



Referral Early Consultation

Date: November 29, 2023
To: Distribution List (See Attachment A)
From: Daniel Burk, Assistant Planner
Planning and Community Development
Subject: STAFF APPROVAL APPLICATION NO. PLN2023-0117 – 51 WIRELESS, LLC
– NORTH AVENUE
Respond By: December 18, 2023

******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: Jared Kearsley, 51 Wireless, LLC
Project Location: 2737 North Ave, between Brink and N Dakota Avenue, in the Modesto area.
APN: 005-038-011
Williamson Act Contract: 1972-0711
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to establish a wireless communications facility on a 1.54± acre parcel, in the General Agriculture (A-2-10) zoning district. This proposal includes the installation of a 130-foot-tall monopine within the northeastern portion of the property within a 2,140 square-foot lease area. A 1,295± square-foot portion of the lease area will be graveled and enclosed by a six-foot-tall chain-link fence with the remaining lease area remaining unimproved. Additionally, the facility will include: three wireless carriers consisting of 12 carrier antennae, 24 RRUs, and six surge suppressors per carrier. Proposed ground equipment includes three 10 by 15-foot concrete equipment pads with backup generators. A 26-foot-wide non-exclusive access and utility easement, running north to south, is proposed, which will provide access to County-maintained North Avenue. The facility will be unmanned but include up to two trips per month for routine maintenance. The proposed facility would meet the County's siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently improved with a single-family dwelling, two carports, a barn, a workshop, an agriculture office, and several agricultural and storage buildings.

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

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>



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**ENVIRONMENTAL REFERRAL – STAFF APPROVAL APPLICATION NO. PLN2023-0117 – 51
 WIRELESS – LLC – NORTH AVENUE**

Attachment A

Distribution List

X	CROP DUSTERS	X	MOSQUITO ABATEMENT DISTRICT: EASTSIDE
X	FIRE PROTECTION DIST: SALIDA FIRE AND STANISLAUS FIRE PREVENTION	X	STAN CO BUILDING PERMITS DIVISION
X	IRRIGATION DIST: MODESTO IRRIGATION DISTRICT	X	STAN CO HAZARDOUS MATERIALS
X	STAN CO PUBLIC WORKS	X	STAN CO SUPERVISOR DIST #3: WITHROW
X	SURROUNDING LAND OWNERS	X	STANISLAUS FIRE PREVENTION BUREAU
X	PACIFIC GAS & ELECTRIC	X	CITY OF MODESTO
x	CALTRANSPORTATION: DISTRICT 10		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: ENVIRONMENTAL REFERRAL – STAFF APPROVAL APPLICATION NO.
PLN2023-0117 – 51 WIRELESS, LLC – NORTH AVENUE

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
------	-------	------

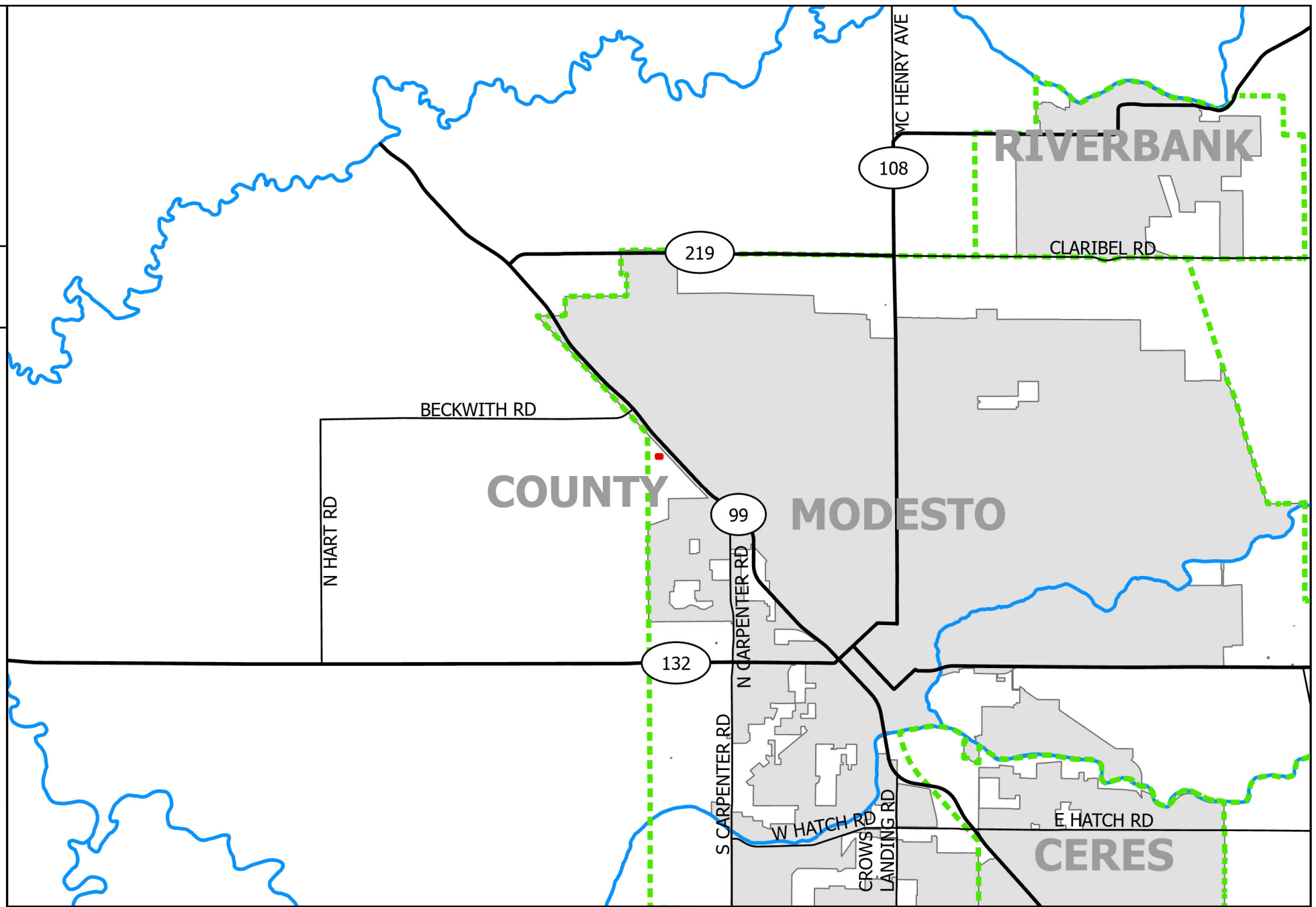
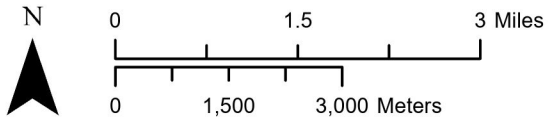
51 Wireless, LLC North Avenue

SAA PLN2023-0117

AREA MAP

LEGEND

- Highway
- Major Road
- ▭ Project Site
- ▭ Sphere of Influence
- Rivers
- ▭ CERES
- ▭ MODESTO
- ▭ RIVERBANK



