



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 7 March 15, 2018

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

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 an 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).

**OWNER:** Daniel L. Serimian Trust  
**APPLICANT:** Horizon Tower, LLC

**STAFF CONTACT:** Derek Chambers, Planner  
(559) 600-4205

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) No. 7390; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3595 with recommended Findings, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Cell Tower Vicinity Map
6. Service Coverage Maps (with and without project)
7. Site Plans and Detail Drawings
8. Elevation Drawings
9. Project Description and Operational Statement
10. Response to Fresno County Wireless Communication Guidelines (supplemental information)
11. Summary of Initial Study No. 7390
12. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture in the County-adopted Selma Community Plan	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	18.92 acres	No change
Project Site	Cold Storage facility; orchard	2,500 square-foot lease area; eight-foot-tall chain-link fence (with green vinyl slats) around perimeter of 2,500 square-foot lease area; outdoor equipment cabinet and emergency back-up generator installed within 2,500 square-foot lease area; 125-foot-tall monopole (faux pine tree design); panel antennas and microwave dishes mounted on 125-foot-tall monopole; 5-foot-wide utility easement; 15-foot-

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
		wide access and utility easement
Structural Improvements	Cold Storage facility	125-foot-tall monopole (faux pine tree design)
Nearest Residence	Approximately 505 feet southeast of the proposed 125-foot-tall monopole	No change
Surrounding Development	Residential land uses within the City of Selma approximately 930 feet west of the subject parcel; Selma Unified School District middle school (Abraham Lincoln Middle School) approximately 336 feet southwest of the subject parcel; agricultural land uses dispersed throughout area	No change
Operational Features	N/A	Unmanned wireless communication facility
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	N/A	One monthly maintenance visit
Lighting	N/A	Outdoor lighting within 2,500 square-foot lease area
Hours of Operation	N/A	24 hours per day, year-round

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

**ENVIRONMENTAL ANALYSIS:**

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 11.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: February 7, 2018

**PUBLIC NOTICE:**

Notices were sent to 88 property owners within 1,320 feet of the subject parcel, exceeding the

minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit (CUP) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission regarding an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

Staff notes that that the Telecommunications Act of 1996 prohibits jurisdictions from “regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions” [47 U.S.C. §332(c)(7)(B)(iv)]. As such, staff’s analysis of the subject request, determination of project findings, conclusions, and recommended actions to the decision-making body corresponds with Federal Law.

**BACKGROUND INFORMATION:**

This proposal entails the establishment of a new wireless communication facility comprised of a 2,500 square-foot lease area, eight-foot-tall chain-link fencing with green vinyl slats around the perimeter of the 2,500 square-foot lease area, outdoor equipment cabinet and emergency back-up generator installed within the 2,500 square-foot lease area, 125-foot-tall monopole with faux pine tree design installed within the 2,500 square-foot lease area, panel antennas and microwave dishes mounted on the 125-foot-tall monopole, 5-foot-wide utility easement, and 15-foot-wide unpaved access and utility easement. The proposed wireless communication facility will be accessed from Del Rey Avenue via the proposed 15-foot-wide unpaved access and utility easement, which will be established on the subject parcel.

According to the Applicant’s Project Description, Operational Statement and Service Coverage Maps, this proposal will improve wireless communication service in an area east of the City of Selma. Further, the proposed wireless communication facility will be utilized by Verizon Wireless, and the proposal will also provide colocation opportunities for other wireless communication service providers.

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

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (east property line): 446 feet Side (north property line): 375 feet Side (south property line): 518 feet Rear (west property line): 395 feet	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Parking	N/A	N/A (unmanned facility)	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Six feet minimum (75 feet minimum between human habitations and structures utilized to house animals)	N/A (proposed structural development limited in scope to one monopole tower)	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A (unmanned facility)	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A (unmanned facility)	N/A

**Reviewing Agency/Department Comments:**

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Staff review of the Site Plans provided for this project has confirmed that the proposed improvements will satisfy the setback requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The proposed 2,500 square-foot lease area will be set back 446 feet from the eastern property line of the subject parcel (35-foot minimum front-yard setback required); 375 feet from the northern property line of the subject parcel (20-foot minimum side-yard setback required); 518 feet from the southern property line of the subject parcel (20-foot minimum side-yard setback required); and 395 feet from the western property line of the subject parcel (20-foot minimum rear-yard setback required).

The proposed wireless communication facility will be accessed from Del Rey Avenue via a proposed 15-foot-wide unpaved access and utility easement, which will be established on the subject parcel.

Based on the above information, staff believes that the subject parcel is adequate in size and shape to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	No change
Public Road Frontage	Yes	Del Rey Avenue	No change
Direct Access to Public Road	No	N/A	15-foot-wide unpaved access and utility easement proposed from Del Rey Avenue to proposed facility
Road ADT		Del Rey Avenue: 400	Less than significant increase
Road Classification		Del Rey Avenue: Local	No change
Road Width		Del Rey Avenue: 40-foot total existing right-of-way	No change
Road Surface		Del Rey Avenue: Paved (pavement width: 22 feet)	No change
Traffic Trips		N/A	One monthly maintenance visit
Traffic Impact Study (TIS) Prepared	No	N/A	None required, as regular operations will not generate more than 100 daily trips or ten peak-hour trips (peak-hour trips defined as 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.)
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments:**

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Del Rey Avenue is a County-maintained road classified as a Local road. The minimum total width for a Local road right-of-way is 60 feet. Del Rey Avenue has a total existing right-of-way of 40 feet at the subject parcel, with 20 feet east and 20 feet west of the section line. A ten-foot by ten-foot corner cutoff shall be maintained for sight distance purposes at any

driveway accessing Del Rey Avenue. Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning. These mandatory requirements have been included as Project Notes.

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

**Analysis:**

The proposed wireless communication facility will be unmanned, and will be accessed from Del Rey Avenue via a proposed 15-foot-wide unpaved access and utility easement, which will be established on the subject parcel.

With regard to right-of-way, Del Rey Avenue is a County-maintained road classified as a Local road. The minimum total width for a Local road right-of-way is 60 feet, which would require Del Rey Avenue to have at least 30 feet of right-of-way west of the section line. In this case, Del Rey Avenue has a total existing right-of-way of 40 feet at the subject parcel, with 20 feet east and 20 feet west of the section line. However, considering that the subject proposal is limited in scope to an unmanned wireless communication facility with a single monthly maintenance visit, no additional right-of-way dedication is required for this proposal.

Based on the above information, and with adherence to the mandatory Project Notes discussed in this Staff Report, staff believes that the streets in proximity to the subject parcel will be adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	<b>Size:</b>	<b>Use:</b>	<b>Zoning:</b>	<b>Nearest Residence:</b>
North	59.89 acres	Single-Family Residence Vineyard Orchard	AE-20	Approximately 2,015 feet from proposed tower
South	39.79 acres	Orchard	AE-20	None
Southeast	1.07 acres	Single-Family Residence	AE-20	Approximately 505 feet from proposed tower
East	19.54 acres	Orchard	AE-20	None

Surrounding Parcels				
	19.55 acres	Single-Family Residence Orchard	AE-20	Approximately 609 feet from proposed tower
West	9.00 acres	Vineyard	AE-20	None
	13.55 acres	Orchard	AE-20	None

**Reviewing Agency/Department Comments:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans related to construction and development of the proposed wireless communication facility prepared by a licensed design professional shall be submitted to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.

There are no permit records for an approximately 11,200 square-foot structure located on the subject parcel, which is not illustrated on the Site Plans submitted for the proposed wireless communication facility. Construction plans for the unpermitted 11,200 square-foot structure shall be submitted to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval, and any required building permits shall be obtained for the unpermitted structure prior to issuance of permits for the proposed wireless communication facility.

These mandatory requirements have been included as Project Notes.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 2675H, the project site is not subject to flooding from the one percent (1%)-chance storm. Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards. A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal. These mandatory requirements have been included as Project Notes.

Fresno County Department of Agriculture (Agricultural Commissioner's Office): No concerns with the proposal.

Fresno County Department of Public Health, Environmental Health Division: 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. Further, any operation that handles hazardous materials or hazardous waste above the following State reporting thresholds may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95: 1) 55 gallons of liquid material; 2) 500 pounds of solid material; 3) 200 cubic feet of compressed gas; or 4) the threshold planning quantity for extremely hazardous substances. All hazardous waste shall be handled in accordance with requirements set forth in the CCR, Title 22, Division 4.5, which addresses proper labeling, storage and handling of hazardous wastes. These mandatory requirements have been included as Project Notes.



Fresno County Fire Protection District (Fire District): The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of Building Permits by the County. The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These mandatory requirements have been included as Project Notes.

Fresno County Sheriff's Department: No objections to the proposal.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal, as the subject parcel is not located in a designated Water-Short area, and the proposed use is not reliant upon water resources.

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

**Analysis:**

The subject parcel is located approximately 650 feet east of the nearest city limits of the City of Selma, and is surrounded by agricultural land uses. There are residential land uses dispersed throughout the City of Selma and the agricultural area surrounding the subject parcel. The closest dwelling in proximity to the proposed tower is located approximately 505 feet southeast of the proposed tower. Additionally, a middle school (Selma Unified Abraham Lincoln Middle School) is located approximately 336 feet southwest of the subject parcel (approximately 1,103 feet southwest of the proposed tower).

Aesthetics is a typical concern associated with this type of use due to the heights of towers on which wireless communication antennas are mounted. Further, the height of a wireless communication tower is a function of its use because effective operation of wireless communication antennas require such improvements to be installed at relatively high elevations. In this instance, the proposed 125-foot-tall monopole may be visible from neighboring properties and roads; however, considering the distances between the proposed tower and neighboring residences in conjunction with the faux pine tree design for the proposed tower, staff believes the proposed tower will not have an adverse effect upon the aesthetics of the area. Further, the subject parcel is not located along a designated Scenic Highway, and no scenic vistas or scenic resources were identified in the analysis of this proposal.

Regarding the aesthetics of the related facilities (*i.e.*, equipment cabinet and back-up generator), said improvements will be located within the proposed 2,500 square-foot lease area which will be visually screened by an eight-foot-tall chain-link fence with green vinyl slats around the perimeter of the lease area.

Based on the above information, and with adherence to the Mitigation Measure, recommended Conditions of Approval and mandatory Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff believes that the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
General Plan Policy PF-J.4: County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.	See discussion below under the <b>Analysis</b> section.
General Plan Policy LU-G.1: County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence and are responsible for urban development and the provision of urban services within their Spheres of Influence.	The subject parcel is located within the City of Selma Sphere-of-Influence (SOI), is located approximately 650 feet east of the nearest city limits of the City of Selma, and is designated both Medium-Low-Density Residential and Park/Open Space in the City of Selma General Plan. This proposal was provided to the City of Selma for review, which did not identify any concerns with the proposed use.
General Plan Policy PF-C.17: County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following: A) determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question; B) determination of the impact that use of the proposed water supply will have on other water users in Fresno County; and C) determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability.	This proposal was reviewed by the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the proposed use, as the subject parcel is not located in a designated Water-Short area. Further, the proposed use is an unmanned wireless communication facility that does not require water for operation.

**Reviewing Agency/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the County-adopted Selma Community Plan. The subject parcel is also located within the City of Selma Sphere-of-Influence (SOI) and is designated both Medium-Low-Density Residential and Park/Open Space in the City of Selma General Plan. The subject parcel is not enrolled under an Agricultural Land Conservation (Williamson Act) Contract. According to General Plan Policy PF-J.4, the County shall require compliance with the Fresno County Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

General Plan Policy PF-J.4 requires compliance with the Fresno County Wireless Communication Guidelines, which encourage the utilization of Fresno City-adopted development standards for new tower facilities if such proposals are located within one half-mile of the City of Fresno. In this instance, the subject parcel is located approximately 650 feet east of the City of Selma, which is not within one half-mile of the City of Fresno.

The Fresno County Wireless Communication Guidelines also state that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. In this instance, there have been five other towers erected within five miles of the subject parcel. The nearest of these other towers that would allow the proposed use is located approximately two and a quarter miles northeast of the subject parcel.

According to the supplemental information provided by the Applicant in response to the County Wireless Communication Guidelines, the subject parcel was selected to increase service coverage for the surrounding area, and attempts to colocate on existing structures and existing towers were not successful. Although other towers are present within five miles of the project site, considering that the subject parcel would be most optimal to achieve the desired coverage area and the Applicant made efforts to colocate on existing structures, staff believes that the Applicant is in conformance with the Wireless Communication Guidelines.

Based on the above information, and with adherence to the recommended Conditions of Approval and mandatory Project Notes discussed in this Staff Report, staff believes that the proposal is consistent with the Fresno County General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3595, subject to the recommended Conditions.

## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study No. 7390; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3595 subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3595; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study (IS) Application No. 7390 / Unclassified Conditional Use Permit (CUP) Application No. 3595**  
**(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Aesthetics	Prior to operation of the wireless communication facility, all associated outdoor lighting shall be hooded, directed and permanently maintained as to not shine toward adjacent properties and roads.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photographs, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	During ground-disturbing activities
<b>Conditions of Approval</b>					
1.	Development and operation shall be in substantial conformance with the approved Site Plans, Floor Plans, Elevation Drawings and Operational Statement, except as modified by the Conditions of Approval.				
2.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land.  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				
3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.				
4.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate colocation, such as provision for colocation in signed lease agreement, and additional area within lease area for colocation of equipment, or other information that demonstrates the facility shall make itself available for colocation.				

