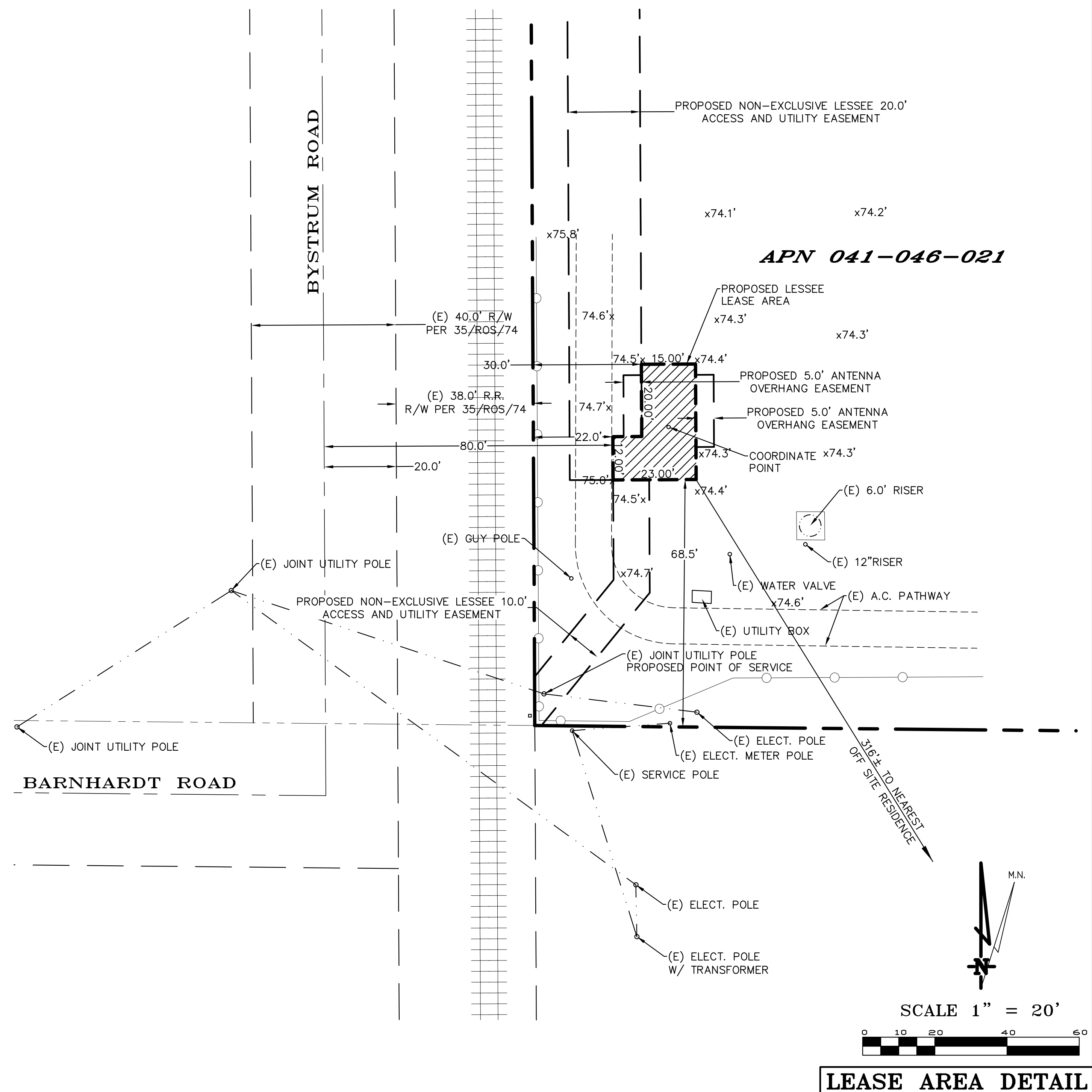
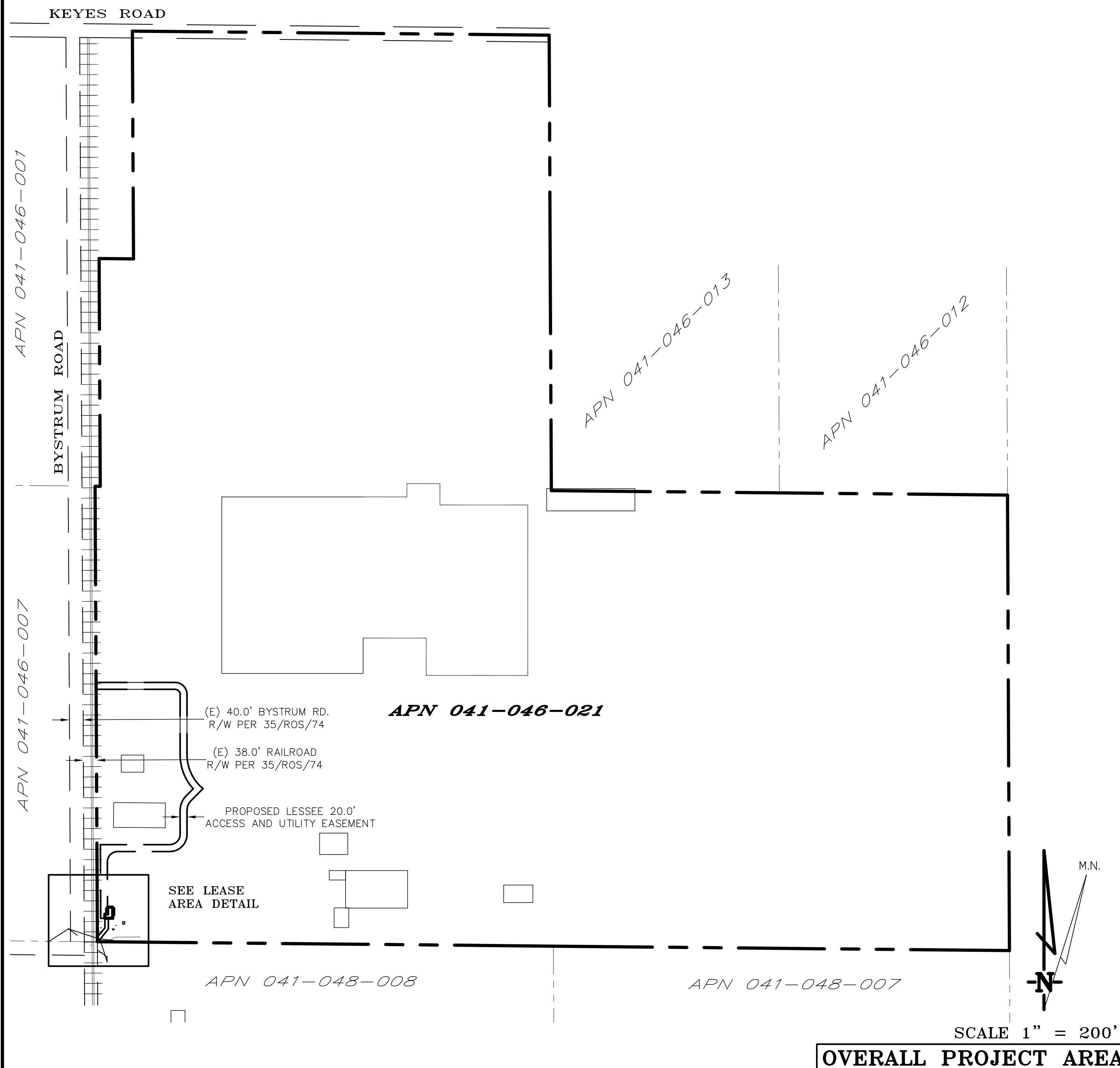
CVL06197
8342 Bystrum Road
Ceres, CA 96307

