



County of Fresno

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

April 4, 2018

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7429 (InSite Towers, LLC)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@co.fresno.ca.us

Sincerely,

Ejaz Ahmad, planner
Development Services and Capital Projects Division

EA:

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Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: IS Application No. 7429 (InSite Towers, LLC)

Lead Agency: Fresno County, Department of Public Works and Planning Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, 6th Floor Phone: 559-600-4204
City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Fresno
Cross Streets: South side of W. Clinton Ave., 400 feet east of its intersection with N. Constance Ave Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 1.14
Assessor's Parcel No.: APN 312-270-16S Section: 27 Twp.: 13S Range: 19E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[X] Commercial: Sq.ft. Acres 1.14 Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Single-family residence/RR (Rural Residential; two-acre minimum parcel size)/Rural Resid'l (Fresno-High Roeding Comm. Plan)

Project Description: (please use a separate page if necessary)

Allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the south side of W. Clinton Avenue approximately 400 feet west of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Ave., Fresno CA) (SUP. DIST.: 1) (APN: 312-270-16S).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District #6 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>S.J.Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 6, 2018 Ending Date May 7, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>InSite Towers, LLC</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1199 N. Fairfax Street # 700</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Alexandria, VA 22314</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(703) 535-3009 or (702)501-0882</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 04/04/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Pesticide regulation, Dept. of
- U.S. Fish & Wildlife Service

- Toxic Substances Control, Dept. of

Public Review Period (to be filled in by lead agency)

Starting Date: April 6, 2018

Ending Date: May 7, 2018

Signature _____



Date _____

04-04-18

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: InSite Towers, LLC
 Address: 1199 N. Fairfax Street # 700
 City/State/Zip Alexandria, VA 22314
 Phone: (703) 535-3009 or (702) 501-0882

For SCH Use Only:

Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____

Notes:



E201810000096

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
APR 04 2018 TIME 12:40
FRESNO COUNTY CLERK
By *[Signature]* DEPUTY

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7429 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7429 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3604 filed by **INSITE TOWERS, LLC**, proposing to allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the south side of W. Clinton Avenue approximately 400 feet east of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Avenue, Fresno CA) (SUP. DIST. 1) (APN 312-270-16S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7429, and take action on Unclassified Conditional Use Permit Application No. 3604 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7429 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from April 6, 2018 through May 7, 2018.

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

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7429 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on May 17, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: April 6, 2018



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7429, Unclassified Conditional Use Permit Application No. 3604
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The project site is located on the south side of W. Clinton Avenue approximately 400 feet west of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Ave., Fresno CA) (SUP. DIST.: 1) (APN: 312-270-16S).
- 5. Project Applicant's name and address:**
InSite Towers
1199 N. Fairfax Street # 700
Alexandria, VA 22314
- 6. General Plan designation:**
Rural Residential in the County-adopted Fresno-High Roeding Community Plan
- 7. Zoning:**
RR (Rural Residential, two-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in an established residential neighborhood and abuts Clinton Avenue to the north, single-family residences to the east and west, and undeveloped land to the south. The proposed tower site is approximately 257 feet south of Clinton Avenue and 170 feet from the nearest single-family residence to the east.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

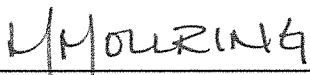
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner

Marianne Mollring, Senior Planner

Date: 04-03-2018

Date: 4-4-18

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7429 and
Unclassified Conditional Use Permit Application No.
3604)

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation
Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

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

III. AIR QUALITY

Would the project:

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

- 1 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 1 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 1 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

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

- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation

EA:
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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** InSite Towers, LLC
- APPLICATION NOS.:** Initial Study Application No. 7429 and Unclassified Conditional Use Permit Application No. 3604
- DESCRIPTION:** Allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- LOCATION:** The project site is located on the south side of W. Clinton Avenue approximately 400 feet west of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Ave., Fresno CA) (SUP. DIST.: 1) (APN: 312-270-16S).

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?