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

## Notes

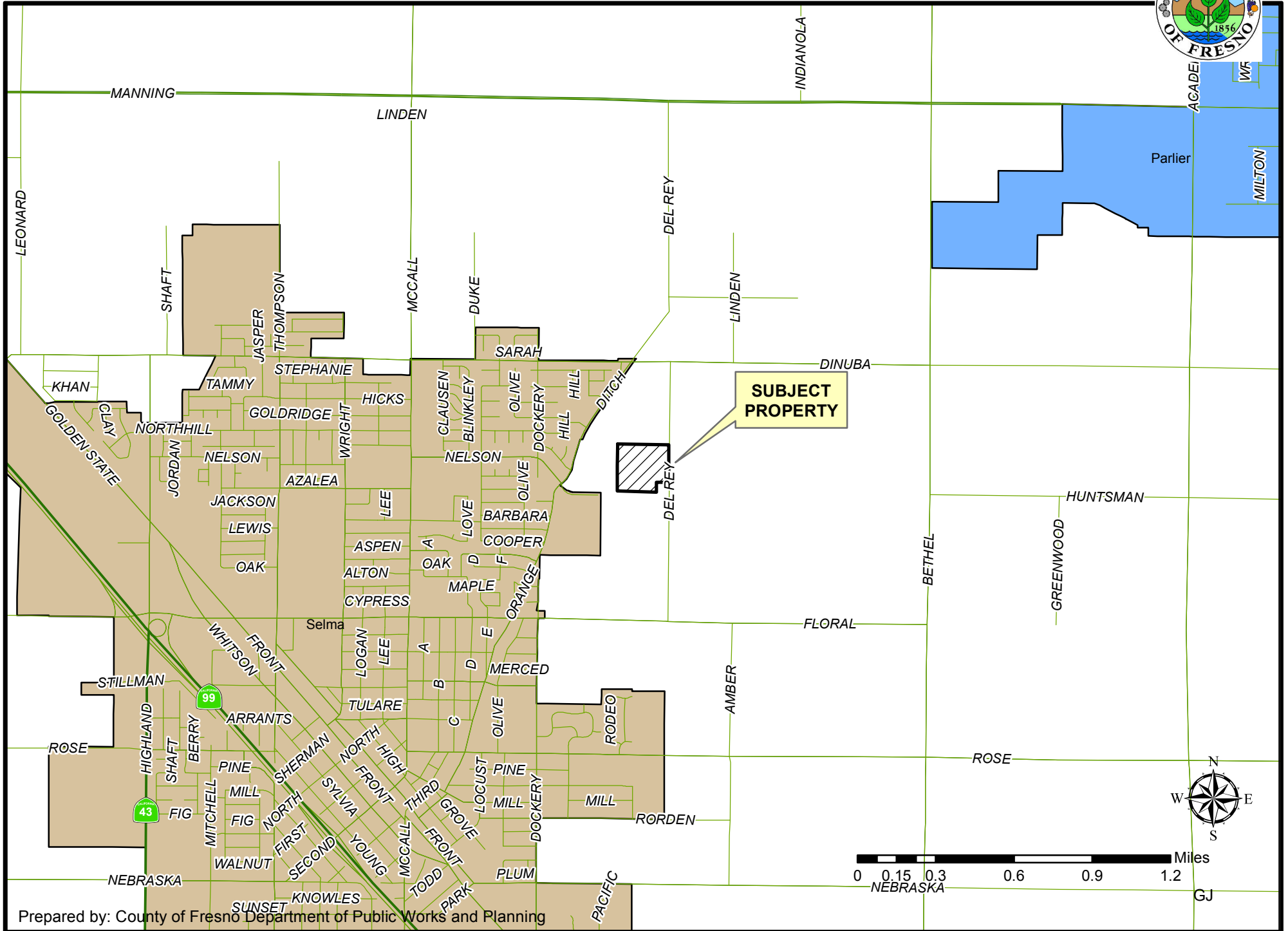
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	Unclassified Conditional Use Permit (CUP) No. 3595 shall become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
3.	There are no permit records for an approximately 11,200 square-foot structure located on the subject parcel, which is not illustrated on the Site Plans submitted for the wireless communication facility. Construction plans for the unpermitted 11,200 square-foot structure shall be submitted to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval, and any required building permits shall be obtained for the unpermitted structure prior to issuance of permits for the wireless communication facility.
4.	A ten-foot by ten-foot corner cutoff shall be maintained for sight distance purposes at any driveway accessing Del Rey Avenue.
5.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
6.	Any additional run-off generated by development cannot be drained across property lines, and must be retained on site per County Standards.
7.	A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal.
8.	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. Further, any operation that handles hazardous materials or hazardous waste above the following State reporting thresholds may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95: 1) 55 gallons of liquid material; 2) 500 pounds of solid material; 3) 200 cubic feet of compressed gas; or 4) the threshold planning quantity for extremely hazardous substances.
9.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, which addresses proper labeling, storage and handling of hazardous wastes.
10.	The project shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of Building Permits by the County.
11.	The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

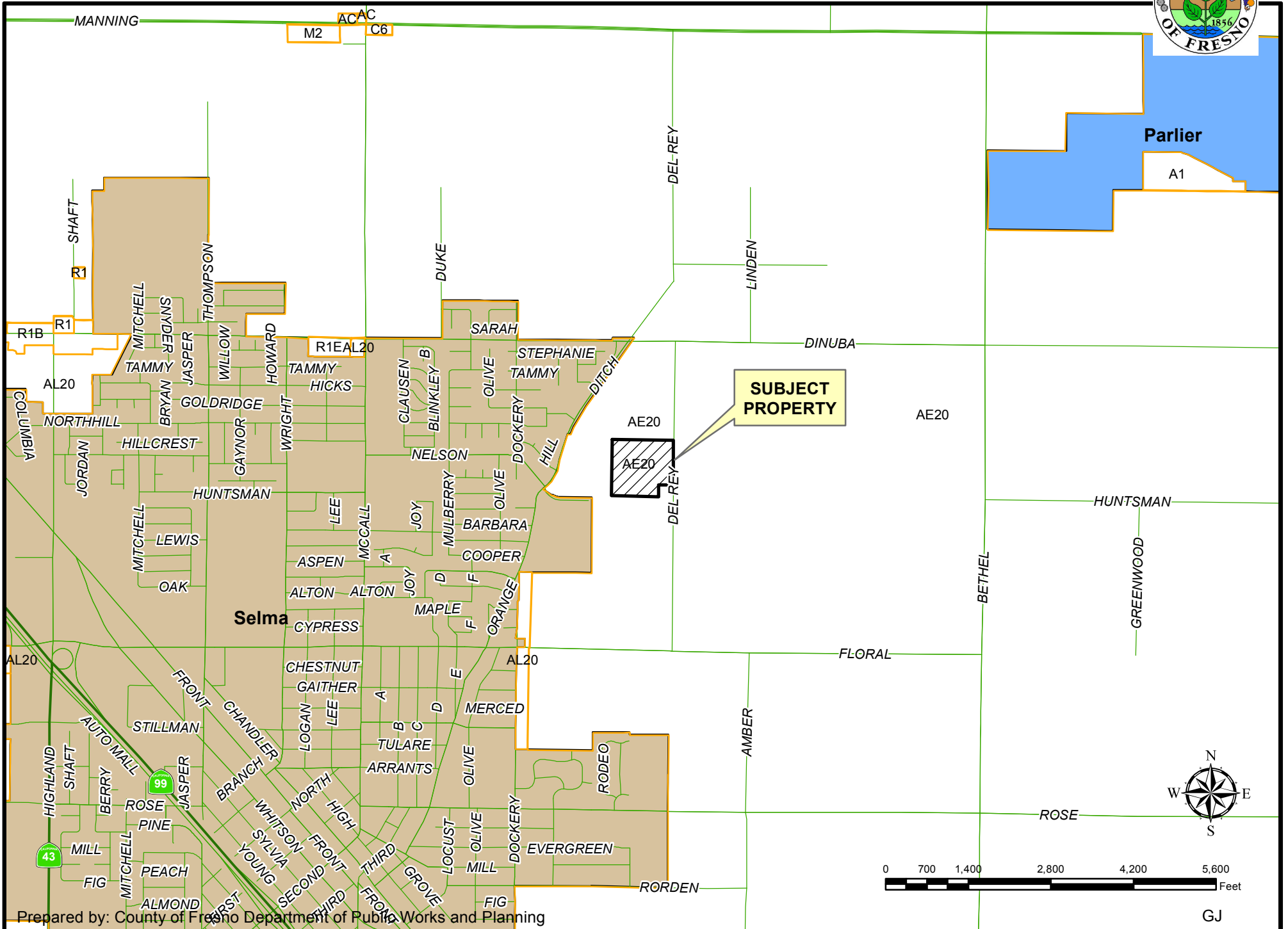
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# LOCATION MAP

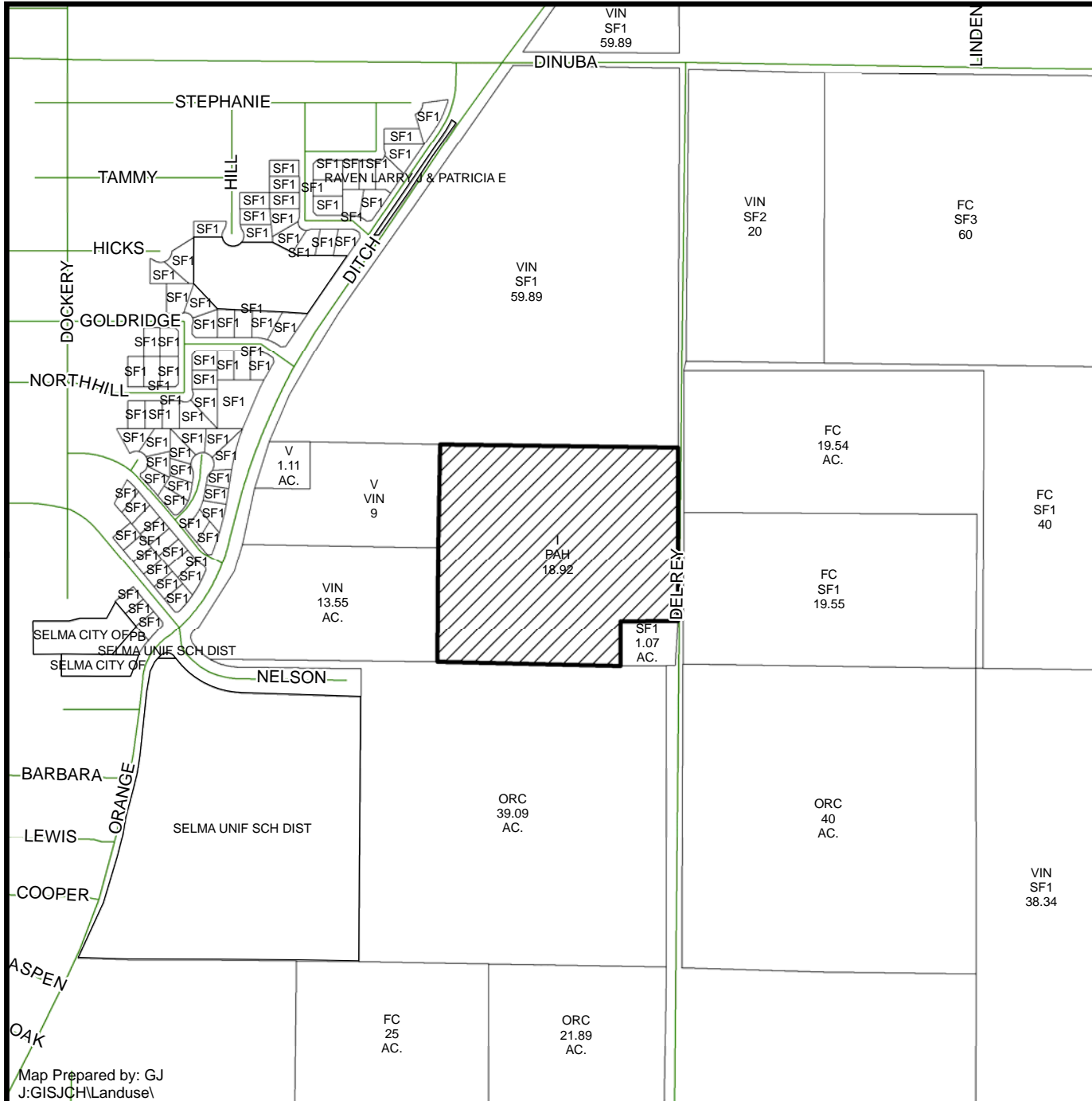


# EXISTING ZONING MAP





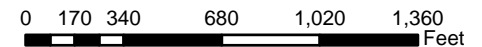
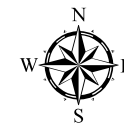
# EXISTING LAND USE MAP



LEGEND	
PAH	- PACKING HOUSE
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
PONDING BASIN	
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