PLOT PLAN AND SITE TOPOGRAPHY

[illegible]

Sheet

C-1



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

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.

APN:
041-046-001

APN:
041-046-007

EXISTING RAILROAD TRACKS

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

EXISTING 38'-0" WIDE RAILROAD
RIGHT OF WAY PER 35/ROS/74

EXISTING 40'-0" WIDE RIGHT OF
WAY PER 35/ROS/74

ENLARGED SITE PLAN (1/2)

BYSTRUM ROAD

APN:
041-046-021

APN:
041-046-013

PROPERTY LINE

CVL06197
BRONCO
WINE CO

PREPARED FOR



Vendor:



AT&T SITE NO: CVL06197

PROJECT NO: 162.2820

DRAWN BY: TLS

CHECKED BY: TST

[illegible]

Licensee:

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Architect:

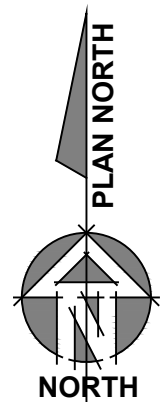


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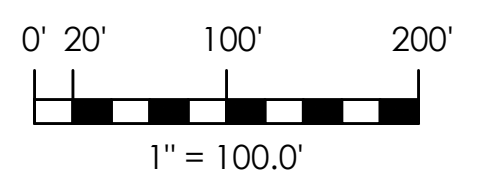
OVERALL SITE PLAN

SHEET NUMBER:

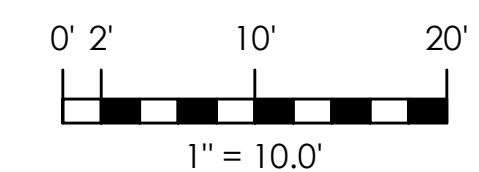
A-1.1



OVERALL SITE PLAN
1"=100'



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



CVL06197
BRONCO
WINE CO

PREPARED FOR

 **at&t**

2600 Camino Ramon
San Ramon, California 94583



COMPLETE
Wireless Consulting, Inc.

PROJECT NO: 162.2820

CHECKED BY: TST

[illegible]

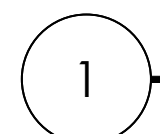
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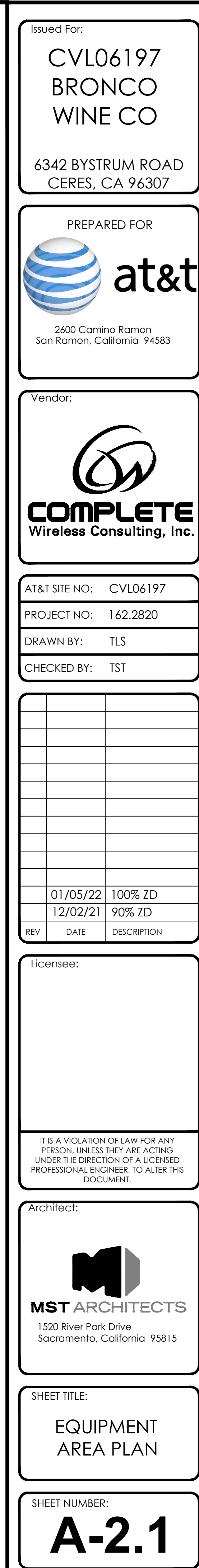
MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

ENLARGED SITE PLAN

A-1.2



ENLARGED SITE PLAN
1"=10'



Technical drawings of the antenna support pipe assembly, showing dimensions and component labels.

FRONT VIEW: Shows a rectangular assembly with a width of 22" and a height of 96".

SIDE VIEW: Shows the profile of the assembly with a depth of 9.6". Labels indicate the **ANTENNA SUPPORT PIPE** and **ANTENNA MOUNTING BRACKET**.

PERSPECTIVE VIEW: Shows the three-dimensional form of the assembly.

6 PROPOSED ANTENNA SPEC

Technical drawings of the Antenna Support Pipe showing three views: Front, Side, and Perspective.

- FRONT View:** Shows a vertical rectangular profile with a width of 22" and a height of 96".
- SIDE View:** Shows the side profile with a depth of 9.6". It includes labels for the "ANTENNA SUPPORT PIPE" and "ANTENNA MOUNTING BRACKET".
- PERSPECTIVE View:** A three-dimensional representation of the support pipe.

4 PROPOSED ANTENNA SPEC

Technical drawing of the antenna support pipe showing three views: FRONT, SIDE, and PERSPECTIVE.

FRONT View: Shows a vertical rectangular profile with a width of 18.1" and a height of 96".

