



E201810000036

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
FEB 05 2018
TIME 8:51 AM
By *[Signature]*
FRESNO COUNTY CLERK
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7390 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7390 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3595, proposing to allow an unmanned telecommunications tower for the purpose of collocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate four total carriers. The proposed facility will consist of a 125-foot-tall monopole telecommunications tower (faux pine tree design) with panel antennas, two microwave dishes, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 2,500 square-foot portion (50-foot by 50-foot lease area) of a 18.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 358-080-10) (SUP. DIST. 4). The subject parcel is located on the west side of S. Del Rey Avenue between E. Dinuba Avenue and E. Floral Avenue (10463 S. Del Rey Avenue), approximately 650 feet east of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 358-080-10). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7390 and take action on Unclassified Conditional Use Permit Application No. 3595.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7390 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 12, 2018 through March 14, 2018.

Email written comments to dchambers@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services Division
Attn: Derek Chambers
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7390 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at <http://www.co.fresno.ca.us/InitialStudies>. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Marianne Mollring at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 15, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721.

Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Derek Chambers (559) 600-4205

Published: February 7, 2018

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7390	LOCAL AGENCY PROPOSED DRAFT MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-201810000036
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): Derek Chambers, Planner	Area Code: 559	Telephone Number: 600-4205	Extension: N/A
Applicant (Name): Horizon Tower, LLC	Project Title: Unclassified Conditional Use Permit Application No.3595		
Project Description: Allow an unmanned telecommunications tower for the purpose of collocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate four total carriers. The proposed facility will consist of a 125-foot-tall monopole telecommunications tower (faux pine tree design) with panel antennas, two microwave dishes, and related ground equipment comprised of equipment cabinets and an emergency back-up generator.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3595, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic or Utilities and Service Systems. Potential impacts related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise have been determined to be less than significant. Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 7 ,2018		Review Date Deadline: Planning Commission – March 15, 2018	
Date: 2-7-18	Type or Print Signature: Marianne Mollring Senior Planner <i>M. Mollring</i>	Submitted by (Signature): Derek Chambers Planner <i>D. Chambers</i>	

State 15083, 15085

County Clerk File No.: E-201810000036

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7390, Unclassified Conditional Use Permit Application No. 3595
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Derek Chambers, Planner, (559) 600-4205
4. **Project location:**
The project site is located on the west side of S. Del Rey Avenue between E. Dinuba Avenue and E. Floral Avenue (10463 S. Del Rey Avenue), approximately 650 feet east of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 358-080-10).
5. **Project Applicant's name and address:**
Matthew Norton
Horizon Tower, LLC
8888 Cal Center Dr., Suite 130
Sacramento, CA 95826
6. **General Plan designation:**
Agricultural
7. **Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size).
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow an unmanned telecommunications tower for the purpose of collocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate four total carriers. The proposed facility will consist of a 125-foot-tall monopole telecommunications tower (faux pine tree design) with panel antennas, two microwave dishes, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 2,500 square-foot portion (50-foot by 50-foot lease area) of a 18.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The surrounding area is characterized primarily by agricultural uses, a school, and residential uses. The proposed tower site is located on the east portion of the subject parcel, west of S. Del Rey Avenue, approximately 650 feet east of the nearest city limits of the City of Selma.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:

*M Mollring
for*

Derek Chambers, Planner

Date: 2-7-18

M Mollring

Marianne Mollring, Senior Planner

Date: 2-7-18

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7270 and
Unclassified Conditional Use Permit
Application No. 3571)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

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

III. AIR QUALITY

Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 1 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 3 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area 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?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- 1 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage

systems or provide substantial additional sources of polluted runoff?

- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 2 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 2 j) Cause inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 1 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, 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?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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 a) Fire protection?
- 1 b) Police protection?
- 1 c) Schools?
- 1 d) Parks?
- 1 e) Other public facilities?

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 1 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?

Documents Referenced:

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

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- US EPA NEPAAssist Tool: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>
- Important Farmland 2014 Map, State Department of Conservation

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- 1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Horizon Tower, LLC
- APPLICATION NOS.: Initial Study Application No. 77390 and Unclassified Conditional Use Permit Application No. 3595
- DESCRIPTION: Allow an unmanned telecommunications tower for the purpose of collocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate four total carriers. The proposed facility will consist of a 125-foot-tall monopole telecommunications tower (faux pine tree design) with panel antennas, two microwave dishes, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 2,500 square-foot portion (50-foot by 50-foot lease area) of a 18.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the west side of S. Del Rey Avenue between E. Dinuba Avenue and E. Floral Avenue (10463 S. Del Rey Avenue), approximately 650 feet east of the nearest city limits of the City of Selma (SUP. DIST. 4) (APN 358-080-10).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located on a developed portion (residence, warehouses, and packing house) of an agricultural parcel in an area characterized by agricultural uses. No scenic vistas, scenic resources, or historic buildings were identified in the analysis. The project site is on private property with no public access and is located 650 feet east of urbanized areas and the nearest city limits of the City of Selma. The proposed tower

will be a monopole faux pine tree design to blend into the surrounding agricultural area (orchards), existing utility poles, and mature trees on the project site. The proposed tower site is not near a scenic vista or scenic resources and would not substantially degrade the existing visual character of the site or its surroundings.

- D. Would the project 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:

No lights will be placed on the proposed tower. A Condition of Approval shall be included requiring that any lighting be hooded and downturned so as not to shine on adjacent properties, reducing any potential impacts to a less than significant level.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of statewide importance to non-agricultural use?

FINDING: NO IMPACT:

The proposed tower site is on a portion of the parcel already developed with a residential structure, warehouses, and a packing house. The subject parcel is located on lands classified by the 2014 Fresno County Important Farmland map as urban and built-up land.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts?

FINDING: NO IMPACT:

The subject parcel is not restricted under Williamson Act contract. As the proposed lease area is limited in size to 2,500 square feet and on a previously developed area of the parcel, the project will not result in conversion of farmland to non-agricultural uses. The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or

- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

- E. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not zoned for Timberland Production, or near any sites so zoned. The application does not propose any rezoning and proposes no changes to the environment that could result in the conversion of farmland or forestland to non-agricultural or non-forest use.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The San Joaquin Air Pollution Control District (Air District) reviewed this proposal and expressed no concerns with the project. The project will not violate air quality standards, nor will the project create objectionable odors affecting a substantial number of people on or near the subject property. The area consists of agricultural uses, a school, and sparse residential development.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: NO IMPACT:

The subject parcel and surrounding properties are in a historically and actively farmed agricultural area and the underlying soil has been previously disturbed. The subject parcel is currently developed with warehouses, a packing house, and residence, surrounded by orchard. Due to the limited scope of this project, no adverse effect on any sensitive or special status or habitat modification is expected. This proposal was referred to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments and neither agency expressed concerns pertaining to potential adverse effects upon sensitive species or sensitive natural communities.

- B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project 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:

There are no riparian habitats, sensitive natural communities, or wetlands within the project site. This project proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns. This project proposal was also referred to the California Department of Fish and Wildlife (CDFW), which did not identify any concerns. No impacts were identified relating to: any candidate, sensitive, or special status species; any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS, or Federally-protected wetlands as defined by Section 404 of the Clean Water Act; or the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project 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:

There are no local policies or ordinances protecting biological resources in the area and there are no local, regional, or state habitat conservation plans in the area.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property and surrounding area have been historically used and are currently used for agricultural purposes and have been previously disturbed. No unique paleontological resources, sites or unique geological features were identified by any of the reviewing agencies. A Cultural Resources Investigation found no evidence of cultural resources on the site. The following mitigation has been included to address the possibility of cultural resource finds during ground-disturbing activities:

* **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 should 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. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
 1. Rupture of a known earthquake; or
 2. Strong seismic ground shaking; or
 3. Seismic-related ground failure, including liquefaction; or
 4. Landslides?

FINDING: NO IMPACT:

The subject parcel is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. According to the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an area at substantial risk of Seismic Hazard or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report.

B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not in an area at risk of erosion according to Figure 7.3 of the Fresno County General Plan Background Report (FCGPBR). The Development Engineering Section of the Fresno County Department of Public Works and Planning indicated that a Grading Permit or Voucher may be required for any grading proposed with this application.

C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR). Any grading activity with this project would be limited to the proposed 2,500 square-foot lease area. The project site is not at risk of seismic hazards, per discussion above. The project site is not located in an area of risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as identified in the (FCGPBR). The project was reviewed by the Water and Natural Resources Division, which did not express any concerns relating to any of the above listed hazards, associated with the subject application.

D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located in an area of expansive soils, per Figure 7-1 (FCGPBR).

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

The proposal is for an unmanned cell-phone tower and no septic tanks or other sanitary facilities are proposed as part this project.

VII. GREENHOUSE GAS EMISSIONS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District expressed no concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will utilize a propane standby generator with a 500-propane storage tank on site. 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. 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.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Abraham Lincoln Middle School is located within one quarter-mile of the project site. The proposed facility will utilize a propane standby generator with a 500-propane storage tank on site. 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. 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.

