



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 6 May 18, 2023

**SUBJECT:** Unclassified Conditional Use Permit Application No. 3754 and Initial Study No. 8340

Allow an unmanned telecommunications facility consisting of a 105 foot-tall monopine wireless communication tower with related facilities on a 50 foot x 50 foot fenced site leased area of a 5-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcels are located on the west side of Sunnyslope Rd., between E. Trimmer Springs Rd. and Sunnyslope Rd. within the unincorporated community of Trimmer (Pine Flat) (APNs: 153-200-30, 31, & 32) (Sup. Dist. 5).

**OWNER:** Michael Munt

**APPLICANT:** Tim Cotter, Telespan Communications

**CONSULTANT:** Nick Tagas

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

David Randall, Senior Planner  
(559) 600-4052

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for the project based on Initial Study (IS) No. 8340; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3754 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/Floor Plans/Elevations
6. Applicant’s Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed) and Photographic Simulations
8. Summary of Initial Study No. 8340
9. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Residential	No change
Zoning	R-R (Rural Residential)	No change
Parcel Size	5.29 Acres	No change
Project Site	Single-family residence with garage	No change
Structural Improvements	<ul style="list-style-type: none"><li>• Single-family residence with garage</li></ul>	This proposal entails the establishment of a new wireless communications facility consisting of a 105-foot-tall wireless communication tower (monopine design), and an equipment cabinet within a 2,500 square-foot lease area to be enclosed by a six-foot-tall chain-link fence. The project does not include an on-site emergency back-up generator and will utilize battery backup power in case of emergencies.
Nearest Residence	300 feet east of the parcel	No Change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Surrounding Development	The project site is surrounded by single-family residences and grazing land.	No Change
Operational Features	N/A	Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
Employees	N/A	The facility is "unmanned" and will be visited on an "as needed" basis only.  No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
Customers/Supplier	N/A	N/A
Traffic Trips	Residential traffic	One maintenance trip per month
Lighting	Residential lighting	The only lighting at the site will be a shielded down tilt light with motion sensor & auto shut off timer installed at the door entrance to the shelter.
Hours of Operation	N/A	24 hours a day, seven days a week, year round

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

**ENVIRONMENTAL ANALYSIS:**

An Initial Study was prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative is appropriate. A summary of the initial Study is included as Exhibit 8.

**PUBLIC NOTICE:**

Notices were sent to 32 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.

**PUBLIC COMMENT:**

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

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit may be approved only if the 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 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

This proposal entails the establishment of a new wireless communications facility consisting of a 105-tall monopine wireless communication tower with related facilities on a 50 foot x 50 foot fenced site leased area of a 5-acre parcel. The project does not include an on-site emergency back-up generator and will utilize battery backup power in case of emergencies.

According to the Applicant, the proposed tower will allow for co-location options for future tenants. As such, the lease area reserves a 200 square-foot and 150-foot space for an equipment shelter for future wireless carriers who may co-locate on the tower.

The proposed tower site within the unincorporated community of Trimmer (Pine Flat). According to the Applicant’s Operational Statement, the project area lacks capacity and new coverage.

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front Yard: 35 Feet Side Yard: 20 Feet Rear Yard: 20 Feet	No Change	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	6-feet	N/A	Y
Wall Requirements	6-feet maximum	Six-foot-tall chain-link fence surrounding the leased area.	Y

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

Zoning Section of the Public Works and Planning Department: The subject proposal satisfies the building setback requirements of the RR Zone District. Height limits will be controlled by the height of the structure and are not impeded by Fresno County's current zone standards.

**Finding 1 Analysis:**

The parcel's size and shape is adequate to accommodate the proposed use, all development standards can be met.

**Recommended Conditions of Approval:**

See Mitigation Measures and Recommended Conditions of Approval attached as Exhibit 1.

**Finding 1 Conclusion:**

Finding 1 can be made based on the above analysis, staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Trimmer Springs Road	No change
Direct Access to Public Road	Yes	Trimmer Springs Road: Poor condition Sunnyslope Road: Fair condition	No change
Road ADT (Average Daily Traffic)		TSR- 700 SR- 500	One trip per month by maintenance crew.
Road Classification		Trimmer Springs Road (TSR)- Collector Sunnyslope Road (SR)- Local	No change
Road Width		TSR- 22.1 feet SR- 19.6 feet	No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		N/A	One trip per month by maintenance crew

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning.
Road Improvements Required		N/A	Not required

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

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

**Finding 2 Analysis:**

Timmer Springs Road is a County maintained road classified as a collector road with an existing 100 feet of road right-of-way and an ultimate right-of-way of 84 feet per the Fresno County General Plan. Roadway is in poor condition.

Sunnyslope Road is a County maintained road classified as a local road with an existing 150 feet of road right-of-way and an ultimate right-of-way of 60 feet per the Fresno County General Plan. Roadway is in fair condition.

The project proposes no changes to the current site access.

The Development Engineering Section, Road Maintenance and Operations (RMO) Division, and Design Division of the Fresno County Department of Public Works and Planning expressed no concerns related to adequacy of road width and pavement type to carry the minimal traffic generated by the proposal, which amounts to one trip per month by a maintenance crew.

**Recommended Conditions of Approval**

See Project Notes, and recommended Conditions of Approval attached as Exhibit A.

**Finding 2 Conclusion:**

Finding 2 can be made based on the above information and with adherence to the Conditions of Approval and Project Notes. Staff believes there will be negligible traffic created from this proposal. The affected streets, Timmer Springs Road and Sunnyslope Road, will remain adequate to accommodate the proposed use.

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

**Surrounding Parcels:**

	Size:	Use:	Zoning:	Nearest Residence (from nearest property line):
North	4.5-acres	Single-Family Residence	A2- IT (General Agricultural)	0.35-miles

	Size:	Use:	Zoning:	Nearest Residence (from nearest property line):
East	5.85-acres	Single-Family Residence	RR	300 feet
South	5.32-acres	Single-Family Residence	RR	640-feet
West	2.10--acres	Single-Family Residence & Rangeland	AE 40	400 feet

**Reviewing Agency/Department Comments:**

Fresno County Fire Protection District: 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.

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

**Finding 3 Analysis:**

The project site is in an established residential neighborhood and abuts Clinton Avenue to the west, single-family residences to the east and south with recreational and grazing land to the north and west respectfully.

Aesthetics is typically the concern associated with this type of use because of the substantial height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the public. In the case of this application, the proposed tower will be 150 feet in height and will be a monopine design.

The Federal Communications Commission (FCC), which regulates the wireless communications industry, has referenced prior studies concluding that radio frequency (RF) emission exposure levels associated with this type of facility have been determined to be safe. Therefore, staff does not anticipate concerns regarding radio frequency emissions as it relates to surrounding residential land uses.

**Recommended Conditions of Approval:**

*Recommended Condition of Approval attached as Exhibit A.*

**Finding 3 Conclusion:**

Finding 3 can be made based on the above information, and with adherence to Conditions of Approval, and mandatory Project Notes, staff believes that the proposal will not have significant adverse effects upon surrounding properties.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
General Plan Policy PF-J.4: County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated	The Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
areas of the County.	tower structures, thus reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. Considering the information provided, the proposal is consistent with this Policy.

**Reviewing Agency Comments:**

Policy Planning Section of the Department of Public Works and Planning stated: The Policy Planning Unit has reviewed the proposed project and determined that there are no Williamson Act Program or General Plan issues with Unclassified CUP Application No. 3714.

**Finding 4 Analysis:**

As noted above, the County General Plan allows for the proposed use in areas designated Rural Residential, provided that the use substantially adheres to the wireless Communications Guidelines. The Applicant has provided a written response and related information to the County Wireless Communication Guidelines which describes the basis of site selection and Applicant’s inability to co-locate the proposed wireless facilities.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. According to the Applicant’s response to the Fresno County Wireless Communication Guidelines, the proposed tower is designed to accommodate additional carriers with the option to install ground equipment. A Condition of Approval would require that prior to the issuance of building permits, the Applicant shall provide a copy of the lease agreement demonstrating that the co-location requirement can be met. This requirement shall be satisfied prior to the issuance of Building Permits.

**Recommended Conditions of Approval:**

None

**Finding 4 Conclusion:**

Finding 4 can be made based on the applicant complying with General Plan Policy PF-J.4 Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

***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 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 projects notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgment agreeing to the proposed mitigation measures and has not advised staff of any specific objection to the proposed conditions of approval.

**Recommended Conditions of Approval:**

None.

**Finding 5 Conclusion:**

Finding 5 can be made based on the above information, the proposed mitigation measures and conditions of approval are necessary to protect the public health, safety, and general welfare.

**SUMMARY CONCLUSION:**

The Findings for granting the Application can be made based on the factors cited in the analysis, in conjunction with the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Classified Conditional Use Permit Application No. 3754, subject to the recommended Conditions of Approval.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 8340 ; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3754, subject to the Conditions of Approval and Project Notes attached as 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. 3754; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

**Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program  
Initial Study No. 8340 and Unclassified Conditional Use Permit Application No. 3754  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1*.	Aesthetics	Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2*.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/PW&P	As long as the project lasts
<b>Conditions of Approval</b>					
1.	Development of the property shall be substantial conformity with the Site Plan, Floor Plan and Operational Statement approved by the Planning Commission.				
2.	The approval shall expire in the event the 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 condition. 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.	The maximum number of antennas allowed on the tower shall be determined based on wind load calculations as approved by the Fresno County Department of Public Works and Planning.				
4.	The first 100 feet of driveway shall be paved, or an approved surface as determined by Road Maintenance and Operations to prevent pebbles or debris onto the county right-of-way.				
5.	Any proposed landscaping area over 500 square feet requires Landscape & Irrigation Plan review by the Site Plan Review (SPR) unit as mandated by the State, to ensure the Model Water Efficient Landscape Ordinance is met.				
6.	The telecommunication tower in its entirety shall be constructed with muted earth tones to conform to the existing landscape of Pine Flat Lake.				

EXHIBIT 1

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\*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	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 for information.
3.	Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued.
4.	Prior to any improvements constructed in the Clinton Avenue right-of-way, an encroachment permit shall be obtained from the Fresno County Road Maintenance and Operations Division.
5.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> <li>• Facilities proposing to 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.</li> <li>• Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.</li> <li>• All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.</li> </ul>
6.	To address site development impacts, the Development Engineering Section of the Development Services and Capital Projects Division requires the following: <ul style="list-style-type: none"> <li>• A Grading Permit or Voucher shall be required for any grading proposed with this application.</li> <li>• Any additional runoff generated by the proposed development shall be retained or disposed of per County standards.</li> <li>• Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way or the length of the longest vehicle entering the site and shall not swing outward.</li> <li>• A 20-foot by 20-foot corner cut-off shall be improved for sight distance purposes at the driveway approach off Clinton Avenue.</li> <li>• On-site turnaround area shall be provided so that the vehicles do not back out onto the roadway (Clinton Avenue).</li> </ul>

<b>Notes</b>	
7.	According to the Fresno Metropolitan Flood Control District (FMFCD), a temporary on-site storm water storage facility shall be required. Such facility shall be located and constructed so that once permanent FMFCD facilities become available, drainage can be directed to the street.
8.	The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.
9.	Fresno Irrigation District's (FID) Tracy No. 44 runs southwesterly along the south side of Clinton Avenue approximately 2,300 feet east of the subject property. Plans for any street and/or utility improvements along Clinton Avenue shall be reviewed and approved by FID.
10.	The Applicant shall submit three sets of project drawings to the Fresno Fire Department for review and approval.
11.	The Applicant shall file FAA Form 7460-1 with the Western Regional Office of the FAA in conjunction with the proposal.