FINDING: NO IMPACT:

The project site is located in an established residential neighborhood near the City of Fresno. The site is not located along a designated Scenic Highway. No scenic vistas or scenic resources, including trees, rock outcroppings, and historic buildings, were identified on or near the site that may be impacted by this proposal. The project will have no impact on scenic resources.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The subject property is located near the City of Fresno within the City's Sphere of Influence. The majority of the property is currently improved with a single-family residence with garage, a swimming pool, a 1,200 square-foot accessory building and paved driveway off Clinton Avenue. The southerly quarter of the property is undeveloped and contains a 684 square-foot accessory structure. The 2,500 square-foot lease area to accommodate the proposed tower and related facilities will be located at the southeast corner of the property.

Aesthetics is typically the concern associated with this type of use because of the substantial height of towers, which support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the public. In the case of this application, the proposed tower will be a low-height 80-foot-tall slim line, monopine design (stealth designed as a pine tree).

The project site is located in an established residential neighborhood and abuts Clinton Avenue to the north, single-family residences to the east and west, and undeveloped land to the south. The proposed tower site (lease area) is approximately 257 feet south of Clinton Avenue and 170 feet west of the nearest single-family residence. Significantly tall, mature landscaping, exists along the east and south sides of the tower site. The landscaping will provide a visual buffer between the neighboring residences and the visibility of the tower. Furthermore, the monopine design of the telecommunications tower will blend in with the existing landscaping resulting in less than significant visual impacts on the surrounding area. The visual impacts of the tower and related improvements on the ground will be further reduced with a Mitigation Measure requiring six-foot-tall slatted fencing to visually screen the facility from neighboring properties.

* **Mitigation Measure**

1. *Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color.*

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 WITH MITIGATION
INCORPORATED:

According to the applicant's Operational Statement, the project will not utilize any outdoor lighting. However, in order to reduce any lighting and glare impact resulting from the installation of any outdoor lighting, a Mitigation Measure would require that all lighting shall be hooded and directed as to not shine toward adjacent properties and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- 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 forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not farmland or forest land and is not subject to a Williamson Act Contract. It is zoned Rural Residential and developed with a single-family residence and related improvements. No impacts would occur to agricultural or forestry resources.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and expressed no concerns with the project. The applicant will be required to contact the Air District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or obtain information about District permit requirements. This will be included as a Project Note.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not create any objectionable odors. The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor.

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; or
- 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:

The subject parcel is located within an established residential neighborhood and has been developed with a single-family residence and related improvements. This proposal was referred to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments. No concerns were expressed by either agency. Therefore, no impacts were identified in regard to: 1.) any candidate, sensitive, or special-status species; 2.) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3.) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4.) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediment 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:

The project will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural

Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

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 a 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?

FINDING: NO IMPACT:

The project site is not located within any area designated to be highly or moderately sensitive for archeological resources. No impact on historical, archeological, or paleontological resources would result from this proposal.

- 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: NO IMPACT:

The project will have no impact on tribal Cultural Resources and was routed to the Dumna Wo Wah Tribal Government, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria in accordance with Public Resources Code Section 21080.3.1 (b). No concerns were expressed by the tribes.

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 area is designated as Seismic Design Category C in the California Geological Survey. No agency expressed concerns or complaints related to ground shaking, ground failure, liquefaction or landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Changes in topography of the site could result from grading activities. According to the project review by the Development Engineering Section of the Development Services and Capital Projects Division, a Grading Permit or Voucher shall be required for any grading proposed with this application. This will be included as a Project Note.

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

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

FINDING: NO IMPACT:

The subject parcel is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, collapse, or within an area of known expansive soils.

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:

This proposal entails an unmanned communications facility and requires no on-site restroom facility. The Fresno County Department of Public Health, Environmental Health Division, reviewed the proposal and expressed no concerns related to wastewater disposal.

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:

Comments received from the Air District expressed no specific project-related 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; or
- 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:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires that 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. Additionally, 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, and all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. With adherence to these requirements, the proposed use will have a less than significant impact related to hazardous materials.

There are no schools within one quarter-mile of the subject parcel. The nearest school, Polk Elementary School, is approximately 1,568 feet west of the proposed tower site.