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

Per review of the project area using the United States Environmental Protection Agency's NEPAassist, no hazardous materials sites are located within the boundaries of the subject parcel.

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan, and the project site is over five miles from the nearest public or private use airport.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project site would not physically interfere with an adopted Emergency Response Plan.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table; or
- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting a monthly visit by a technician and no sanitary facilities are required. Project runoff will be retained on site or disposed of per County standards.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this application.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2675H, the parcel is not subject to flooding from the one-percent-chance storm event.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an area at risk of dam failure flood inundation as defined by Figure 9-8 (FCGPBR), however, this will be an unmanned facility (no on-site employees) with 30-minute monthly service visits by a single technician. There is no residential use proposed by this project. The site is not prone to seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project site is located in an agricultural area with sparse residential structures and approximately 650 feet east of the urbanized area of the City of Selma. Access to the site is through a private driveway off of S. Del Rey Avenue. No new roads are proposed with this application. The project will not physically divide an established community.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: NO IMPACT:

The subject property is designated Agricultural in the Fresno County Adopted General Plan and is located in an area of agricultural uses. The parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and is not restricted under Williamson Act, Agricultural Land Conservation Contract.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project site is not located in an area subject to a Habitat Conservation Plan or Natural Community Conservation Plan.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area as identified in Figure 7-7 (FCGPBR).

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposed the use of a 50-kilowatt propane standby generator, which will be operated for approximately 30 minutes per month for maintenance purposes and during power outages. Additionally, a continuously operating air conditioning unit will be utilized to cool the equipment shelter. The nearest residence to the project site is more than 250 feet away. No concerns relating to excessive ground-borne vibration or ground-borne noise levels were raised by any reviewing agencies.

- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

The project will not generate severe noise levels or excessive vibration. There will be no permanent increase in ambient noise levels in the project vicinity.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels; or
- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The subject parcel is not located in the vicinity of a public airport or private airstrip, and is not impacted by airport noise.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

No housing is proposed with this application. The project is an unmanned wireless telecommunications facility requiring no on-site employees. No housing or people will be displaced as a result of the project. The nearest off-site residential dwelling is located approximately 250 feet east of the proposed tower site.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
 - 1. Fire protection; or
 - 2. Police protection; or
 - 3. Schools; or
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in additional need for additional public services. The subject application was specifically reviewed by the Fresno County Fire Protection District and the Fresno County Sheriff's Department, neither agency expressed concerns regarding impacts on public services. There are no parks within the project site vicinity and the nearest school is Abraham Lincoln Middle School, located approximately 1,300 feet southwest of the proposed tower site.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

No impacts on recreational resources were identified in the project analysis.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: NO IMPACT:

After construction, the tower will be unmanned. Maintenance workers will access the site from an existing dirt access road on the property off of S. Del Rey Avenue. The project will not conflict with any plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or conflict with any congestion management program. The project will add one round trip per month, which is a negligible increase to traffic on the roads.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project site is not within the review zone of any airport. According to the applicant's Operational Statement, there are no airports or airstrips within a five-mile radius of the project site.

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project will not interfere with emergency access or any adopted plans, policies or programs regarding public transit, bicycle, or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or
- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Once construction has been completed, the project will use no water, produce no liquid or solid waste, and will have no impact on existing utilities.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to 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, 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 prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No impacts on biological resources were identified in the analysis. With incorporation of the Mitigation Measure indicated in Section V, any impacts on cultural resources from the project will be less than significant.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The only cumulatively considerable impacts identified in the analysis were related to Cultural Resources. These impacts have been reduced to less than significant with the Mitigation Measure discussed in Section V.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3595, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic or Utilities and Service Systems.

Potential impacts related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.

A Mitigated 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 southeast corner of Tulare and "M" Street, Fresno, California.

MM

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County of Fresno

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

DATE: October 2, 2017

TO: Development Services, Attn: William M. Kettler, Division Manager
Development Services, Attn: Chris Motta, Principal Planner
Development Services, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Services, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Nadia Leon, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Janet Gardner/
Kevin Tsuda
Agricultural Commissioner, Attn: Les Wright
Sheriff's Office, Attn: Captain John Zaroni, Lt. John Reynolds, Lt. Louie Hernandez,
Lt. Kathy Curtice, Lt. Ryan Hushaw
City of Selma, Attn: Director - Public Works Department
City of Selma, Attn: Planning Director
City of Selma, Attn: City Manager
U.S. Department of Interior, Fish & Wildlife Service, San Joaquin Valley Division,
Attn: Patricia Cole, Chief (**Note: Hard copy.**)
CA Department of Fish and Wildlife, Attn: Steve Hulbert
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources
Department
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman; Eric
Smith, Cultural Resources manager/Chris Acree, Cultural Resources Analyst
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal
Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Consolidated Irrigation District, Attn: Phil Desatoff
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief
Verizon Communications, Engineering Department, Attn: Don Mroz

FROM: Derek Chambers, Planner
Development Services Division

SUBJECT: Initial Study Application No. 7390, Unclassified Conditional Use Permit Application
No. 3595

APPLICANT: Horizon Tower, LLC

DUE DATE: October 12, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a 125-foot-tall monopole telecommunications tower (faux pine tree design) with 9 panel antennas, two microwave dishes, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 2,500 square-foot portion (50-foot by 50-foot lease area) of a 18.92-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Please review the proposal and respond to the questionnaire. Please answer the questions according to your specific area of expertise.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **October 12, 2017**. Any comments received after this date may not be used.

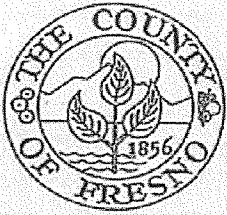
NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Derek Chambers, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4205, or email dchambers@co.fresno.ca.us.

DC:
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Activity Code (Internal Review): 2384

Enclosures



Date Received: 9/25/2017

CUP 3595
(Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:
Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext.0-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

New wireless telecommunications facility.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: West side of S. Del Rey Ave.
between E. Dinuba Ave. and E. Floral Ave.
Street address: 10463 S. Del Rey Ave., Selma, CA 93662

APN: 358-080-10 Parcel size: 18.92 Acres Section(s)-Twp/Rg: S 32 -T 15 S/R 22 E

ADDITIONAL APN(s): N/A

I, Donald Serimian (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type) Donald Serimian Address 10463 S. Del Rey Ave., City Selma, CA Zip 93662 Phone (559) 896-1517

Applicant (Print or Type) Horizon Tower, LLC Address 117 Town & Country Dr., Suite A City Danville, CA Zip 94526 Phone (925) 314-1113

Representative (Print or Type) Matthew Norton Address 8880 Cal Center Dr., Suite 130 City Sacramento, CA Zip 95826 Phone (916) 505-7178

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3595 Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 PER/Initial Study No.: IS 7390 Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: Fee: \$
 Received By: [Signature] Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: _____
 SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): _____

Zone District: AE-20

Parcel Size: _____



Fresno County Department of Public Works and Planning

Date Received: 9/25/2017 CUP 3595 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

This is a new Verizon wireless telecommunication facility. It will consist of a 50 x 50 lease area. The proposal is to build a 125' tower, disguised as a monopine enclosed by an 8' chain link fence with green vinyl slats.

CEQA DOCUMENTATION: Initial Study [X] PER [] N/A [X]

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: North West side of E. South Ave Del Rey Ave between McCall Ave Dinuba Ave and S Del Rey Ave Floral Ave Street address: 10468 E South Ave, Selma, CA 93662 10463 S. Del Rey Ave

APN: 358-080-10 Parcel size: 18.92 acres Section(s)-Twp/Rg: S 32 - T 15 S/R 22 E

ADDITIONAL APN(s):

I, Matthew [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Serimian Donald / Serimian Lion, Verizon Wireless, Matt Norton, SAC Wireless.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Table with 2 columns: Application Type / No., Fee: \$

UTILITIES AVAILABLE: WATER: Yes [] / No [] Agency: SEWER: Yes [] / No [] Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s): Zone District: AE-20 Parcel Size:

APN # APN # APN # APN #



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39216
APPLICANT: MATTHEW NORTON
PHONE: (916) 505-7178

PROPERTY LOCATION: 10463 S DEL REY AVE
APN: 358 - 080 - 10 ALCC: No Yes # VIOLATION NO.
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes SELMA
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; (X) On '72 rolls; () Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: SELMA UNIFIED PERMIT JACKET: No Yes
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No Yes
PROPOSAL Unclassified CUP to allow the installation of a new cellular communications tower