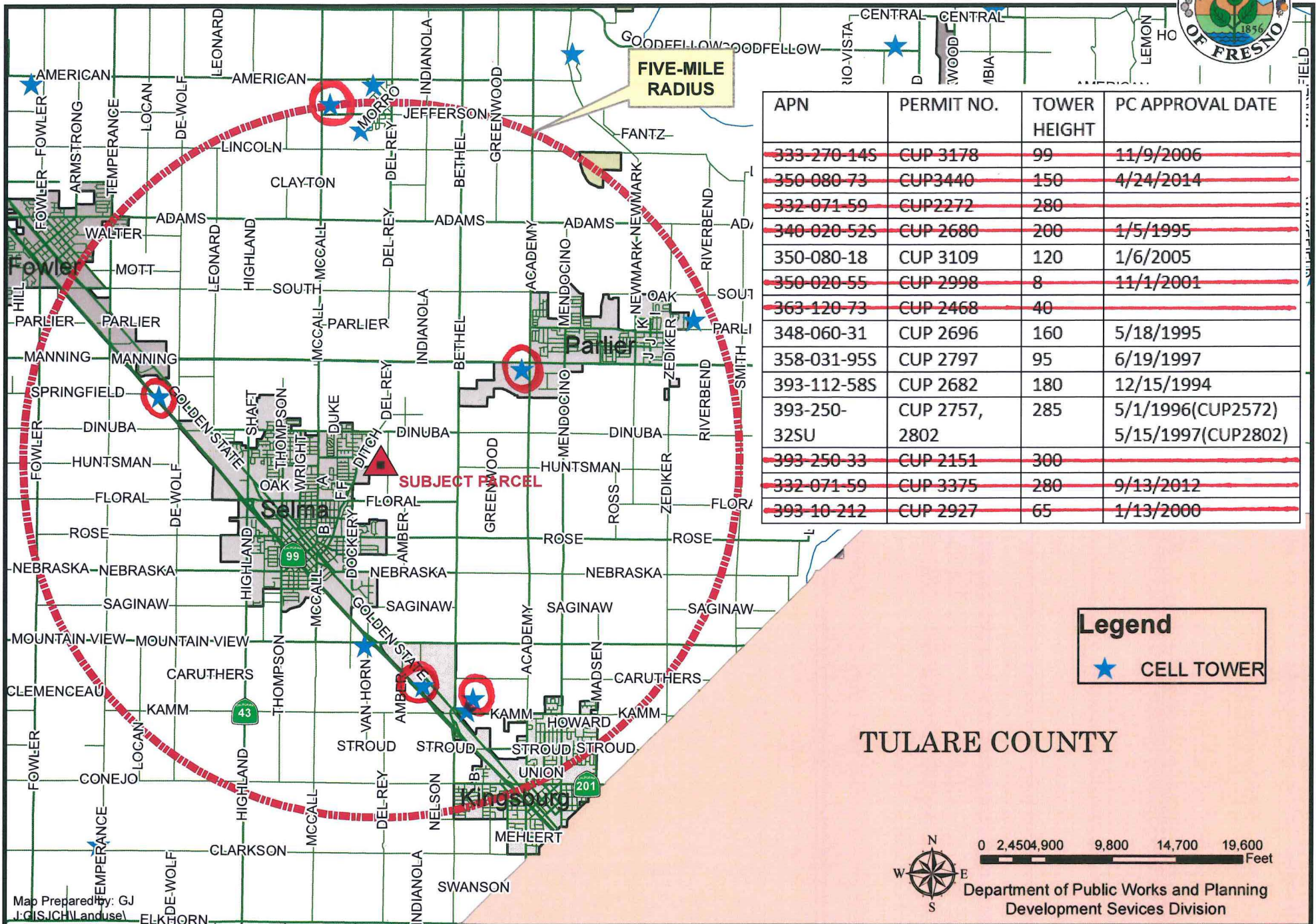
**LEGEND:**

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# CELL TOWER VICINITY MAP

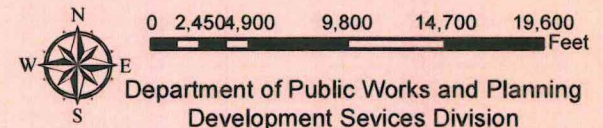


APN	PERMIT NO.	TOWER HEIGHT	PC APPROVAL DATE
<del>333-270-14S</del>	<del>CUP 3178</del>	<del>99</del>	<del>11/9/2006</del>
<del>350-080-73</del>	<del>CUP3440</del>	<del>150</del>	<del>4/24/2014</del>
<del>332-071-59</del>	<del>CUP2272</del>	<del>280</del>	
<del>340-020-52S</del>	<del>CUP 2680</del>	<del>200</del>	<del>1/5/1995</del>
350-080-18	CUP 3109	120	1/6/2005
<del>350-020-55</del>	<del>CUP 2998</del>	<del>8</del>	<del>11/1/2001</del>
<del>363-120-73</del>	<del>CUP 2468</del>	<del>40</del>	
348-060-31	CUP 2696	160	5/18/1995
358-031-95S	CUP 2797	95	6/19/1997
393-112-58S	CUP 2682	180	12/15/1994
393-250-32SU	CUP 2757, 2802	285	5/1/1996(CUP2572) 5/15/1997(CUP2802)
<del>393-250-33</del>	<del>CUP 2151</del>	<del>300</del>	
<del>332-071-59</del>	<del>CUP 3375</del>	<del>280</del>	<del>9/13/2012</del>
<del>393-10-212</del>	<del>CUP 2927</del>	<del>65</del>	<del>1/13/2000</del>

**Legend**

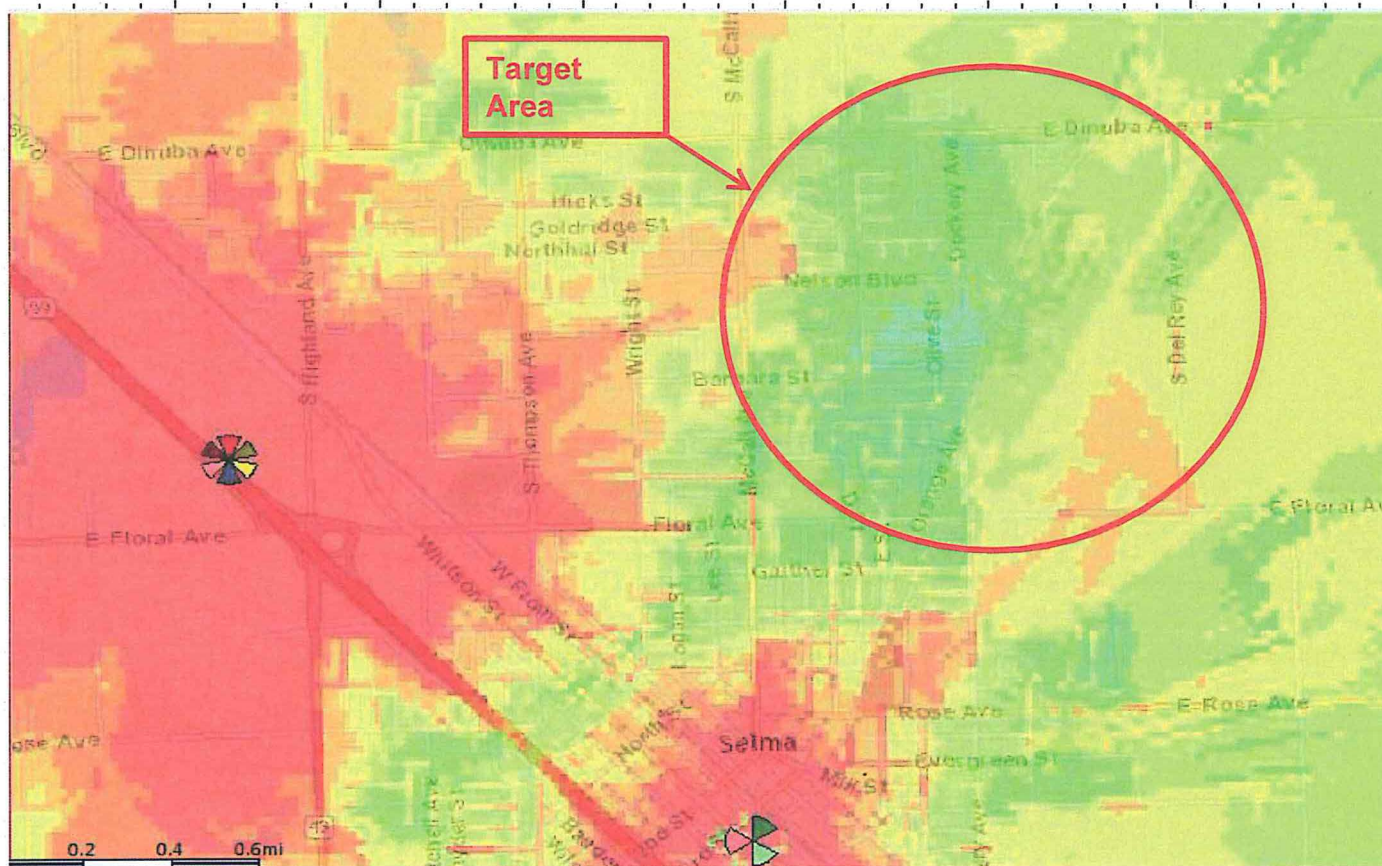
★ CELL TOWER

TULARE COUNTY





# Map of current Verizon Coverage in Selma Area



**Legend**

**LTE: RSRP - Coverage (0)**

- RSRP Level (DL) (dBm)  $\geq -65$
- RSRP Level (DL) (dBm)  $\geq -70$
- RSRP Level (DL) (dBm)  $\geq -75$
- RSRP Level (DL) (dBm)  $\geq -80$
- RSRP Level (DL) (dBm)  $\geq -85$
- RSRP Level (DL) (dBm)  $\geq -90$
- RSRP Level (DL) (dBm)  $\geq -95$

**Events**

CWP 3595  
RECEIVED  
COUNTY OF FRESNO

SEP 25 2017

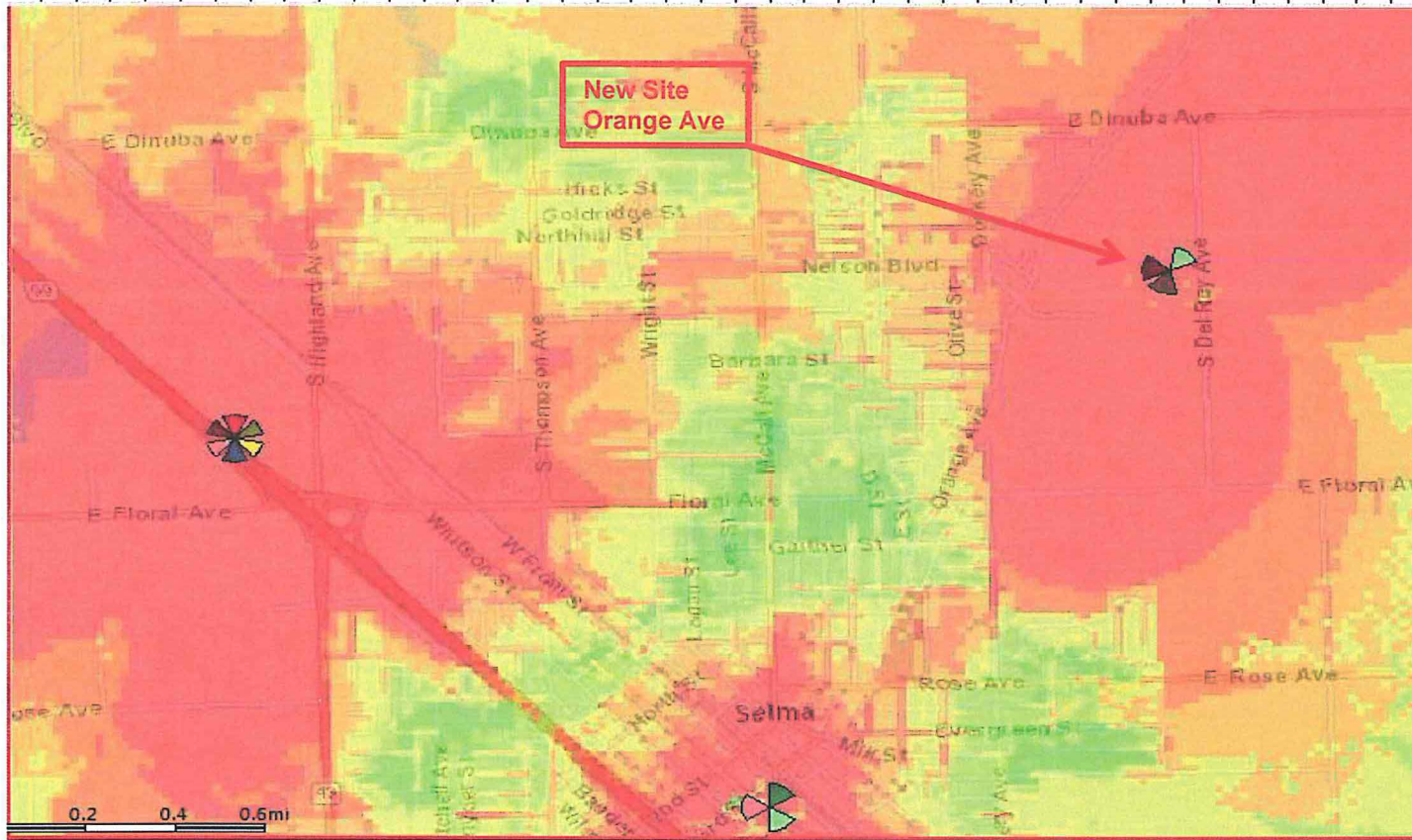
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**WINNING**  
OUR CUSTOMERS,  
**EVERYDAY.**



# 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**

CUP 3595  
RECEIVED  
COUNTY OF FRESNO

SEP 25 2017

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AND PLANNING  
DEVELOPMENT SERVICES DIVISION

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OUR CUSTOMERS,  
EVERYDAY.



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

CWP 3595  
 RECEIVED  
 COUNTY OF FRESNO  
 SEP 25 2017  
 DEPARTMENT OF PUBLIC WORKS  
 AND SERVICES  
 QUALITY SERVICE DIVISION



4255 PARK ROAD  
 BENICIA, CA 94510



117 Town & Country Drive, Suite A  
 Danville, CA 94526  
 Phone: 925-314-1113  
 Fax: 925-314-1114

**SITE NAME:** Selma  
**APN:** 069-010-036  
**SITE ID:** CA4046  
**JURISDICTION:** FRESNO COUNTY  
**SITE ADDRESS:** 10463 S. Del Rey Ave., Selma, CA 93662

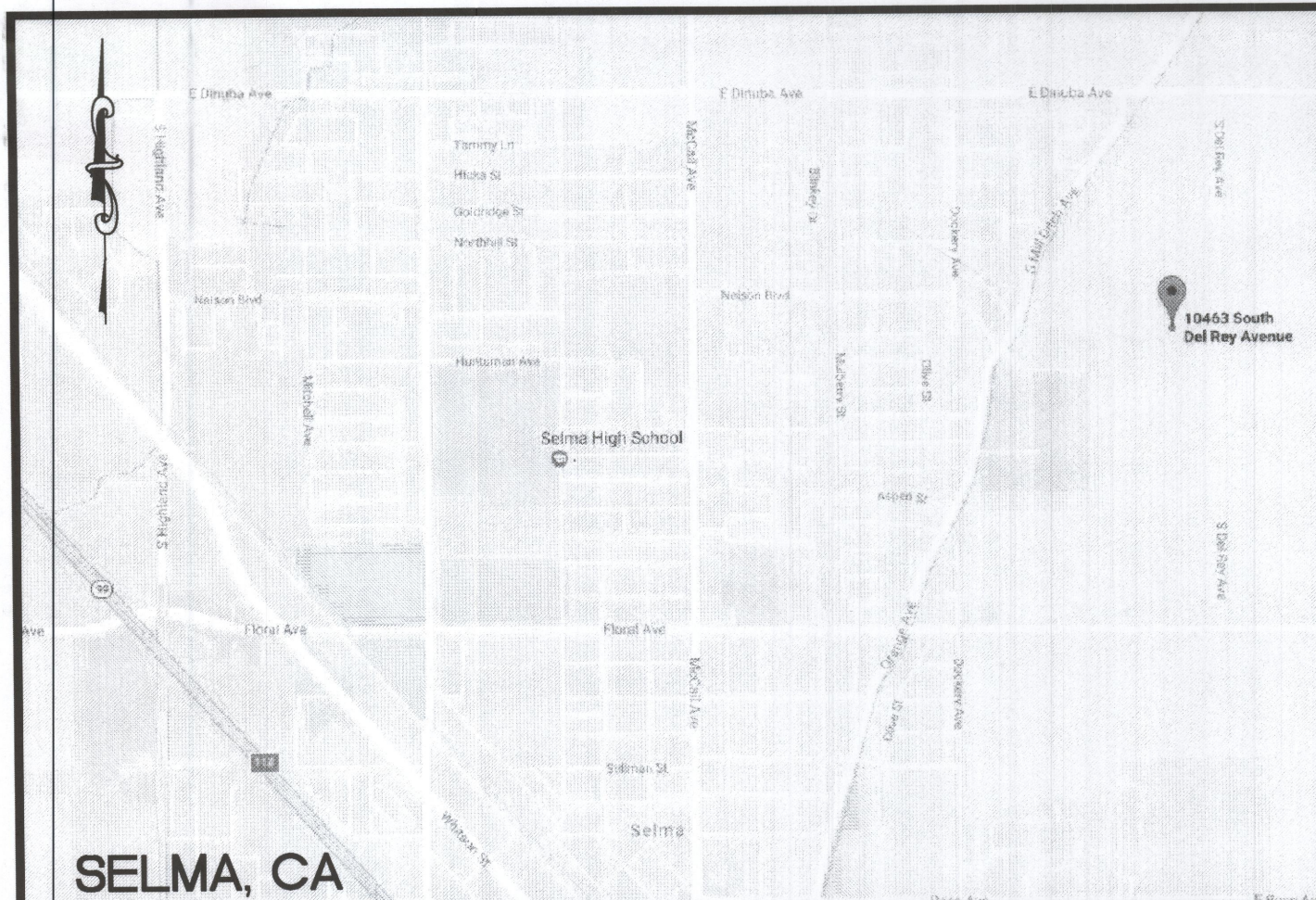
**SITE INFORMATION**

THIS SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO A FACILITY WHICH IS UNMANNED, AND NOT FOR HUMAN HABITATION. ACCESSIBILITY COMPLIANCE IS NOT REQUIRED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE SECTION 11B-203.5 MACHINERY SPACES.