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EXHIBIT 2  
**LOCATION MAP**

CUP 3754

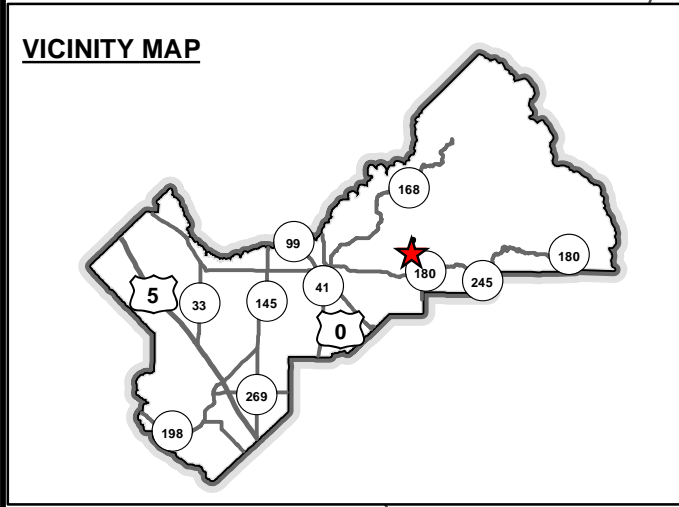
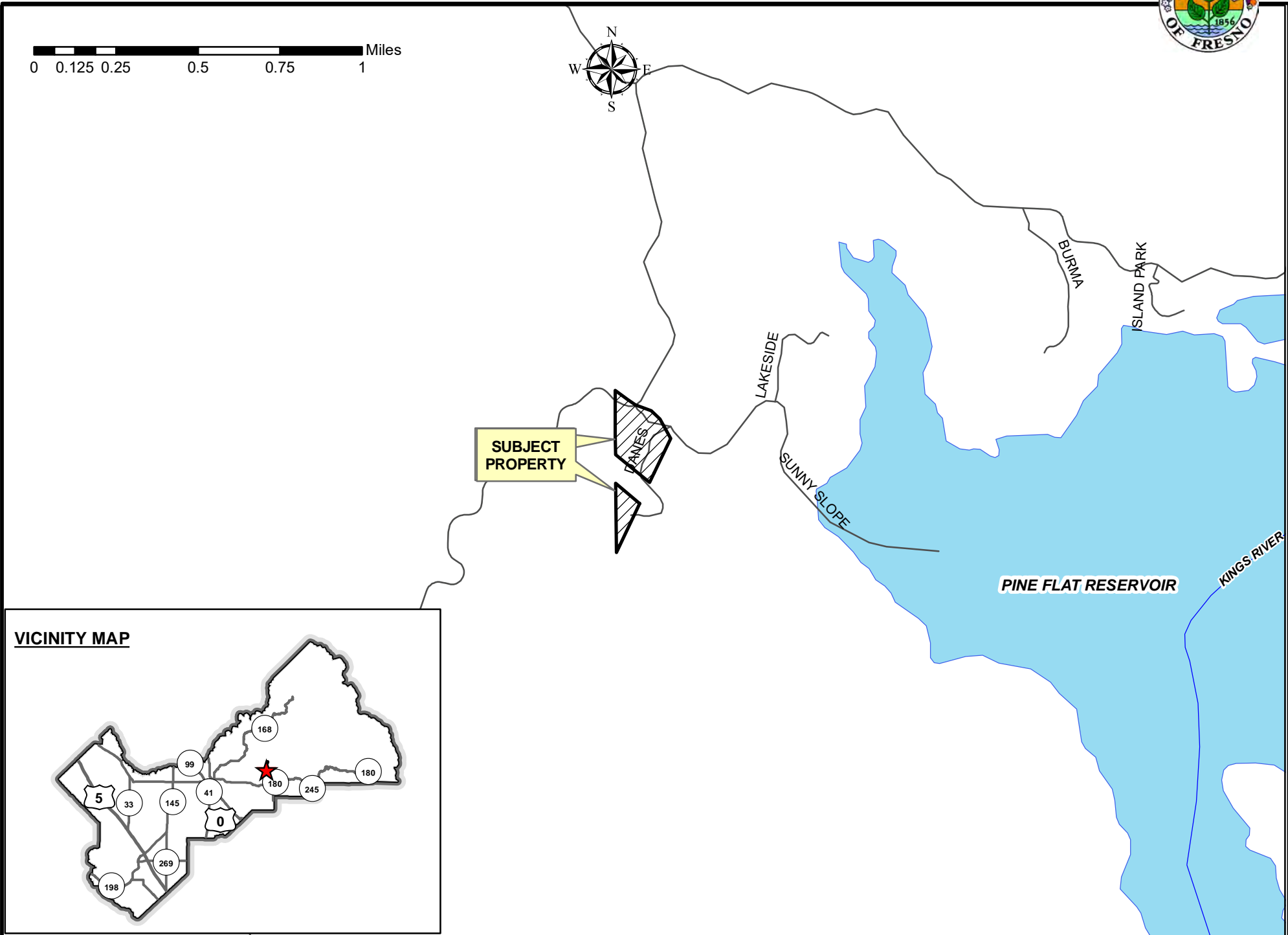
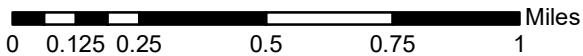


EXHIBIT 2

EXHIBIT 3  
**EXISTING ZONING MAP**

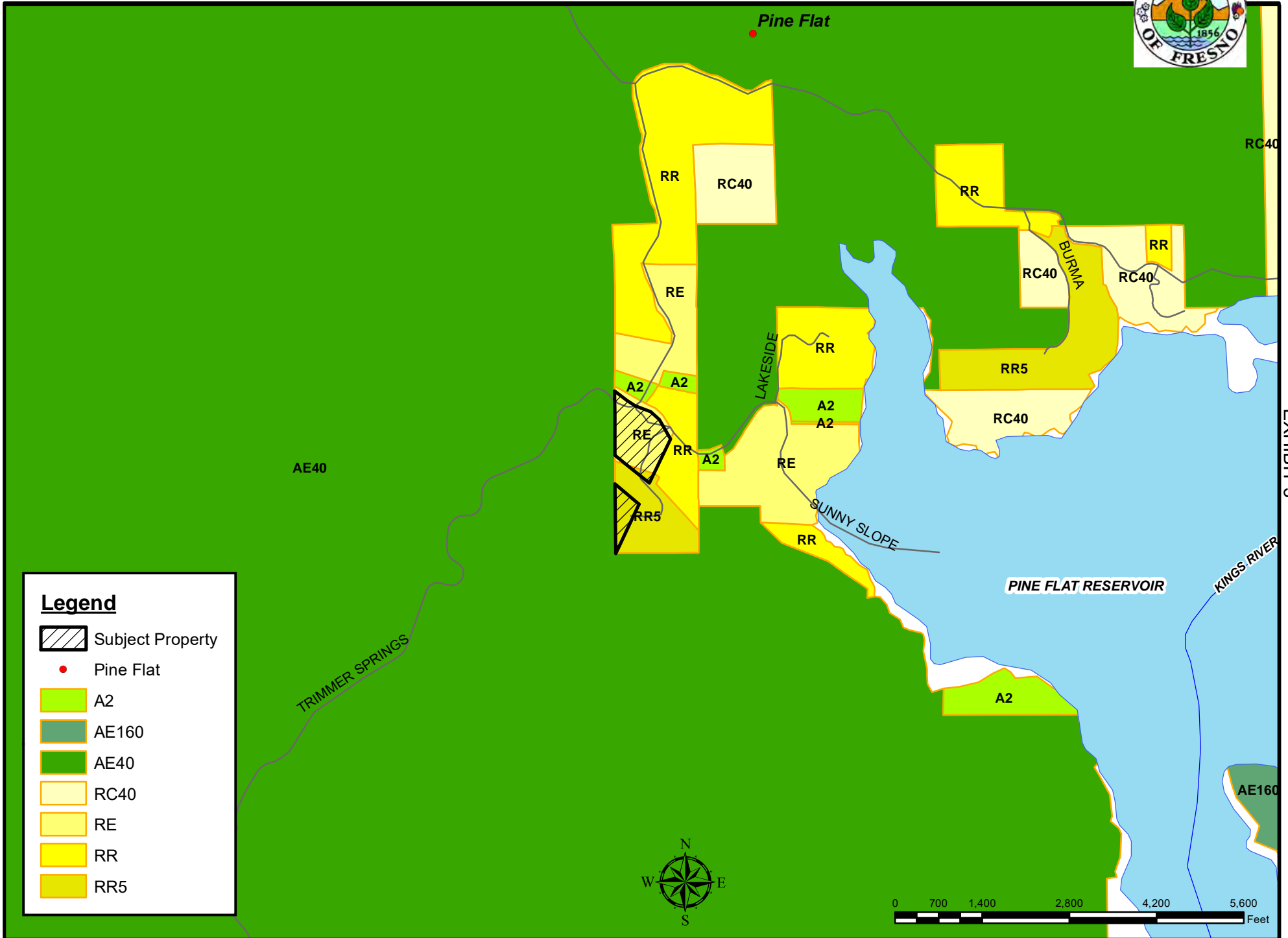
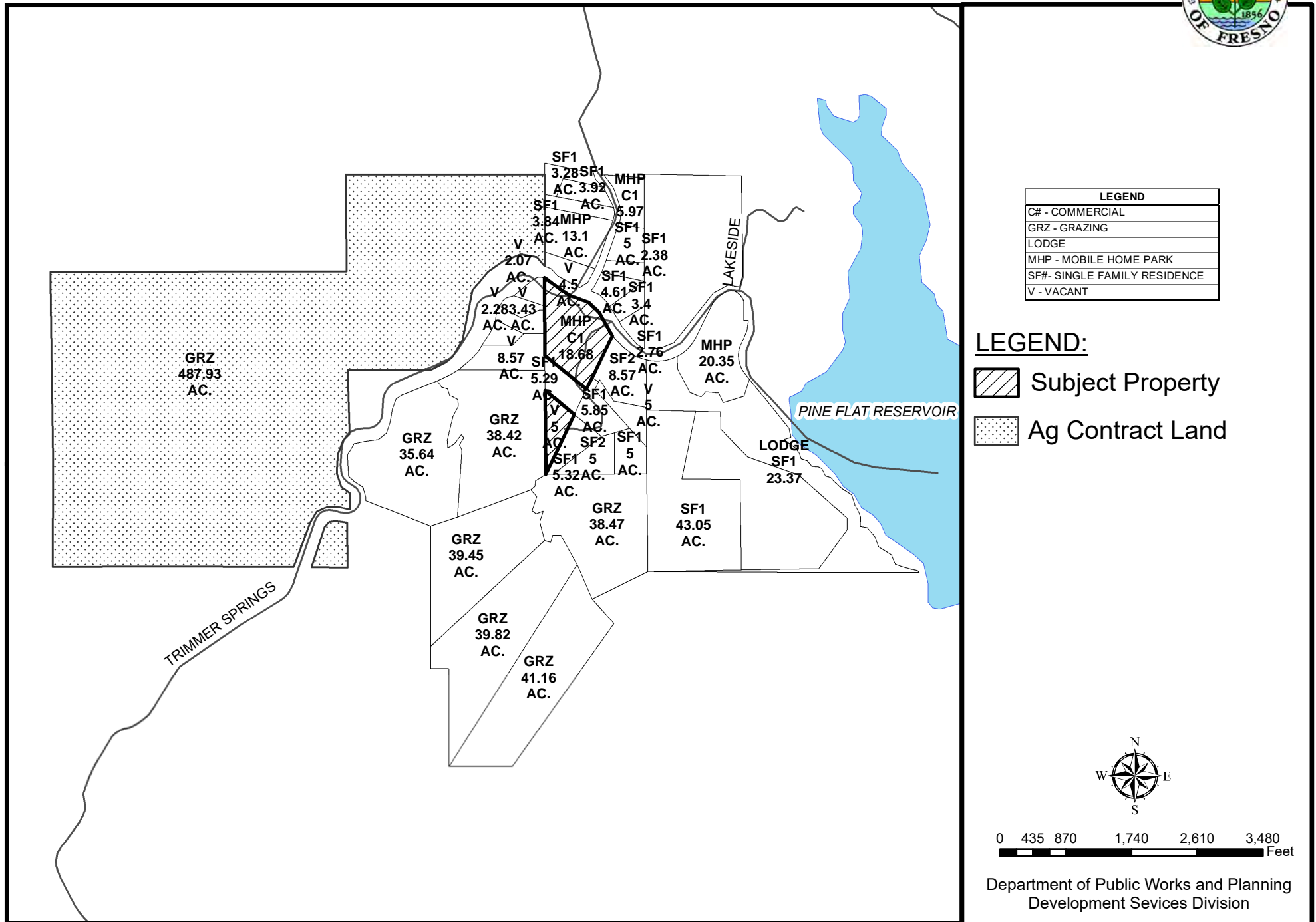




EXHIBIT 3

# EXISTING LAND USE MAP



LEGEND	
C#	- COMMERCIAL
GRZ	- GRAZING
LODGE	
MHP	- MOBILE HOME PARK
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

### LEGEND:

-  Subject Property
-  Ag Contract Land



0 435 870 1,740 2,610 3,480 Feet

Department of Public Works and Planning  
Development Services Division

EXHIBIT 5

# TeleSpan

COMMUNICATIONS

PINE FLAT LAKE  
(NO STREET ADDRESS ASSIGNED)  
SANGER, CA 93657

PINE  
FLAT  
LAKE

(NO STREET ADDRESS ASSIGNED)  
SANGER, CA 93657

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/26/22	ZD 90%	C.C.
	06/10/22	ZD 100%	C.C.
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: S. SAWG  
APPROVED BY: -  
DATE: 06/10/22