SIDE View: Shows the side profile of the pipe with a depth of 9.6". It includes labels for the ANTENNA SUPPORT PIPE and ANTENNA MOUNTING BRACKET.

PERSPECTIVE View: Shows a 3D representation of the antenna support pipe.

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

EQUIPMENT SUBJECT TO CH

ANTENNA SUPPORT PIPE

ANTENNA MOUNTING BRACKET

15.9"

30.6"

10.6"

FRONT

SIDE

PERSPECTIVE

ANTENNA = ERICSSON (AIR6449 N77D)
 WEIGHT = 88LBS
 DIMENSIONS = 30.6" (H) x 15.9" (W) x 10.6" (D)

ANTENNA SUPPORT PIPE

ANTENNA MOUNTING BRACKET

15.7"

27.9"

6.7"

FRONT

SIDE

PERSPECTIVE

3 PROPOSED AIR ANTENNA SPECS
3/4" = 1'-0"

RF DATA SHEET v1.00 DATED 11/11/2021

FRAME WILL BE REQUIRED

SECTOR B
AZIMUTH 335°

PROPOSED AT&T MONOPOLE

(12) PROPOSED AT&T ANTENNAS, (4) PER SECTOR
3-6
A-3.1

1'-10 1/2"

2'-4 3/4"

4'-6"

14'-6" TYP.

4'-0" TYP.

SECTOR A
AZIMUTH 85°

PROPOSED AT&T DUAL RRH MOUNT
(EET LLC. MODEL #D220RRUDSM)
REFER TO MANUFACTURER'S PROPRIETARY DRAWINGS

(18) PROPOSED AT&T RRHS, (6) PER SECTOR ON RING MOUNT
1-6
A-3.2

(3) PROPOSED AT&T SURGE SUPPRESSORS, (1) PER SECTOR ON RING MOUNT
7
A-3.2

SECTOR C
AZIMUTH 230°

6'-7 1/4"

NOTE: 4TH SURGE PROTECTOR DEDICATED TO B29 & WCS IN ALL 3 SECTORS

0' 1' 5' 10'

1/2" = 1'-0"

ANTENNA LAYOUT PLAN

1 ANTENNA LAYOUT PLAN

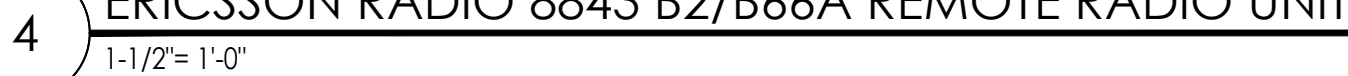
A-3.1

NOT USED
NO SCALE

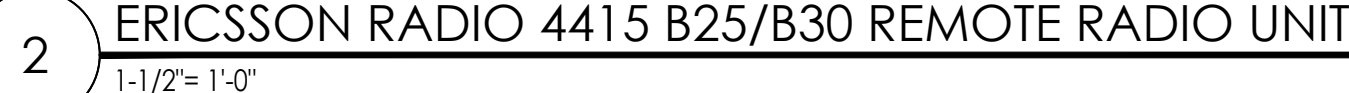
1. 6 SIDED MONOPOLE MOUNT FOR ROUND OR POLYGON POLES 17 1/2" TO 56"
2. TOTAL WEIGHT 270.41 LBS.



COLOR:	WHITE
DIMENSIONS:	15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)
WEIGHT:	75 LBS± (INCLUDING MOUNTING HARDWARE)



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



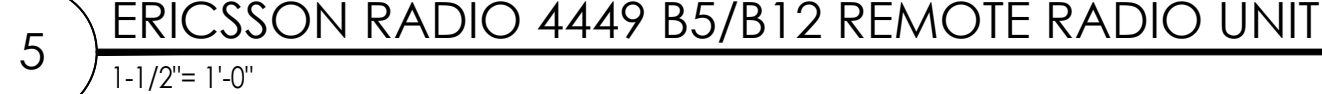
COLOR: BLACK/SILVER

DIMENSIONS: 10.25" DIA X 2'-7.5" TALL W/ 1'-1.5' BASE

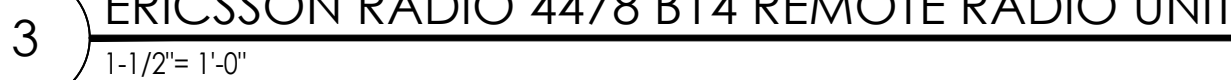
WEIGHT: 26.2 LBS.±



COLOR:	WHITE
DIMENSIONS:	15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)
WEIGHT:	75 LBS± (INCLUDING MOUNTING HARDWARE)



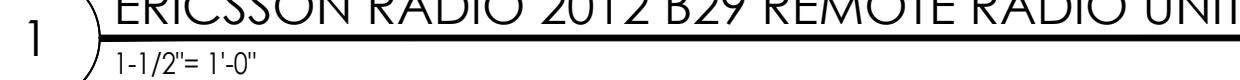
COLOR:	WHITE
DIMENSIONS:	16.5" TALL X 13.4" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)
WEIGHT:	+/- 59.9 LBS. (INCLUDING MOUNTING HARDWARE)



COLOR: WHITE


DIMENSIONS: 16.5" TALL X 13.4" WIDE X 4.9" DEEP

WEIGHT: +/- 43.1 LBS. (EXCLUDING MOUNTING HARDWARE)



CVL06197
BRONCO
WINE CO

PREPARED FOR

 **at&t**

2600 Camino Ramon
San Ramon, California 94583



COMPLETE
Wireless Consulting, Inc.