**ADA COMPLIANCE**

THIS PROJECT CONSISTS OF A NEW 120'-0" A.G.L. TREE POLE THAT WILL BE DESIGNED TO HOLD A MINIMUM OF FOUR TELECOMMUNICATION ENTITIES. THE PROPOSED LEASE AREA IS 2,500 SQ. FT. POINT OF CONNECTION FOR POWER SHOWN AS CONCEPTUAL. FINAL LOCATION OF UTILITIES TO BE VERIFIED WITH APPROPRIATE COMPANIES. TELEPHONE POINT OF CONNECTION WILL BE DETERMINED AT A FUTURE DATE.

**PROJECT NARRATIVE**



**VICINITY MAP**

**LANDLORD:** MARLON SERIMIAN, 10463 SOUTH DEL REY AVE, SELMA, CA 93662  
**SITE ACCESS CONTACT / APPLICANT:** HORIZON TOWER, 117 TOWN & COUNTRY DRIVE, SUITE A, DANVILLE, CA 94526, SUZIE DENSMORE, PH: 925-314-1113 EXT. 243, FAX: 925-314-1114  
**ENGINEER:** DIAMOND ENGINEERING SERVICES, 4255 PARK RD, BENICIA, CA 94510, CONTACT: ERIC UHRENHOLT P.E., eric@desbuilders.com  
**SURVEYOR:** QUIET RIVER LAND SERVICES INC., 11501 DUBLIN BLVD, STE 200, DUBLIN, CA 94568, CONTACT: KEVIN MCGUIRE, PH: 925-734-6788

**PROJECT TEAM**

**CONSTRUCTION DATA:**  
 ZONING: AE20  
 ZONING CLASSIFICATION: EXCLUSIVE AGRICULTURAL  
 OCCUPANCY GROUP: S-2, UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY  
 FIRE SPRINKLERS: AN AUTOMATED FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS) ARE NOT REQUIRED.  
 CONSTRUCTION TYPE: V-B  
 SITE COMPOUND AREA: 2,500 SQ. FT.

**PROJECT DATA**

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**

LANDLORD: \_\_\_\_\_ HORIZON TOWER: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**SIGNATURE OF APPROVAL**

Horizon Tower  
 CA4046 - Selma  
 10463 S. Del Rey Ave.  
 Selma, CA 93662  
**PROJECT INFORMATION & SHEET INDEX**

REVISIONS	DESCRIPTION	DATE
0	BASELINE	12-16-2016
1	REVISED	04-20-2017

Job No.: HT16004  
 Draw/Check By: LBS / EKU

**T1**

DATE: NOVEMBER 28, 2016

DRAWN BY: MAS

FILE NO.: HORT1602

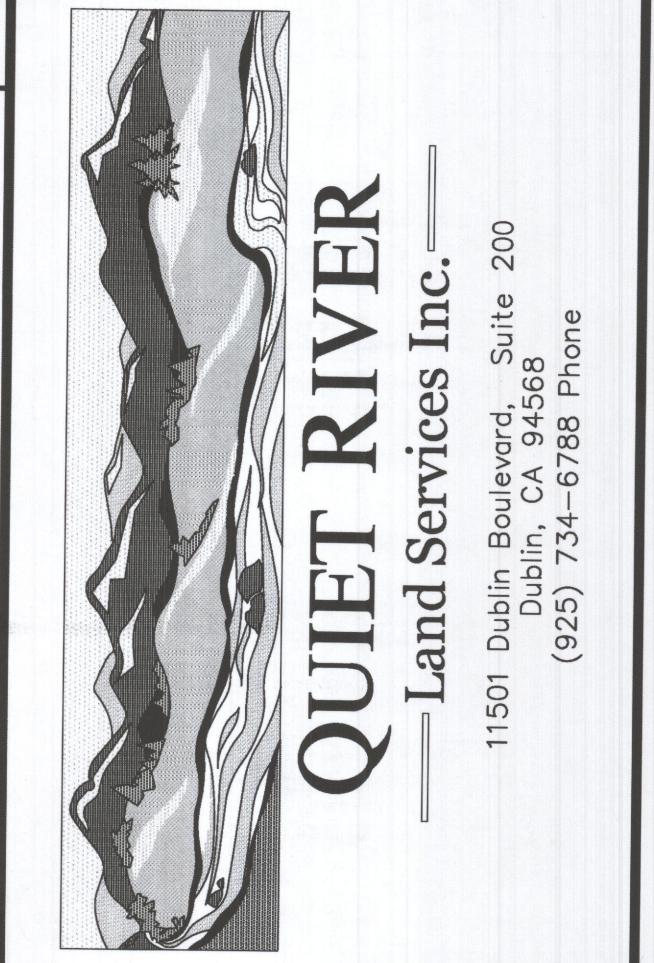
REVISIONS

DATE	DESCRIPTION	INITIAL
11/28/16	90% ISSUE	MAS

**HORIZON TOWER, LLC**

**QUIET RIVER Land Services Inc.**

140 TOWN & COUNTRY DRIVE, SUITE E  
DANVILLE, CA 94526  
PHONE: (925) 314-1113  
FAX: (925) 314-1114



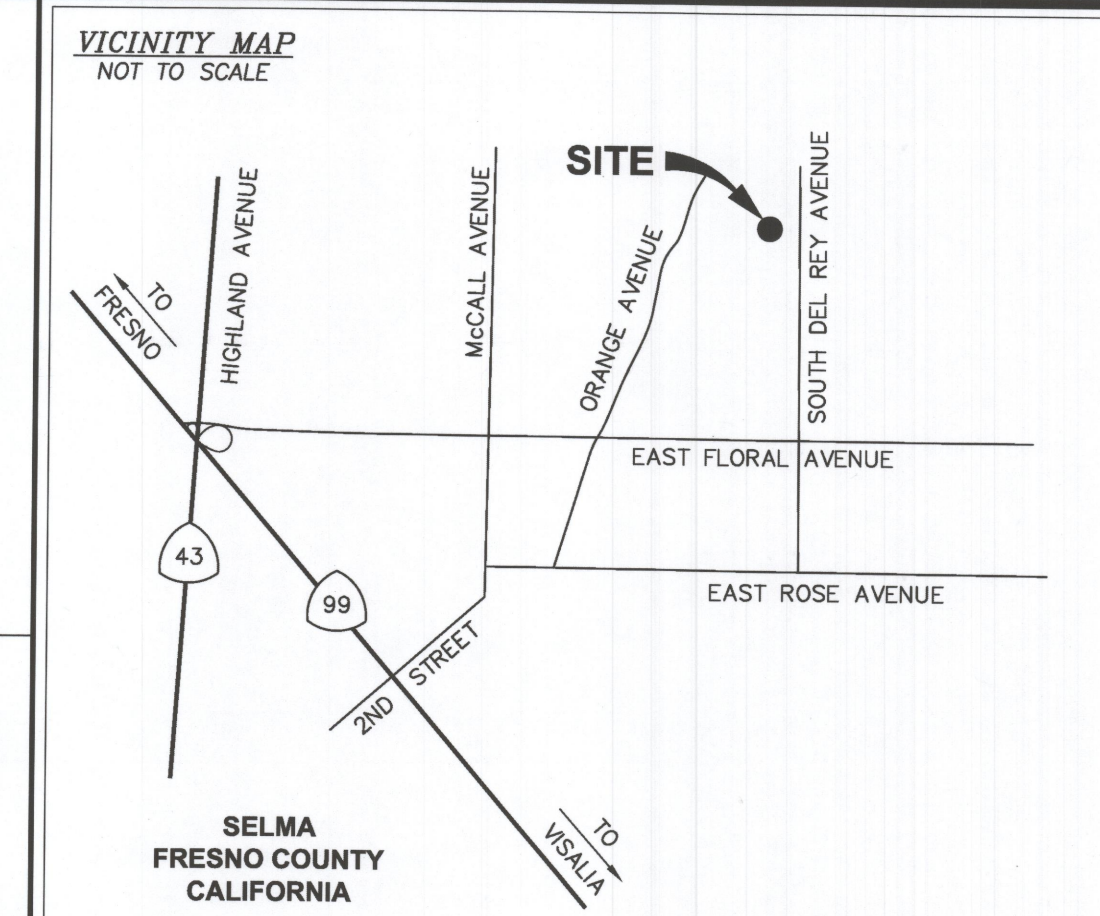
EXISTING SITE CONDITIONS

**HT16004 SELMA**

10463 SOUTH DEL REY AVENUE  
SELMA, CA 93662

**C1**

OF 1 SHEET



**PROPERTY INFORMATION**

Owner: MARLON SERIMIAN  
Address: 10463 SOUTH DEL REY AVENUE  
SELMA, CA 93662

Site: HT160004 - SELMA  
Address: 10463 SOUTH DEL REY AVENUE  
SELMA, CA 93662

Assessor's Parcel Number: 358-080-10  
Height of Building/Tower: N/A

Title Report:  
NO TITLE REPORT FURNISHED. EXCEPTIONS TO THE TITLE AND RESERVATIONS THEREFROM COULD NOT BE DETERMINED. BOUNDARY INFORMATION SHOWN IS COMPILED FROM AVAILABLE RECORD DATA.

Legal Description:  
PROPERTY SITUATED IN THE CITY OF SELMA, COUNTY OF FRESNO, STATE OF CALIFORNIA.

**FEMA FLOOD ZONE DESIGNATION** National Flood Insurance Program

County: FRESNO Effective Date: FEBRUARY 18, 2009  
Community-Panel Number: 06019C-2675-H

The Flood Zone Designation for this site as plotted by scale is:

ZONE X (no shading) - Areas determined to be outside the 0.2% annual chance floodplain.

**SURVEY DATA**

NAD 83 Datum:  
Lat: N 36°35'05.62" Long: W 119°35'40.47"  
Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver  
(See Note 2)

Site Ground Elevation: 317.9± AMSL (NAVD 88) AT GPS SITE LOCATION

Basis of Elevations:  
GLOBAL POSITIONING SYSTEM (GPS)  
(SEE NOTE 2)

Basis of Bearings:  
RECORD OF SURVEY MAP FILED IN BOOK 37 AT PAGE 94 IN THE RECORDS OF FRESNO COUNTY, AND TWO FOUND MONUMENTS AS SHOWN.

Date of Field Survey: NOVEMBER 22, 2016

**NOTES**

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novator Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report on horizontal accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