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THIS PLAN HAS BEEN PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA. THE ENGINEER AND ARCHITECT, WHERE THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT, THESE PROFESSIONALS AND THEIR EMPLOYERS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL RIGHTS RESERVED. WRITTEN CONSENT OF THE ENGINEER, COPYRIGHT 2008, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
54469

**TeleSpan**  
COMMUNICATIONS

3888 STATE ST, STE# 204  
SANTA BARBARA, CA 93105

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

EXHIBITS

PROJECT DESCRIPTION

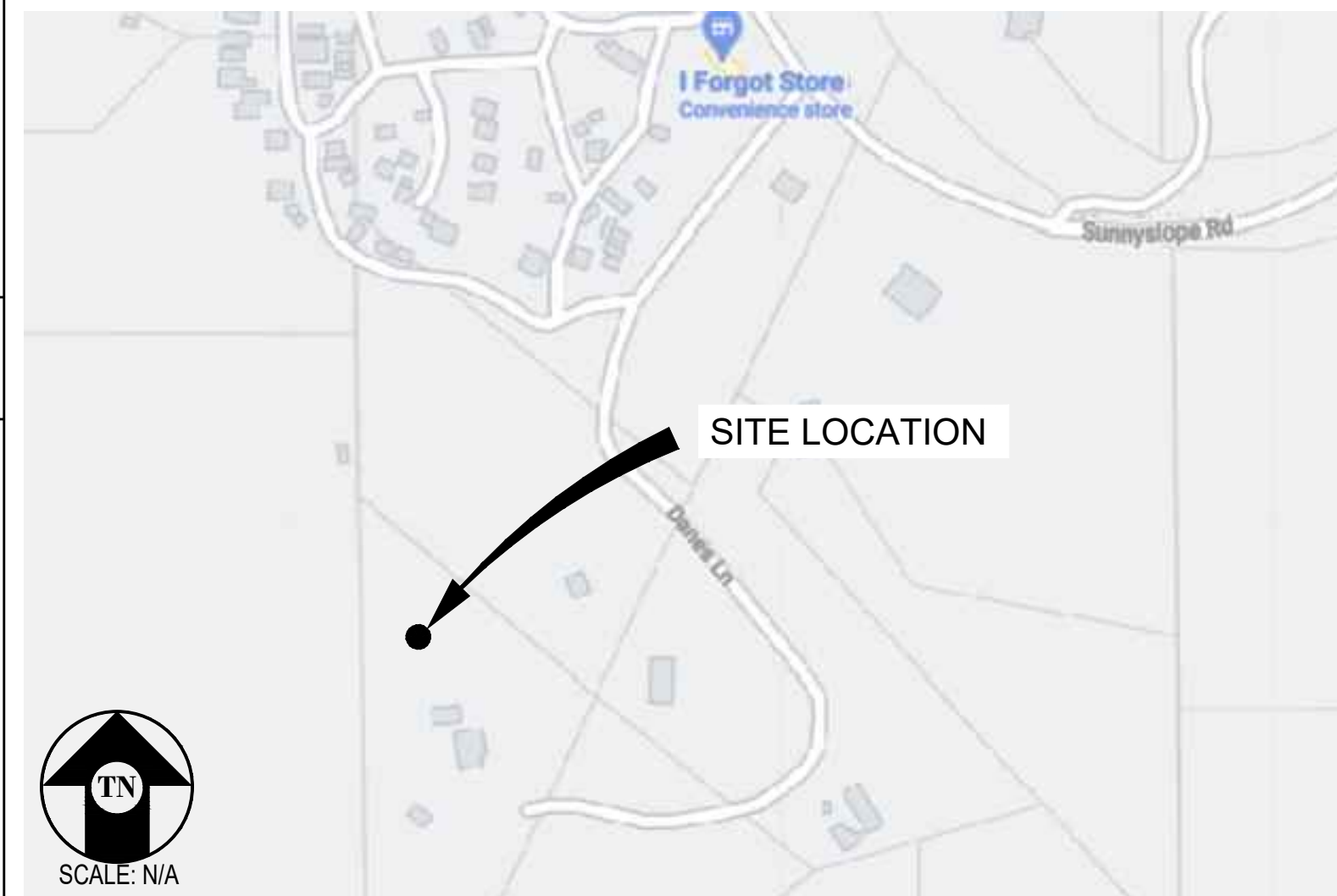
A (P) TELESpan UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (P) 50'-0"X50'-0" (2,500 SQ FT) TELESpan LEASE AREA
- (P) TELESpan 100'-0" TALL MONOPINE
- (P) ELECTRICAL SERVICE ENTRANCE ON (P) H-FRAME
- (P) ±25' LONG ICE BRIDGE

PROJECT INFORMATION

SITE NAME:	PINE FLAT LAKE	JURISDICTION:	FRESNO COUNTY
COUNTY:	FRESNO	POWER:	PG&E
APN:	153-200-32	TELEPHONE:	TBD
SITE ADDRESS:	(NO STREET ADDRESS ASSIGNED) SANGER, CA 93657		
CURRENT ZONING:	-		
CONSTRUCTION TYPE:	I-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	MICHAEL & MARY ANN MUNT 29889 SUNNYSLOPE ROAD SANGER, CA 93657		
APPLICANT:	TELESpan COMMUNICATIONS LLC 3888 STATE ST, STE# 204 SANTA BARBARA, CA 93105		
LEASING CONTACT:	51 WIRELESS, LLC ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@51 WIRELESS.NET		
ZONING CONTACT:	51 WIRELESS, LLC ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@51 WIRELESS.NET		
CONSTRUCTION CONTACT:	ATTN: TIM COTTER (805) 451-6283 TCOTTER@TSPAN.NET		
LATITUDE:	N 36° 51' 26.28" NAD 83		
LONGITUDE:	W 119° 21' 00.69" NAD 83		
AMSL:	±1,420'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 3888 STATE ST, SANTA BARBARA, CA 93105  
TO: (NO STREET ADDRESS ASSIGNED), SANGER, CA 93657

1. HEAD WEST ON STATE ST TOWARD N LA CUMBRE RD	0.2 MI
2. TURN RIGHT ONTO CALLE REAL	0.3 MI
3. TURN RIGHT ONTO CA-154 W/SAN MARCOS PASS RD	23.9 MI
4. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON CA-154 W/SAN MARCOS PASS RD	8.6 MI
5. MERGE ONTO US-101 N VIA THE RAMP TO SANTA MARIA	0.3 MI
6. MERGE ONTO US-101 N	85.3 MI
7. TAKE EXIT 231 FOR CA-46 TOWARD FRESNO/BAKERSFIELD	0.2 MI
8. TURN RIGHT ONTO CA-46 E	25.2 MI
9. TURN LEFT TOWARD CA-41 N	276 FT
10. CONTINUE ONTO CA-41 N	83.9 MI
11. TAKE EXIT 128A TO MERGE ONTO CA-180 E TOWARD KINGS CYN	17.8 MI
12. TURN LEFT ONTO S PIEDRA RD	8.5 MI
13. TURN RIGHT ONTO E TRIMMER SPRINGS RD	4.5 MI
14. CONTINUE STRAIGHT ONTO SUNNYSLOPE RD	0.2 MI
15. TURN RIGHT ONTO DANES LN	0.3 MI

END AT: (NO STREET ADDRESS ASSIGNED), SANGER, CA 93657  
ESTIMATED TIME: 4 HOURS 16 MINUTES ESTIMATED DISTANCE: 259 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

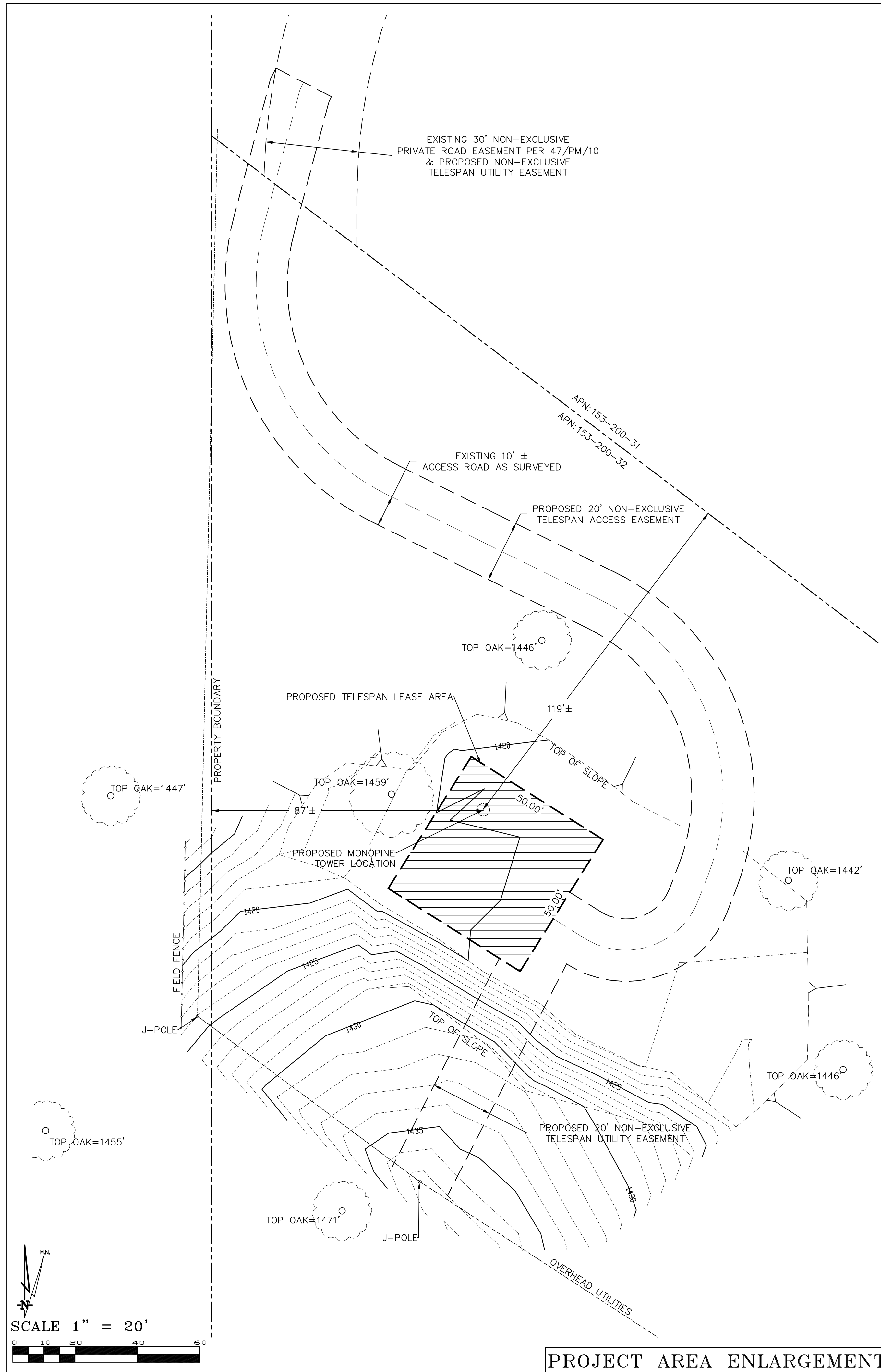
SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

APPROVAL

RF  
LEASING  
ZONING  
CONSTRUCTION  
TELESpan





DATE OF SURVEY: 04-20-22

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 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.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.87' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 153-200-30, 153-200-31, & 153-200-32

OWNER(S): MICHAEL & MARY ANN MUNT  
29889 SUNNYSLOPE ROAD  
SANGER, CA 93657

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

TeleSpan Communications, LLC

Project Name: Pine Flat Lake

Project Site Location: No Street Address Assigned  
Sanger, CA 93657  
Fresno County

Date of Observation: 04-20-22

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

Type of Antenna Mount: Proposed Monopine Tower

Latitude: N 36° 51' 26.28" (NAD83) N 36° 51' 26.46" (NAD27)  
Longitude: W 119° 21' 00.69" (NAD83) W 119° 20' 57.24" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1420' 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.