CHECKED BY: TST

[illegible]

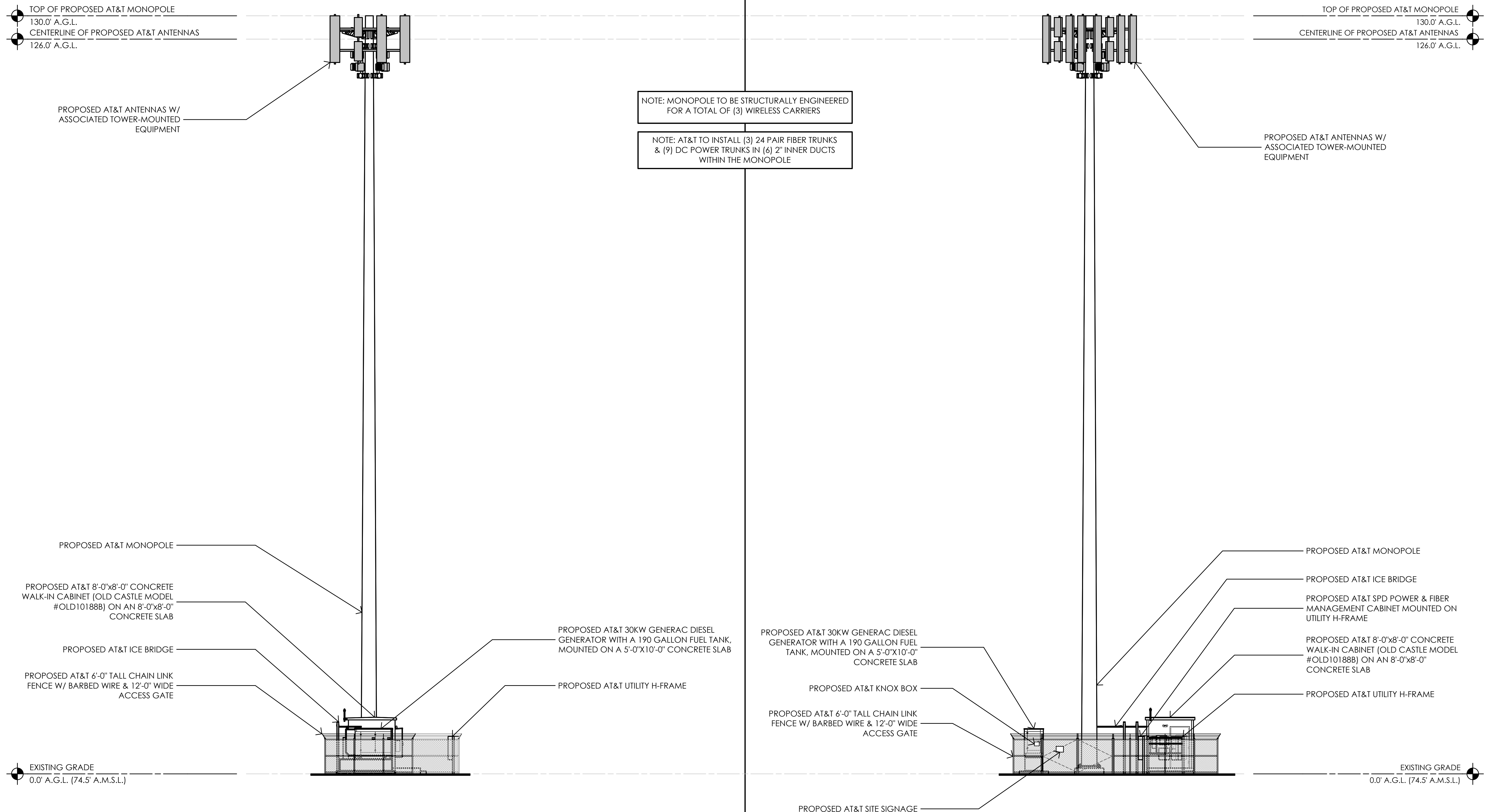
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

RRH DETAILS

A-3.2




Issued For:

CVL06197
BRONCO
WINE CO

6342 BYSTRUM ROAD
CERES, CA 96307

PREPARED FOR

 **at&t**

2600 Camino Ramon
San Ramon, California 94583

Vendor:



COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO:	CVL06197
PROJECT NO:	162.2820
DRAWN BY:	TLS
CHECKED BY:	TST

[illegible]

Licensee:

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Architect:



MST ARCHITECTS

1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:

PROPOSED
ELEVATIONS

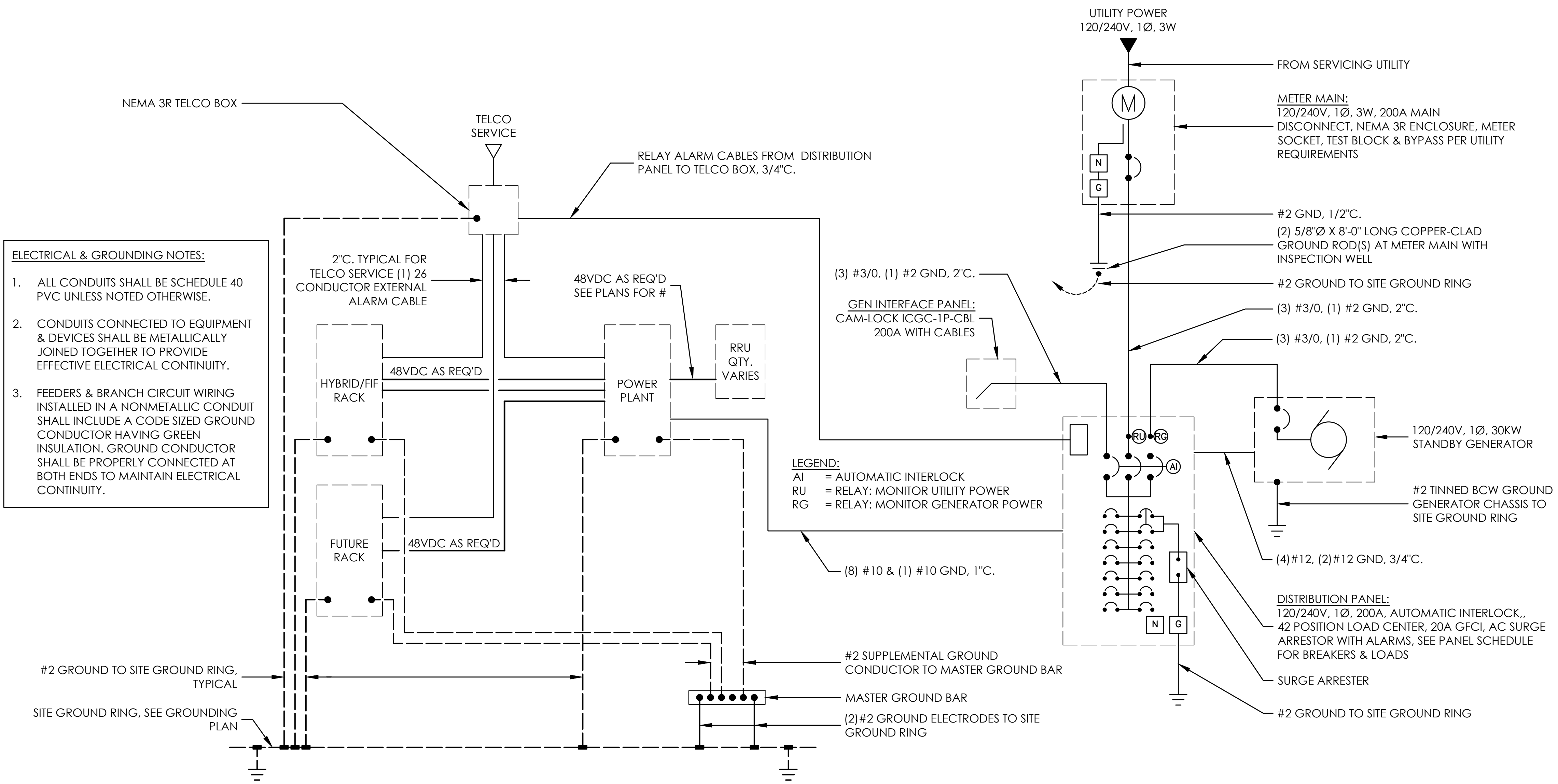
SHEET NUMBER:
A-4.1

PANEL CIRCUIT AND LOAD SCHEDULE								DESIGNATION: PANEL "AT&T"									
LOAD			LOAD PER PHASE (VA)			TRIP	POLES	WIRE	WIRE	POLES	TRIP	LOAD PER PHASE (VA)		LOAD			
DESCRIPTION		QTY	UNIT VA	A	B							A	B	UNIT VA	QTY	DESCRIPTION	
1	SHELF #1: RECTIFIERS 1 & 2	1	1500	1500		30	2	10	-	-	60	0		0	1	SURGE ARRESTOR	2
3		1	1500		1500								0	1	4		
5	SHELF #1: RECTIFIERS 3 & 4	1	1500	1500		30	2	10	12	1	20	300		150	2	WORK LIGHTS	6
7		1	1500		1500									180	180		1
9	SHELF #1: RECTIFIERS 5 & 6	1	1500	1500		30	2	10	12	1	20	800		800	1	DC POWER PLANT HEATER CTL	10
11		1	1500		1500									10	10		1
13	SHELF #1: RECTIFIERS 7 & 8	1	1500	1500		30	2	10	12	1	20	10		10	1	BATTERY CHARGER	14
15		1	1500		1500									0			
17	SHELF #1: RECTIFIERS 9 & 10	1	1500	1500		30	2	10				0					18
19		1	1500		1500									0			
21	SHELF #1: RECTIFIERS 11 & 12	1	1500	1500		30	2	10				0					22
23		1	1500		1500									0			
25	SHELF #1: RECTIFIERS 13 & 14	1	1500	1500		30	2	10				0					26
27		1	1500		1500									0			
29	SHELF #1: RECTIFIERS 15 & 16	1	1500	1500		30	2	10				0					30
31		1	1500		1500									0			
33				0								0					34
35					0								0				36
37				0								0					38
39					0								0				40
41				0								0					42
Subtotal				12000	12000							1110	190	Subtotal			
Voltage: 120/240 1 ph 3w				AIC:								TOTAL PHASE A (KVA)			13.11		
Bus: 200 amps				Main: LUG								TOTAL PHASE B (KVA)			12.19		
Enclosure: NEMA 3R Outdoor				Mount: Surface								TOTAL KVA =			25.30		
												Total Amperage =			105.42		

2

OUTDOOR EQUIPMENT POWER SCHEDULE

NTS



1

SINGLE LINE DIAGRAM

NO SCALE

Issued For:

CVL06197
BRONCO
WINE CO

6342 BYSTRUM ROAD
CERES, CA 96307

PREPARED FOR



2600 Camino Ramon
San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL06197

PROJECT NO: 162.2820

DRAWN BY: TLS

CHECKED BY: SV

01/05/22 100% ZD

12/02/21 90% ZD

REV DATE DESCRIPTION

Licensee:

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Architect:



SHEET TITLE:

POWER SINGLE
LINE DIAGRAM

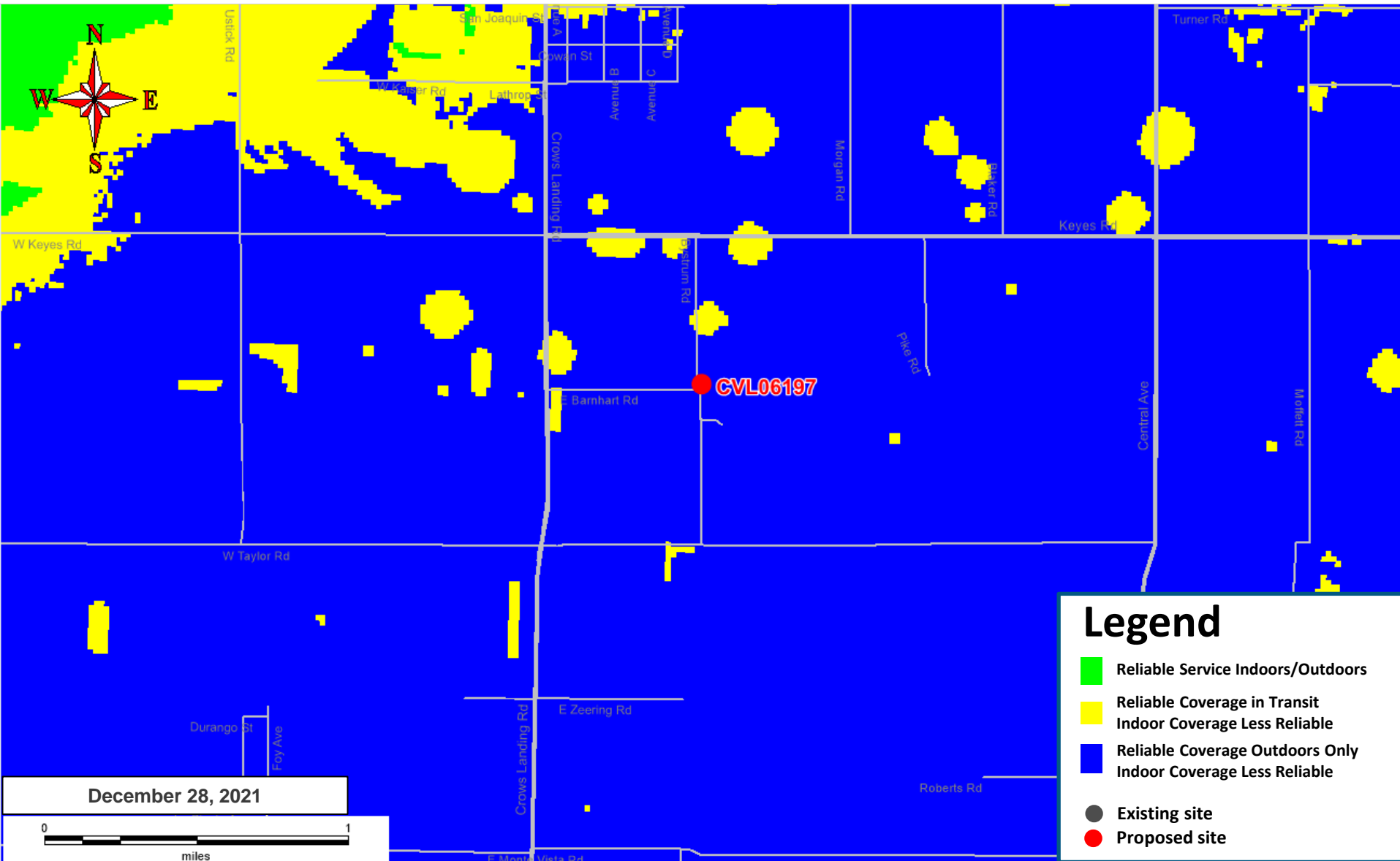
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E-3

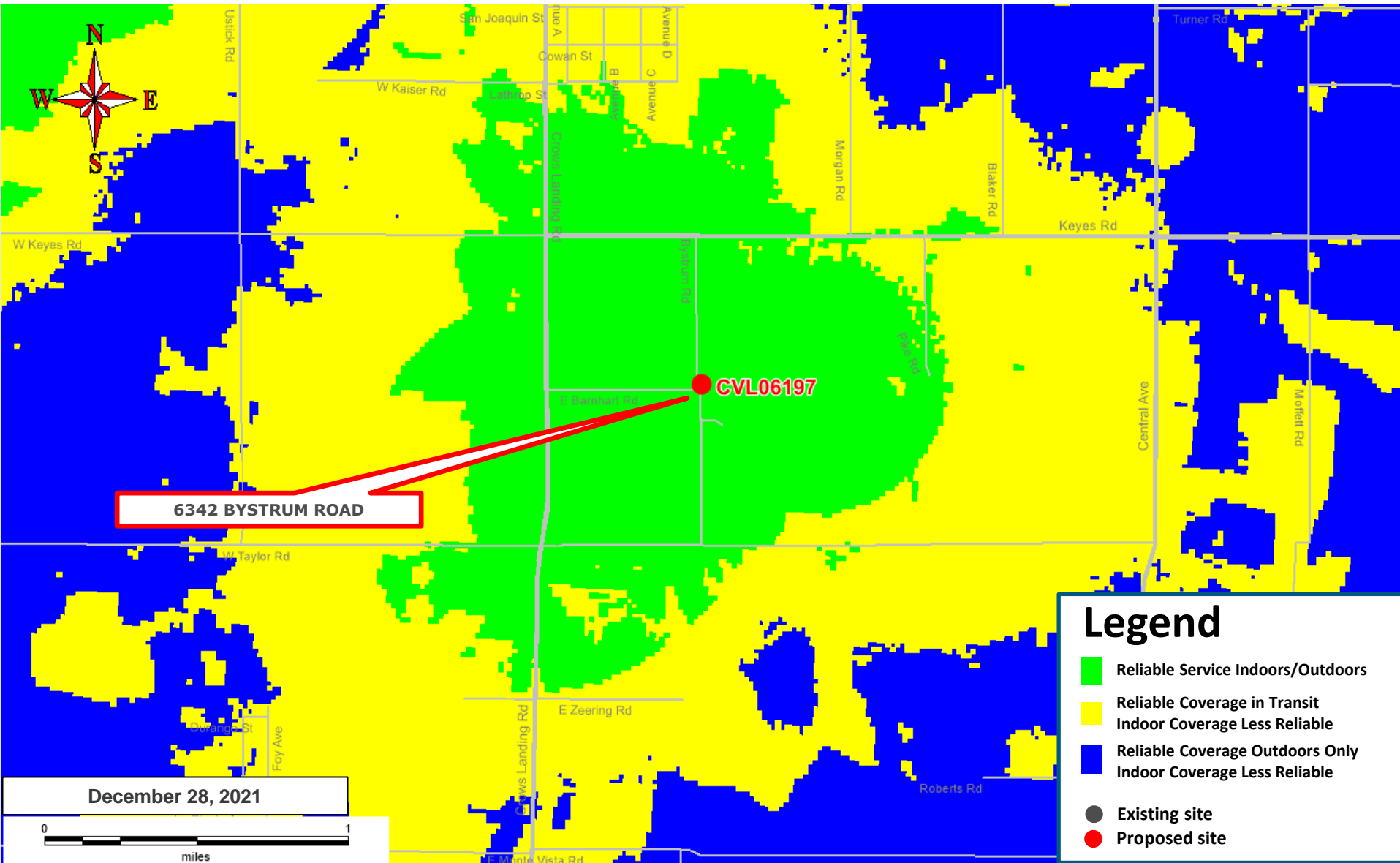
CVL06197 Zoning Propagation Map

December 28, 2021

Existing LTE 700 Coverage



Proposed LTE 700 Coverage – 6342 BYSTRUM ROAD @ RC = 126 ft



AT&T MOBILITY PROJECT SUPPORT STATEMENT

Site Name: CVL06197
Site Address: 6342 Bystrum Road, Ceres
APN: 041-046-021

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 Stanislaus.