COMMENTS:
ORD. SECTION(S): 853-B.15 BY: JAMES ANDERS DATE: 7/17/17

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>AGRICULTURE</u> () GPA: <u> </u> () MINOR VA: <u> </u>	COMMUNITY PLAN: <u>SELMA</u> () JA: <u> </u> (X) HD: <u>992-</u>
REGIONAL PLAN: <u> </u> (X) CUP: <u>9123-</u> (X) AG COMM: <u>93-</u>	SPECIFIC PLAN: <u> </u> () DRA: <u> </u> () ALCC: <u> </u>
SPECIAL POLICIES: <u> </u> () JA: <u> </u> (X) IS/PER: <u>5151-</u>	SPECIAL POLICIES: <u> </u> () JAT: <u> </u> () Viol. (35%): <u> </u>
SPHERE OF INFLUENCE: <u>SELMA</u> () JTT: <u> </u> () Other: <u> </u>	ANNEX REFERRAL (LU-G17/MOU): <u> </u> () Other: <u> </u>

COMMENTS: SELMA GENERAL PLAN DESIGNATION - PARK/OPEN SPACE
Filing Fee: \$ 15289-
Pre-Application Fee: - \$247.00
Total County Filing Fee: 15042-

- | | |
|---|---|
| FILING REQUIREMENTS: | OTHER FILING FEES: |
| (X) Land Use Applications and Fees | () Archaeological Inventory Fee: <u>\$75 at time of filing</u>
(Separate check to Southern San Joaquin Valley Info. Center) |
| (X) This Pre-Application Review form | (X) CA Dept. of Fish & Wildlife (DFW): <u>(\$50) (\$50+\$2,792.25; \$50+\$2,010.25)</u>
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.) |
| (X) Copy of Deed / Legal Description | (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. |
| (X) Photographs | (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction |
| () Letter Verifying Deed Review | (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction |
| (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | (X) Project Description / Operational Statement (Typed) |
| (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | () Statement of Variance Findings |
| (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | () Statement of Intended Use (ALCC) |
| (X) Project Description / Operational Statement (Typed) | () Dependency Relationship Statement |
| () Statement of Variance Findings | () Resolution/Letter of Release from City of <u> </u> |
| () Statement of Intended Use (ALCC) | Referral Letter # <u> </u> |
| () Dependency Relationship Statement | |
| () Resolution/Letter of Release from City of <u> </u> | |
| Referral Letter # <u> </u> | |

BY: M MOURZING DATE: 7-21-17
PHONE NUMBER: (559) 600-4569

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- | | |
|---------------------|------------------------------|
| (X) COVENANT | (X) SITE PLAN REVIEW |
| () MAP CERTIFICATE | (X) BUILDING PLANS |
| () PARCEL MAP | (X) BUILDING PERMITS |
| () FINAL MAP | () WASTE FACILITIES PERMIT |
| () FMFCD FEES | () SCHOOL FEES |
| () ALUC or ALCC | () OTHER (see reverse side) |

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 7390

Project No(s) cup 3595

Application Rec'd.:
Derek Chambers

GENERAL INFORMATION

- Property Owner: Donald Serimian Phone/Fax: (559) 896-1517
Mailing Address: 10463 S. Del Rey Ave. Selma CA 93662
Street City State/Zip
- Applicant: Horizon Tower, LLC Phone/Fax: (925) 314-1113
Mailing Address: 117 Town & Country Dr., Suite A Danville CA 94526
Street City State/Zip
- Representative: Matthew Norton, SAC Wireless Phone/Fax: (916) 505-7178
Mailing Address: 8880 Cal Center Dr., Suite 130 Sacramento CA 95826
Street City State/Zip
- Proposed Project: New cellular communications tower consisting of a 125' monopole stealth design tower within a 50' x 50' SF lease area surrounded by an 8' tall chain-link fence w/ vinyl slats.
- Project Location: Lat: 36° 35' 04.92" / Long: 119° 35' 38.69" NAD 83
- Project Address: 10463 S. Del Rey Ave., Selma, CA 93662
- Section/Township/Range: 32 / 15S / 22E 8. Parcel Size: 18.92 Acres
- Assessor's Parcel No. 358-080-10

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District: AE-20

14. Existing General Plan Land Use Designation: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Agricultural
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Existing residence. Four existing warehouse buildings surrounded by agricultural fields. Improved parking lot and paved surface between buildings.

Describe the major vegetative cover: Trees/bushes around residence and parking lot. Varying AG.

Any perennial or intermittent water courses? If so, show on map: Intermittent

Is property in a flood-prone area? Describe:

N/A Zone X - An area that is determined to be outside the 1% and 0.2% annual chance floodplains.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Agriculture AE-20

South: Agriculture AE-20

East: Agriculture AE-20

West: Agriculture AE-20

17. What land use(s) in the area may be impacted by your Project?: Residential

18. What land use(s) in the area may impact your project?: N/A

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: After construction,
site visits will be limited to technicians and service personnel,
accumulating ~2-4 visits per month.

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A

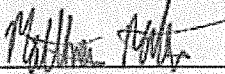
21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: N/A

23. Proposed source of water: N/A
() private well
() community system³ --name: _____

24. Anticipated volume of water to be used (gallons per day)²: N/A
25. Proposed method of liquid waste disposal: N/A
 () septic system/individual
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: N/A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: N/A
32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: Fresno County
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


 SIGNATURE

8/16/2017
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE


State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

8/16/2017

Date



County of Fresno

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

PLANNER: Derek Chambers

COMMENT SCOPE GUIDELINES

NOTE: Please write legibly in ink or type. This will be included as part of the Initial Study.

To the extent that this project involves your area of expertise, please consider the following questions.

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project? If not, what information is needed?
2. What potential adverse impacts will the project have on the vicinity or inhabitants of the project itself (e.g., change in traffic volumes, water quality, land use, soils, air, etc.)? Be as precise as possible and answer only for your area of expertise.
3. Are the potential impacts (identified in question 2) significant enough to warrant the preparation of an EIR?
4. If the project is approved, what conditions of approval are necessary to implement County plans and policies or to protect the public health, safety, and general welfare?
5. If applicable, please identify specific existing regulations, standards, or routine processing procedures which would mitigate the potential adverse impacts identified in Question 2, or to implement the conditions of approval identified in Question 4.

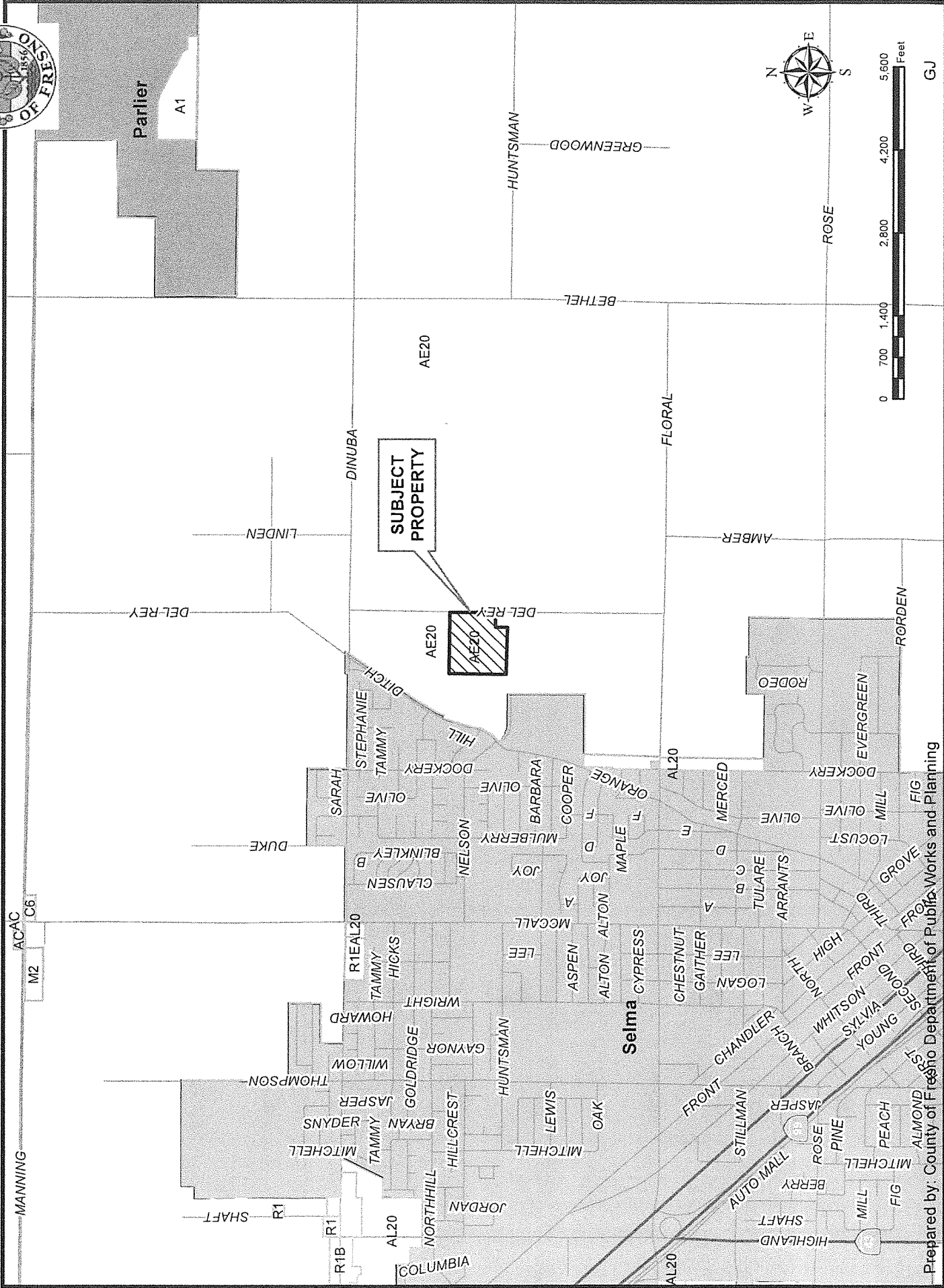
***If you have no comments regarding this project, please email "NO COMMENT" to dchambers@co.fresno.ca.us**

DC:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3595\IS-CEQA\CUP3595 Environmental Questionnaire.doc

CUP 3595
STR 32 - 15/22

EXISTING ZONING MAP



Prepared by: County of Fresno Department of Public Works and Planning

SUBDIVIDED LAND & POR. SEC.29, 32, T.15S., R22E., M.D.B. & M.