Kenneth D. Geil California RCE 14803

Lease Area Description

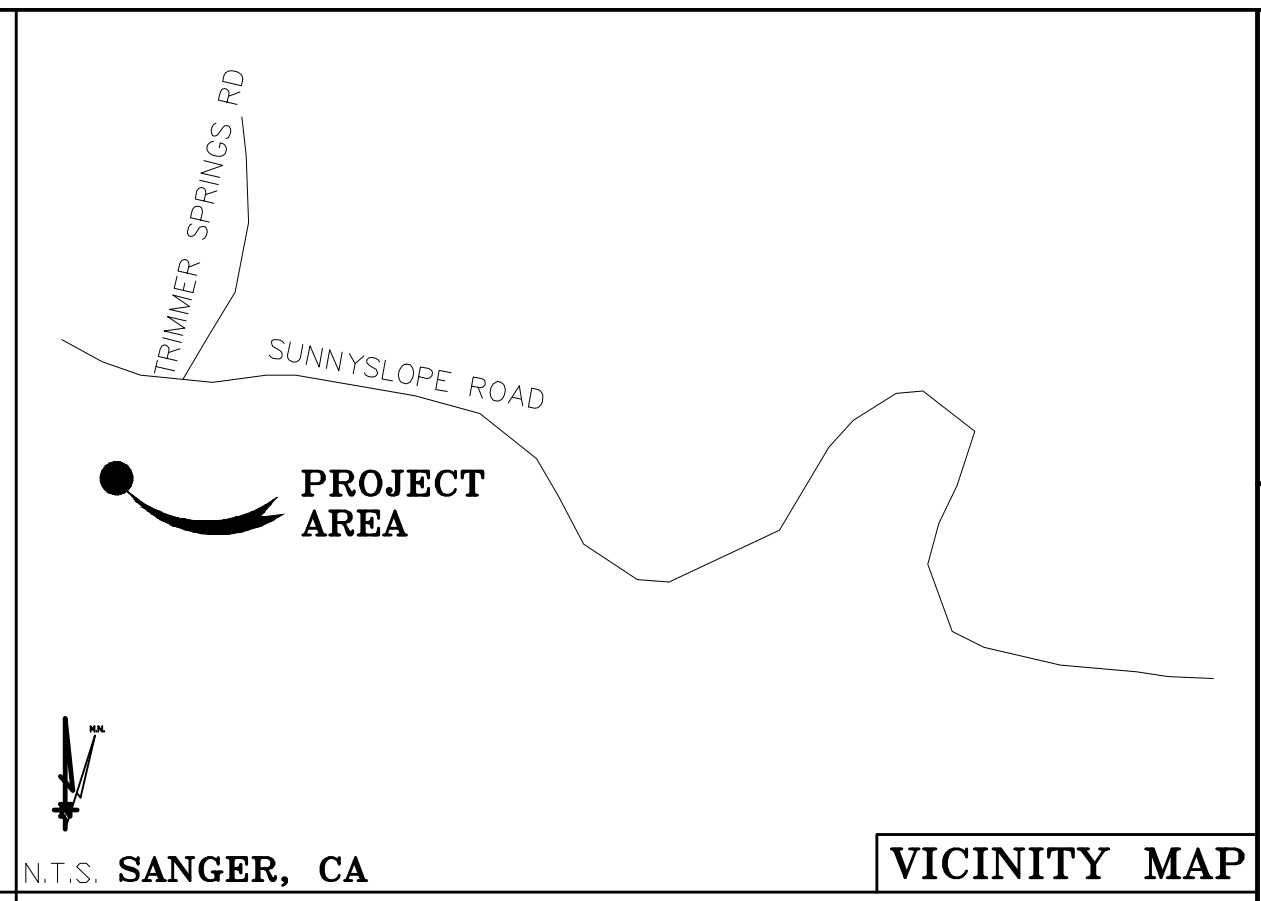
All that certain lease area being a portion of Parcel 3 as is shown on that certain Parcel Map filed for record at Book 47 of Parcel Maps at Page 10, Official Records of Fresno County and being located in the SW 1/4 of Section 27, Township 12 South, Range 24 East M.D.B. & M. being more particularly described as follows:

Commencing at a 3/4" iron pipe monument set at the most Easterly corner of the above referenced Parcel 3 from which a similar monument bears North 52°45'28" West 506.77 feet; thence from said point of commencement North 82°48'12" West 306.73 feet to the True Point of Beginning; thence from said point of beginning North 57°49'36" West 50.00 feet; thence North 32°10'24" East 50.00 feet; thence South 57°49'36" East 50.00 feet; thence South 32°10'24" West 50.00 feet to the point of beginning.

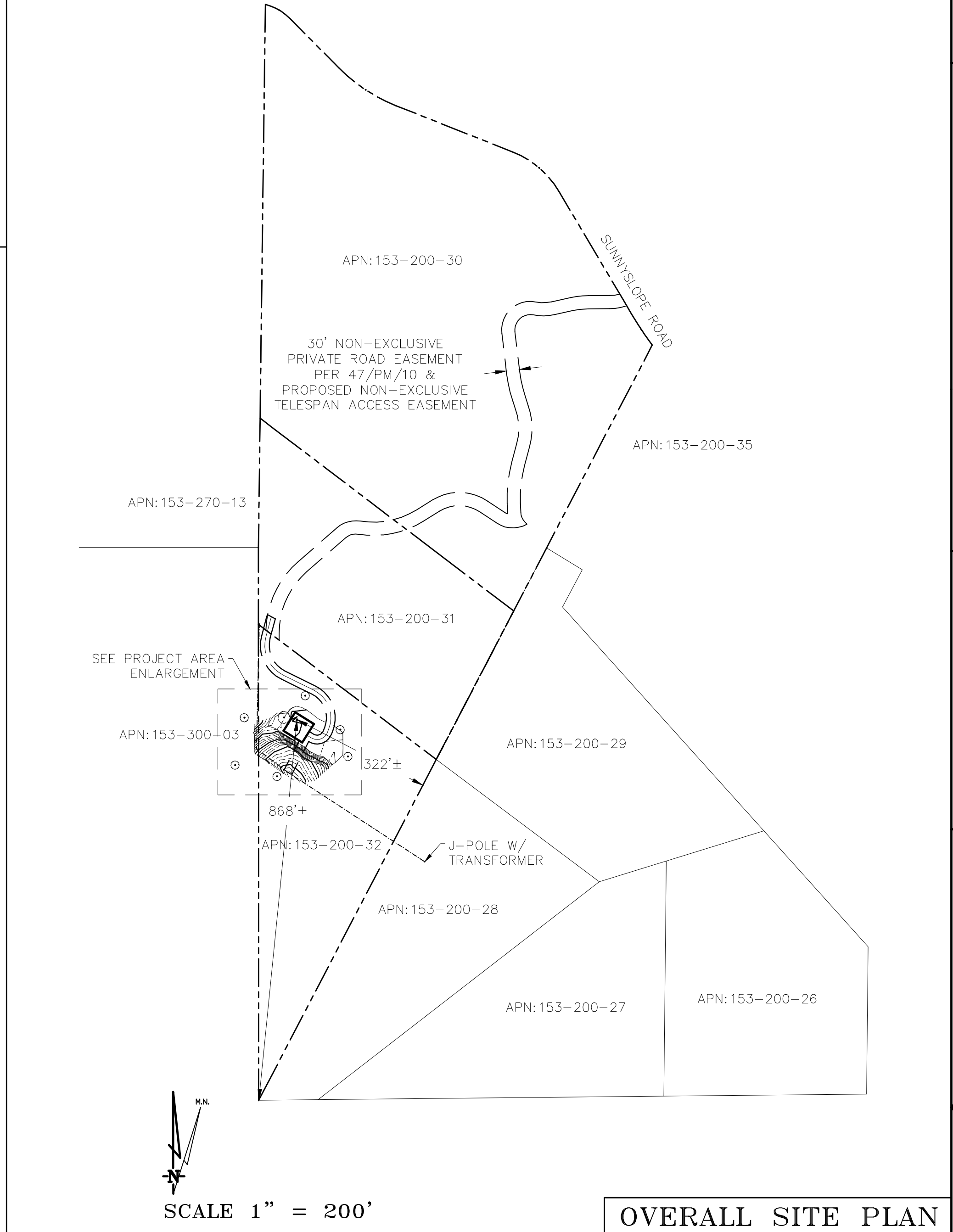
Together with a non-exclusive easement for access purposes twenty feet in width the centerline of which is described as follows: Beginning at a point on the Southeast boundary of the above described lease area which bears North 32°10'24" East 20.00 feet from the most Southerly corner thereof and running thence South 57°49'36" East 11.74 feet; thence through a tangent curve to the left having a radius of 25.00 feet through an arc distance of 44.05 feet; thence tangent to the last curve North 21°12'25" East 8.82 feet; thence through a tangent curve to the left having a radius of 70.00 feet through an arc distance of 103.92 feet; thence tangent to the last curve North 63°51'09" West 43.00 feet; thence North 63°36'15" West 33.99 feet; thence through a tangent curve to the right having a radius of 75.00 feet through an arc distance of 102.73 feet; thence tangent to the last curve North 14°52'35" East 44.74 feet; thence North 27°16'14" East 2.75 feet more or less to the centerline of the existing 30' Non-Exclusive Private Road Easement; thence over and across said easement to the public right of way more commonly known as Sunnyslope Road.

Also together with a non-exclusive easement for utility purposes twenty feet in width the centerline of which is described as follows: Beginning at a point on the Southeast boundary of the above described lease area which bears North 32°10'24" East 20.00 feet from the most Southerly corner thereof and running thence South 26°56'29" West 94.7 feet more or less to the existing joint utility pole.

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.



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DEPT	APR	RE	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

2:\Projects\New\Calular - Barn\TeleSpan\Team.apn.dwg

**PINE FLAT LAKE**

**NO STREET ADDRESS ASSIGNED**

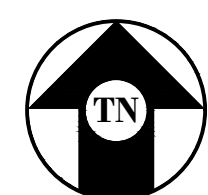
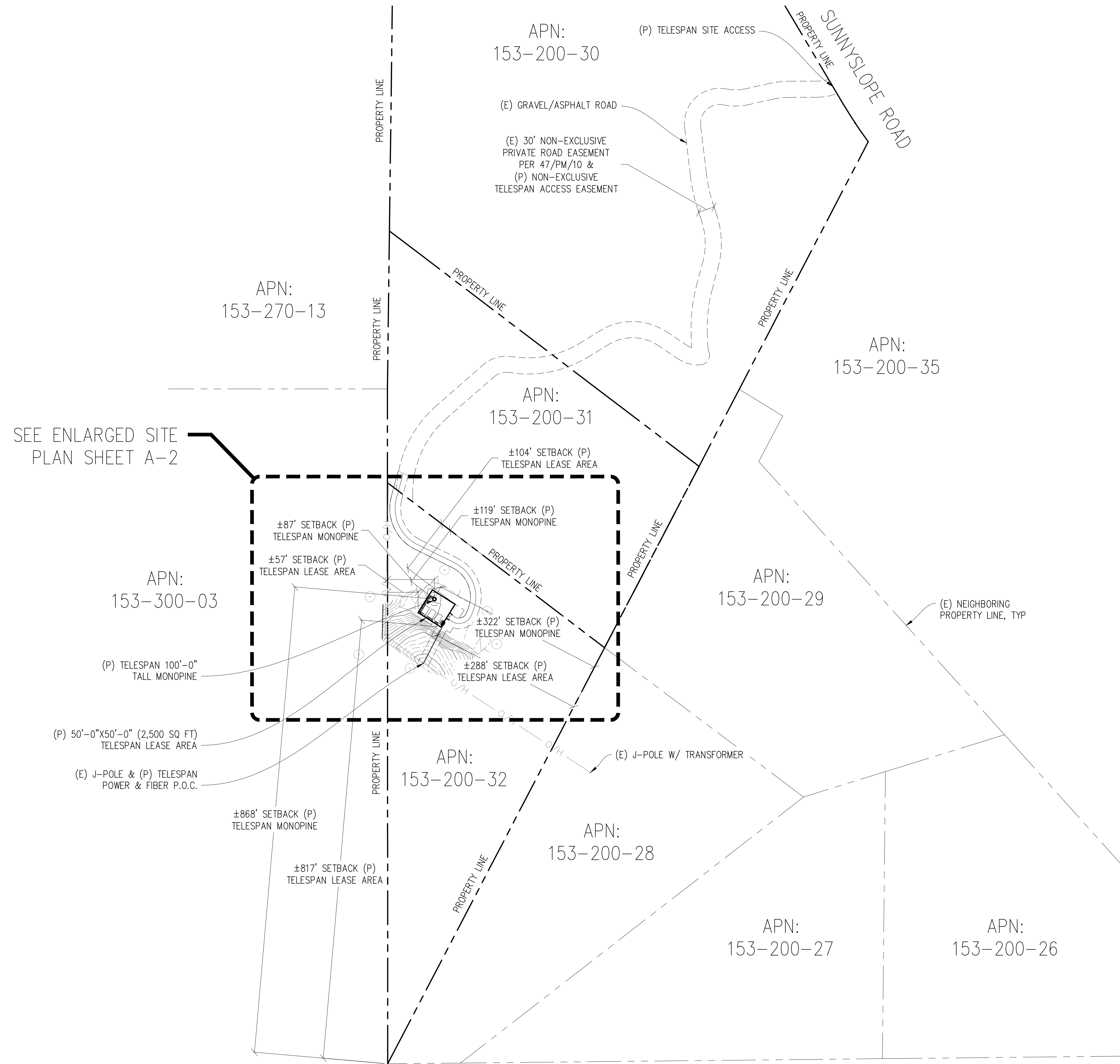
**SANGER, CA 93657**