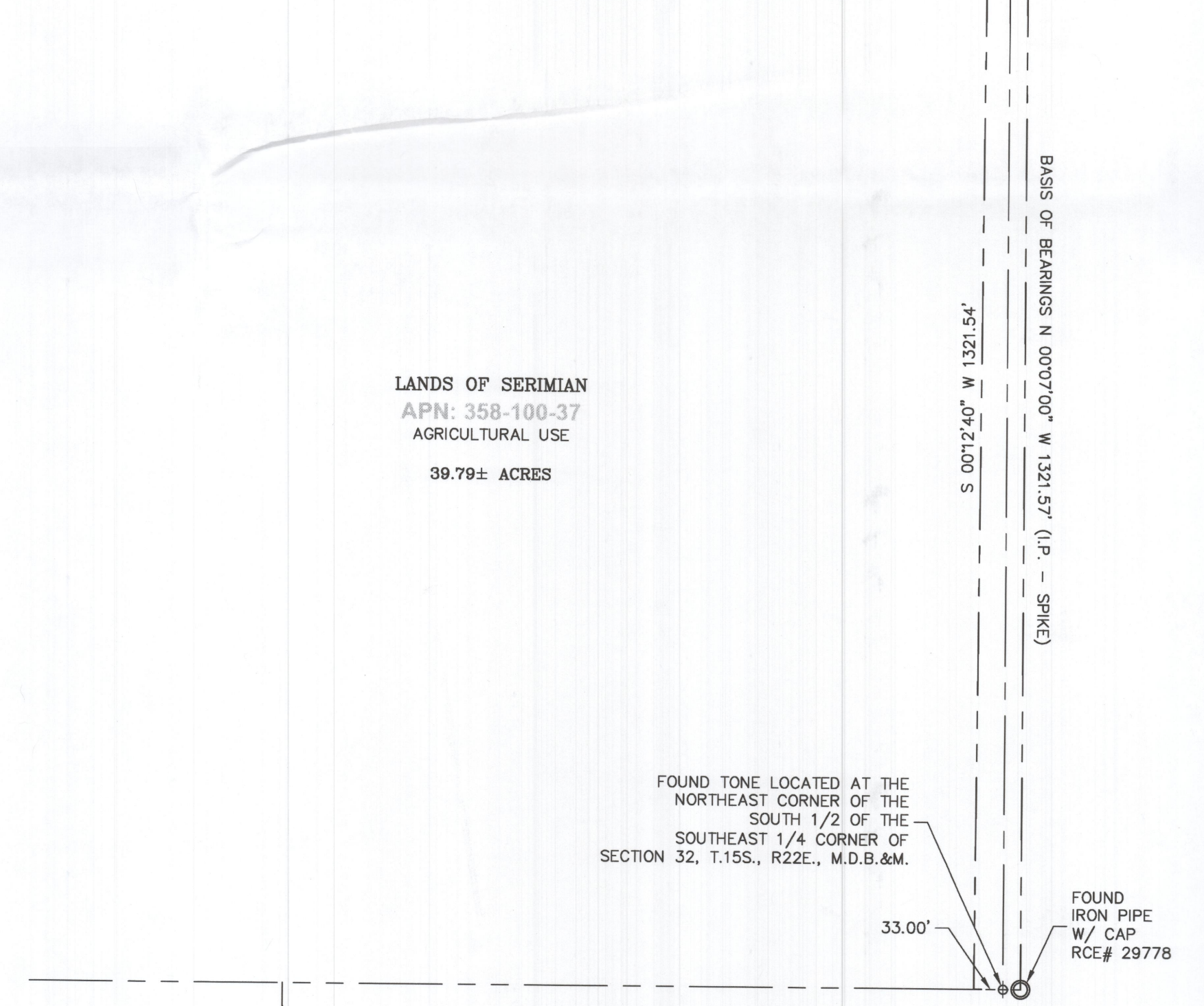
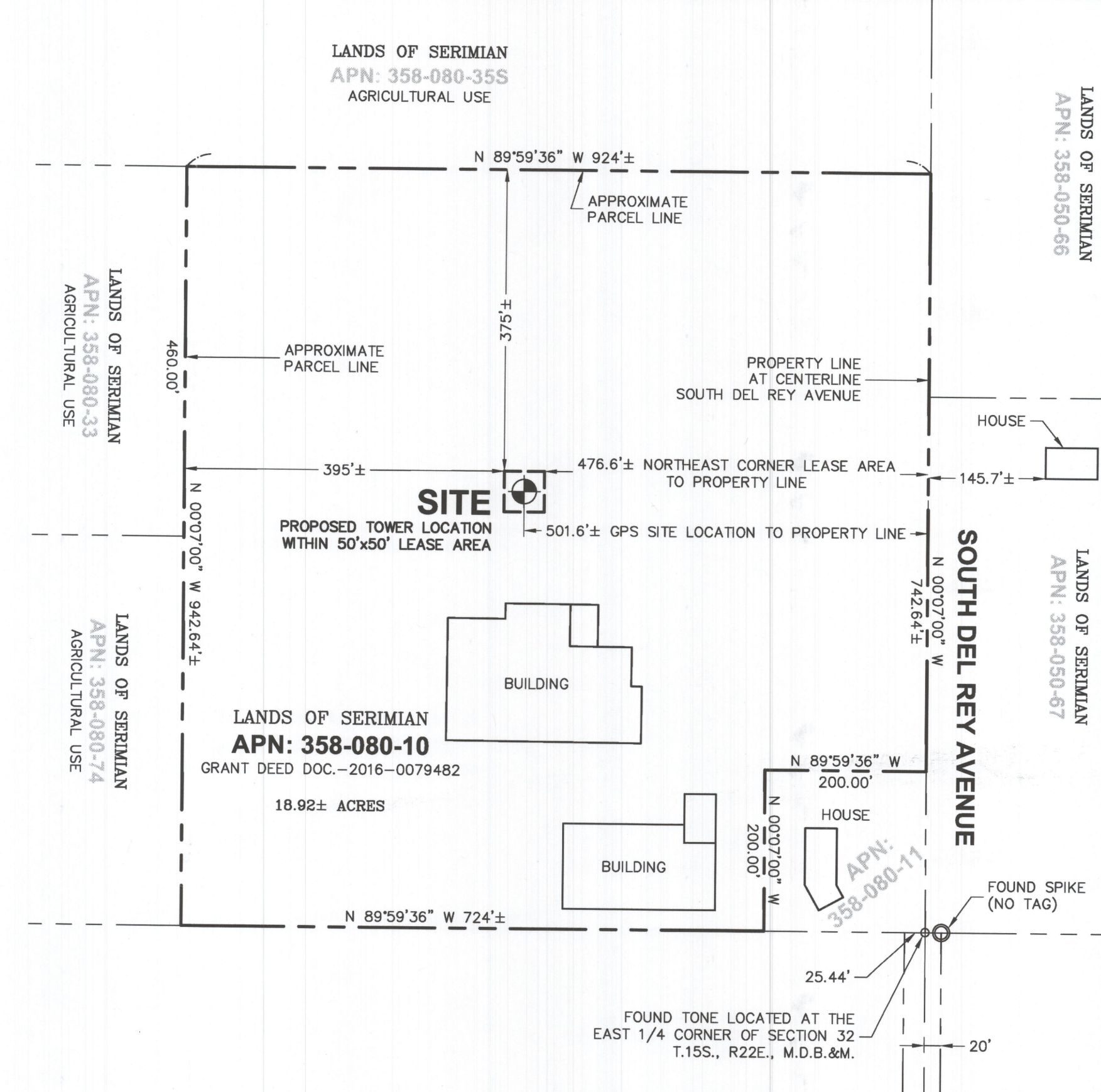
**SURVEYOR'S STATEMENT**

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, assessments, record of survey lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are and are accurate to the best of my knowledge and belief.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

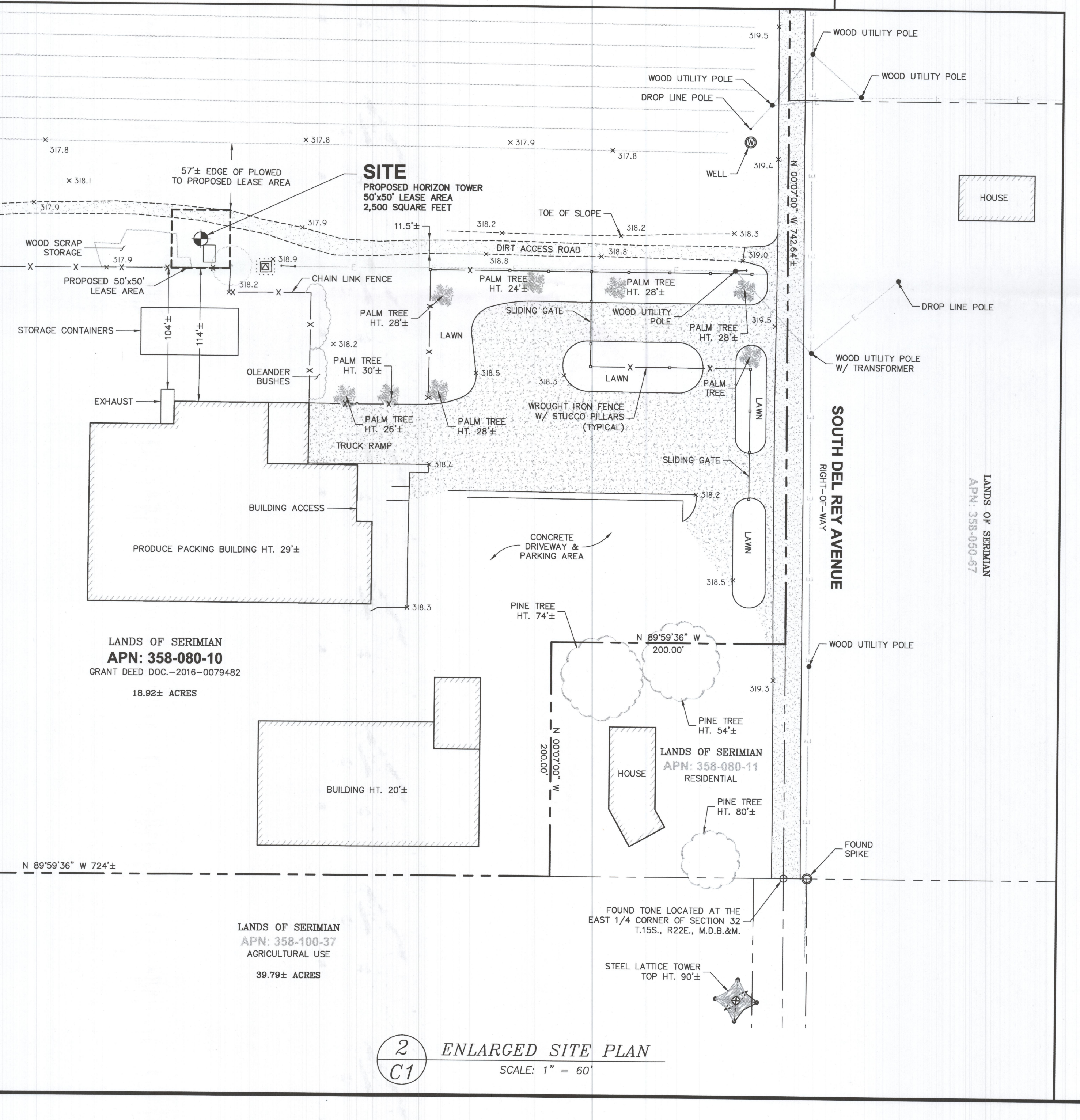
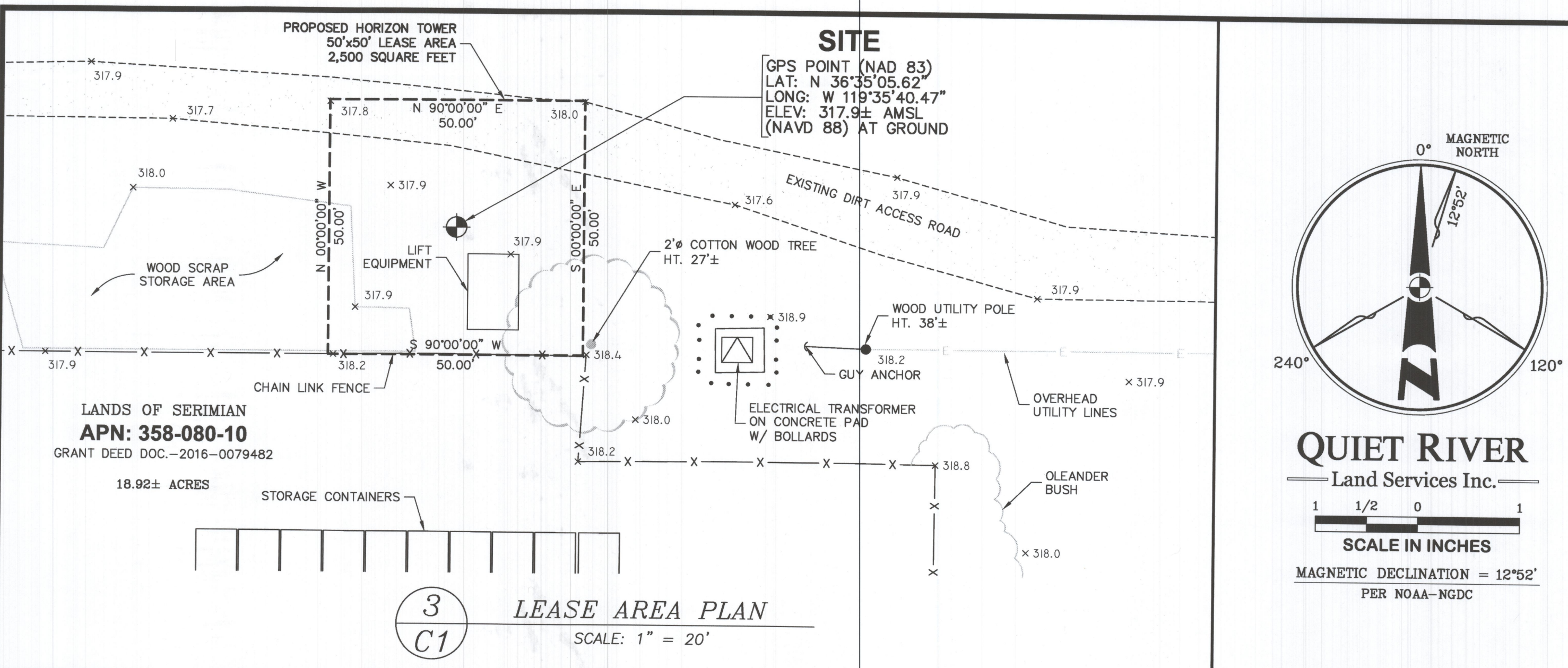
APN: ASSESSOR'S PARCEL NUMBER	ASPHALT
CP CONTROL POINT	CONCRETE
EL ELEVATION	CONTROL POINT
FH FIRE HYDRANT	FOUND MONUMENT
FND FOUND	GPS POINT
HT HEIGHT	PARAPET/ROOF ELEVATIONS
MON MONUMENT	SPOT ELEVATION
(M-M) MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	
PP POWER POLE	
(TYP.) TYPICAL	



**1 SITE PLAN**  
SCALE: 1" = 150'

SEP 25 2017  
DEPARTMENT OF PUBLIC WORKS AND PLANNING  
DEVELOPMENT SERVICES DIVISION

SUFFICIENT SURVEY EVIDENCE WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE, ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA SHOWN HEREON IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.



**2 ENLARGED SITE PLAN**  
SCALE: 1" = 60'

APN: 358-080-35S

APN: 358-050-66

APN: 358-080-33

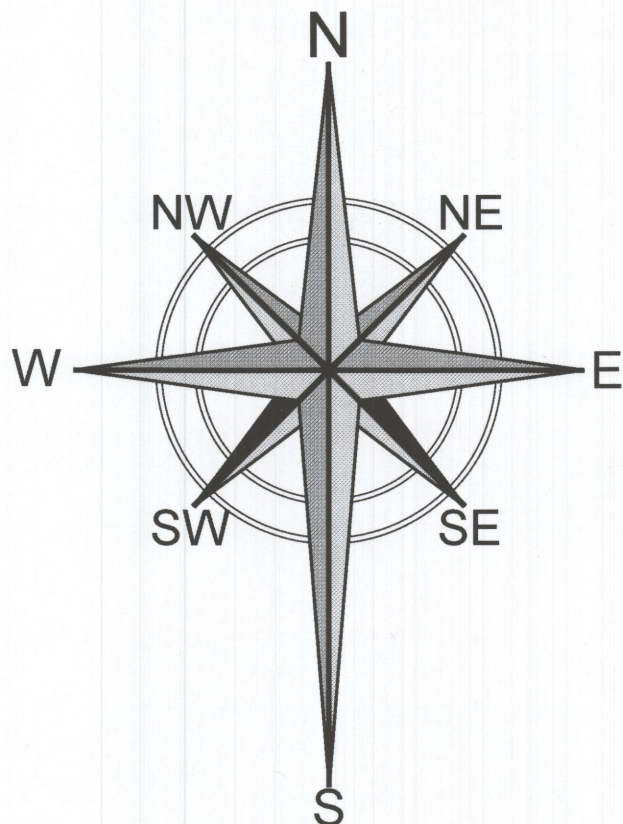
APN: 358-080-74

APN: 358-080-10

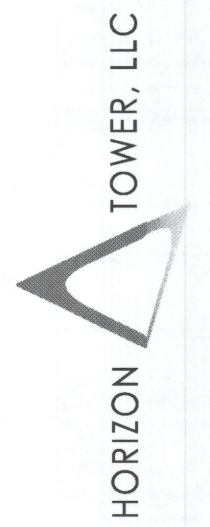
APN: 358-080-11

APN: 358-100-37

APN: 358-050-67



**DIAMOND ENGINEERING SERVICES**  
4255 PARK ROAD  
BENICIA, CA 94510



**HORIZON TOWER, LLC**  
117 Town & Country Drive, Suite A  
Danville, CA 94526  
Phone: 925-314-1113  
Fax: 925-314-1114