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

FINDING: NO IMPACT:

No hazardous materials sites were identified in the project analysis.

- 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 approximately 8.3 miles west of the Fresno-Yosemite International Airport and four miles northwest of Chandler Executive Airport. The project will not be impacted by air traffic.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project will not impair implementation or physically interfere with an adopted Emergency Response Plan.

- 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 is not located within a wildland area, and therefore is not subject to wildland fires.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: NO IMPACT:

See discussion in VI. E. Geology and Soils above.

- 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?

FINDING: NO IMPACT:

The project requires no use of water. As such, no impact on groundwater would occur.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are no existing natural drainage channels adjacent to or running through the property. As noted above, a grading permit or voucher will be required for any grading proposed with this application. This requirement will be included as a Project Note.

The project site is located within the boundaries of the Fresno Metropolitan Flood Control District. The District reviewed the proposal and required a temporary on-site storm water storage facility and payment of District Development Review fees for the project. These requirements will be included as Project Notes.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

The project requires no use of water.

- G. Would the project place housing within a 100-year floodplain; or
- 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 the Federal Emergency Management Authority (FEMA) FIRM Panel 1545H, the project site is not subject to flooding from the 100-year storm.

- 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: NO IMPACT:

The proposal will not expose persons or structures to potential levee or dam failures, and is not prone to hazards such as seiche, tsunami or mudflow.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community. The project site is outside of and approximately 165 feet east of the nearest city limits of the City of Fresno.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Rural Density Residential in the Fresno-High Roeding Community Plan and is located within the City of Fresno's Sphere of Influence.

According to General Plan Policy LU-G.1, the County acknowledges that the cities have primary responsibility for planning within their LAFCo (Local Agency Formation Commission)-adopted Spheres of Influence and are responsible for urban development and the provision of urban services within their Spheres of Influence. The proposed tower site is located within the City of Fresno Sphere of Influence and approximately 165 feet east of the nearest city limits of the City of Fresno. The City of Fresno Planning and Development Department reviewed the proposal and expressed no concerns with the project.

According to General Plan Policy PF-J.4, compliance with the Wireless Communication Guidelines is required for the siting of communication towers in unincorporated areas of the County.

The Wireless Communication Guidelines indicate 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. According to the applicant's response to the County Wireless Communication Guidelines, there were no other available towers, water tanks, light standards, and other utility structures, or other antenna support structures within the necessary geographic area, which could be utilized instead of the proposed site location. The nearest existing PG&E tower to co-locate on is approximately two miles to the west of the property and was found to be unsuitable due to not meeting the T-Mobile's coverage objectives. Likewise, co-location on existing towers located on City of Fresno property near the site were found to be unsuccessful due to the City's refusal to allow any additional co-location or ground equipment.

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

According to General Plan Policy PF-C.17, the County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns with the project regarding water usage.

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

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

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.

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; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: NO IMPACT:

The project does not include an on-site emergency back-up generator and will utilize battery backup power in case of emergencies. The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and expressed no concerns related to noise.

- 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:

See discussion in Section VIII. E. F. above.

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.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within the jurisdiction of the North Central Fire District (NCFD). According to NCFD's review of the proposal, the applicant shall submit plans to the District for review and approval. This requirement will be included as a Condition of Approval.

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

FINDING: NO IMPACT:

The project will not result in the need for additional public services related to police, schools and parks.

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 impact on recreational resources were identified in the 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:

According to the applicant's Operational Statement, construction of the proposed facility will take approximately 30 to 45 days while utilizing an average of three workers per day. Once operational, one service vehicle per month will visit the site to conduct routine maintenance.

The Design and Road Maintenance and Operations Divisions of the Department of Public Works and Planning expressed no concerns related to traffic and required no Traffic Impact Study.

The City of Fresno Public Works Development Engineering Division also reviewed the proposal and required street dedications, encroachment permits and street improvements for the project. Given the scope of the project, staff finds no nexus between the City requirements and the proposed unmanned telecommunications facility.

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

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns.