This is a proposal for a new, freestanding wireless telecommunications facility. A 130' tall monopole style facility is proposed, with the monopole and supporting ground equipment placed in a fenced, 576 square foot compound.

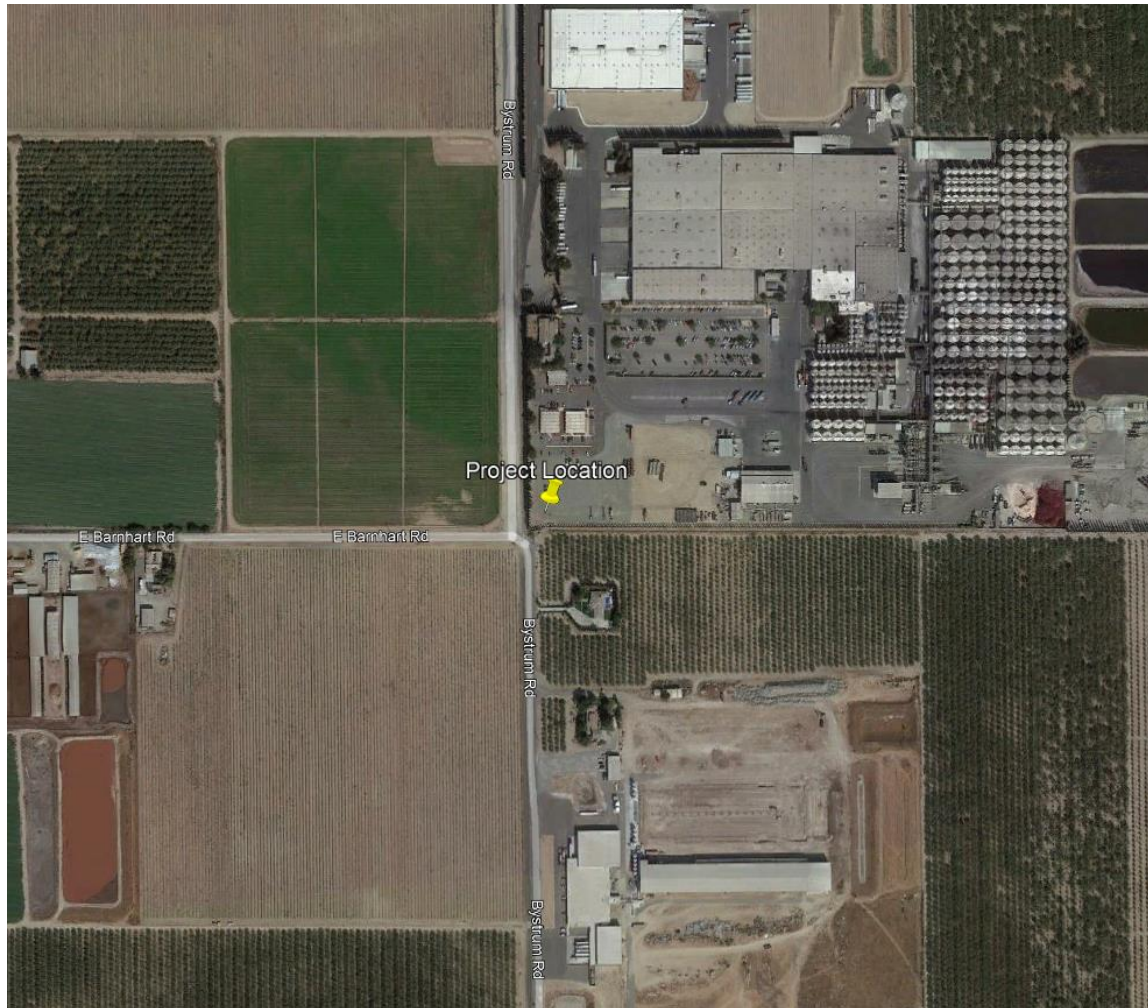


CERES, CA

Location

The subject property is located within unincorporated Stanislaus County and is zoned Planned Development PD ([355]). The property is a developed, 117 acre parcel containing an operations center for a large wine company.

Project Location: Corner of Barnhart & Bystrum



Design

AT&T is proposing a 130' tall monopole style facility, with three sectors of five antennas, for a total of 15 antennas, mounted at a 126' centerline. The monopole would be placed within an irregularly shaped, 576 square foot fenced compound that has been placed to prevent interference with existing operations on the property. Supporting ground equipment within the compound would include an 8' by 8' walk-in equipment cabinet and a 30 kW emergency backup diesel generator with a 190 gallon fuel tank on a 5' by 10' concrete slab.

As designed, the facility complies with all Stanislaus County design requirements and setbacks. Because of the nature of the existing development in the area, and the lack of comparable sized trees for screening the monopole itself, a plain, unstealthed design is being proposed, to be painted a flat, non-reflective gray.

No landscaping is being proposed – the property already has a row of evergreens in place that screens the existing operations on the property.

Simulated view from E. Barnhart Road looking northeast at site



Simulated view from Bystrum Road looking north at site



DESCRIPTION OF COVERAGE AREA AND ALTERNATE SITES CONSIDERED

The objective of the proposed facility is to cover a roughly nine square mile area ranging from Monte Vista Road to Grayson Road, along Crows Landing Road, that currently suffers from poor service. A search area – the area within which it is possible for a new facility to fill the existing coverage gap – was identified by the AT&T Radio Access Engineer for the project.