**Horizon Tower  
CA4046 - Selma**  
10463 S. Del Rey Ave.  
Selma, CA 93662

**SITE PLAN**

**REVISIONS**

No.	DESCRIPTION	DATE
0	BASELINE	12-16-2016
1	REVISED	04-20-2017

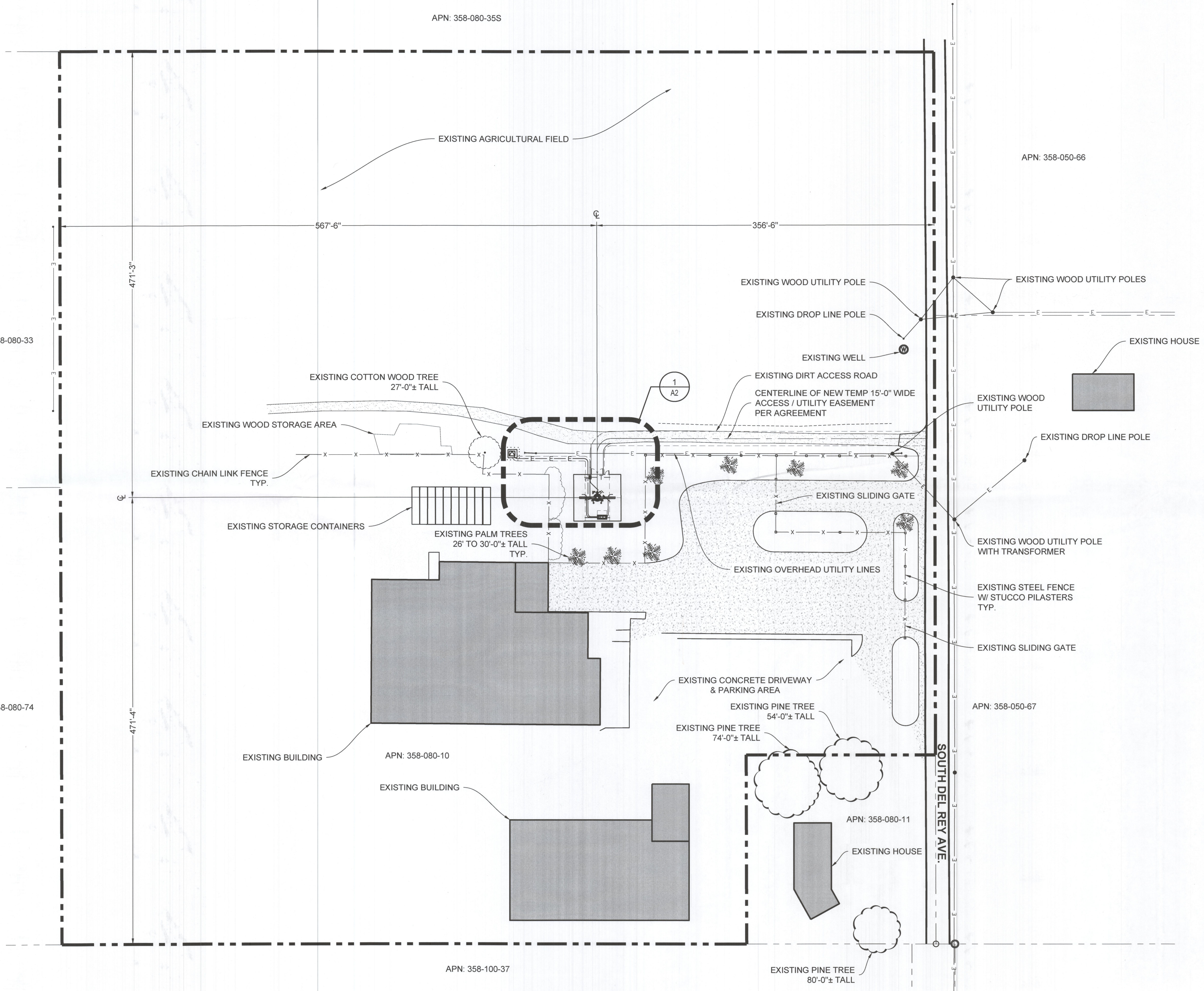
Job No.: HT16004  
Draw/Check By: LBS / EKU

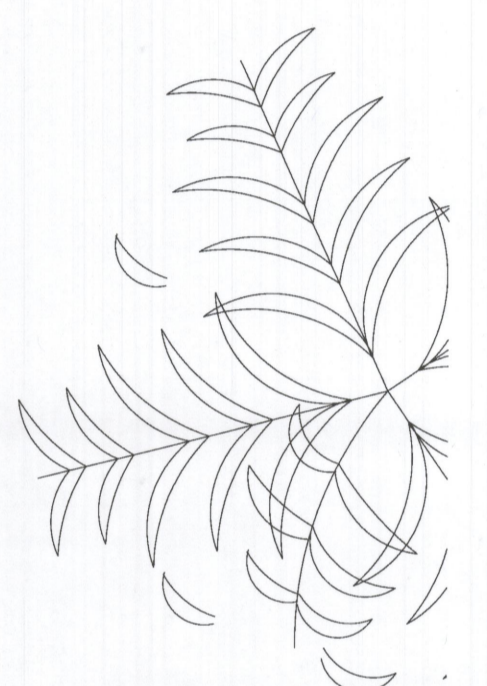
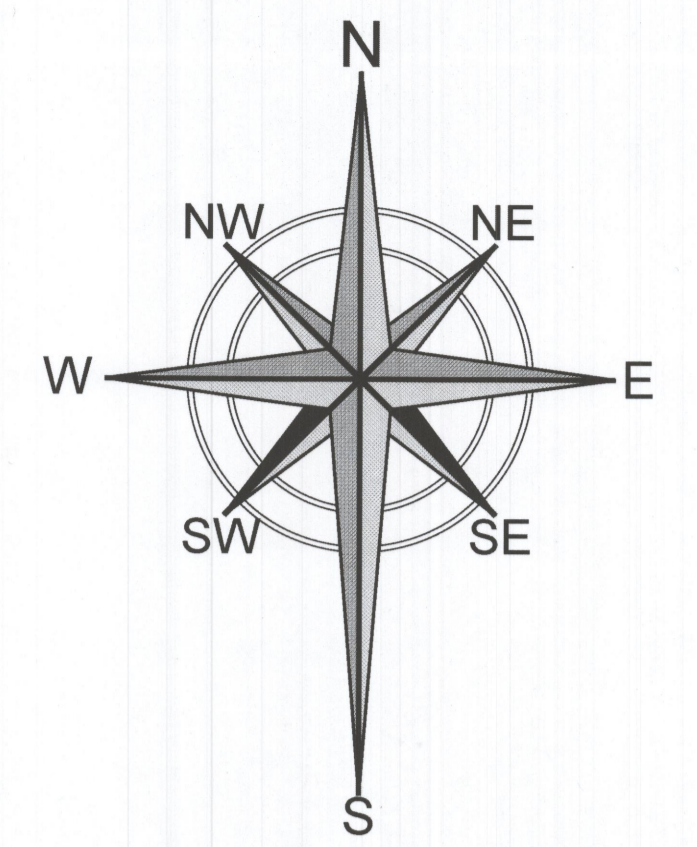
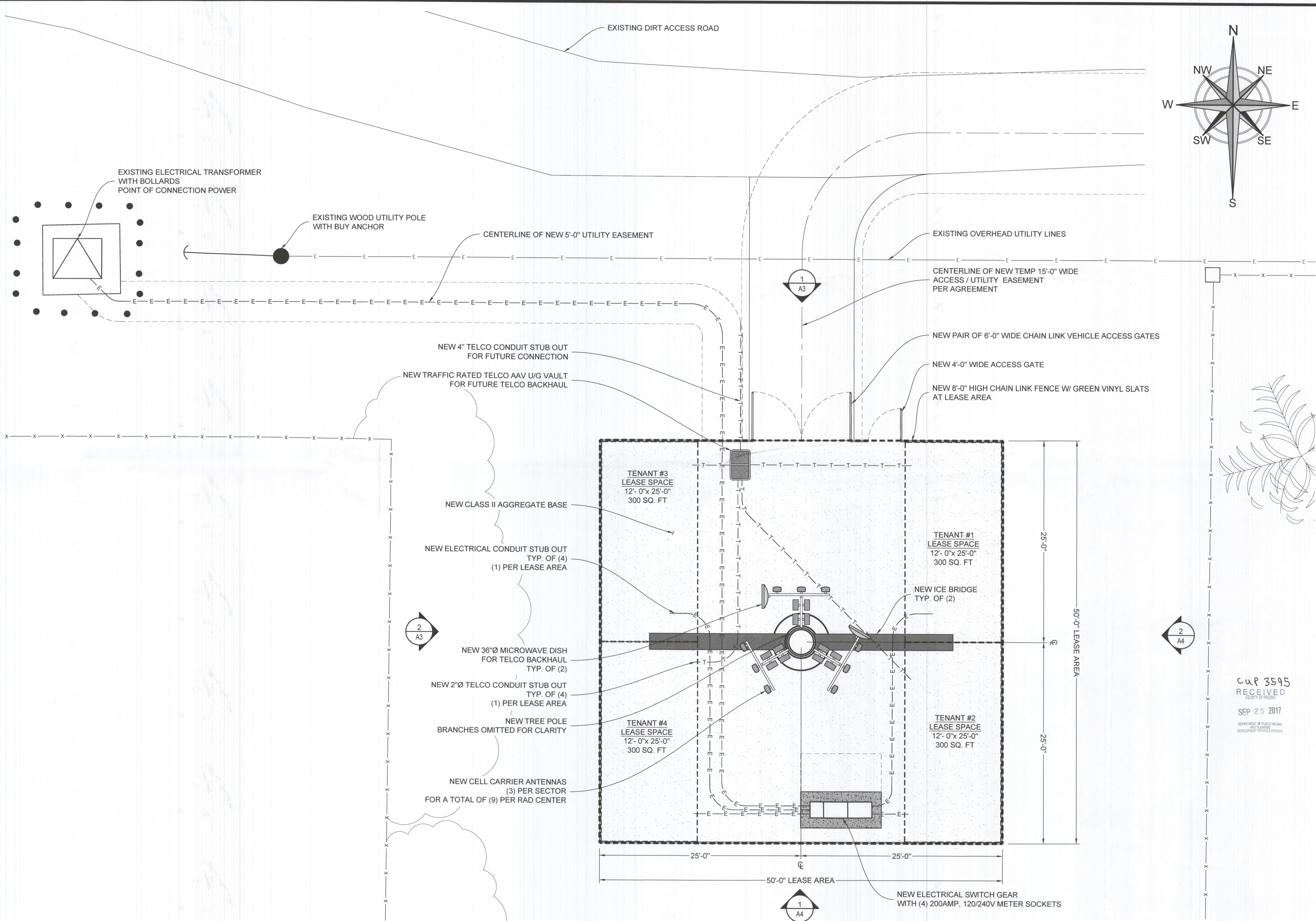
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**1 SITE PLAN**

SCALE: 1" = 50'-0"

**A1**





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 - SOI PLANNING  
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 4255 PARK ROAD  
 BENICIA, CA 94510

**HORIZON TOWER, LLC**  
 117 Town & Country Drive, Suite A  
 Danville, CA 94526  
 Phone: 925-314-1113  
 Fax: 925-314-1114