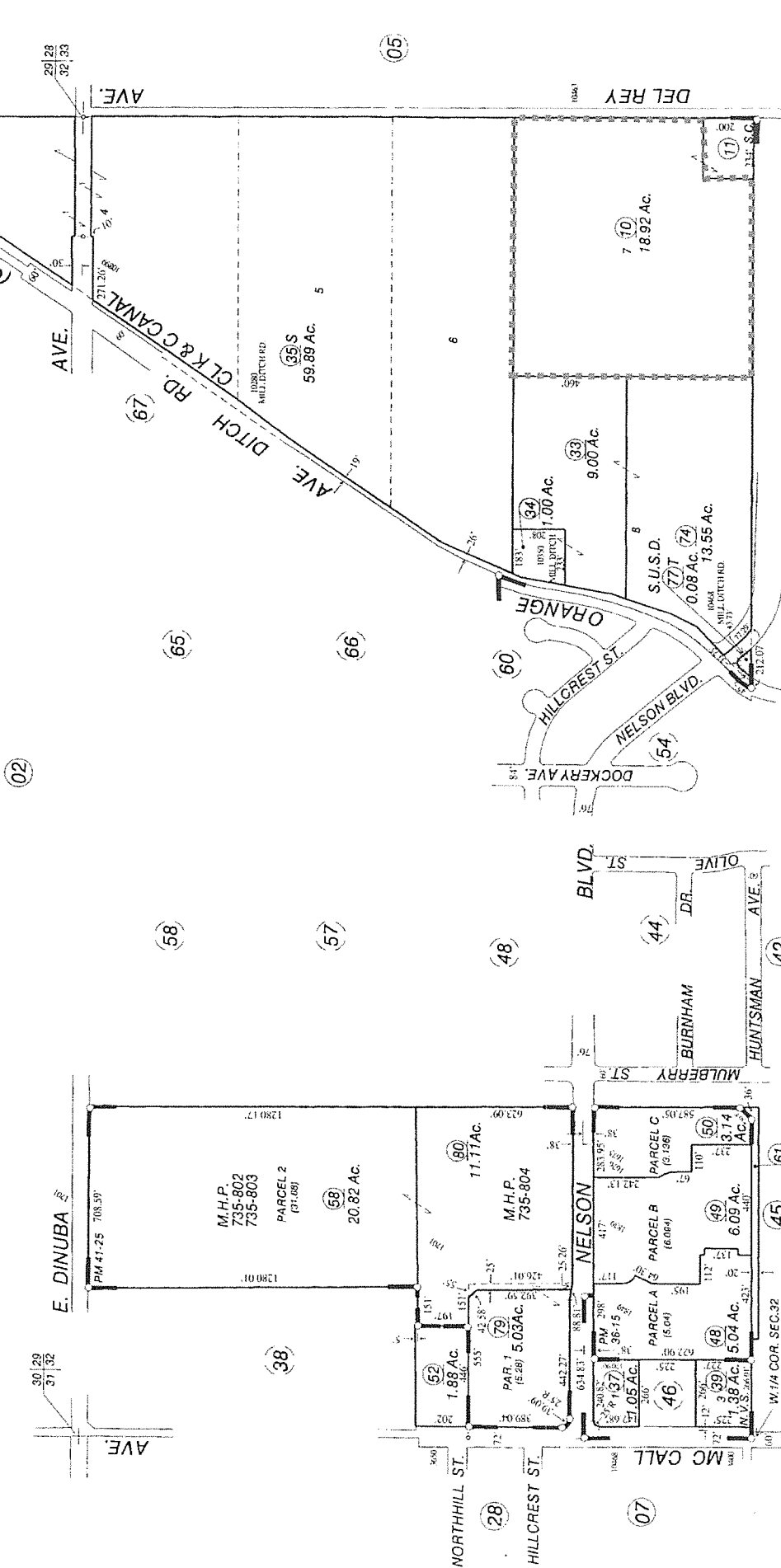
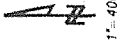
NOTE

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Tax Rate Area

- 11-001
- 11-015
- 11-040
- 180-000

358-08



Assessor's Map No. 55 - Bk. 41, Pg. 25

Parcel Map No. 50 - Bk. 36, Pg. 15

Nelsons Village Subdivision, Tract No. 2948 - Plat Bk. 33, Pgs. 8 & 9

Shaws Colony - Plat Bk. 2, Pg. 12

Assessor's Block Numbers Shown in Ellipses.

Assessor's Parcel Numbers Shown in Circles.

NOTE

Assessor's Map Bk. 358 - Pg. 08

County of Fresno, Calif.



PROJECT DESCRIPTION & OPERATIONAL STATEMENT

FOR PROPOSED NEW WIRELESS FACILITY: "Orange Ave"
10463 S. Del Rey Ave., Selma, CA 93662

cup 3595
RECEIVED
COUNTY OF FRESNO

SEP 25 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Project Description:

PURPOSE: Horizon Towers proposes to build a wireless telecommunications tower for the purpose of collocating multiple wireless carriers. The proposed tower will provide up to four centerlines and four lease areas to accommodate 4 total carriers. Verizon Wireless has committed to be the anchor tenant and will occupy the top centerline of the proposed tower. The site will provide increased coverage and capacity for a growing residential area near Selma in Fresno County. A cover letter, an operational statement, site plans, and the pre-application check are the items included in this package.

Proposed Wireless Site: The proposed facility will consist of a 50'x50' ground lease area located on the unused portion of an agricultural property in Fresno County near the City of Selma. The proposal is to build a 125' tower, disguised as a monopine enclosed by an 8' chain link fence with green vinyl slats.



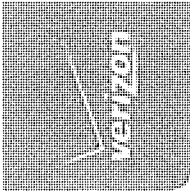


Operational Statement:

1. Horizon Tower proposes an unmanned telecommunication facility. The facility will consist of a new 125' tall monopine in a 50' x 50' lease area. All of the equipment will be surrounded by an 8' chain link fence with/barbed wire for security. The purpose of the site is to provide up to 4 carriers a collocation opportunity to bring coverage for a growing residential area near the City of Selma in Fresno County.
2. The proposed site will be unmanned and will be in operation 24 hours a day, 7 days a week.
3. Maintenance will be limited to routine site checks by a cell technician to ensure proper service on a regular monthly basis.
4. The wireless facility is unmanned during normal operations.
5. Monthly visits by a cell technician will occur in standard maintenance vehicles.
6. Access is off of N Del Rey Avenue. The proposed location is in the middle of a large agricultural parcel. There is a commercial packaging facility near the proposed site and also a residence in the front of the property.
7. There are no proposed parking spaces associated with the proposed wireless facility as there is room on the private property to park a maintenance vehicle.
8. There are no goods to be sold at the proposed wireless facility.
9. Please see above for equipment used, and all equipment will be outdoor.
10. There will be nothing stored at this facility.
11. The proposed tower will be disguised as a pine tree. The facility will not emit any dust or odor. There will be no glare as the tower will be painted with non-reflective materials. The equipment does not exceed standard noise levels when periodically tested or during that time period when a backup power source would be required.
12. Once in operation there will not be solid or liquid wastes associated with the normal operation of the wireless facility.
13. There is no proposed water usage at this site.



14. The only proposed signage will be that required by the FCC and the County of Fresno.
15. The tower will be metal. The supporting ground equipment will be enclosed in outdoor locked cabinets.
16. This is a new tower, there are no existing buildings that will be used.
17. There are four proposed service lights located near the ground equipment. There are no outdoor sound amplifications proposed.
18. There is a proposed 8' chain link fence with barbed wire at the top of the fence outlining the lease area.
19. Please see the associated site plans for this wireless site.