51 Wireless, LLC North Avenue

SAA PLN2023-0117

GENERAL PLAN

LEGEND

 Project Site

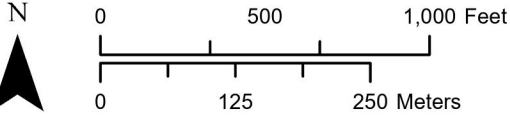
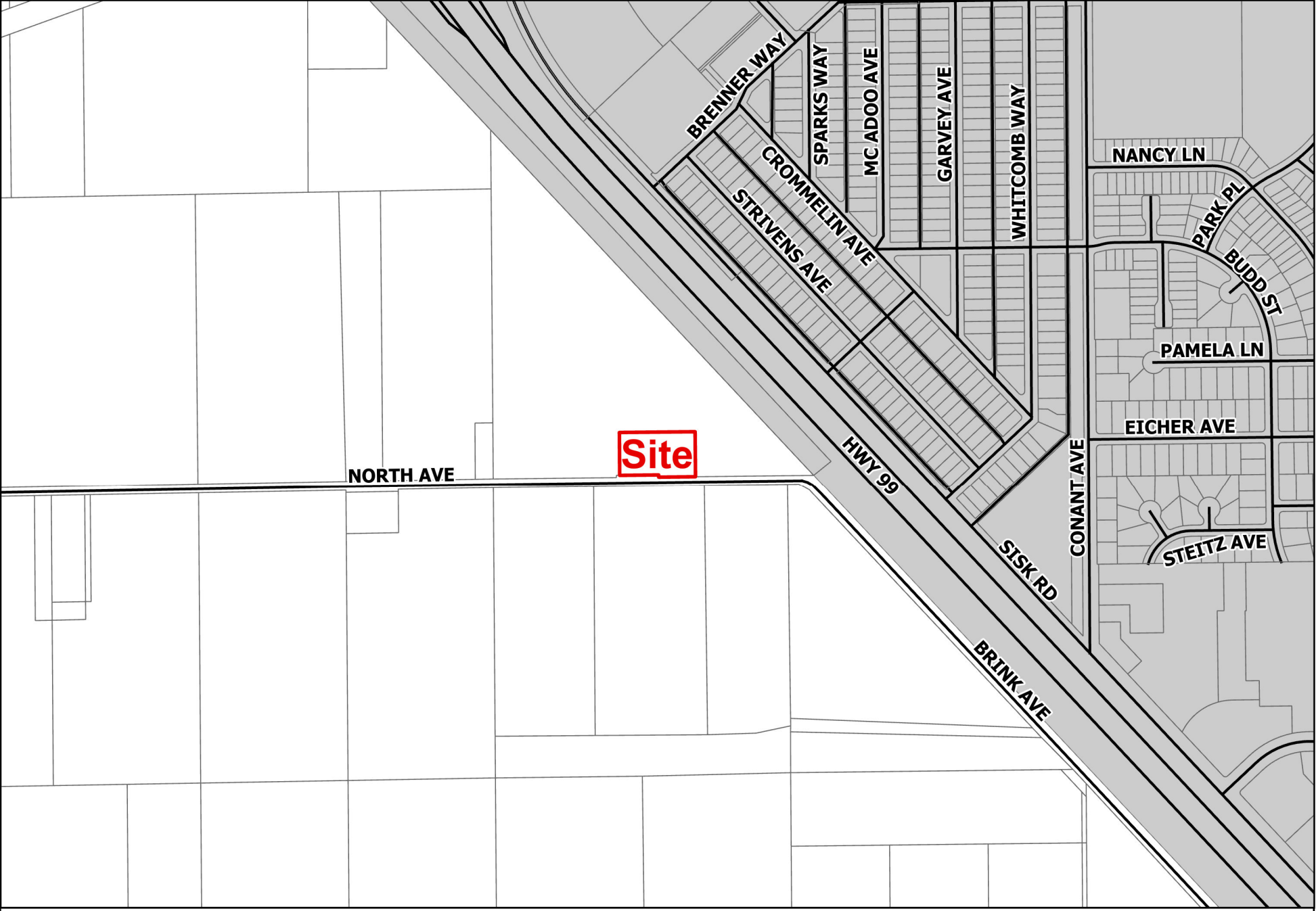
 Parcels

 Streets

General Plan

 Agriculture

 City



51 Wireless, LLC North Avenue

SAA PLN2023-0117

ZONING

LEGEND

 Project Site

 Parcels

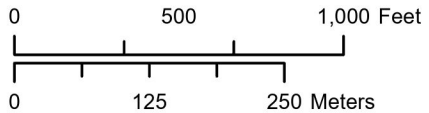
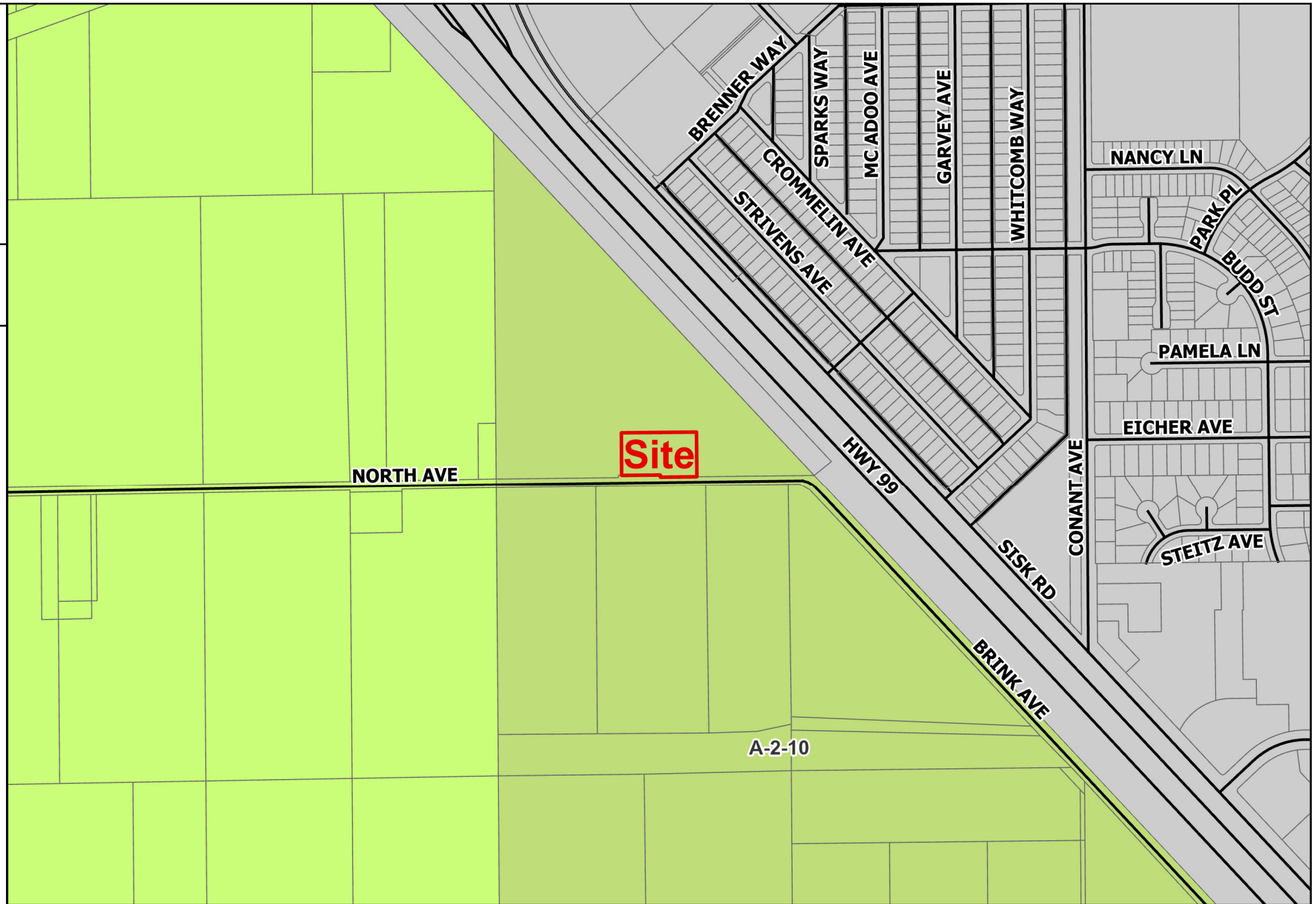
 Streets