**Horizon Tower  
 CA4046 - Selma**  
 10463 S. Del Rey Ave.  
 Selma, CA 93662

**LEASE AREA PLAN**

REVISIONS		DATE
No.	DESCRIPTION	DATE
0	BASELINE	12-16-2016
1	REVISED	04-20-2017

Job No.: HT16004  
 Draw/Check By: LBS / EKU

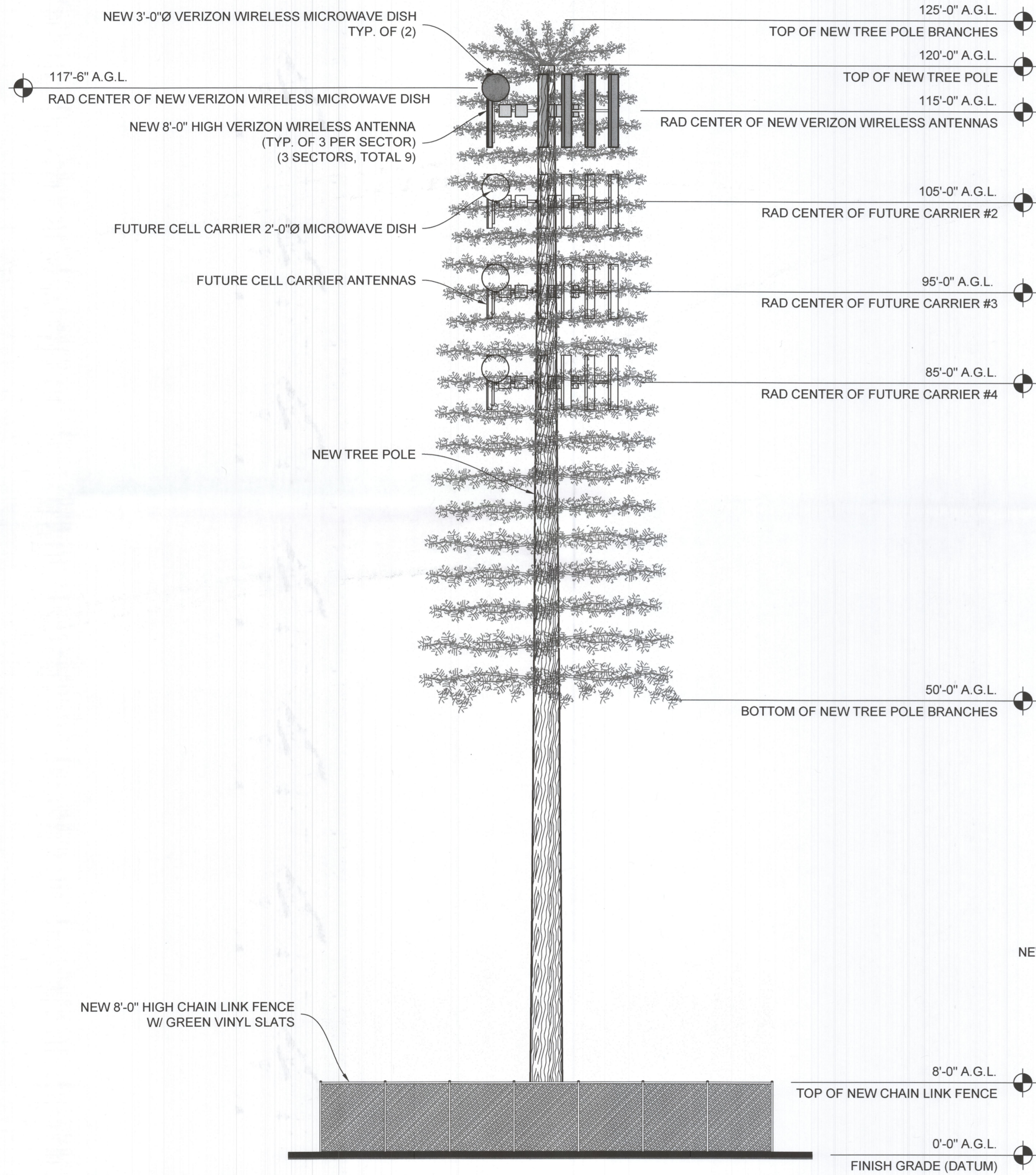
**1 LEASE AREA PLAN**

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

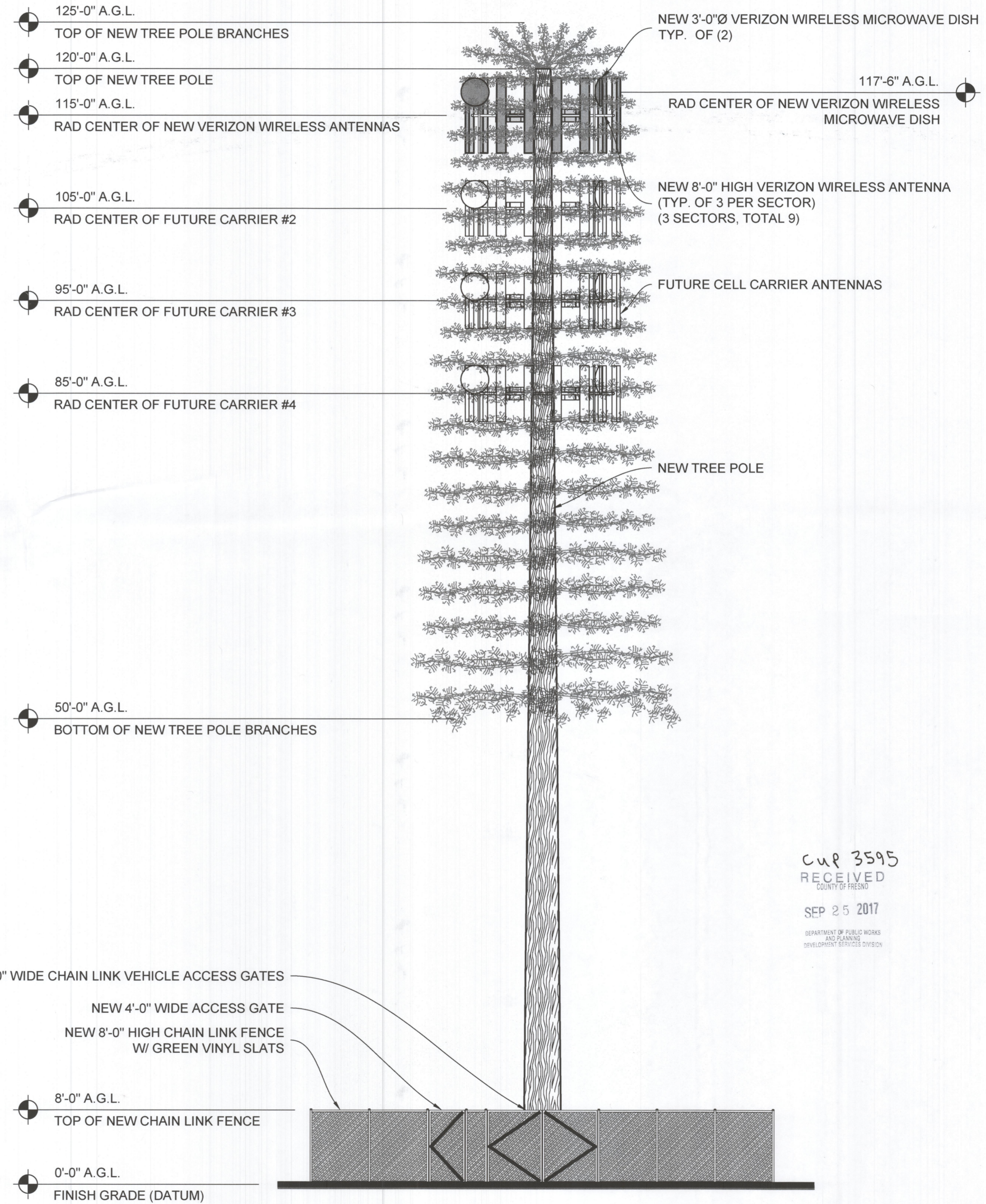
**A2**



- NOTE:
1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) RRUS, (12) ANTENNAS TOTAL AND (12) RRUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS.
  2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



2 WEST ELEVATION



1 NORTH ELEVATION

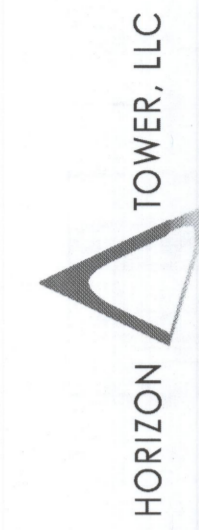
SCALE: 3/16" = 1'-0"

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



DIAMOND ENGINEERING SERVICES

4255 PARK ROAD  
BENICIA, CA 94510



HORIZON TOWER, LLC

117 Town & Country Drive, Suite A  
Danville, CA 94526  
Phone: 925-314-1113  
Fax: 925-314-1114

Horizon Tower  
CA4046 - Selma  
10463 S. Del Rey Ave.  
Selma, CA 93662

NORTH & WEST ELEVATIONS

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SEP 25 2017  
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AND PLANNING  
DEVELOPMENT SERVICES DIVISION

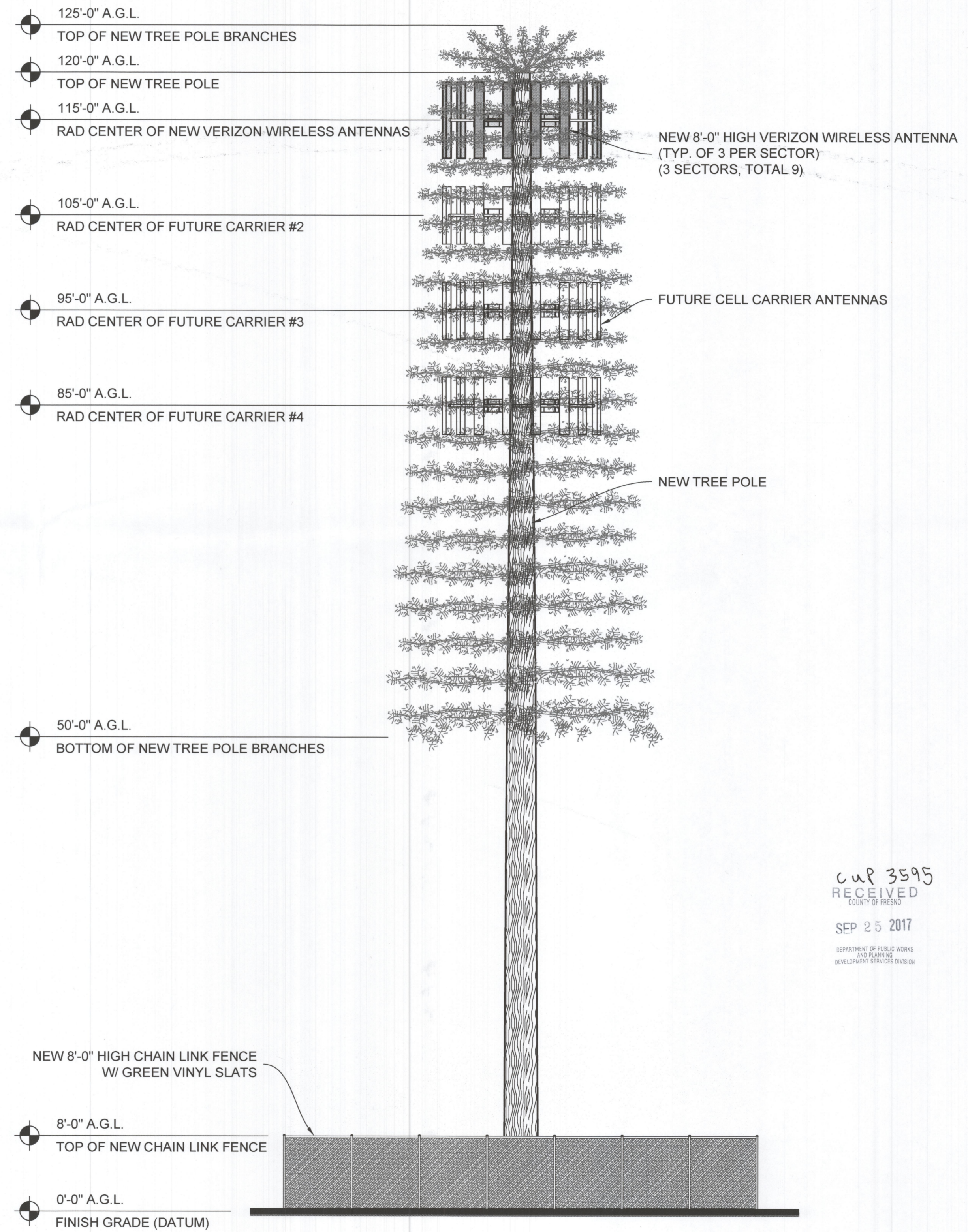
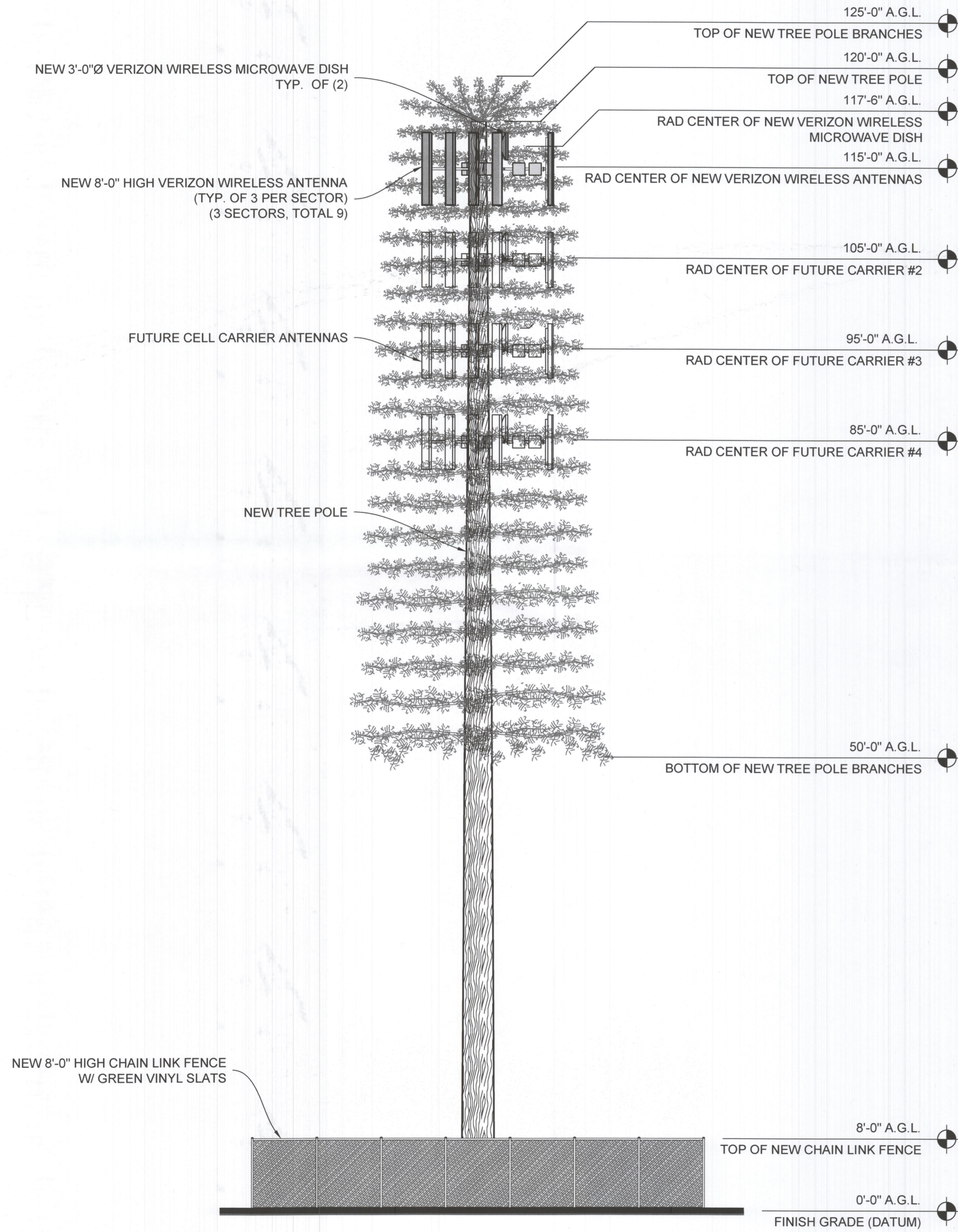
REVISIONS		DATE
No.	DESCRIPTION	DATE
0	BASELINE	12-16-2016
1	REVISED	04-20-2017

Job No.: HT16004  
Draw/Check By: LBS / EKU

A3

NOTE:

1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) RRUS, (12) ANTENNAS TOTAL AND (12) RRUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS.
2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



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DEVELOPMENT SERVICES DIVISION

2 EAST ELEVATION

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

1 SOUTH ELEVATION

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

DIAMOND ENGINEERING SERVICES  
4255 PARK ROAD  
BENICIA, CA 94510

HORIZON TOWER, LLC  
117 Town & Country Drive, Suite A  
Danville, CA 94526  
Phone: 925-314-1113  
Fax: 925-314-1114

Horizon Tower  
CA4046 - Selma  
10463 S. Del Rey Ave.  
Selma, CA 93662

**SOUTH & EAST ELEVATIONS**

REVISIONS		DATE
No.	DESCRIPTION	DATE
0	BASELINE	12-16-2016
1	REVISED	04-20-2017

Job No.: HT16004  
Draw/Check By: LBS / EKU

A4



# PROJECT DESCRIPTION & OPERATIONAL STATEMENT

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

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COUNTY OF FRESNO

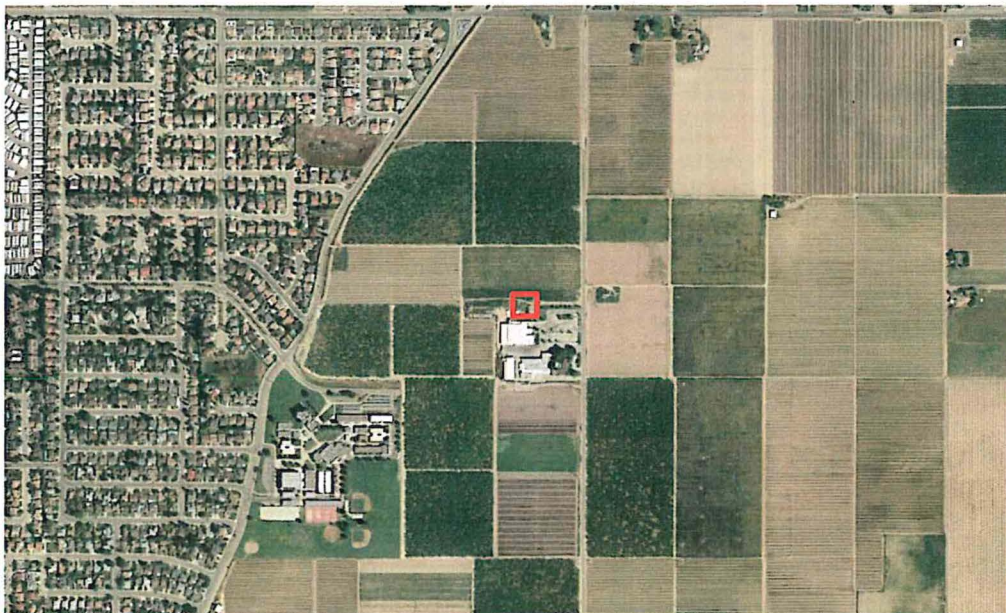
SEP 25 2017

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.