**PLOT PLAN AND**

**SITE TOPOGRAPHY**

REV	DESCRIPTION

REVISIONS	DATE	BY	DESCRIPTION
REV	04-20-22	N. ROHDE	DRAWING SUBMITTAL
REV	04-25-22	N. ROHDE	REDLINES
REV	06-08-22	N. ROHDE	COORDINATE UPDATE
REV	08-30-22	N. ROHDE	REDLINES
REV			



OVERALL SITE PLAN

1"=200'-0"



PINE FLAT LAKE

(NO STREET ADDRESS ASSIGNED)  
 SANGER, CA 93657

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/26/22	ZD 90%	C.C.
	06/10/22	ZD 100%	C.C.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: S. SAVIG  
 APPROVED BY: -  
 DATE: 06/10/22

**Streamline Engineering**  
**and Design, Inc.**

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

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KEVIN R. SORENSEN  
 S4469

**Telespan**  
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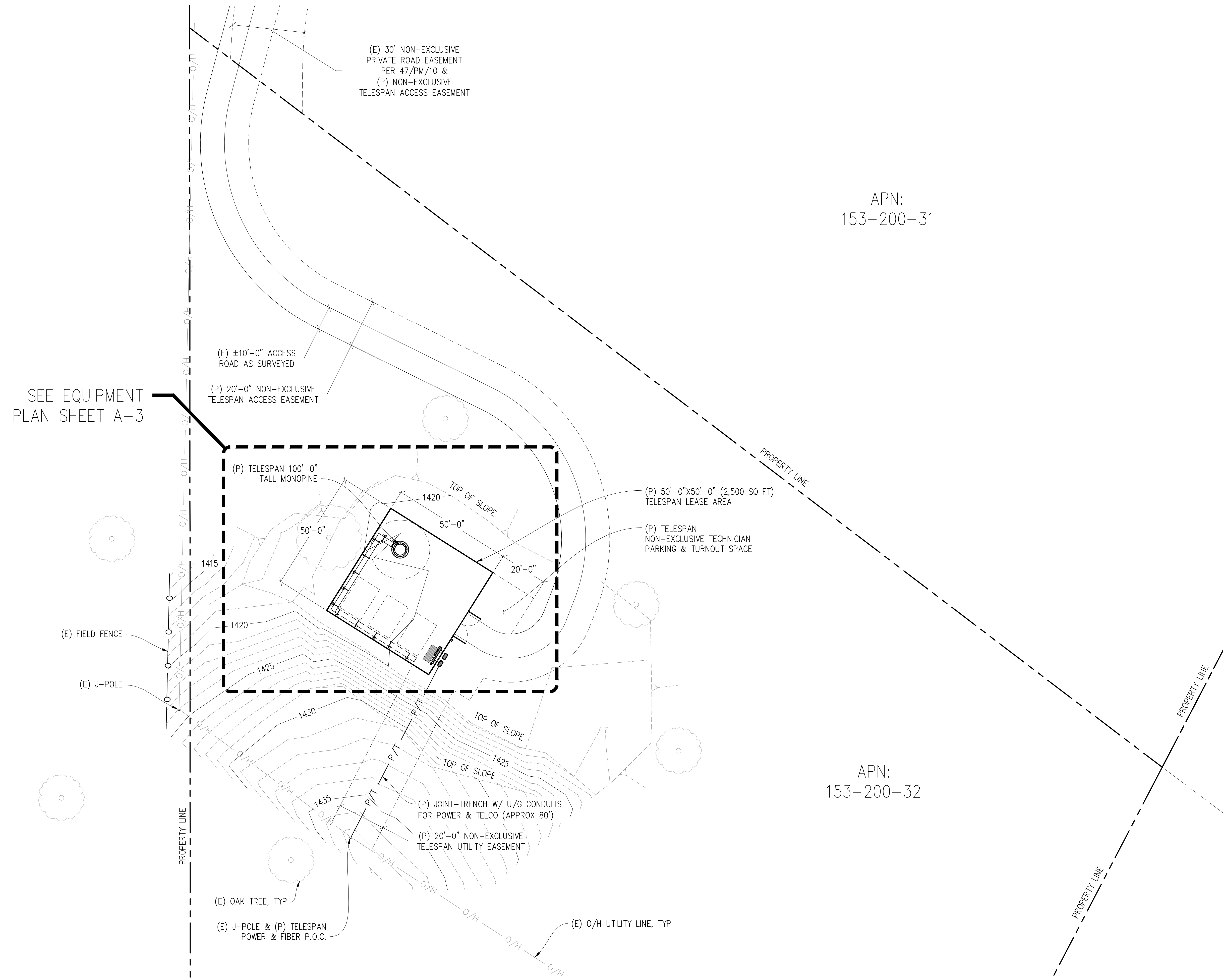
3888 STATE ST. STE# 204  
 SANTA BARBARA, CA 93105

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



**ENLARGED SITE PLAN**  
 1"=20'-0"

**PINE FLAT LAKE**

(NO STREET ADDRESS ASSIGNED)  
 SANGER, CA 93657

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	05/26/22	ZD 90%	C.C.
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	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: S. SAVIG  
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3888 STATE ST. STE# 204  
 SANTA BARBARA, CA 93105

SHEET TITLE:  
 ENLARGED SITE PLAN

SHEET NUMBER:  
**A-2**

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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	06/10/22	ZD 100%	C.C.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 06/10/22

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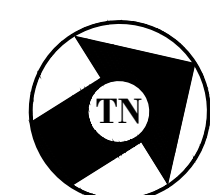
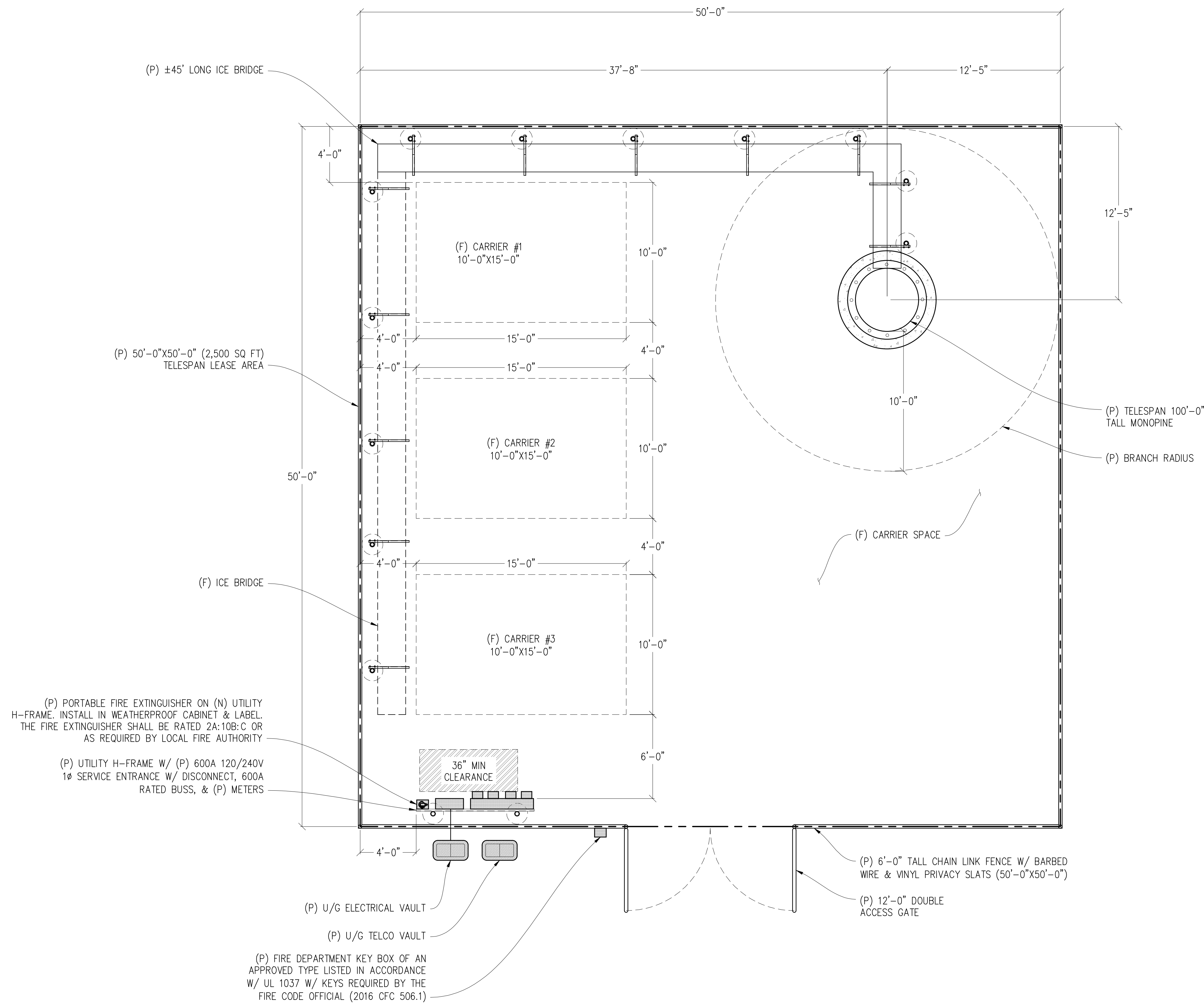
3888 STATE ST. STE# 204  
SANTA BARBARA, CA 93105

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

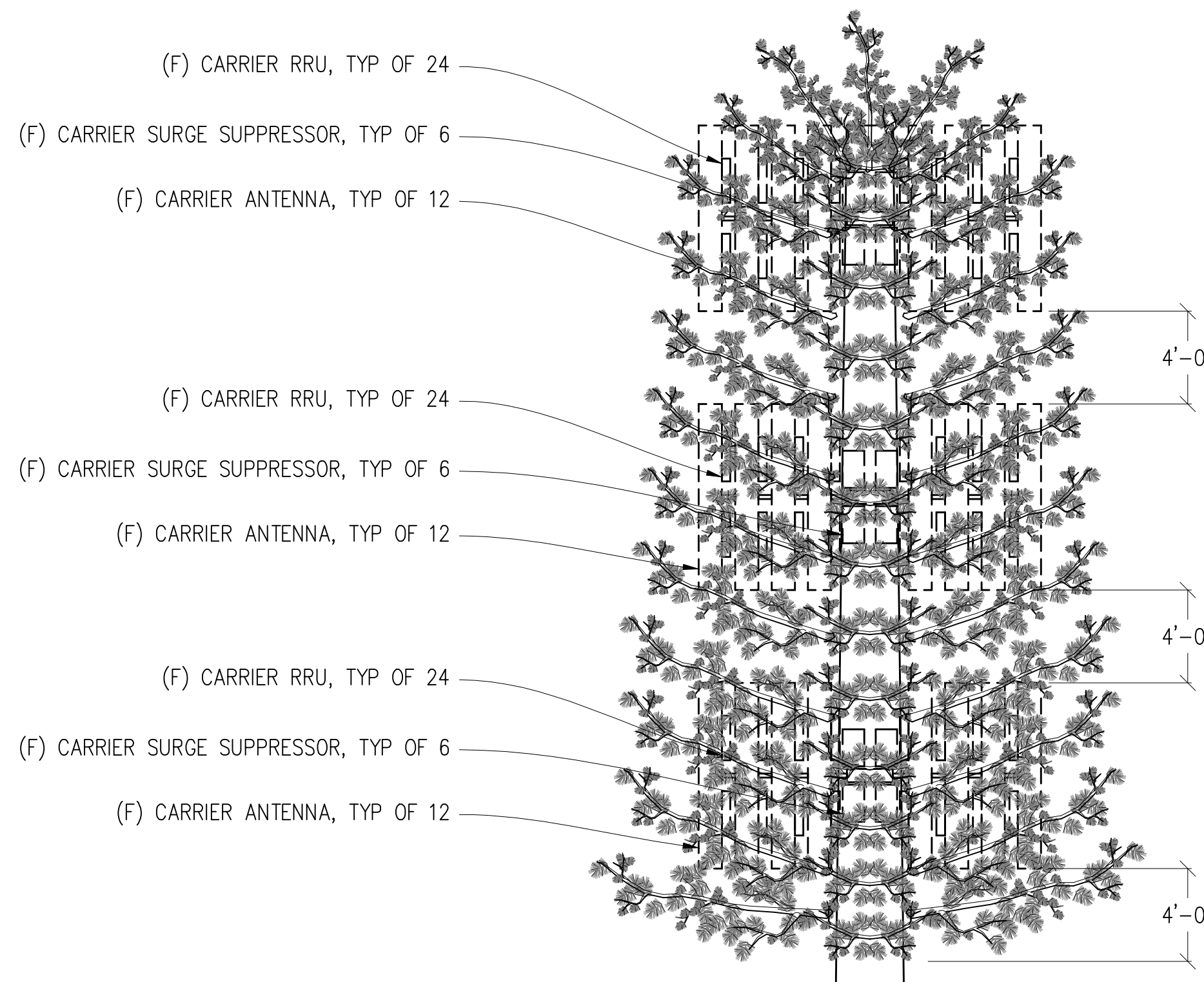
A-3



EQUIPMENT PLAN

1"=20'-0"