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

FINDING: NO IMPACT:

The tower site will gain access from Clinton Avenue via an existing paved road on the subject property.

The proposed telecommunications facility (tower site) sits on the property approximately 257 feet from Clinton Avenue. The facility design and its location will not contribute to traffic hazards on Clinton Avenue or result in inadequate emergency access.

- 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 proposal will not impact any plans, policies or programs supporting alternative transportation.

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?

FINDING: NO IMPACT:

The project is an unmanned facility and does not require use of water or produce wastewater.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section IX. C. D. E. Hydrology and Water Quality.

- 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?

FINDING: NO IMPACT:

The project is an unmanned facility and does not involve wastewater disposal.

- 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:

The project will produce no solid or liquid waste of any kind.

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: NO IMPACT:

No impacts on biological or cultural resources were identified in the analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the project analysis other than aesthetics, which will be addressed with the Mitigation Measures discussed in Section I.C. D. above.

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 analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study (No. 7429) prepared for Unclassified Conditional Use Permit Application No. 3604, 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 agricultural and forestry resources, biological resources, cultural resources, greenhouse gas emissions, mineral resources, noise, population and housing, recreation, or transportation/traffic.

Potential impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics have been determined to be less than significant with the identified 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 southwest corner of Tulare and "M" Streets, Fresno, California.

EA:ksn

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7429	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
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): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): InSite Towers, LLC	Project Title: Unclassified Conditional Use Permit Application No. 3604		
Project Description: Allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the south side of W. Clinton Avenue approximately 400 feet west of its intersection with N. Constance Avenue and 162 feet from the nearest city limits of the City of Fresno (5197 W. Clinton Ave., Fresno CA) (SUP. DIST.: 1) (APN: 312-270-16S).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7429) prepared for Unclassified Conditional Use Permit Application No. 3604, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agricultural and forestry resources, biological resources, cultural resources, greenhouse gas emissions, mineral resources, noise, population and housing, recreation, or transportation/traffic. Potential impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – April 6 , 2018		Review Date Deadline: May 7, 2018	
Date: April 4, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7429
Unclassified Conditional Use Permit Application No. 3604**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	Ground equipment for the telecommunication tower shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/PW&P	On-going; for duration of the project

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.



County of Fresno

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

DATE: February 13, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Nadia Leon, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
City of Fresno Planning & Development Department, Attn: Mike Sanchez
City of Fresno Public Works Department, Attn: Scott Mozier/Louise Gilio
U.S. Department of Interior, Fish & Wildlife Service, Attn: Holley Kline
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District Attn:
developmentreview@fresnofloodcontrol.org
Table Mountain Rancheria, Attn: Robert Pennell
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
North Central Fire District, Attn: Laurie.sawhill@fresno.gov

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Unclassified Conditional Use Permit (CUP) Application No. 3604; Initial Study
Application No. 7429

APPLICANT: InSite Towers, LLC

DUE DATE: February 27, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow an unmanned telecommunications facility consisting of an 80-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 2,500 square-foot portion of a 1.14- acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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

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

We must have your comments by **February 27, 2018**. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

Activity Code (Internal Review): 2381

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3604\ROUTING\CUP 3604 Routing Ltr.doc

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 02/02/18

CLIP 3604

(Application No.)

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

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

APPLICATION FOR:

- Pre-Application (Type) 39220
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other unclassified CUP

DESCRIPTION OF PROPOSED USE OR REQUEST:

80' Cell tower designed as a pine tree. T-Mobile will be anchor tenant. Designed for other carriers; to collocate.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: South side of West Clinton Ave.
between N. Cornelia Ave. and N. Polk Ave
Street address: 5197 West Clinton Ave. Fresno, CA 93722

APN: 312-270-165-4 Parcel size: 1.15 acres Section(s)-Twp/Rg: S 27 - T 13 S/R 19 E

ADDITIONAL APN(s):

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

Steven & Carmen Kavookjian 5197 W. Clinton Ave. Fresno 93722 559-375-6671
Owner (Print or Type) Address City Zip Phone