October 19, 2017

On Behalf of



**DESCRIPTION AND ANALYSIS OF THE SEARCH RING,  
POTENTIAL COLLOCATIONS, ALTERNATIVE LOCATIONS AND  
OTHER CONSIDERATIONS RELATING TO A NEW WIRELESS  
TELECOMMUNICATION FACILITY.**

Verizon Wireless Telecommunications Facility

Verizon Site Name "Orange Ave"

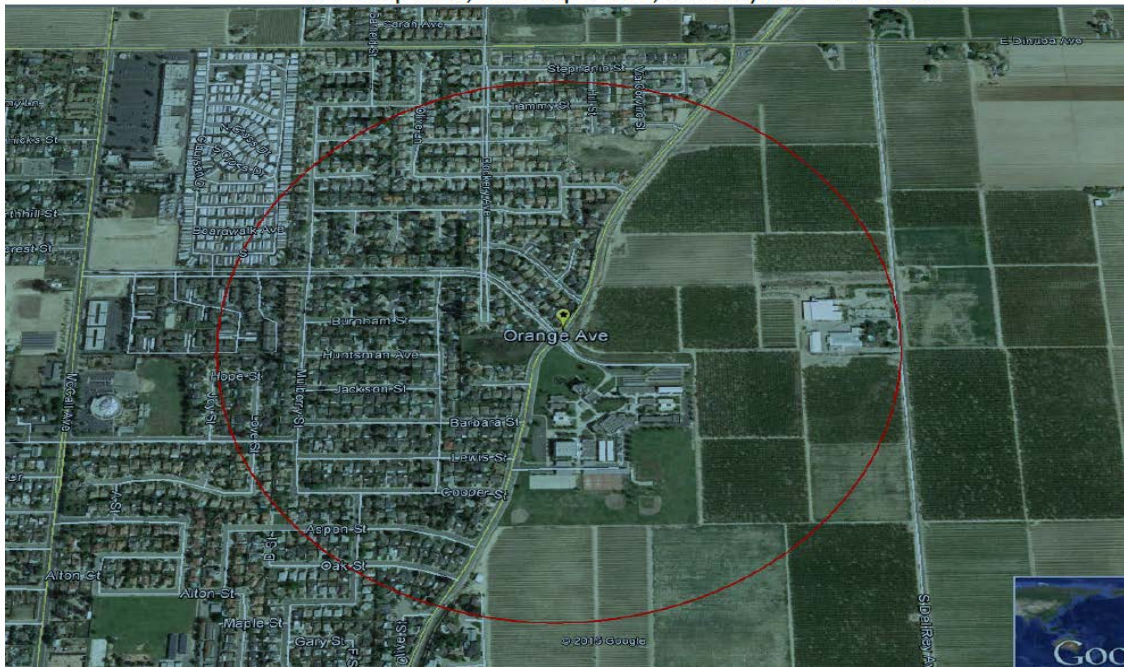
Verizon Location Number 265711

Property Located at: APN 358-050-40, Selma, CA 94662



## PROJECT NARRATIVE

### SEARCH AREA



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. This facility will be located at APN 358-050-40, Selma, CA 94662 and is within Fresno County's planning jurisdiction.

The SR encompasses approximately a 0.44-mile radius covering the residential areas along Orange Ave. to South Mill Ditch Ave. and Mulberry St. to South Del Rey Ave. This area contains both residential parcels on the western half and agricultural parcels on the eastern half. The residential parcels are mostly one and two-story dwellings. The Agricultural parcels are mostly open with a small number of agriculture facilities and commercial buildings.

Verizon's coverage objective is to provide capacity and coverage to a residential community expansion in the City of Selma. The red circle on the above map shows the area in which the radio frequency engineer needed to focus their search for a new telecommunications facility. After assessing its coverage needs, and surveying the area for existing towers on which to collocate, Verizon's radio frequency engineers determined that a new telecommunications facility, as opposed to collocating on an existing tower is necessary to fulfill their objectives.

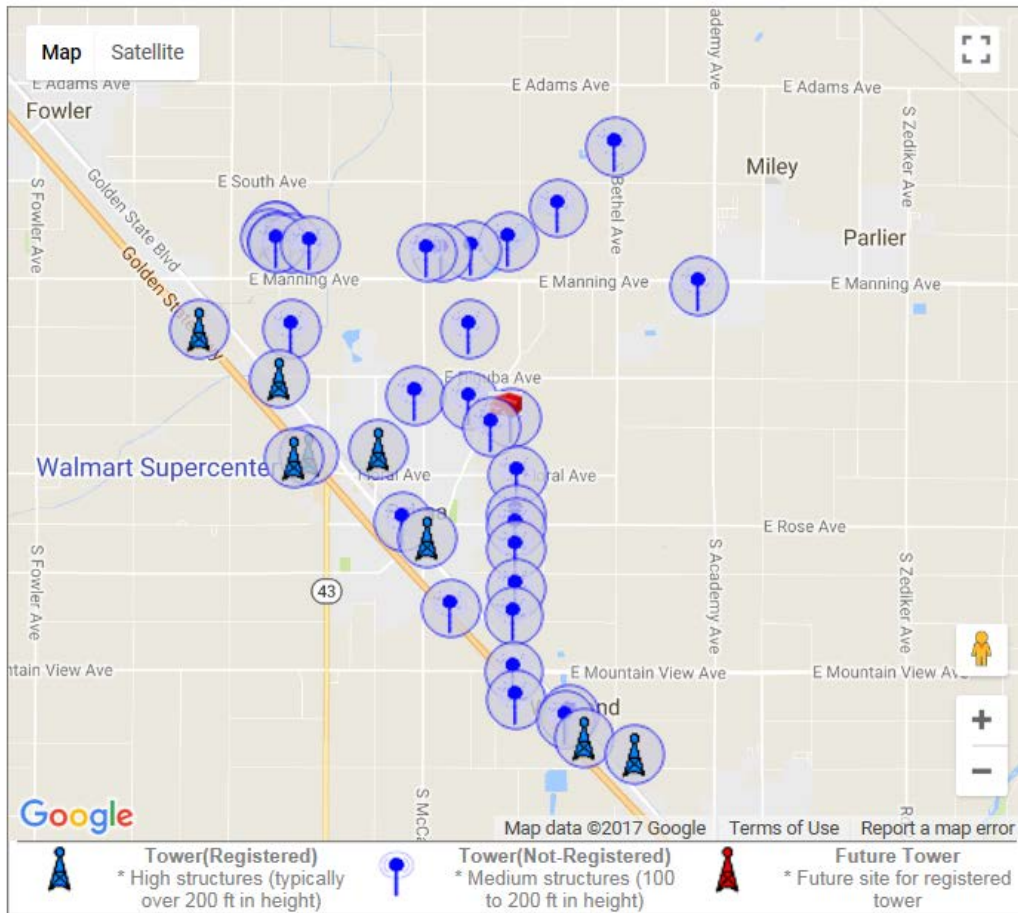
Based on the coverage objectives, the proposed location is ideal to accomplish the goals above as it has the elevation needed for the coverage. This facility will increase the efficiency and enhance the coverage in the area during the peak usage times, as well as increase the amount of capacity available to Verizon customers along this corridor.



## WRITTEN DESCRIPTION OF THE POTENTIAL FOR COLOCATION AT EXISTING COMMUNICATION SITES PURSUANT TO §19.91.020(B)

There were several collocation opportunities looked at in or near the desired coverage area. Specifically, there are 3 existing towers that were proposed as possible candidates. However, functional height for the proposed equipment, distance from the Search Ring and other factors eliminated these candidates from consideration. The existing collocation opportunities considered are with SBA Towers, City of Selma, and the T-Mobile West Tower.

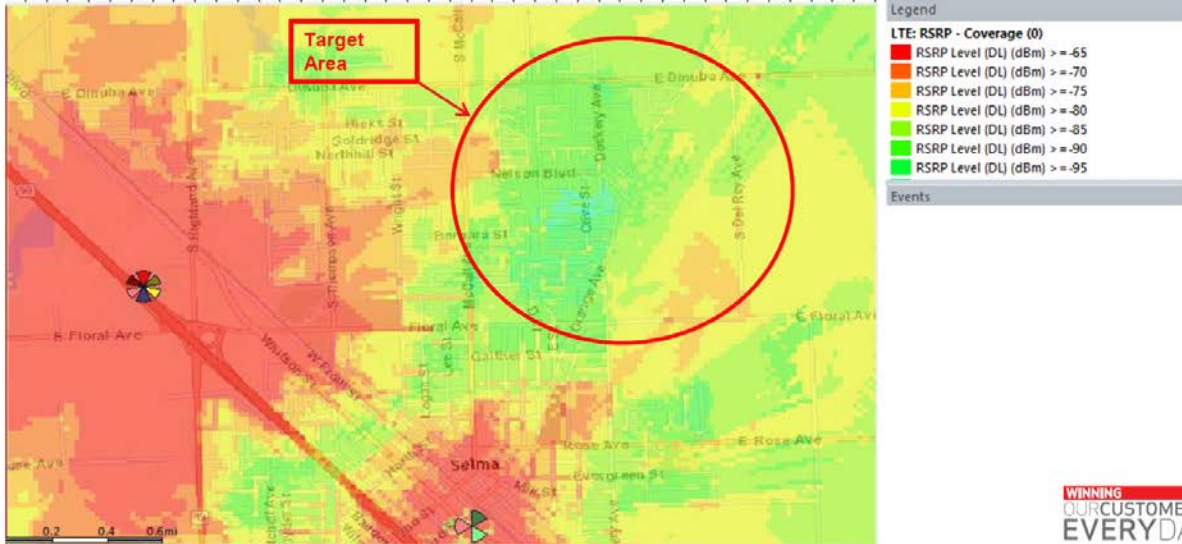
- **Tower Structures - (10463 S Del Rey Ave, Selma, CA 93662)**



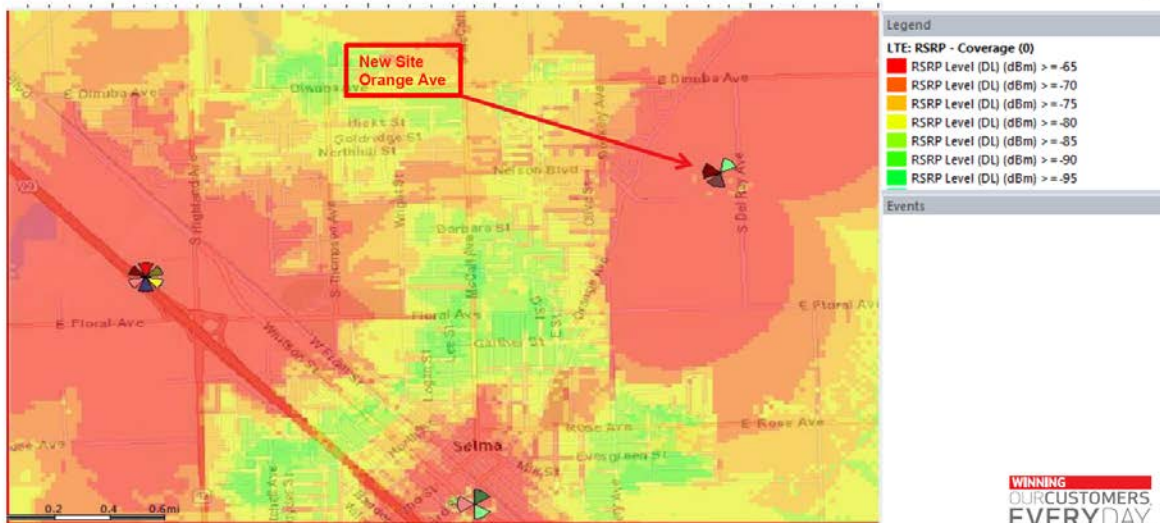




## Map of current Verizon Coverage in Selma Area



## Proposed Site Orange Ave Objective to bring improved capacity & coverage Selma area





**STATEMENT ACKNOWLEDGING THE PROPOSED FACILITY SUPPORT  
COLLOCATIONS DUE TO THE DESIGN OF THE TOWER PURSANT TO §19.91.020(C)**

This facility will support collocations of future wireless facilities. This site is being proposed as a 125' tower, disguised as a monopine and will have the capacity to support more than one carrier. The proposed lease area is 50'x 50' and the additional space in the lease area may allow for future collocation carriers to house ground equipment.

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. 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.

## **CONCLUSION**

The proposed location will best meet the coverage needs of Verizon Wireless to cover the residential areas along Orange Ave. to South Mill Ditch Ave. and Mulberry St. to South Del Rey Ave. Ultimately, this location will best meet Verizon's coverage needs because it provides the elevation and line of site to meet the demands of a residential community expansion in the City of Selma. The other candidates considered are either not feasible or outside of the desired search area for coverage objectives to bolster Verizon's network. The proposed location also outlines that this is a Build-to-suit where Verizon has committed to being a tenant as well as reserves rights for future collocators.



# 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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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7390</b>	<b>LOCAL AGENCY PROPOSED DRAFT MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-201810000036</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): 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:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Derek Chambers Planner	

State 15083, 15085

County Clerk File No.: E-201810000036

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**