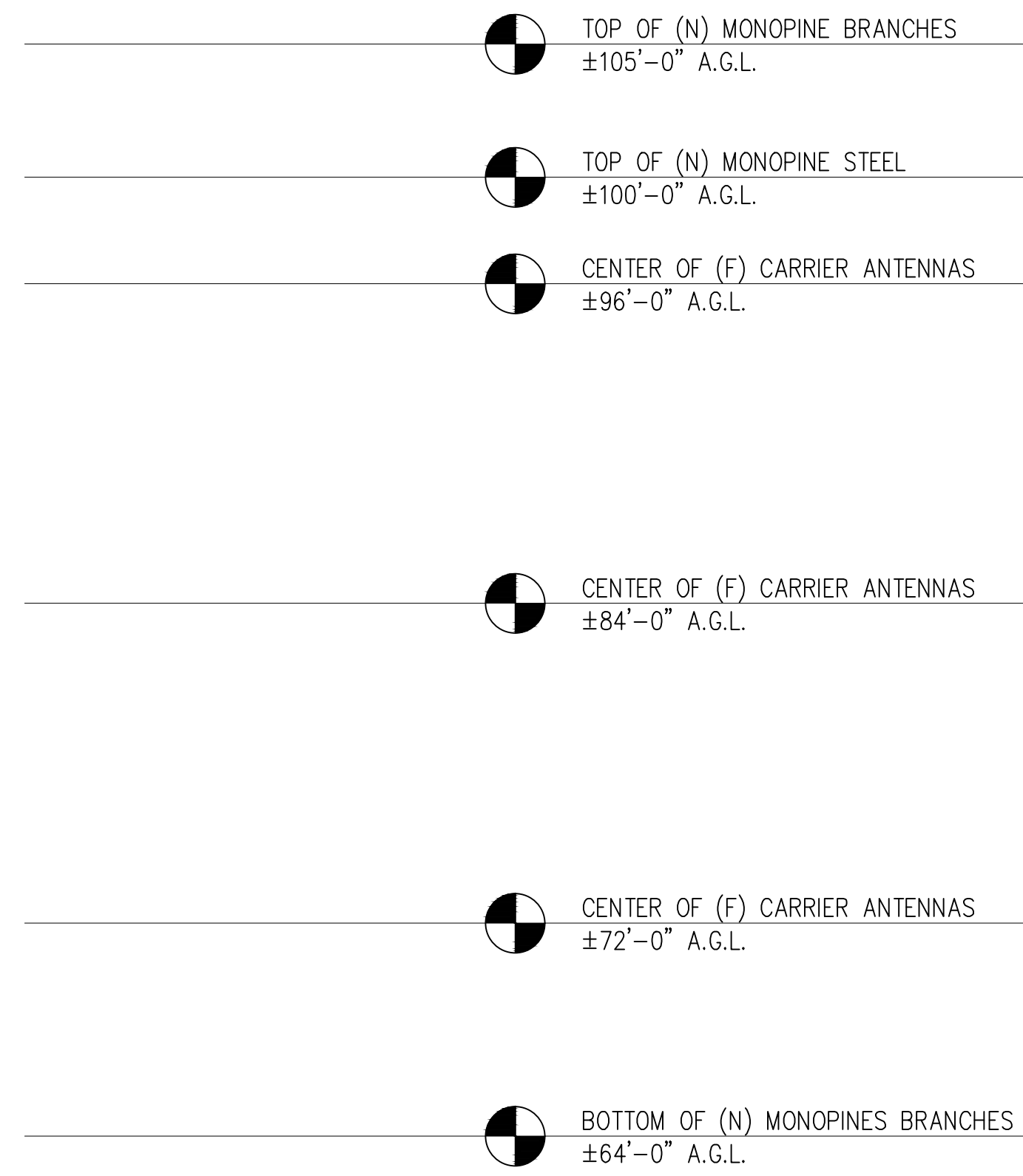




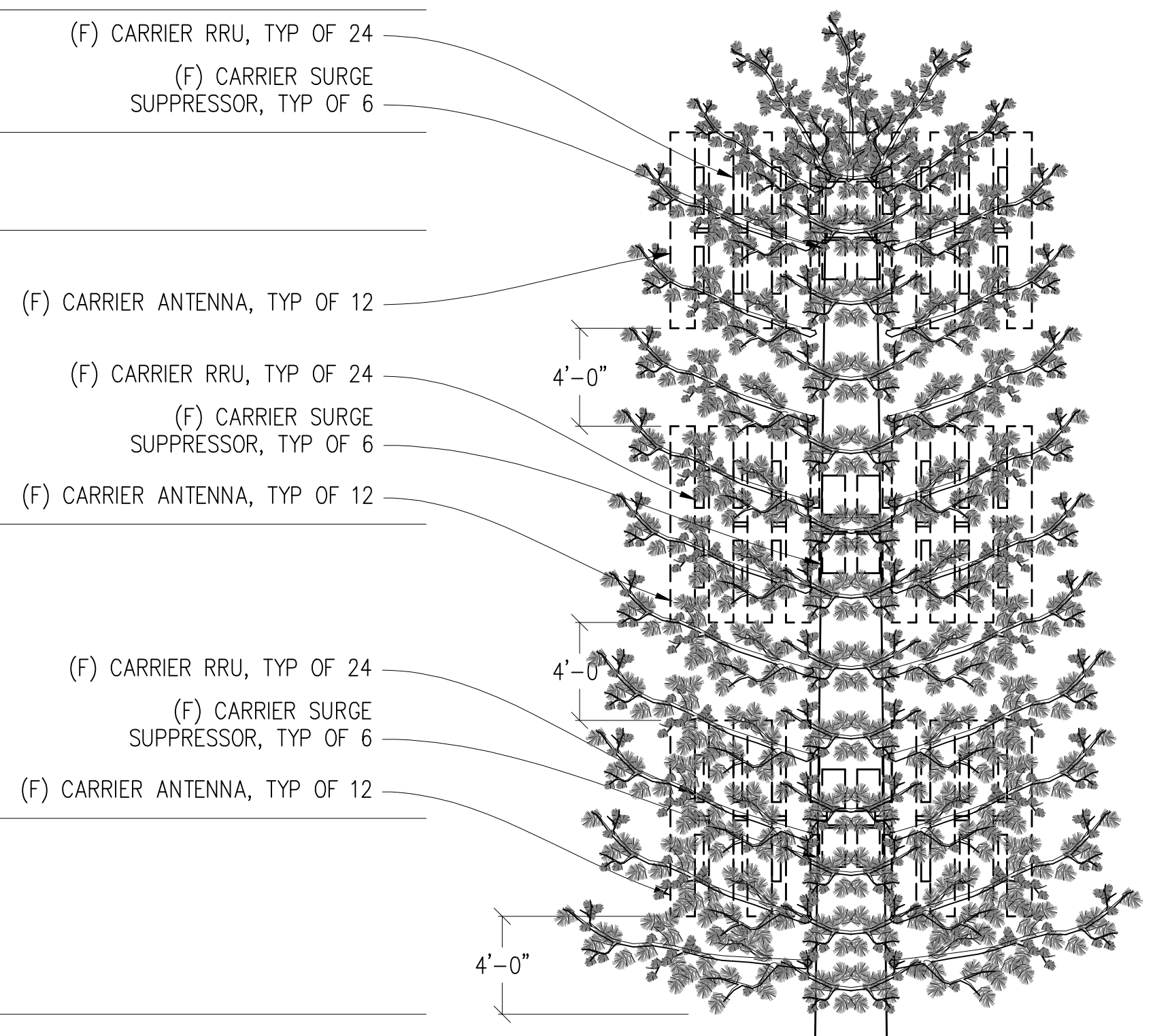
(P) TELESPAN 100'-0" TALL MONOPINE

(P) ICE BRIDGE, TYP  
 (P) 50'-0"X50'-0" (2,500 SQ FT) TELESPAN LEASE AREA  
 (P) 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & VINYL PRIVACY SLATS (50'-0"X50'-0")

NORTHEAST ELEVATION  
 3/16" = 1'-0"



GROUND LEVEL  
 0'-0"



(P) TELESPAN 100'-0" TALL MONOPINE

(P) FIRE DEPARTMENT KEY BOX OF AN APPROVED TYPE LISTED IN ACCORDANCE W/ UL 1037 W/ KEYS REQUIRED BY THE FIRE CODE OFFICIAL (2016 CFC 506.1)  
 (P) ICE BRIDGE, TYP  
 (P) 50'-0"X50'-0" (2,500 SQ FT) TELESPAN LEASE AREA  
 (P) 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & VINYL PRIVACY SLATS (50'-0"X50'-0")  
 (P) 12'-0" DOUBLE ACCESS GATE

SOUTHEAST ELEVATION  
 3/16" = 1'-0"

PINE FLAT LAKE

(NO STREET ADDRESS ASSIGNED)  
 SANGER, CA 93657

ISSUE STATUS

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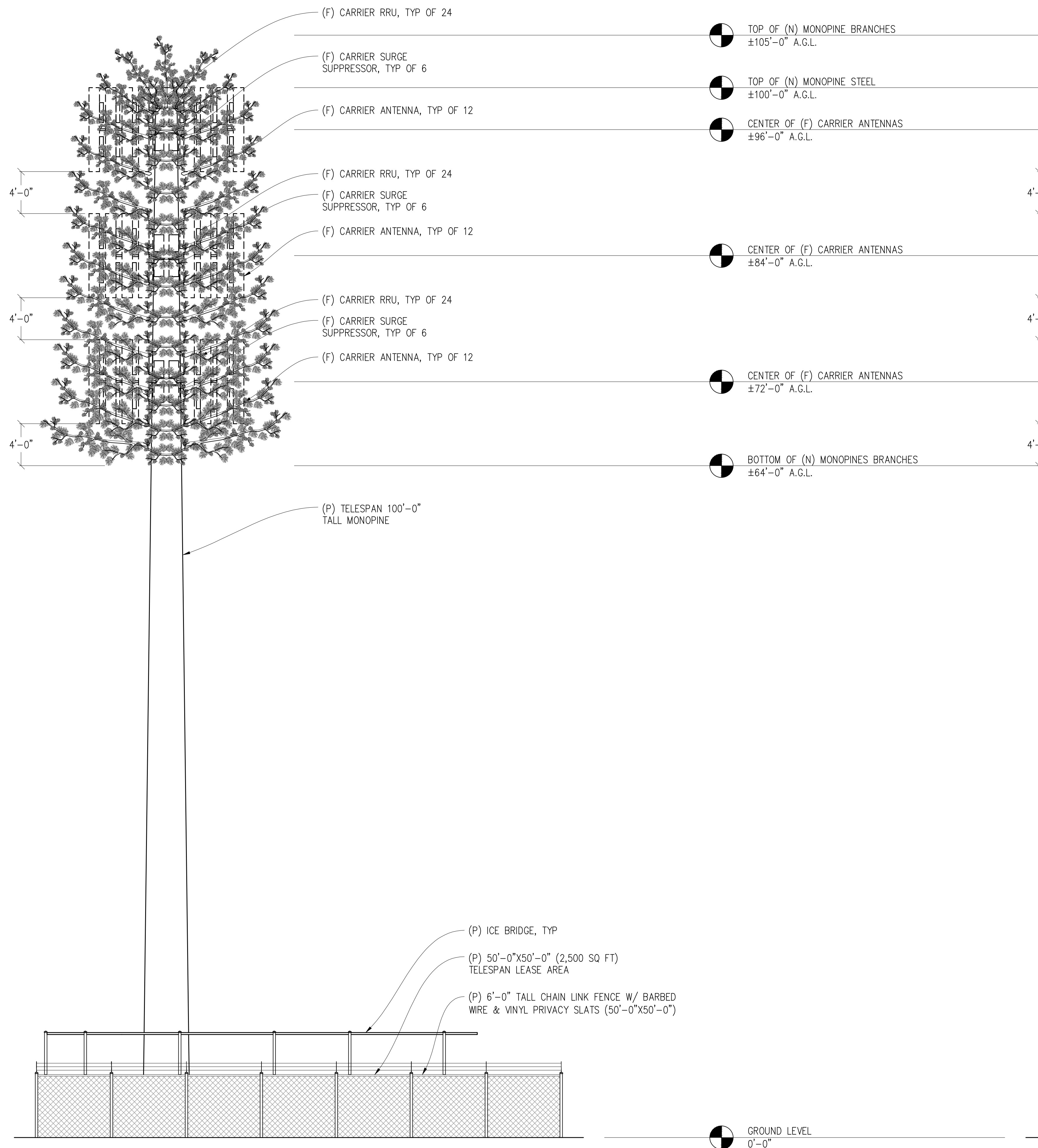
DRAWN BY: C. CODY  
 CHECKED BY: S. SAVIG  
 APPROVED BY: -  
 DATE: 06/10/22