InSite Towers 1199 N. Fairfax St. #700 Alexandria, VA 22314 703-535-3009
Applicant (Print or Type) & Nefi Garcia Address City Zip Phone

Debbie DePompeis with IntelliSites, LLC 8432 Justine Ct. Las Vegas, NV 89128
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: debbie@intellisitesllc.com (702) 501-0882

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP(U) NO. 3604 Fee: \$ 9,123.00
Application Type / No.: Fee: \$
Application Type / No.: Pre-app. fee credit Fee: \$ -247.00
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 7429 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 15,019.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): - None -

APN # - - -

Zone District: RR

APN # - - -

Parcel Size: 1.14 ACRES

APN # - - -

APN # - - -



Development Todd Fuson

Services Intelligsites LLC

Division 8822 Arroyo Azul St
Las Vegas NV 89131

Pre Application Review

Department of Public Works and Planning

NUMBER: 39220
APPLICANT: Deborah DeCompei
PHONE: 702-480-8369

PROPERTY LOCATION: 312-270-165
APN: 312 - 270 - 165 ALCC: No Yes # VIOLATION NO.
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: RR; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other 202477; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: Central Unified PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside () District No.: 01 FLOOD PRONE: No Yes
PROPOSAL Unclassified Conditional Use Permit to allow a cell tower.

COMMENTS:
ORD. SECTION(S): 853.15.15 BY: OBER DATE: 6/30/17

GENERAL PLAN POLICIES: RURAL DENSITY PROCEDURES AND FEES:
LAND USE DESIGNATION: RESIDENTIAL () GPA: () MINOR VA:
COMMUNITY PLAN: Fresno-High Roadways () JAA: () HD: \$ 992.00
REGIONAL PLAN: () CUP: \$ 9,123.00 () JAG COMM:
SPECIFIC PLAN: () JDR: () ALCC:
SPECIAL POLICIES: () JVA: () IS/PER*: \$ 5,151.00
SPHERE OF INFLUENCE: () JAT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

COMMENTS:
Filing Fee: \$ 15,266.00
Pre-Application Fee: -\$247.00
Total County Filing Fee: \$ 15,019.00