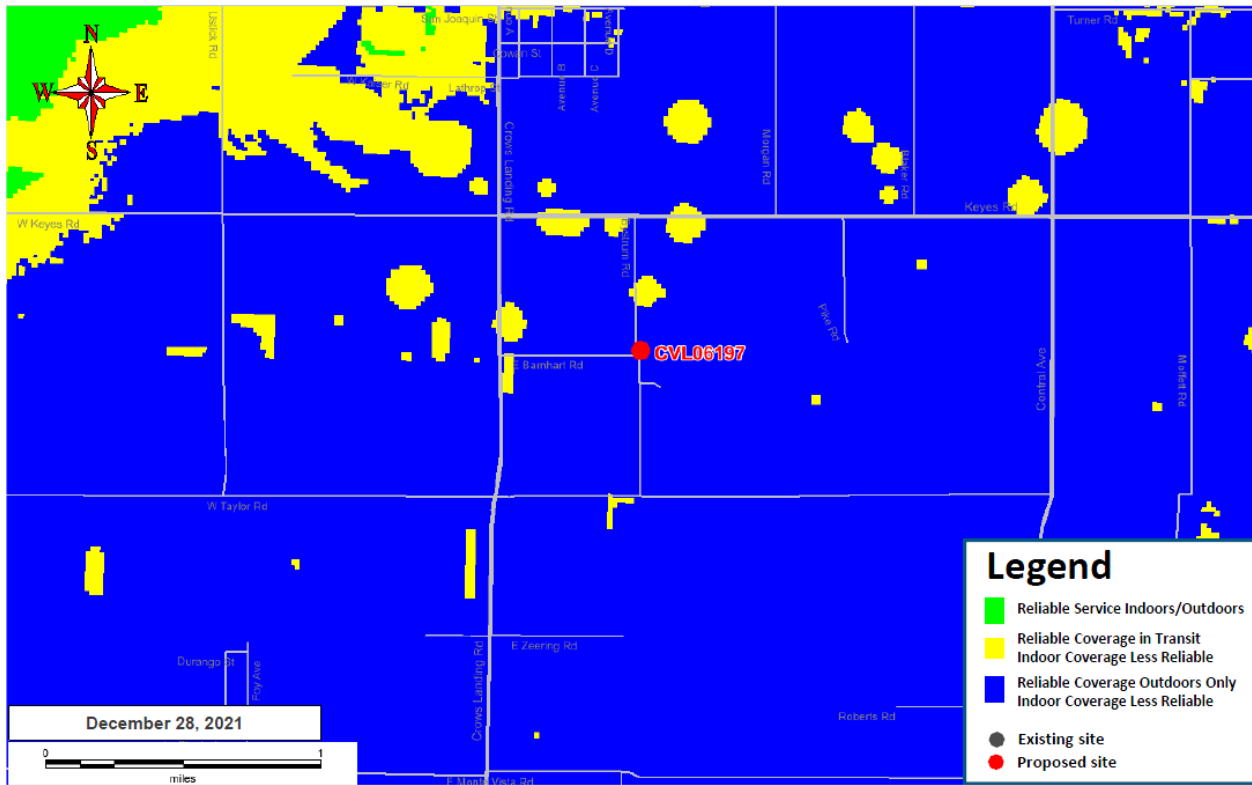
There were no existing facilities within the search area – the nearest existing facility is one mile to the south, and a colocation would therefore be unable to fill the existing coverage gap. A new facility is therefore being proposed on an already developed parcel as the least intrusive means of filling the existing coverage gap.

Aerial Photo of Approximate Search Area

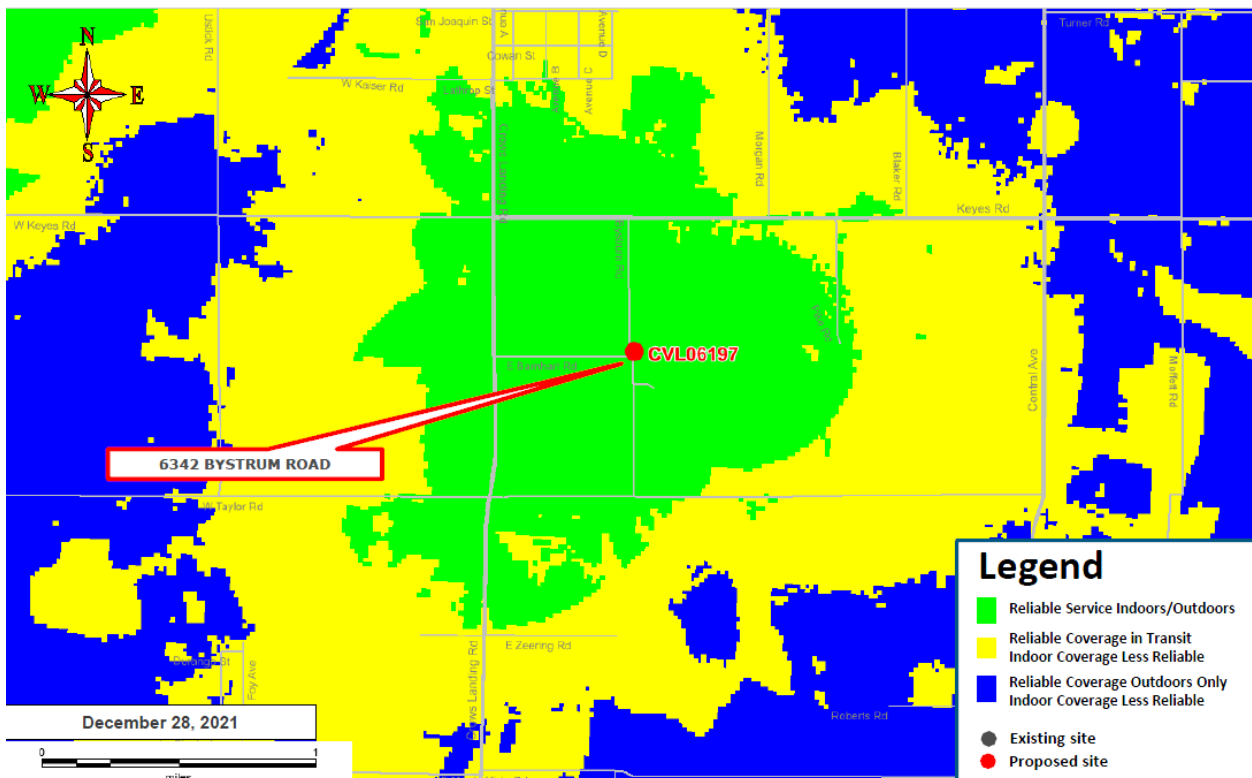


EXISTING AND PROPOSED COVERAGE

Existing LTE 700 Coverage



Proposed LTE 700 Coverage – 6342 BYSTRUM ROAD @ RC = 126 ft



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.

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.