Map of current Verizon Coverage in Selma Area

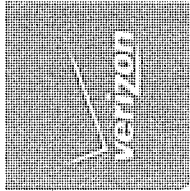


CNR 3595
RECEIVED
COUNTY OF FRESNO

SEP 25 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

WINNING
OUR CUSTOMERS,
EVERY DAY.



Proposed Site Orange Ave

Objective to bring improved capacity & coverage Selma area



Legend

- LTE: RSRP - Coverage (0)**
- RSRP Level (DL) (dBm) > = -65
 - RSRP Level (DL) (dBm) > = -70
 - RSRP Level (DL) (dBm) > = -75
 - RSRP Level (DL) (dBm) > = -80
 - RSRP Level (DL) (dBm) > = -85
 - RSRP Level (DL) (dBm) > = -90
 - RSRP Level (DL) (dBm) > = -95

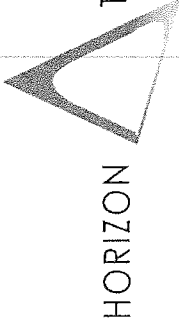
Events

CWP 3595
RECEIVED
COUNTY OF FRESNO

SEP 25 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

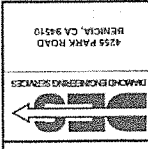
**WINNING
OUR CUSTOMERS.
EVERY DAY.**



HORIZON
TOWER, LLC

Site Name: **Selma**
Site ID: **CA4046**
Site Address: **10463 S. Del Rey Ave.
Selma, CA**

CA 3385
PROCESSED
07/14/2011
PROJECT NO. 10463 S DEL REY AVE
SELMA, CA 95362



17 Town & Country Drive, Suite A
Bakersfield, CA 93311
Phone: 805.312.1114

**PROJECT INFORMATION
& SHEET INDEX**
Selma, CA 95362
10463 S Del Rey Ave
CA4046 - Selma
Horizon Tower

NO.	DESCRIPTION	DATE	BY
1	REVISION	07/14/2011	LBS/EBK
2	REVISION	07/14/2011	LBS/EBK
3	REVISION	07/14/2011	LBS/EBK
4	REVISION	07/14/2011	LBS/EBK

T1

SHEET NO.	DESCRIPTION
T1	PROJECT INFORMATION & SHEET INDEX
C1	SITE SURVEY
A1	SITE PLAN
A2	LEASE AREA PLAN
A3	NORTH & WEST ELEVATIONS
A4	SOUTH & EAST ELEVATIONS

SHEET INDEX

DATE: _____ TIME: _____

SIGNATURE OF APPROVAL: _____

LANDLORD:
HORIZON TOWER
10463 S DEL REY AVE
SELMA, CA 95362

SITE ACCESS CONTACT / APPLICANT:
HORIZON TOWER
10463 S DEL REY AVE, SUITE A
SELMA, CA 95362
TEL: 805.312.1114 EXT. 243

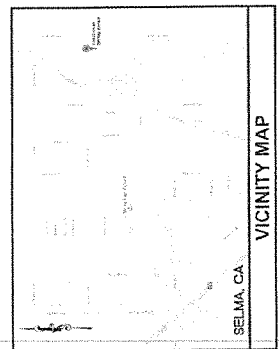
ENGINEER:
DANKO ENGINEERING SERVICES
10463 S DEL REY AVE, SUITE 206
SELMA, CA 95362
CONTACT: ERIC DREHLOTT, P.E.
E: edrehl@des.com

SURVEYOR:
DANKO ENGINEERING SERVICES
10463 S DEL REY AVE, SUITE 206
SELMA, CA 95362
CONTACT: ERIC DREHLOTT, P.E.
E: edrehl@des.com

PROJECT TEAM

CONSTRUCTION DATA:
ZONING: AFB
ZONING CLASSIFICATION: EXAMINER APPROVED
DEPARTMENT GROUP: SCA UNANNOUNCED VISITORS FACILITY
FENCE SPALLERS: AN AUTOMATED FIRE SUPPRESSION SYSTEM
FIRE SPRINKLER/FIRE/ALARM NOT REQUIRED
CONSTRUCTION TYPE: V-B
SITE COMPACTION AREA: 2,500 SQ. FT.

PROJECT DATA



VICINITY MAP

ALL USES ARE SUBJECT TO THE APPLICABLE REGULATIONS IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS APPLICABLE TO THE CURRENT REGULATIONS, NOTING IN PARTICULAR THE LATEST AVAILABLE VERSION OF THE FOLLOWING:

- 2008 CALIFORNIA BUILDING CODE (CBC)
- 2008 CALIFORNIA FIRE CODE (FC)
- 2008 CALIFORNIA ELECTRICAL CODE (CEC)
- 2008 CALIFORNIA MECHANICAL CODE (CMC)
- 2008 CALIFORNIA PLUMBING CODE (CPC)
- 2008 CALIFORNIA GAS CODE (CAGC)
- 2008 CALIFORNIA STATE STANDARDS (CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEC) 2008, 2008 CALIFORNIA STATE STANDARDS FOR ACCESSIBLE AND FIXED TELECOMMUNICATIONS FACILITIES (CALIFORNIA TELECOMMUNICATIONS FACILITIES ACT (CFTA) 2008)
- 2008 CALIFORNIA STATE STANDARDS FOR ACCESSIBLE AND FIXED TELECOMMUNICATIONS FACILITIES (CALIFORNIA TELECOMMUNICATIONS FACILITIES ACT (CFTA) 2008)
- 2008 CALIFORNIA STATE STANDARDS FOR ACCESSIBLE AND FIXED TELECOMMUNICATIONS FACILITIES (CALIFORNIA TELECOMMUNICATIONS FACILITIES ACT (CFTA) 2008)
- 2008 CALIFORNIA STATE STANDARDS FOR ACCESSIBLE AND FIXED TELECOMMUNICATIONS FACILITIES (CALIFORNIA TELECOMMUNICATIONS FACILITIES ACT (CFTA) 2008)

BUILDING CODES

SITE INFORMATION
THIS SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO A FACILITY WHICH IS ACCESSIBLE TO THE PUBLIC AND IS NOT SUBJECT TO THE 2008 CALIFORNIA BUILDING CODE SECTION 109.0303, SIGNATURE STAMPS.

ADA COMPLIANCE

THIS PROJECT COMPLIES WITH THE 2008 CALIFORNIA STATE STANDARDS FOR ACCESSIBLE AND FIXED TELECOMMUNICATIONS FACILITIES (CALIFORNIA TELECOMMUNICATIONS FACILITIES ACT (CFTA) 2008). THE PROJECT IS LOCATED IN AN AREA THAT IS NOT SUBJECT TO THE 2008 CALIFORNIA BUILDING CODE SECTION 109.0303, SIGNATURE STAMPS.

FINAL LOCATION OF UTILITIES TO BE WORKED WITH - AMBERGATE CONTRACTOR TELEPHONE POINT OF CONSTRUCTION WILL BE DETERMINED AT A LATER DATE.

PROJECT NARRATIVE

DATE:	NOVEMBER 24, 2016	
DESIGNED BY:	MASS	
FILE NO.:	H011R11Z	
REVISIONS		
DATE	DESCRIPTION	SHEET

HORIZON TOWER, LLC

140 TOWN & COUNTRY DRIVE, SUITE E
DANVILLE, CA 94526
PHONE: (925) 914-1113
FAX: (925) 914-1114

QUIET RIVER

11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 724-6788
www.quietriver.com

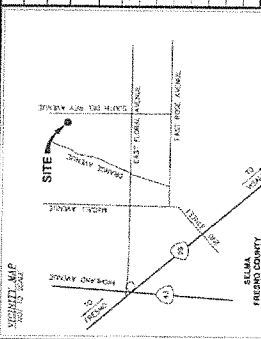
EXISTING SITE CONDITIONS

HT16004
SELMA

10403 SOUTH DEL REY AVENUE
SELMA, CA 95862

C1

OF 1 SHEET



PROJECT INFORMATION

Owner: MARCH SEEBMAN
Address: 10403 SOUTH DEL REY AVENUE
SELMA, CA 95862
City: SELMA, CA
County: BUTTE COUNTY
Address's Parcel Number: 258-080-13
Site Report:
Height of Building/Tower: N/A

NOTE: THIS PROJECT IS SUBJECT TO THE CITY OF SELMA, COUNTY OF BUTTE, AND STATE OF CALIFORNIA REGULATIONS. THE CITY OF SELMA, COUNTY OF BUTTE, AND STATE OF CALIFORNIA REGULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISKS AND RESPONSIBILITIES FOR THE ACCURACY OF THE DATA PROVIDED HEREON.

GENERAL NOTES

1. THIS SITE IS A 10.00 ACRES PARCEL, WITH APPROXIMATELY 1.00 ACRES OF THE PARCEL BEING USED FOR THE PROPOSED TOWER. THE REMAINING 9.00 ACRES OF THE PARCEL IS CURRENTLY USED FOR AGRICULTURE.