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**and Design, Inc.**  
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 Contact: Kevin Sorensen Phone: 916-660-1930  
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
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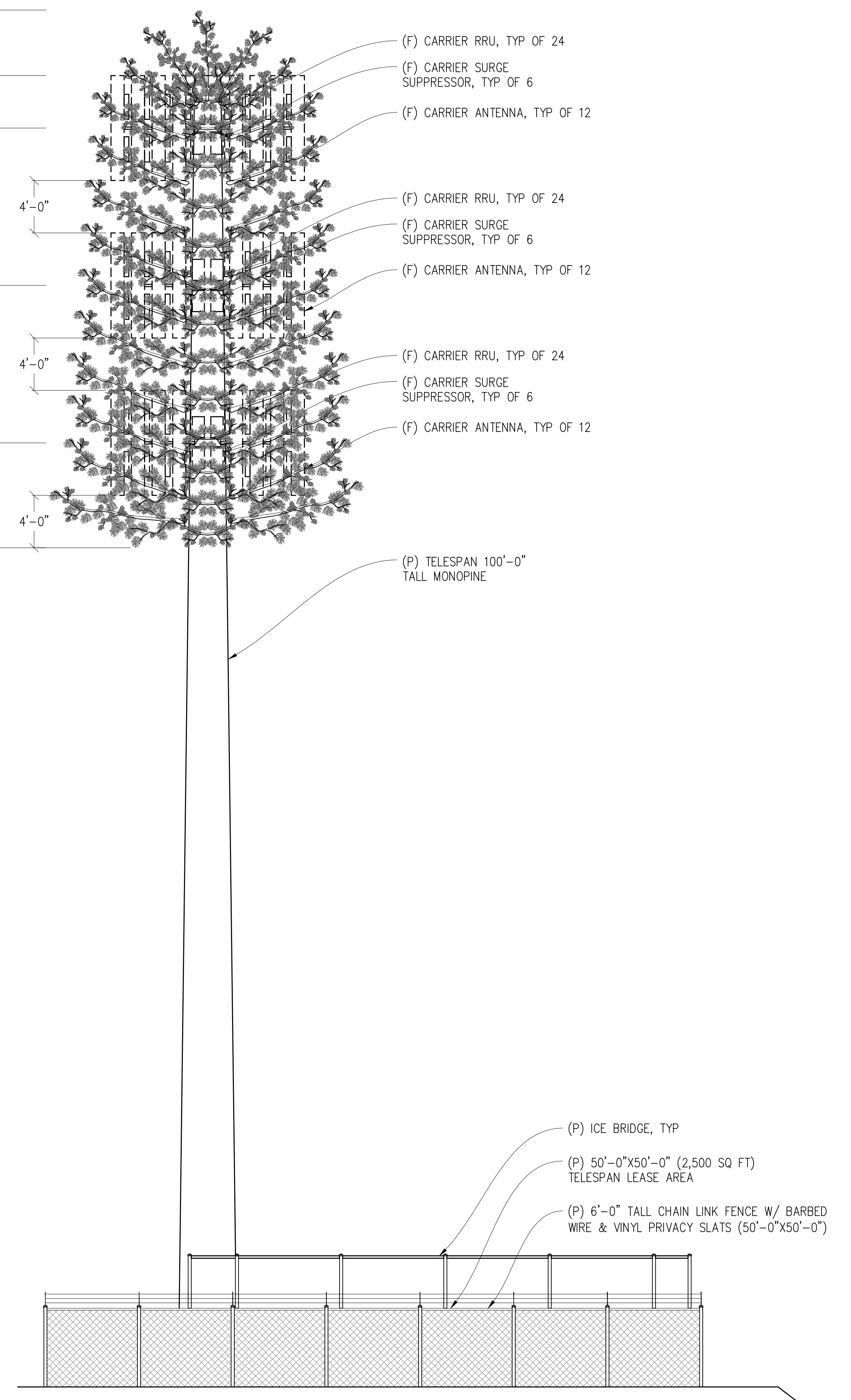
PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION  
 KEVIN R. SORENSEN  
 S4469

**Telespan**  
 COMMUNICATIONS  
 3888 STATE ST. STE# 204  
 SANTA BARBARA, CA 93105

SHEET TITLE:  
 ELEVATIONS  
 SHEET NUMBER:  
**A-4**



SOUTHWEST ELEVATION  
3/16"=1'-0"



NORTHWEST ELEVATION  
3/16"=1'-0"

PINE FLAT LAKE

(NO STREET ADDRESS ASSIGNED)  
SANGER, CA 93657

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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	06/10/22	ZD 100%	C.C.
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	-	-	-
	-	-	-

DRAWN BY: C. CODY  
 CHECKED BY: S. SAVIG  
 APPROVED BY: -  
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KEVIN R. SORENSON  
S4469

**Telespan**  
COMMUNICATIONS

3888 STATE ST. STE# 204  
SANTA BARBARA, CA 93105

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5



It is important that the Operational Statement provides for a complete understanding of your proposal. The Operational Statement that you submit **must** address all of the following that apply to your proposal. **Your Operational Statement must be typed or written in a legible manner on a separate sheet(s) of paper. Do not submit this checklist as your Operational Statement.** It should serve only as a guide for preparing a complete Statement.

- X   1. **Nature of the operation--what do you propose to do? Describe in detail.**  
Unmanned wireless telecommunication facility.
- X   2. **Operational time limits:**  
Months (if seasonal): \_\_\_\_\_ Days per week:   7    
Hours (from \_\_\_\_\_ to \_\_\_\_\_) Total hours per day:  24   
Special activities: \_\_\_\_\_ Frequency: \_\_\_\_\_ Hours:  24  Are these indoors or outdoors?  Outdoor
- X   3. **Number of customers or visitors:**  
Average number per day:   0   Maximum number per day:   0   Hours (when they will be there):  
 Mon-Fri 8am-5pm (during construction only)
- X   4. **Number of employees:**  
Current:   0   Future:   0   Hours they work:   0   Do any live on-site as a caretaker?  N/A
- X   5. **Service and delivery vehicles:**  
Number:   1   Type: \_\_\_\_\_ Frequency:  once per month   
 Light Duty Truck
- X   6. **Access to the site:**  
Public Road:  Yes  Private Road:  Yes  Surface: \_\_\_\_\_ Unpaved (dirt/gravel) / Paved:  Both
- X   7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**  
Type of surfacing on parking area.  N/A
- X   8. **Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?**  No  Explain.
- X   9. **What equipment is used? If appropriate, provide pictures or brochure.**  See plan set of equipment quantities and type.
- X   10. **What supplies or materials are used and how are they stored?**  
 Backup power batteries, diesel fuel for emergency generators.
- X   11. **Does the use cause an unsightly appearance?**  
Noise?  Yes  Glare?  No  Dust?  No  Odor?  No   
If so, explain how this will be reduced or eliminated.  
 Once a month back up generators to operate for one (1) hour to ensure proper working order.
- X   12. **List any solid or liquid wastes to be produced.**  
Estimated volume of wastes: \_\_\_\_\_ How and where is it stored? \_\_\_\_\_  
How is it hauled, and where is it disposed? \_\_\_\_\_ How often?  N/A
- X   13. **Estimated volume of water to be used (gallons per day).** Source of water?  NONE
- X   14. **Describe any proposed advertising including size, appearance, and placement.**  NONE
- X   15. **Will existing buildings be used or will new buildings be constructed?**  
Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.  Small concrete shelters shall be placed inside compound to hold radios and other appurtenant equipment.
- X   16. **Explain which buildings or what portion of buildings will be used in the operation.**  
 N/A
- X   17. **Will any outdoor lighting or an outdoor sound amplification system be used?**  
Describe and indicate when used.  
 No lighting to be proposed.
- X   18. **Landscaping or fencing proposed?** Describe type and location.  6' tall fence around the compound for security.
- X   19. **Any other information that will provide a clear understanding of the project or operation.**
- X   20. **Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter** in addition to the information provided on the signed application forms.  See redacted fully executed Lease Agreement.



on Behalf of

**PROJECT SUPPORT STATEMENT**

**TELESPAN PROJECT NAME: Pine Flat Lake (Sunnyslope Rd)**

**AUTHORIZED AGENT:**

**51 WIRELESS GROUP, LLC.**

**ZONING MANAGER:**

**Nick Tagas; 916-990-1446; Nick.Tagas@51wireless.net**

**PROPERTY OWNER: Michael and Mary Ann Munt**

**APN: 153-200-32**

**Sanger, CA**

- 
- **PROJECT'S BACKGROUND AND OBJECTIVES**
  - **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
  - **POTENTIAL CO-LOCATIONS**
  - **ALTERNATIVE SITE ANALYSIS**
  - **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
  - **OPERATIONAL STATEMENT**
  - **FIRE SUPPRESSION SYSTEM**



**TeleSpan's Development of a Wireless Communications Collocation Facility Objectives:**

TeleSpan is proposing an unmanned Wireless Telecommunication (Collocation) Facility (WTF) in an unincorporated area of Sanger, CA [APN: 153-200-32]; located in Fresno County's jurisdiction. This WTF will provide infrastructure for wireless telecommunication carriers to provide services in the coverage area. This site will service a significant gap in LTE coverage for wireless customers in and around Pine Flat Lake which has a growing residential population and is a very popular tourist destination for recreational camping, boating and fishing.

As part of TeleSpan's due diligence prior to this zoning submittal, conducted a drive test of this area in Ophir in July of 2021, which entailed driving most accessible public roads in this area of Pine Flat Lake and sending out a specific frequency signal unique to each of the major carriers; (AT&T, Verizon, and T-Mobile/Sprint). A computer in the vehicle then provided real time signal data as to how weak or strong the indoor and outdoor coverage was throughout the area of Pine Flat Lake. This drive test data was used to determine the level of need in this area broken down by carrier. The results showed a significantly underserved and unreliable LTE services within and around the area of Pine Flat Lake for all three (3) major carriers, (AT&T, Verizon, T-Mobile). Any coverage that was picked up was weak and incidental which was attributed to existing towers a few miles away which themselves do not intentionally cover this area as those towers were designed and placed to provide coverage to other areas of the County.

As such TeleSpan has chosen the least intrusive design on a viable site location that will fill the significant gaps in coverage and bring vital communication services to this part of Fresno County. One (1) other candidate was investigated before selecting the Munt property as TeleSpan's primary candidate.

An initial desktop analysis was conducted examining many parcels within the search area provided to us by TeleSpan's engineering division. Our analysis included zoning and permitting viability, leasing and real estate viability, and proximity to existing utilities and public rights of way. There was two (2) potential candidates that were deemed to be feasible from a zoning, real estate, and constructability standpoint after our desktop analysis was completed:

1. The Munt Property [APN: 153-200-31]
2. The Hughes Mountain Preserve [APN: 153-300-03]

After studying the terrain and elevation changes along East Trimmer Springs Road and Sunny Slope Road and the topography of the Lake, the above-mentioned parcels were the only two viable parcels that had the least intrusive locations where to hide a cell tower without impacting views to the Lake and without impacting residences use and enjoyment of their parcels.

After conducting site walks on both parcels, it was determined that the Hughes Mountain Preserve parcel was disqualified from a constructability perspective, as the access and utility route that would be needed was far too long and would cause far too much soil disturbance and environmental, disturbance to be a viable option both form a cost standpoint but also from an ecological standpoint. Also, the

on Behalf of

potential location of a tower on the Hughes parcel would have been limited to an area on the parcel which would have made it one of the most visible towers in the search ring from all public rights of way.