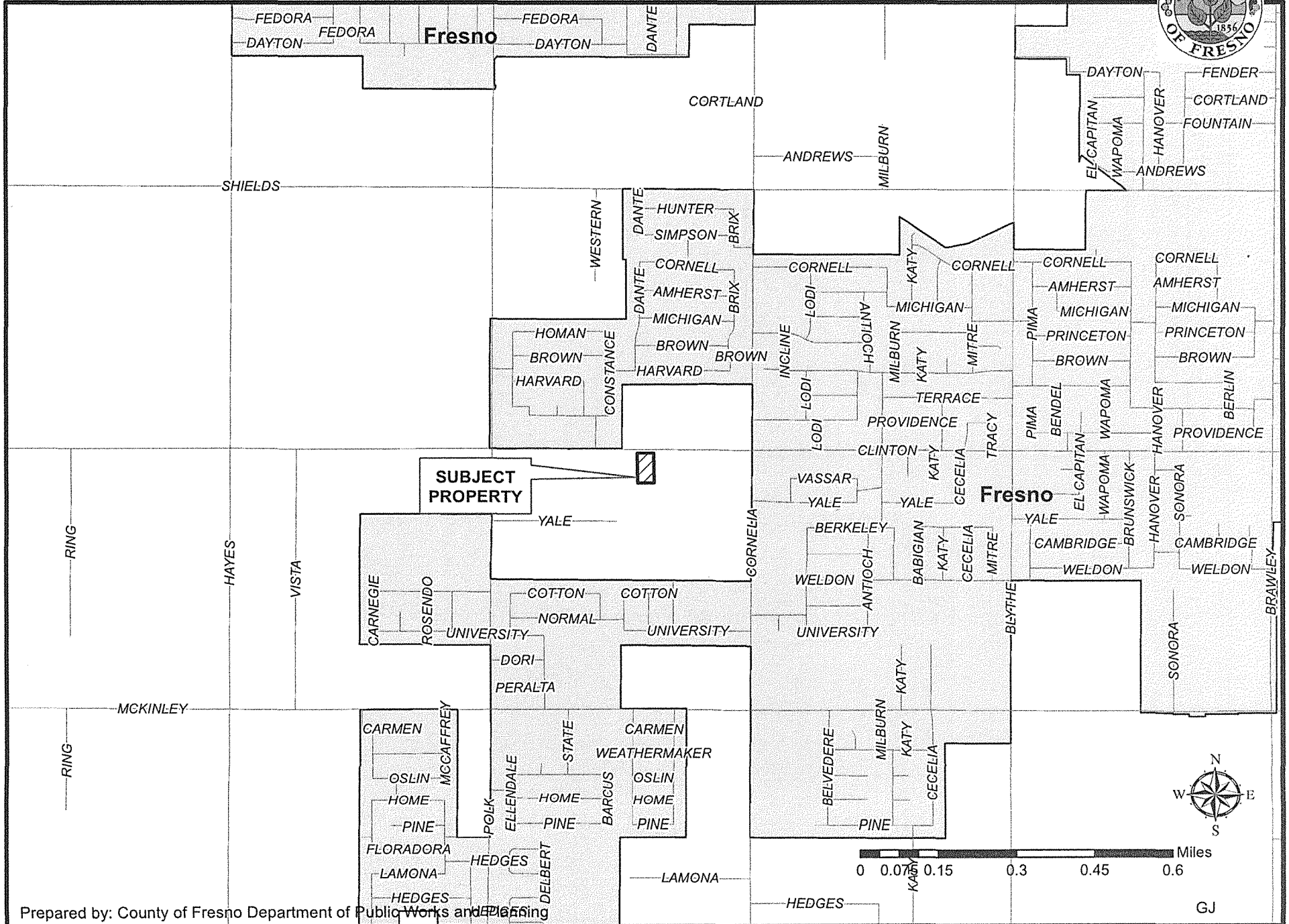
- FILING REQUIREMENTS:**
- Land Use Applications and Fees
 - This Pre-Application Review form
 - Copy of Deed / Legal Description
 - Photographs
 - Letter Verifying Deed Review
 - IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
 - Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 - Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 - Project Description / Operational Statement (Typed)
 - Statement of Variance Findings
 - Statement of Intended Use (ALCC)
 - Dependency Relationship Statement
 - Resolution/Letter of Release from City of
- OTHER FILING FEES:**
- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
 - CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] Referral Letter #
EJAZ AHMAD DATE: 08/02/17
PHONE NUMBER: (559) 602-4204

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

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

LOCATION MAP





County of Fresno

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

FEB 01 2018

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
OFFICE USE ONLY

IS No. 7424
Project No(s). CUP3604
Application Rec'd.:
02-01-18

GENERAL INFORMATION

- Property Owner: Steven + Carmen Kavookjian Phone/Fax: (559) 375-6671
Mailing Address: 5197 West Clinton Ave. Fresno CA 93722
Street City State/Zip
- Applicant: InSite Towers Phone/Fax: (703) 535-3009
Mailing Address: 1199 N. Fairfax St. # 700 Alexandria VA 22314
Street City State/Zip
- Representative: IntelliSites, LLC Phone/Fax: (702) 430-8369
Mailing Address: 8432 Justine Ct. Las Vegas NV 89128
Street City State/Zip
- Proposed Project: Wireless communication tower
- Project Location: Southeast section of parcel
- Project Address: 5197 West Clinton Ave Fresno, CA 93722
- Section/Township/Range: 27 / 13S / 19E 8. Parcel Size: 1.25 acres
- Assessor's Parcel No. 312-270-165-4

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

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

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

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

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

13. Existing Zone District¹: RR Rural Residential

14. Existing General Plan Land Use Designation¹: Fresno - High Rooding

ENVIRONMENTAL INFORMATION

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

See site plans submitted with this application.

Describe the major vegetative cover: Ground is dirt with eucalyptus trees
Any perennial or intermittent water courses? If so, show on map: NO which shall remain.