Zoning_Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre

 City




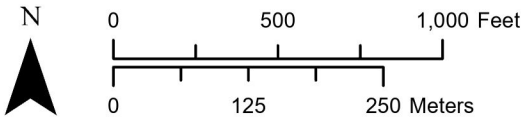
51 Wireless, LLC North Avenue

SAA PLN2023-0117

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcels
-  Streets



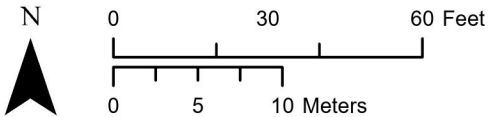
51 Wireless, LLC North Avenue

SAA PLN2023-0117

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcels
-  Streets



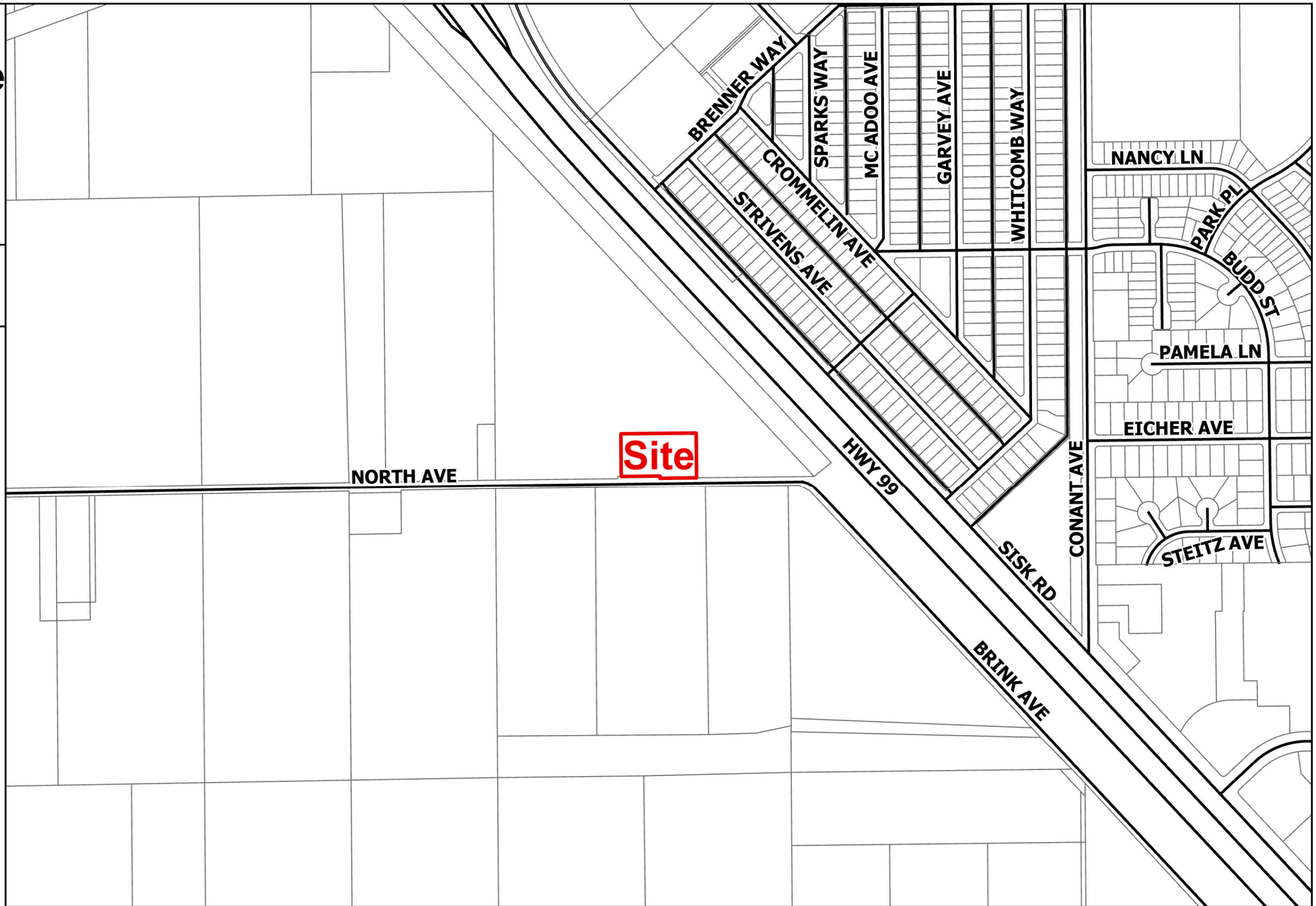
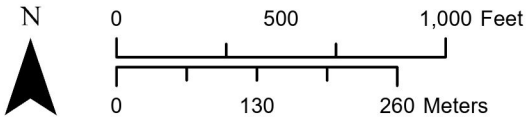
51 Wireless, LLC North Avenue

SAA PLN2023-0117

ACREAGE MAP

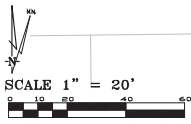
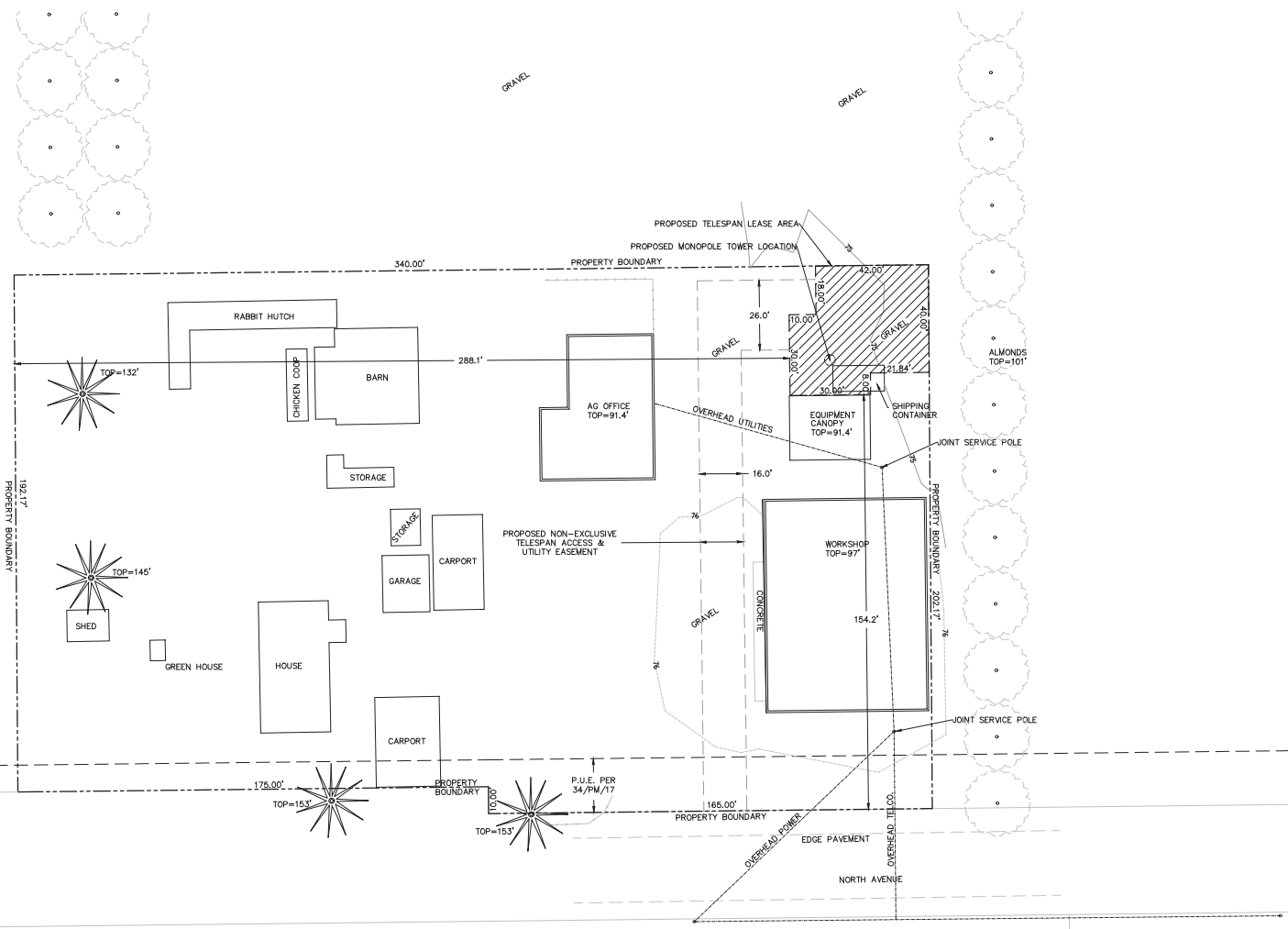
LEGEND

-  Project Site
-  Parcels
-  Streets



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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.



DEPT	APPROVED	DATE
ASC		
DE		
INT		
ECN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
 2737 NORTH AVENUE, SUITE 100
 MODESTO, CALIFORNIA 95368
 PH: (209) 528-1234
 FAX: (209) 528-1235

MODESTO
 2737 NORTH AVENUE
 MODESTO, CA 95368
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet
C-2

PROJECT AREA ENLARGEMENT

MODESTO

2737 NORTH AVE
MODESTO, CA 95358

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	08/28/23	ZD 90%	A.A.
	09/11/23	CLIENT REV	A.A.
	09/19/23	ZD 100%	S.V.
	10/25/23	CLIENT REV	A.A.
	11/03/23	CLIENT REV	A.A.
	11/13/23	CLIENT REV	A.A.

DRAWN BY: A. ARIA
 CHECKED BY: S. SAWG
 APPROVED BY: -
 DATE: 11/13/23

Streamline Engineering
and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95748
 Contact: Kevin Sorensen Phone: 916-860-1930
 E-Mail: kevin@streamlineanddesign.com Fax: 916-860-1941
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KEVIN R. SORENSEN
54469