2. THE PROPOSED TOWER IS TO BE CONSTRUCTED ON A 1.00 ACRE PARCEL, WITH A 100' SETBACK FROM THE ADJACENT PROPERTY TO THE WEST AND SOUTH.

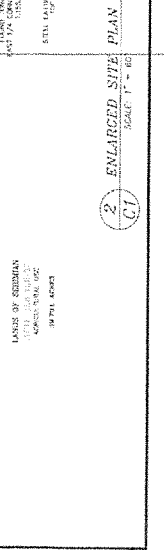
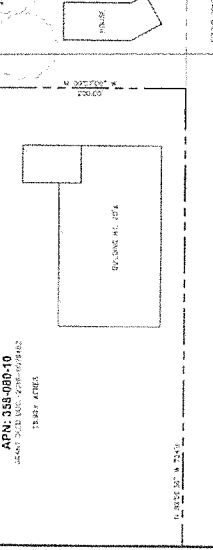
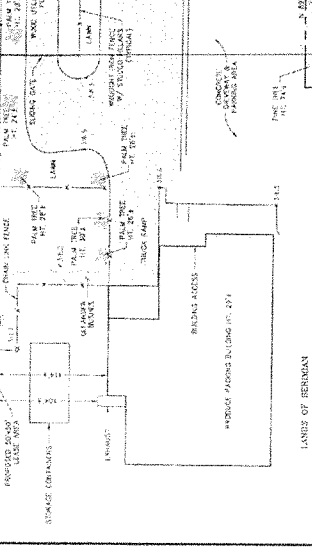
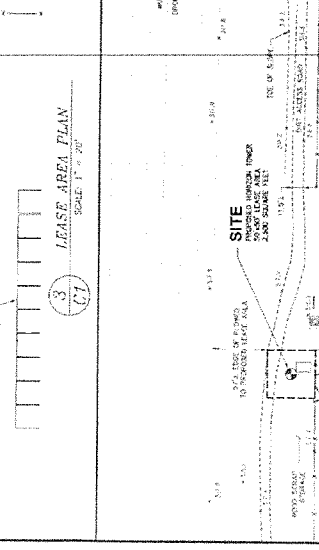
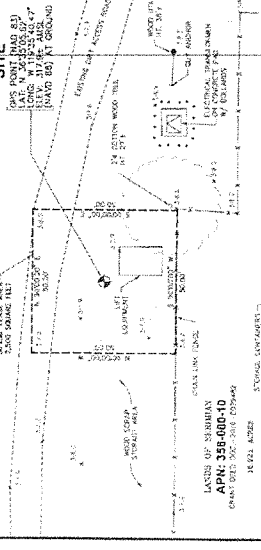
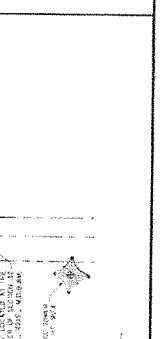
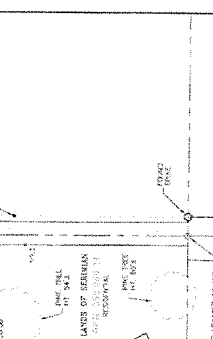
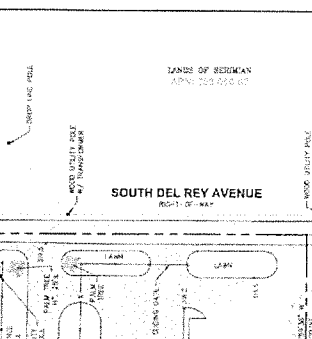
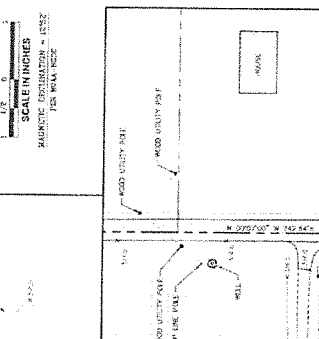
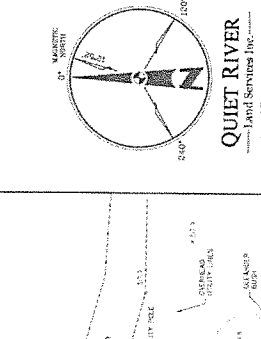
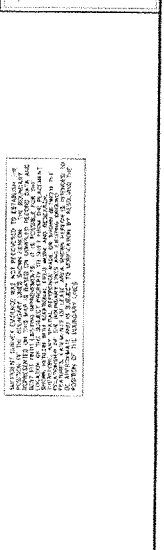
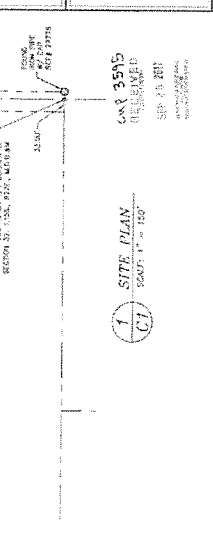
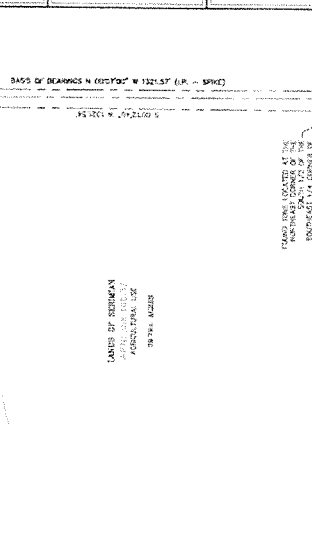
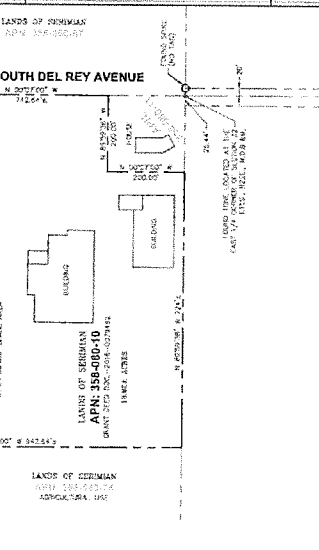
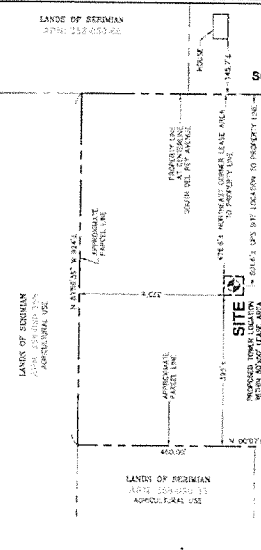
3. THE PROPOSED TOWER IS TO BE CONSTRUCTED ON A 1.00 ACRE PARCEL, WITH A 100' SETBACK FROM THE ADJACENT PROPERTY TO THE WEST AND SOUTH.

ADDITIONAL INFORMATION

1. THE PROPOSED TOWER IS TO BE CONSTRUCTED ON A 1.00 ACRE PARCEL, WITH A 100' SETBACK FROM THE ADJACENT PROPERTY TO THE WEST AND SOUTH.

2. THE PROPOSED TOWER IS TO BE CONSTRUCTED ON A 1.00 ACRE PARCEL, WITH A 100' SETBACK FROM THE ADJACENT PROPERTY TO THE WEST AND SOUTH.

APN	258-080-13
OWNER	MARCH SEEBMAN
PROJECT	10403 SOUTH DEL REY AVENUE
DATE	NOVEMBER 24, 2016
SCALE	AS SHOWN
DATE	NOVEMBER 24, 2016



QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 724-6788

LANDS OF SEEBMAN
APN: 358-080-10
GRANT DEL REAL, 2014-07-08-0148

LANDS OF SEEBMAN
APN: 358-080-10
GRANT DEL REAL, 2014-07-08-0148

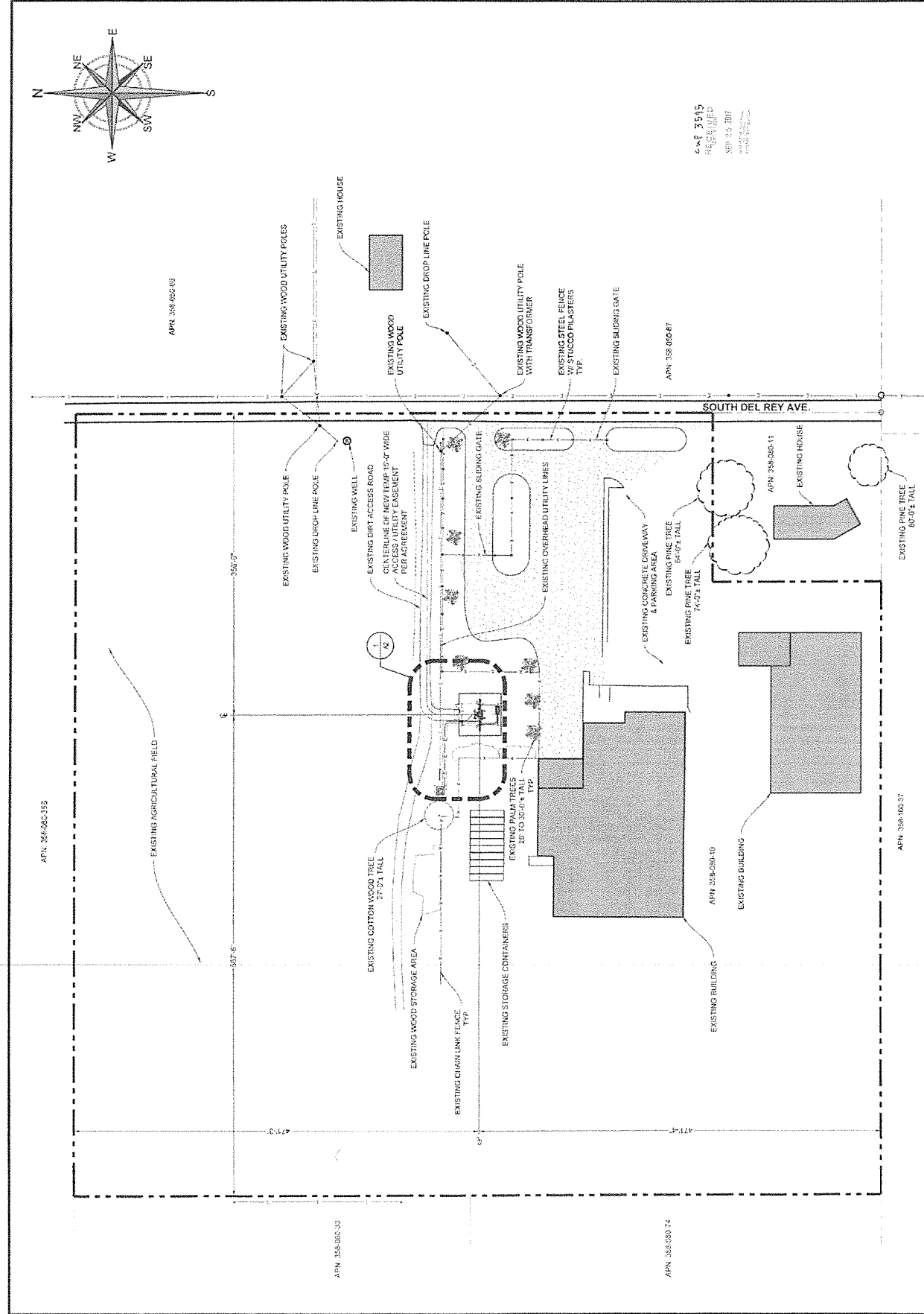
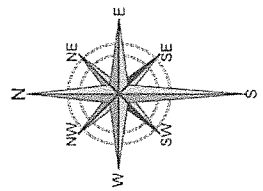
LANDS OF SEEBMAN
APN: 358-080-10
GRANT DEL REAL, 2014-07-08-0148

LANDS OF SEEBMAN
APN: 358-080-10
GRANT DEL REAL, 2014-07-08-0148

REVISIONS	
No.	DESCRIPTION
0	BASELINE
1	REVISED
DATE	
DESCRIPTION	
DATE	

Drawn by: LBS/EMU
 HT16004

A1



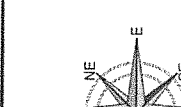
CA 3545
 RECEIVED
 SEP 23 2011

SCALE: 1" = 50'-0"

1 SITE PLAN

4255 PARK ROAD
BENICIA, CA 94510

177 TOWN & COUNTRY DRIVE, SUITE A
BAYBRIDGE, CA 94522
FAX: 925.314.1114
TOWER, LLC

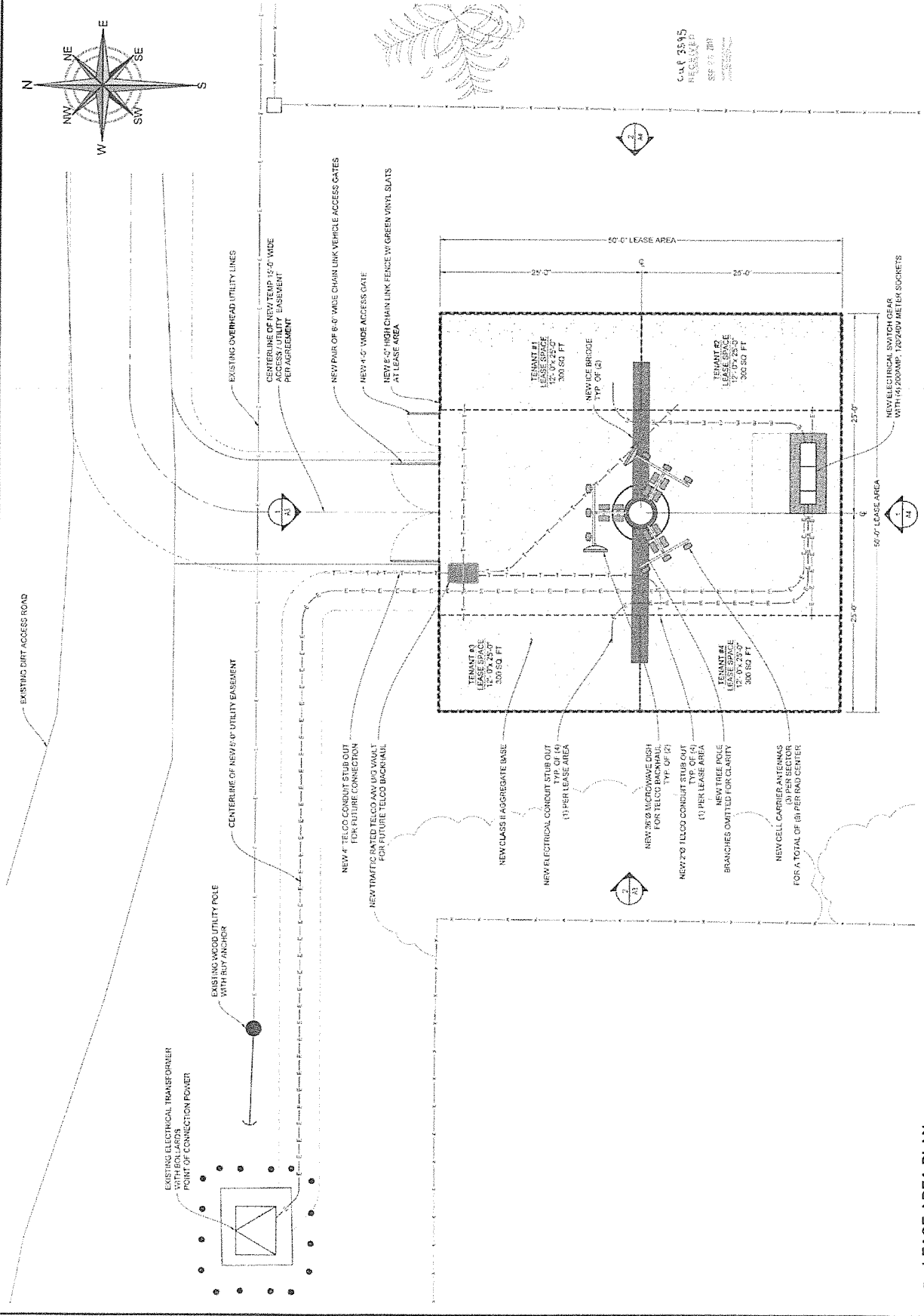


LEASE AREA PLAN
Horizon Tower
CA046 - Selma
10463 S. Del Rey Ave.
Selma, CA 93662