After the feasibility studies were completed, TeleSpan using a propagation analysis confirmed that the Munt parcel fulfilled the coverage objectives for the (3) wireless carriers while being the least intrusive location. The Munt parcel was also found to be closest to existing utilities with a direct access route from the Public Right-of Way while also having no underlying title issues. Please see our alternative site analysis for further details.

**Search Area's Description and Objectives:**



TeleSpan's objective for the Pine Flat Lake - Munt site is to build wireless infrastructure and sublease tower & ground space to wireless carriers, such as but not limited to, Sprint/T-Mobile, AT&T, and Verizon, to fill significant LTE coverage gaps in the service area. Pine Flat Lake has a significantly lower than average reliable LTE network when compared to other areas within the larger Fresno area, while at the same time, the demand for LTE coverage is increasing rapidly due to the tourist destination of the lake for boating, fishing and camping. This tower will allow for three (3) major carriers to collocate their equipment on this tower as a solution to this underserved need.

on Behalf of

The site's elevation is approximately 1423' AMSL with the surrounding slopes and hills of varying elevations. These hills form a natural bowl that looks down on Pine Flat Lake. The area comprises of rural residential, commercial, and recreational uses. According to TeleSpan's drive test data, all the surrounding area has poor to unreliable indoor, outdoor, and in-transit LTE coverage, thus affecting the enjoyment of the above stated uses.

The Munt parcel is the least intrusive and most viable option in the area given its existing commercial mixed use the only store in town for groceries, fishing and camping supplies and for RV parking and camping. The location of the proposed tower is nestled into up against a large hilltop that will provide natural screening of the proposed tower (monopine tree) from all view corridors. Special care was taken NOT to obstruct residential parcel's views of Pine Flat Lake which is a treasure in this area. The location and type of tower (Monopine) was designed to best stealth the tower equipment, help blend the tower with the surrounding hilly area, and avoid any visual impacts of the aforementioned scenic views. The fenced compound which will only be visible if standing on the Munt property will also screen all ground equipment from the any public right-of-way and nearby parcels. The Monopine Tower was chosen as the least intrusive design to best blend into the natural landscapes of this part of Pine Flat Lake.

**Potential Co-locations:**

There are no potential collocations in or near the search area that would fulfill the gap in LTE coverage in the Pine Fat Lake Area. The nearest WTF is located approximately 8.5 miles South near Highway 180 near Squa Valley.



Source: [FCC Tower Info ASR Towers & Cavell Mertz & Associates Inc.](#)

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The following table shows the existing sites in the vicinity (within 8-9 miles of the Proposed Site). All existing towers are too far from the coverage objective area and thus do not provide any coverage to the subject area.

Name of Tower on Map	GPS Coordinates	Distance from Proposed Site
1275683	36-54-53.8 N, -119-12-24.9 W	9.10 Miles
1014533	36-44-45.0 N, -119-16-56.0 W	8.52 Miles
1014534	36-44-45.0 N, -119-16-56.0 W	8.52 Miles
1275671	36-44-44.5 N 119-17-6.0 W	8.52 Miles
1012898	36-49-7.0 N 119-30-36.0 W	9.17 Miles

**Alternative Site Analysis:**



Above is a map showing the Search Area, Proposed Site (RED pin), Disqualified Site (YELLOW pin), that were considered for placement of the telecommunications facility. Each Alternative Site is further discussed below:

**Munt Property:** (red pin)  
**Address:** APN: 153-200-35  
**Latitude/Longitude:** 36°51'26.08"N, -119°21'0.98"W (NAD83)

on Behalf of

**Proposal:** New Tower

**Considerations:** Munt Property is contained within a commercial/residential mixed-use area with a local grocery and camping supplies store at the base of their property and an RV Campground within the parcel. The parcel has excellent lines of site to the Lake and across E. Trimmer Springs Rd. There is easy access for both vehicles and for utilities at this location. There is also a natural sloping hillside that will act as natural screening for this tower which made this the most optimal candidate in the lease intrusive location.

**The Hughes Mountain Preserve Property:**

**Address:** [APN: 153-300-03]

**Latitude/Longitude:** 36°50'31.64"N, 119°19'47.35"W (NAD83)

**Proposal:** New Tower

**Considerations:** After conducting a site walk with the property owner it was determined that the only viable spot on the property that Landlord would allow TeleSpan to build and operate a tower at was too visible from the Lake and public right of ways, and the distance from utilities and for vehicular access was too far away to be a financially viable option. Because of the costs for access roads and utilities, and because the tower would be so visible, it was determined that the Munt property was far superior.

**Operation Statement:**

This project is a TeleSpan Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

- Bring Power and Telco to the site from the nearby Utility Poles on the Public ROW.
- 50'x50' Fenced site within Lease Area
- 105' Tall Monopine Tower
- Associated Ground Equipment
- Diesel Generators

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month to once a quarter. A 20-foot-wide access route will be created directly from Sedan Ave. NO trees will be removed from the property to accommodate this proposed WTF on the property. There will be minimal noise from the standby generators, turning on once a month for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 7:00pm and during emergency power outages.

**The tower will be built to provide co-location opportunities for future carriers or public safety entities.**

- Per Sheet A-3 of the Plan Set, there is space for at least 3 carriers' equipment inside the compound.
- Per Sheet A-4, there is space for at least 3 carriers' equipment on the tower.
- The tower will be structurally engineered to handle 3 carriers' equipment loads.

on Behalf of

**Fire Suppression System:**

A 20-foot-wide access route will be created directly from Crater Hill Rd with adequate space to loop around the site. A Fire Department Knox Box will be located at the Facility's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted inside the fenced compound.

**Conclusion:**

The Munt property meets and exceeds TeleSpan's estimated coverage and capacity objectives for carriers for this area of Pine Flat Lake. The faux Monopine tower design has been chosen to help blend in with the surrounding trees and hillsides, opposed to a standard steel pole. The site is also environmentally friendly given no protected trees will be removed. The site has been designed per fire code and is designed for future colocation opportunities. Overall, this site location is the least impactful and least visually intrusive location within the Search Area that fills TeleSpan's estimated gap in coverage and capacity for all carriers.

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- CONSULTANT:** Nick Tagas
- APPLICATION NOS.:** Initial Study Application No. 8340 and Unclassified Conditional Use Permit Application No. 3754
- DESCRIPTION:** Allow the installation of a new unmanned telecommunications facility consisting of a 105'foot-tall monopole wireless communication tower (monopine design) with related facilities on a 50' x 50' fenced site leased area of a 5-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- LOCATION:** The subject parcels are located on the south side of the intersection of E Trimmer Springs Rd and Sunnyslope Rd. within the unincorporated community of Trimmer (Pine Flat). (APNs: 153-200-30,(-31 & -32) (Sup. Dist. 5).

### AESTHETICS

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

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

**FINDING: NO IMPACT:**

The project anticipates the placement of new unmanned telecommunications facility consisting of a 105'foot-tall monopole wireless communication tower (monopine design) with related facilities on a 50' x 50' fenced site leased area of a 5-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways fronting the project site. The development of the permanent tower will be placed within an already disturbed area and would not be impacted by the project. Therefore, the project will not have a substantial adverse effect on a scenic vista or scenic resource.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are

experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within the Sierra North Regional Plan (foothills) and is designated as “mountain urban” of which consists of sparsely wooded area and rural residences within the immediate vicinity. The unincorporated community of Pine Flat is located north of the proposed tower. The placement and construction of the project would create a new communications tower on the project site that would change the existing visual character, however, this change is not expected to result in a significant impact as the designed incorporated will adhere to the surrounding landscape (monopine designed tower) intended on reducing any unsightly visual character which would degrade the surroundings.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

\* **Mitigation Measure(s)**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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



- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: NO IMPACT:

Per the 2016 Fresno County Important Farmland Map, the subject parcel is designated as grazing land. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: NO IMPACT:

The subject parcel is zoned RR (Rural Residential, two-acre minimum parcel size) Zone District and is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act Contract.

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

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

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production and would not result in the loss or conversion of forest land. The area proposed is small in nature (2,500 square feet in size) in an already disturbed area.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project intends to place a temporary tower and construct a permanent tower for communication purposes. The footprint of the permanent tower is small and would not result in the off-site conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

### III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been routed to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. The SJVAPCD did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. Project construction is anticipated to result in minor temporary increases in criteria pollutants, however, the minor increases resulting from construction are not anticipated to result in a significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Emissions resulting from the use of the tower will not result in significant noise and pollutant concentrations. The nearest sensitive receptor is located approximately 300 feet south of the location of the communication facility. In consideration of the proximity of the site to sensitive receptors, the project is not anticipated to result in substantial pollutant concentrations or adverse emissions and will have a less than significant impact.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

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

Portions of the project site are already developed. Additional human disturbance related to the existing agricultural operations and existing paved right-of-way provide further signs that occupation of the site by a special-status species is highly unlikely. The

California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has not significant habitat for special-status species.

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

FINDING: NO IMPACT:

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

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

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

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify a local policy or ordinance adopted for the protection of a biological resource that would be in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plans were identified as being in conflict with the project proposal.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

\* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

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

## VII. GEOLOGY AND SOILS

Would the project:

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

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project would result in the development of the site where impervious surface would be added, and a loss of topsoil would occur. The subject site is relatively flat with small changes in elevation occurring eastward towards the Kings River. The project would not result in a loss of topsoil or soil erosion where a significant risk of loss, injury, or death would occur.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- D. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or

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

FINDING: NO IMPACT:

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

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction is expected to generate greenhouse gas emissions. Long-term project operation is expected to rely on existing electrical infrastructure and not produce greenhouse gas emissions that may have a significant impact on the environment. Therefore, these instances would not result a significant generation of greenhouse gas emission where a significant impact would occur. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an

applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

Operation of the tower does not anticipate the use of a hazardous material or production of a hazardous waste. Storage and handling of equipment related to the tower would not result in a significant hazard to the public.

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

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school. For reference, Sequoia Christian School is located approximately 10-miles southeast of the site. As noted, the project is not anticipating using any backup generator and associated fuel and therefore there will be no hazardous emissions within one-quarter mile of a school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

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

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. For reference, Reedley Airport is located 13-miles south west of the project site.

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

FINDING: NO IMPACT:

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

#### X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

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

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  1. Result in substantial erosion or siltation on- or off-site;
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?



3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: NO IMPACT:

The project anticipates the development of a new tower and equipment shelter. The most substantial addition of impervious surface would be the equipment shelter which proposed to be a 50-foot by 50-foot structure. The proposed facility is located on relatively flat land and does not anticipate substantial erosion or siltation events occurring as a result of the project. Surface runoff is anticipated to be kept onsite per County of Fresno standards and is not expected to result in flooding on- or offsite. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 1655H, the project site is not located within a flood hazard area and therefore would not impede or redirect flood flows.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

## XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project proposes to develop a site already utilized for a maintenance yard. The project will not induce unplanned population growth in the area. The project would not displace a substantial number of people or housing.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

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

FINDING: NO IMPACT:

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

#### XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

#### XVI. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

Per the Applicant's Operational Statement, there are two employees that access the existing maintenance yard. The project does anticipate the occasional maintenance trip for the facility; however, the volume of maintenance trips is not expected to result in impacts related to vehicle miles traveled or any County-adopted program, plan, ordinance, or policy addressing the circulation system. Reviewing Agencies and Departments did not express concern with the project in terms of a transportation impact resulting from the project.

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

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency

or Department provided comments to indicate that a listed or eligible historical resource is located on the project site. A Mitigation Measure will be implemented to establish procedure for the addressing of a tribal cultural resource, should it be identified during ground disturbing activities related to the project.

\* **Mitigation Measure(s)**

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

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

XX. WILDFIRE

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

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: NO IMPACT:

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

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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



## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for 8340 Unclassified Conditional Use Permit Application No. 3754, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

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

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

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

ER

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**EXHIBIT 9**

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 8340</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-20231000098</b>	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Elliot Racusin, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Nick Tagas	Project Title: Initial Study No. 8340 & Unclassified Conditional Use Permit Application No. 3754		
Project Description: Allow the installation of a new unmanned telecommunications facility consisting of a 105'foot-tall monopole wireless communication tower (monopine design) with related facilities on a 50' x 50' fenced site leased area of a 5-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcels are located on the south side of the intersection of E Trimmer Springs Rd and Sunnyslope Rd. within the unincorporated community of Trimmer (Pine Flat). (APNs: 153-200-30,(-31 & -32) (Sup. Dist. 5).			
Justification for Negative Declaration:  Based upon the Initial Study prepared for 8340 Unclassified Conditional Use Permit Application No. 3754, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.  Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant.  Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – April 5, 2023		Review Date Deadline: Planning Commission – May 5, 2023	
Date: 4/5/2023	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Elliot Racusin Planner	

State 15083, 15085

County Clerk File No.:\_ E-20231000098

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**