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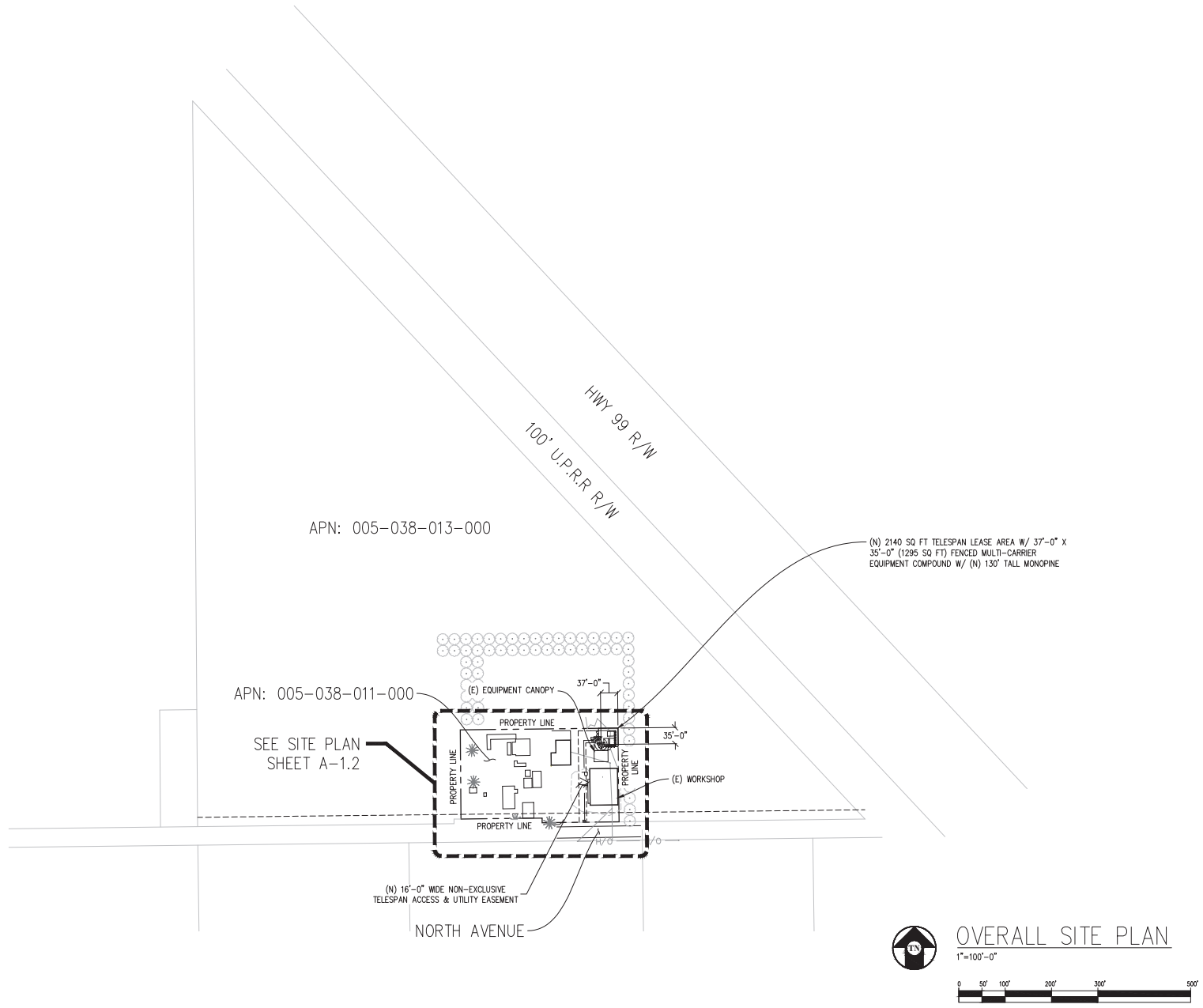
3888 STATE ST STE# 204
SANTA BARBARA, CA 93105

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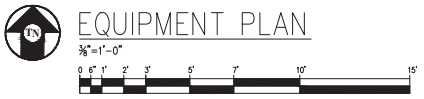
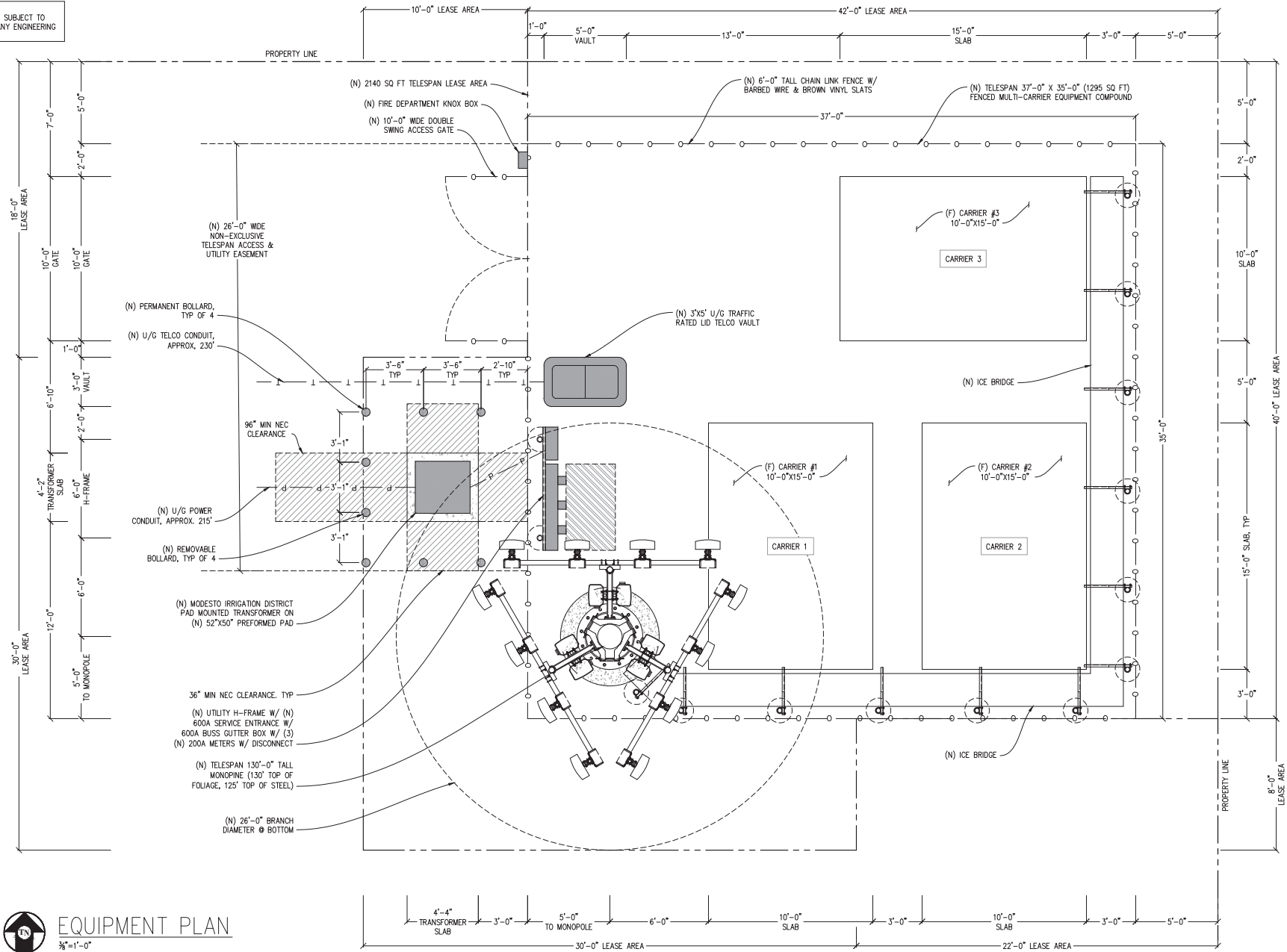
OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



NOTE: LAYOUT SUBJECT TO UTILITY COMPANY ENGINEERING



MODESTO

2737 NORTH AVE
 MODESTO, CA 95358

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	08/28/23	ZD 906	A.A.
	09/11/23	CLIENT REV	A.A.
	09/19/23	ZD 1008	S.V.
	10/25/23	CLIENT REV	A.A.
	11/03/23	CLIENT REV	A.A.
	11/13/23	CLIENT REV	A.A.

DRAWN BY: A. ARIA
 CHECKED BY: S. SAWG
 APPROVED BY: -
 DATE: 11/13/23

Streamline Engineering
and Design, Inc.
 8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
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3888 STATE ST. STE# 204
 SANTA BARBARA, CA 93105

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

ELECTRICAL LEGEND

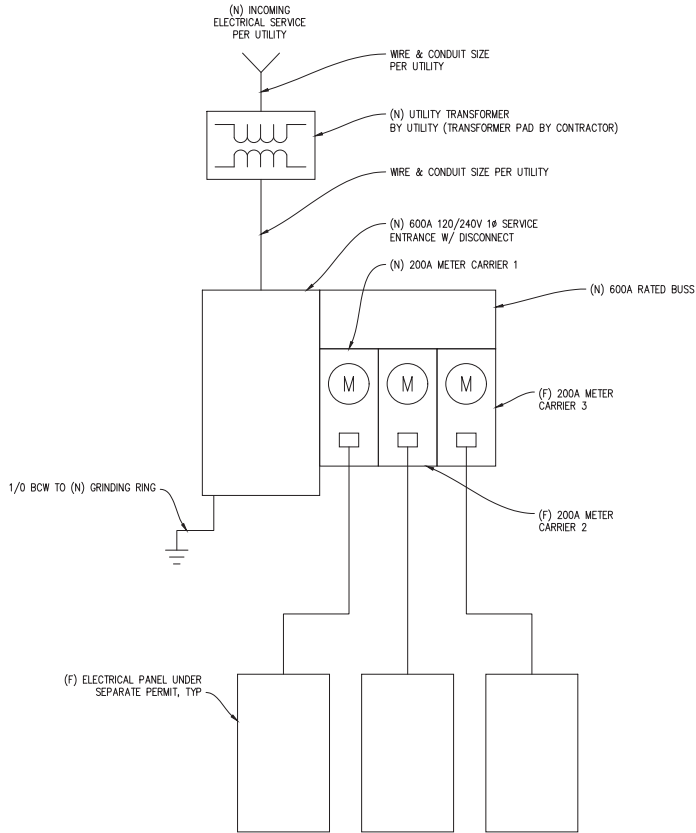
- (M) MECHANICAL INTERLOCK
- (M) METER
- ⤵ CIRCUIT BREAKER
- ⊥ SERVICE GROUND
- WIRED CONNECTION

ELECTRICAL LABELING REQUIREMENTS

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

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'ITS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'IT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE TO AWG 00 MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'R'S DATA FOR THE APPLIANCES SERVED.
 - THERE ARE NO DC RECEPTACLEARANCES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.