REVISIONS		
NO.	DESCRIPTION	DATE
0	BASELINE	12-19-2014
1	REVISED	04-22-2017

Job No.: HPT0004
Drawn/Checked By: ELS / FNU

A2



CALL 3545
REVISIONS
SEP 27 2017
www.diamondeng.com

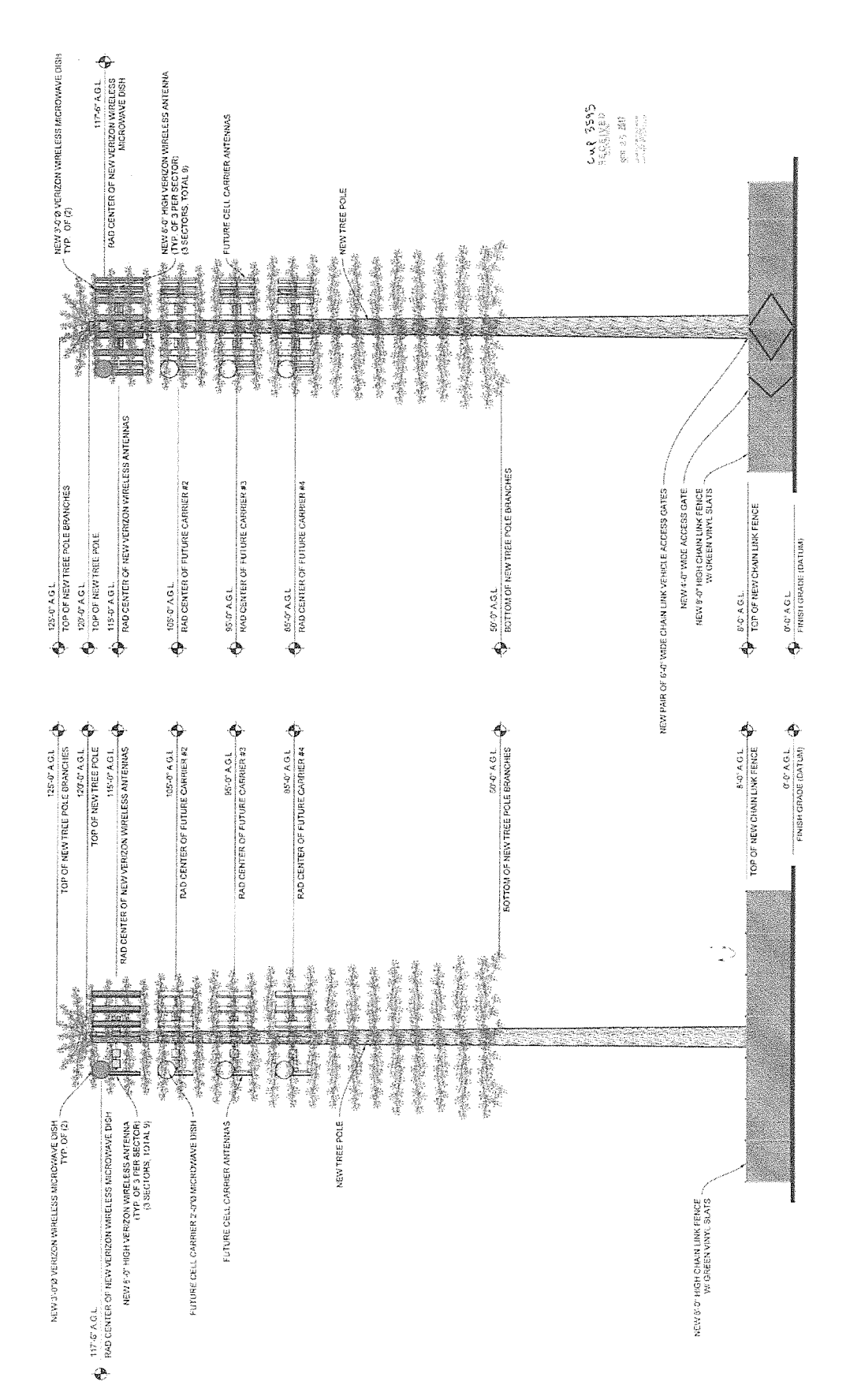
1 LEASE AREA PLAN

SCALE 3/16" = 1'-0"

REVISIONS	
No	DESCRIPTION
0	BASELINE
1	REVISED
DATE	12-15-2016
DATE	04-25-2017

Drawn/Checked By
 LBSJ/TKU
 10/18/2014

NOTE
 1. THESE POLES AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY 141 CARRIERS EACH WITH UP TO 141 SECTORS OF 3 ANTENNAS AND (3) RRUS. 112 ANTENNAS TOTAL AND 112 RRUS TOTAL EACH CARRIER EACH ANTENNA TO USE 3 STEALTHING ANTENNA SOCKS.
 2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



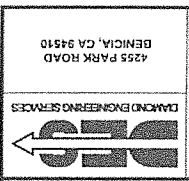
Call 3555
 4255 PARK ROAD
 BENICIA, CA 94510
 925-314-1113

1 NORTH ELEVATION

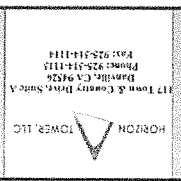
SCALE: 3/16" = 1'-0"

2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



DAWSON ENGINEERING SERVICES
 4255 PARK ROAD
 BENICIA, CA 94510



HORIZON TOWERS, LLC
 117 Town & Country Drive, Suite A
 Danville, CA 94526
 Fax: 925-414-1118

SOUTH & EAST ELEVATIONS

Horizon Tower
 10463 S. Del Rey Ave.
 Selma, CA 93662

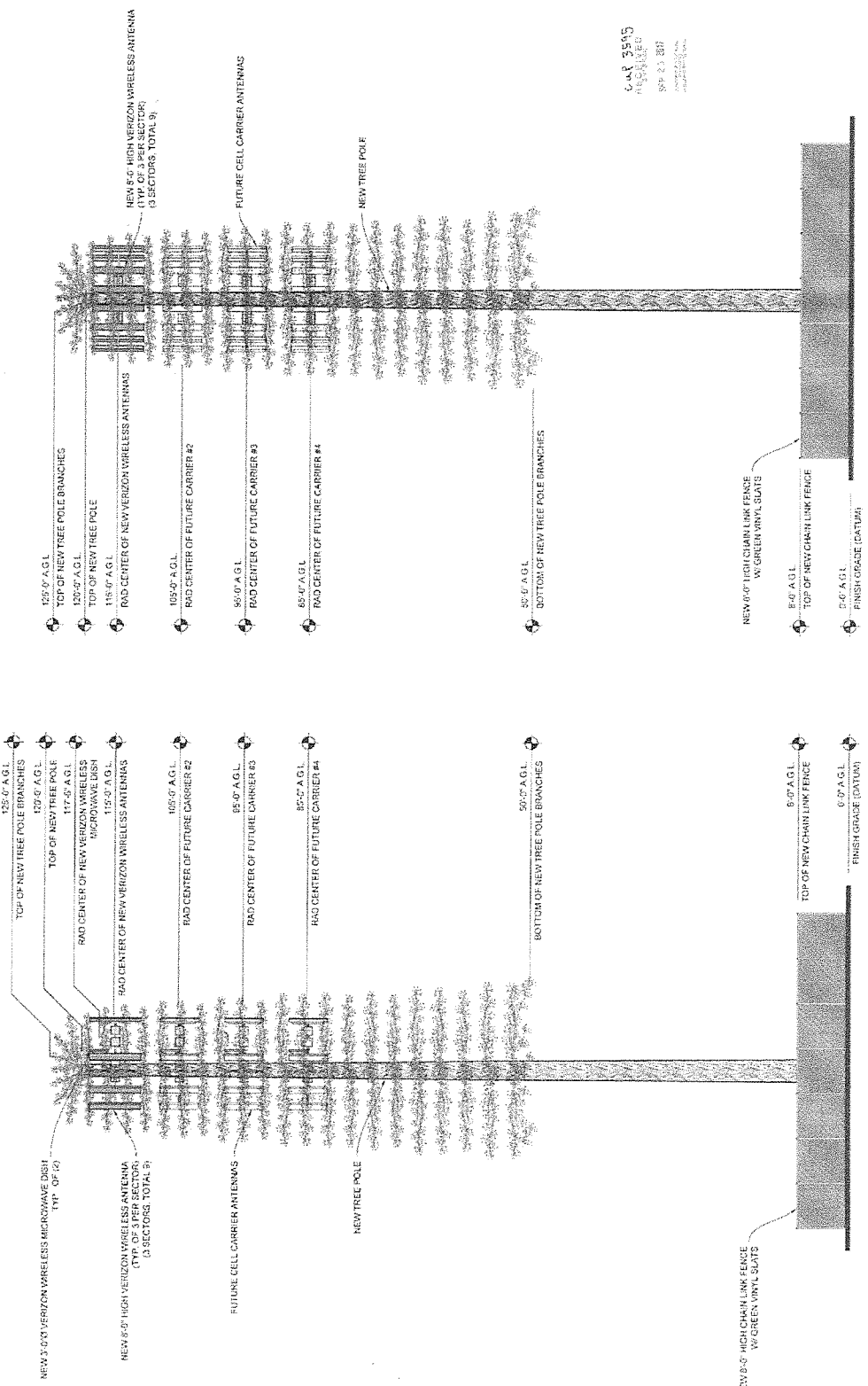
NO.	DESCRIPTION	DATE
0	BASELINE	12-10-2016
1	REVISED	01-20-2017

DATE	DESCRIPTION	DATE
01-20-2017	REVISED	01-20-2017

Drawn/Checked By:
 TTT/EGAD

A4

- NOTE:**
1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY 100 LBS PER SQUARE FOOT (100) SECTIONS OF (3) ANTENNAS AND (3) WIND BRACED ANTENNAS WITH (3) ANTENNA CARRIER. EACH ANTENNA TO USE STEELING ANTENNA SOCKS.
 2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE



DATE: 3/5/15
 TIME: 10:59 AM
 BY: TTT/EGAD

1 SOUTH ELEVATION

2 EAST ELEVATION

SCALE: 3/16" = 1'-0"