SINGLE LINE DIAGRAM

TYPICAL LOAD TABLE 240V	
CARRIER	LOAD KVA
(F) CARRIER 1	27 KVA
(F) CARRIER 2	27 KVA
(F) CARRIER 3	20 KVA
TOTAL	74 KVA

MODESTO

2737 NORTH AVE
MODESTO, CA 95358

ISSUE STATUS

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	09/19/23	ZD 100%	S.V.
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	11/03/23	CLIENT REV	A.A.
	11/13/23	CLIENT REV	A.A.

DRAWN BY: A. ARIA
CHECKED BY: S. SAWG
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DATE: 11/13/23

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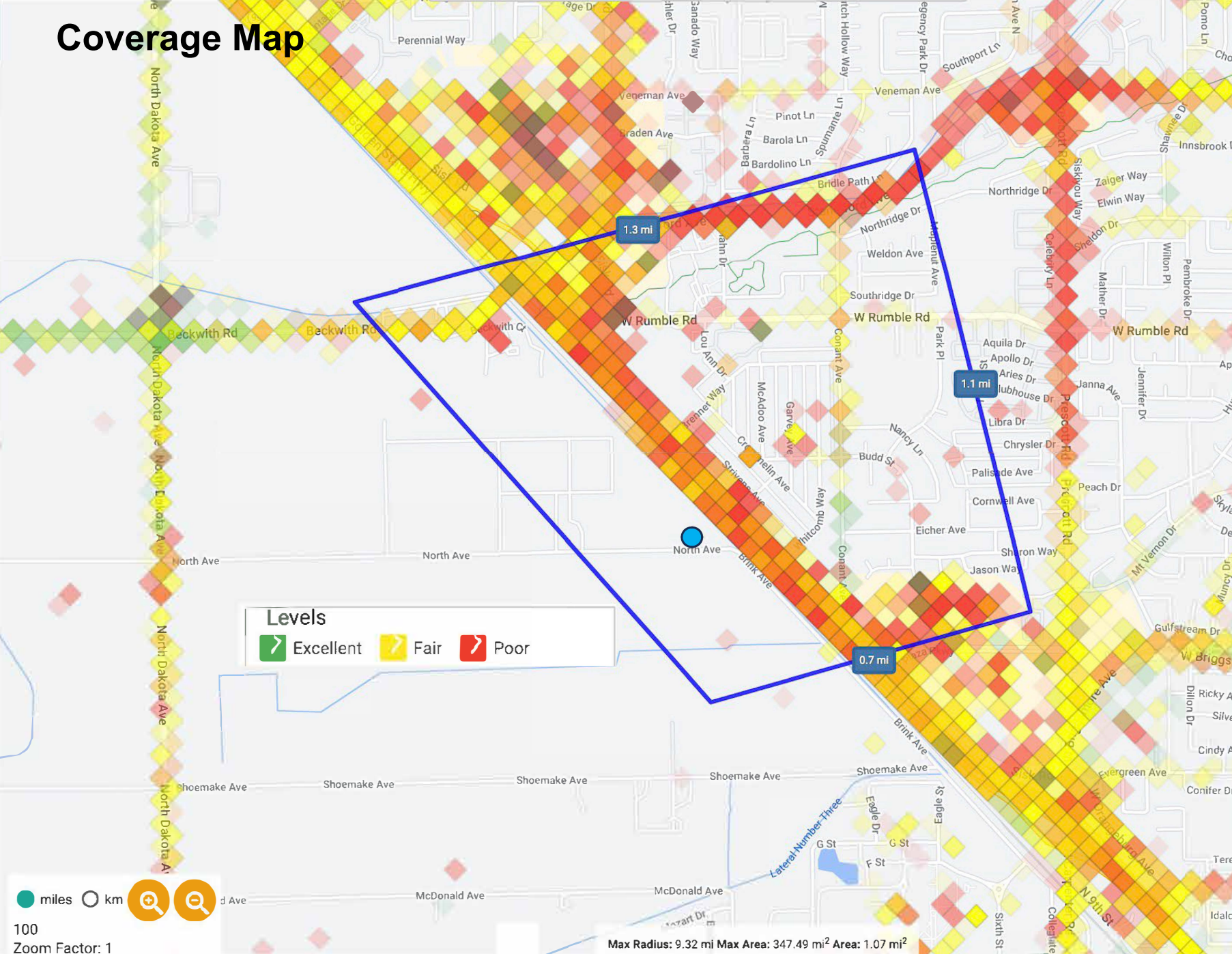
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ELECTRICAL PLAN

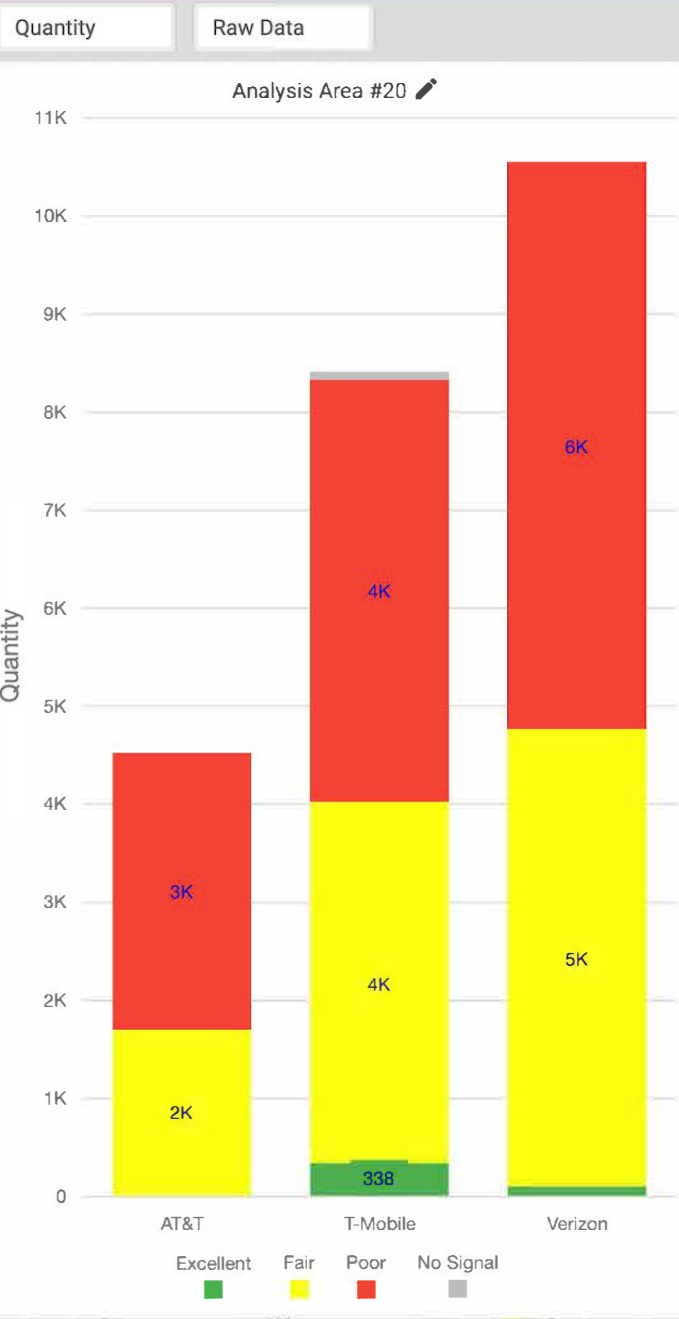
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E-1.1

Coverage Map



Signal Panel



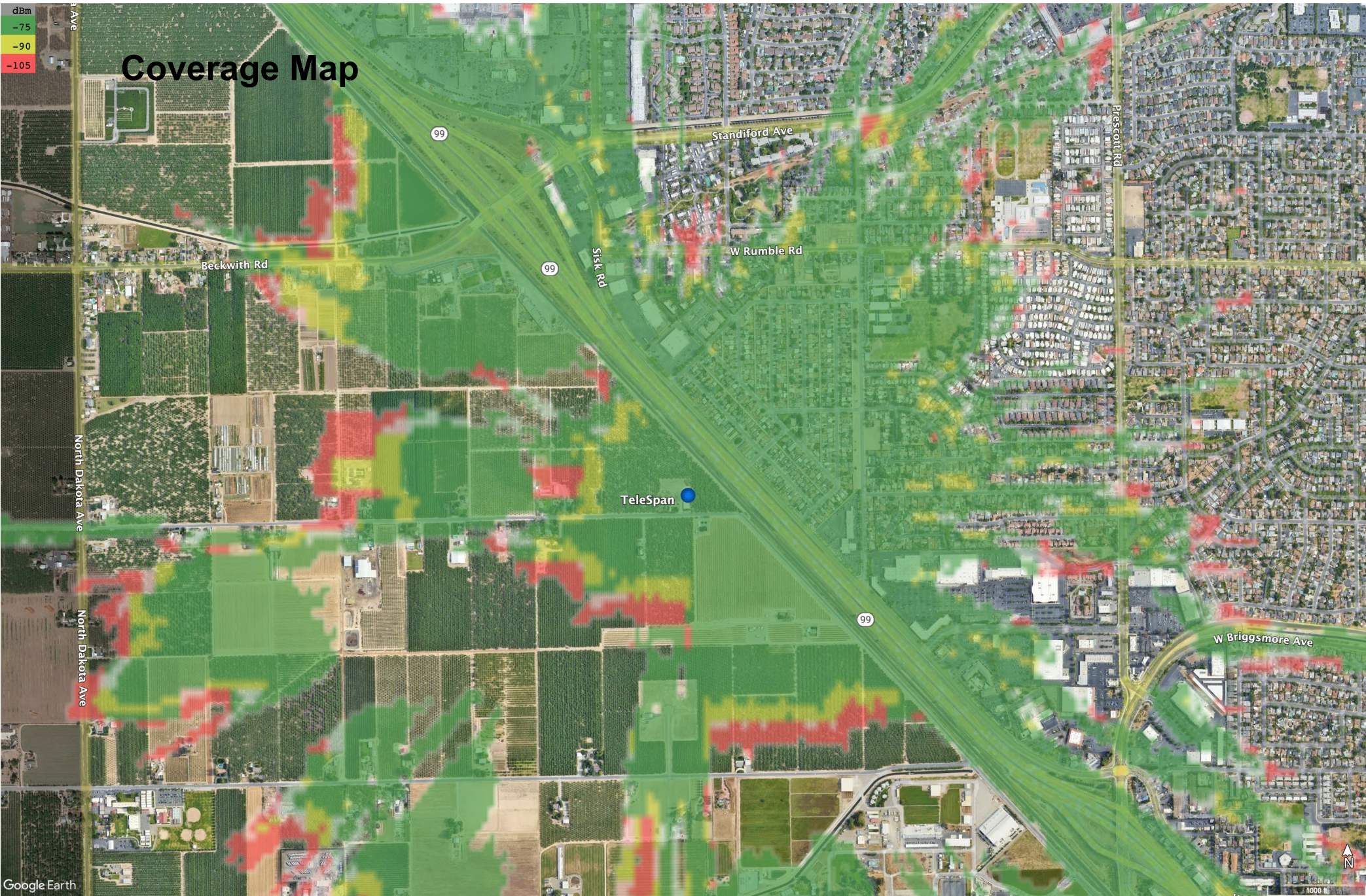
miles km

 100

 Zoom Factor: 1

dBm
-75
-90
-105

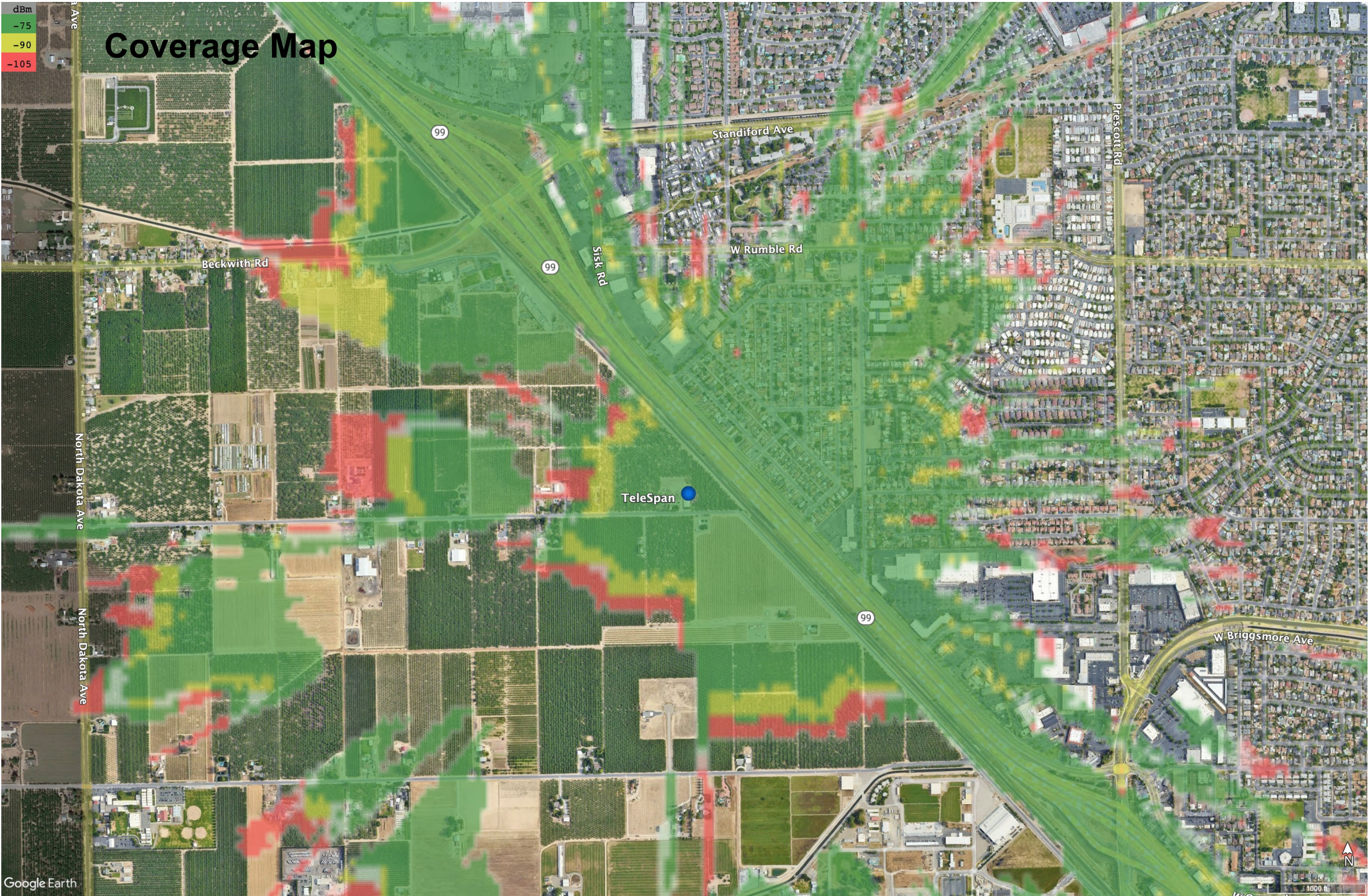
Coverage Map



110 CL

dBm
-75
-90
-105

Coverage Map



99' CL

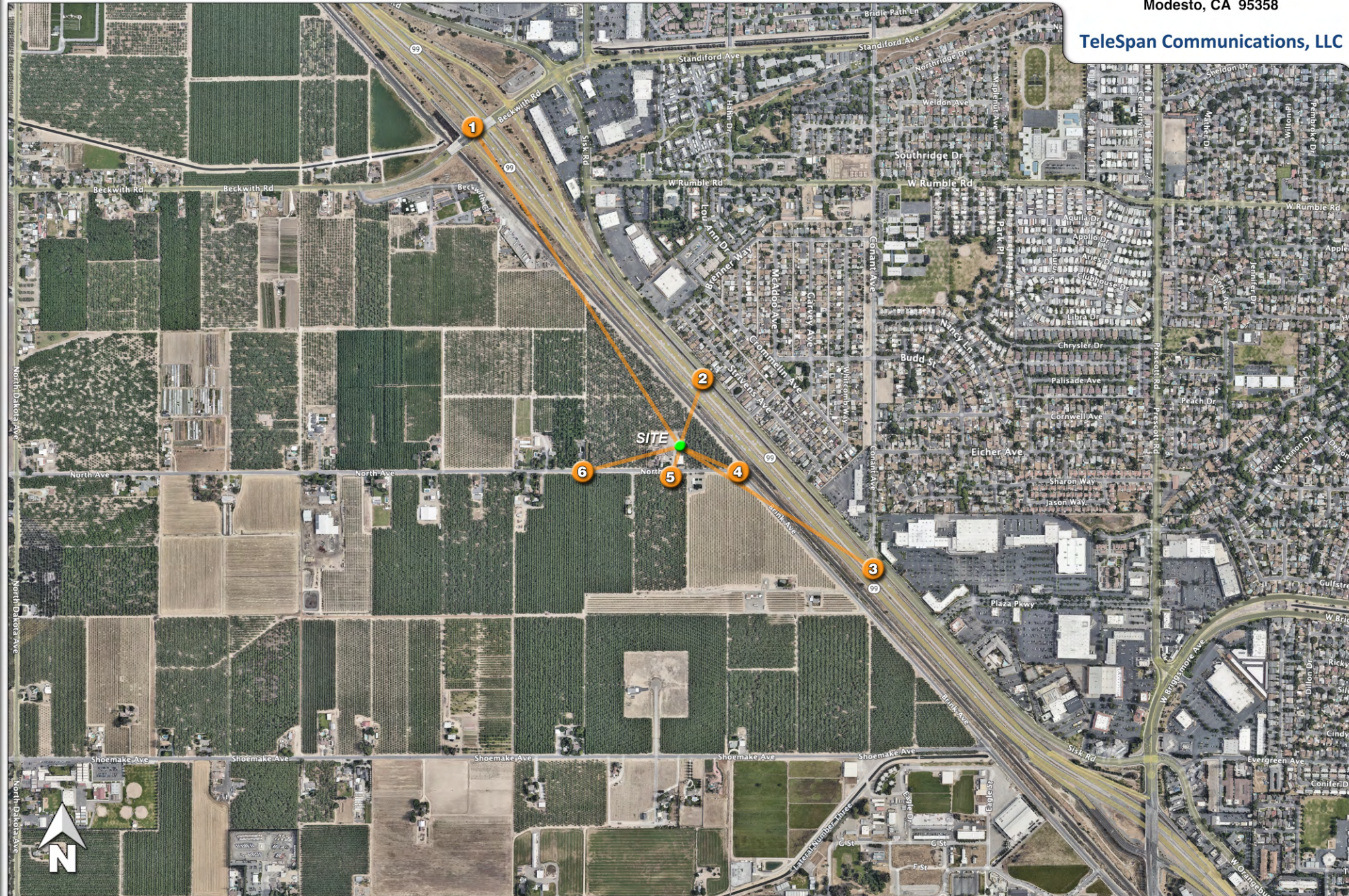


Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC

Aerial photograph showing the viewpoints for the photosimulations.



This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC

Photograph from a drone at the proposed top of monopine location,
looking due north from 130 ft above ground level.

NORTH
▼

Northbound Hwy 99
Photosim provided from here

This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto

2737 North Ave
Modesto, CA 95358

Photograph from a drone at the proposed top of monopine location,
looking to the northeast from 130 ft above ground level.

TeleSpan Communications, LLC

Northeast
▼

EAST
▼



This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC

Photograph from a drone at the proposed top of monopine location,
looking to the southeast from 130 ft above ground level.



This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto

2737 North Ave
Modesto, CA 95358

Photograph from a drone at the proposed top of monopine location,
looking toward due south from 130 ft above ground level.

TeleSpan Communications, LLC



North Ave
Photosim provided from here

This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto

2737 North Ave
Modesto, CA 95358

Photograph from a drone at the proposed top of monopine location,
looking to the southwest from 130 ft above ground level.

TeleSpan Communications, LLC

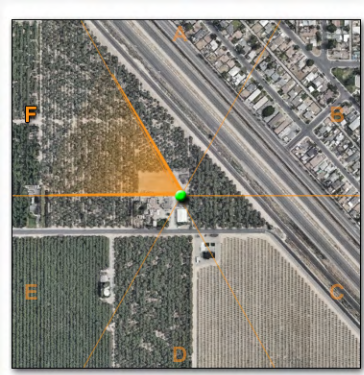


This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Modesto
2737 North Ave
Modesto, CA 95358

Photograph looking to the northwest from 130 ft above ground level.

TeleSpan Communications, LLC



Northwest
▼

*Beckwith Rd overpass
Photosim provided from here*



1



Existing

Photosimulation of the view looking southeast from the Beckwith Road overcrossing, at the onramp to southbound Hwy 99.

Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC



Proposed

2

GPS locked drone, to confirm the exact height and location



Existing

Photosimulation of the view looking southwest from the nearest point along Hwy 99.

Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC

Proposed 130 ft collocation monopine



Proposed

3

GPS locked drone, to confirm the exact height and location



Existing

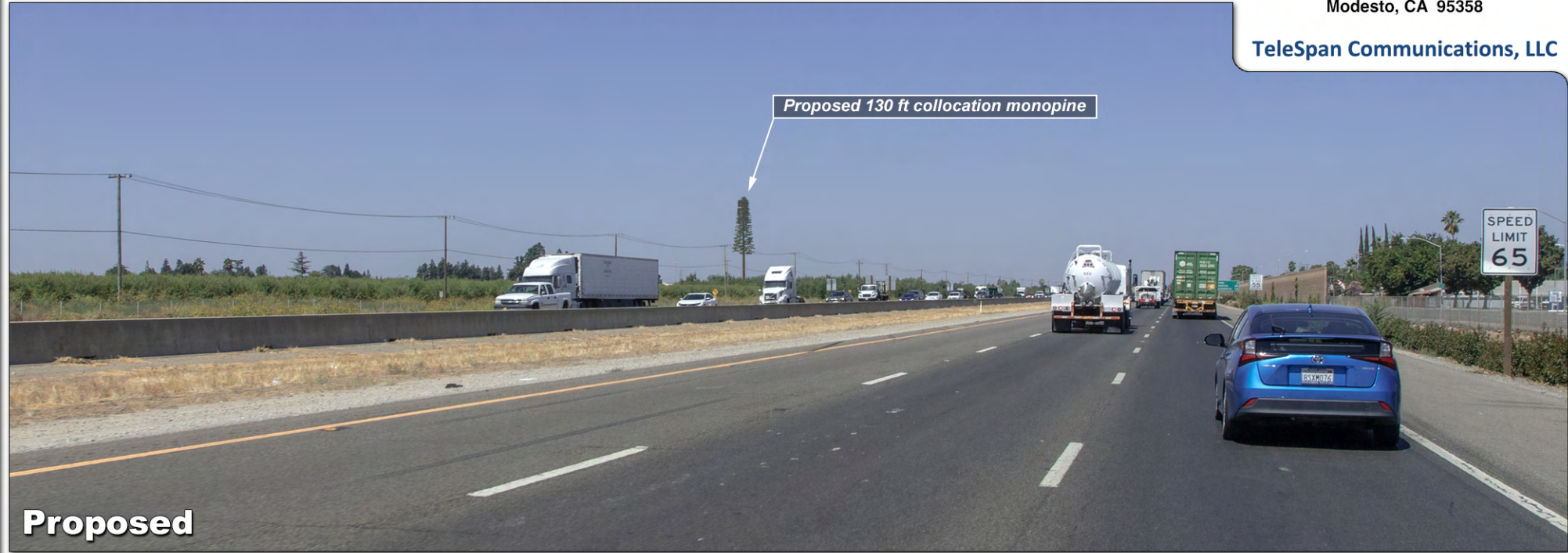
Photosimulation of the view looking northwest from the travel lanes of northbound Hwy 99, just north of Carpenter Rd.

Modesto

2737 North Ave
Modesto, CA 95358

TeleSpan Communications, LLC

Proposed 130 ft collocation monopine



Proposed

GPS locked drone, to confirm the exact height and location

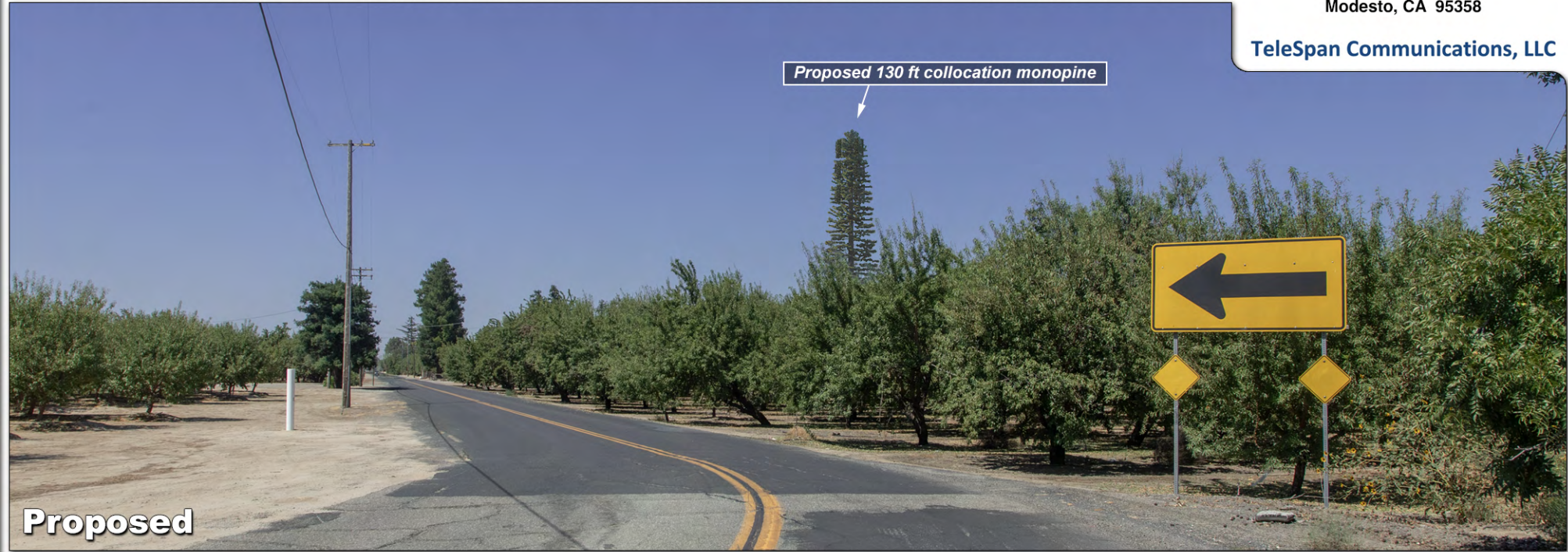


Existing

Photosimulation of the view looking west-northwest from the bend in the road where Brink Ave becomes North Ave.

Modesto
2737 North Ave
Modesto, CA 95358
TeleSpan Communications, LLC

Proposed 130 ft collocation monopine



Proposed

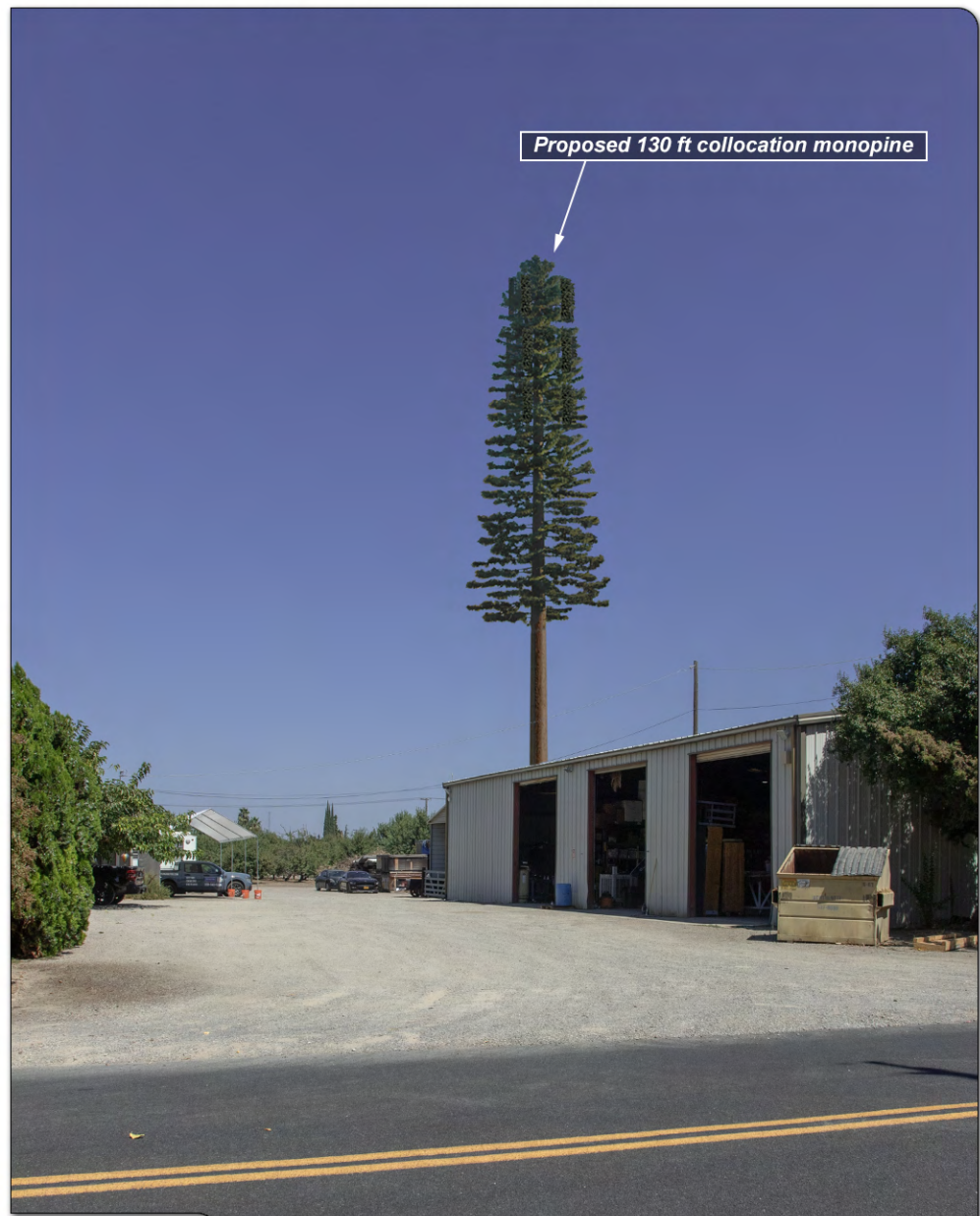
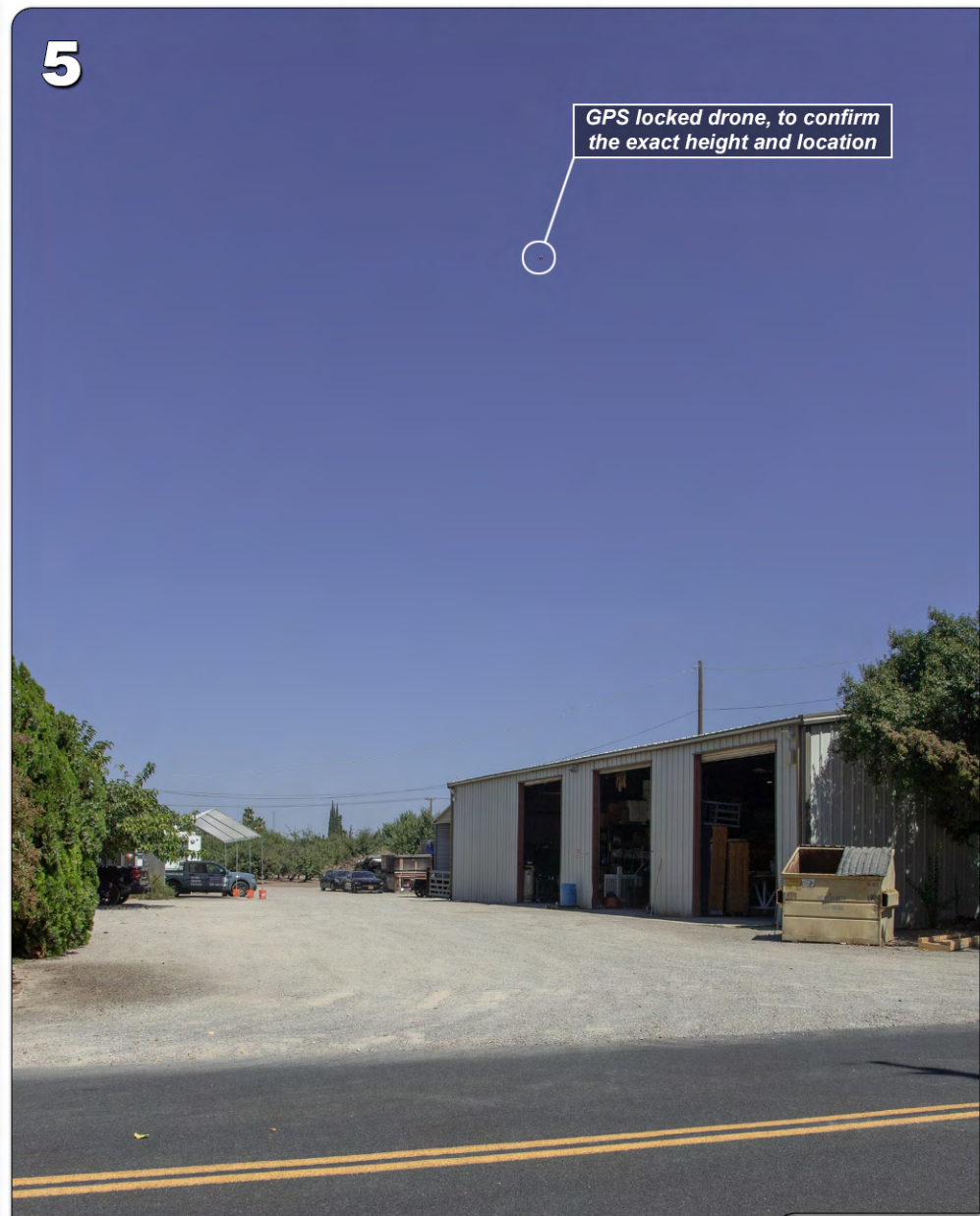
Photosimulation of the view looking north from directly across from the site access driveway on North Ave.

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GPS locked drone, to confirm the exact height and location



Proposed 130 ft collocation monopine



Existing

Proposed

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The drone used to establish exact height and placement.

Flight controller screen during all site photography.

Drone locked in place.



This number shows the height above grade relative to the tower base location.

H 130ft

0.0mph

D 8.9ft

4K 60 31:35

Norm. WB 5100K

1/1250

ISO 100

f 2.8

EV -0.3

PRO