Is property in a flood-prone area? Describe:
NO

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

- North: West Clinton Rd. / ^{Rural Density} Residential
- South: Rural Residential
- East: Rural Residential
- West: Rural Residential

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

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

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

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: _____

Un-manned communication tower visited
on average of ~~one~~ once a month for routine
maintenance.

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

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

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

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

24. Anticipated volume of water to be used (gallons per day)²: N/A
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name N/A
26. Estimated volume of liquid waste (gallons per day)²: N/A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: N/A
32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: Fresno North Central (Fire Station 16)
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

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

Debbie DePompei
SIGNATURE

1-25-18
DATE

¹Refer to Development Services Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

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


The following projects are exempt from the fees:

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

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

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


Applicant's Signature


Date



CUP3604

RECEIVED
COUNTY OF FRESNO

FEB 02 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

February 1, 2018

County of Fresno
Attn: Development Services Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Re: Application for an Unclassified Conditional Use Permit for a Wireless Communication Tower Pre-Application Review No. 39220 - Parcel # 312-270-16S-4

To Whom It May Concern:

Please find enclosed an application package for an Unclassified Conditional Use Permit to allow an 80' communications tower (Monopine Design) in a Rural Residential (RR) zoning district to be located 5197 West Clinton Ave., Fresno, CA 93722 (Parcel # 312-270-16S-4). This letter will serve as the applicant's **Operational Statement** for the proposed project.

1. **Nature of the Operation:**

InSite Towers is proposing to construct a new co-locatable 80' Wireless Communication Tower (stealth designed as a pine tree; aka Monopine Design) within a 50' x 50' sq. ft. lease area to be located in the southeast portion of the subject parcel. The proposed Monopine design was chosen because it closely matches the existing eucalyptus trees located throughout the property and surrounding the lease compound, which provides additional screening of the facility from neighboring parcels. T-Mobile will be co-locating at the site upon construction completion. The 50' x 50' lease compound will encompass the Monopine tower and each tenant's associated equipment, which will be enclosed and secured by a 6' tall chain link fence on the north, south and west sides of the lease compound. The east side of the compound will remain undisturbed to retain the existing eucalyptus trees and wood fencing. The project site has a lot of mature landscaping on the property, which will blend the monopine tower in with the existing property foliage. The site will be completely screened from the public right of way (West Clinton Road) by the existing solid wood fence and mature landscaping located throughout the parcel. Please find enclosed a photo simulation depicting four (4) different views for further reference.

2. **Operational Time Limits:** The Communication Tower is an un-manned facility that houses antennas operated by various wireless service providers. The site is in operation 24 hours a day, 7 days a week but is only visited on average by each wireless tenant once per month for routine maintenance.
3. **Number of Customers or Visitors:** T-Mobile will be locating at the site upon construction completion and will be the only customer on site initially. However, the site will be marketed to attract other wireless customers, such as Verizon, AT&T and Sprint who serve the California market.
4. **Number of Employees:** The project is an un-manned wireless communication facility, which does not require any on-site employees.

5. **Service and delivery vehicles:** The project does not require the use of any service or delivery vehicles. Other than the service vehicles that may visit the site on average of once per month for routine maintenance of the facility.
6. **Access to the Site:** Access to the site will be from a public road (Clinton Ave.) and along a private paved driveway on the property.
7. **Number of parking spaces for employees, customers, and service delivery vehicles:** The project will have ample space for parking along the private paved driveway.
8. **Are there any goods to be sold on-site?** No.
9. **What equipment is used?** The only equipment that would be used on site would be during the actual construction of the facility.
10. **What supplies, or materials are used and how are they stored?** There are no supplies nor materials stored on site.
11. **Does the use cause an unsightly appearance?** The use will be stealthed to look like a pine tree and will be strategically camouflaged by existing eucalyptus trees surrounding the lease area, in addition to the mature landscaping on the property.
12. **List any solid or liquid wastes to be produced.** None.
13. **Estimated volume of water to be used (gallons per day)?** None.
14. **Describe any proposed advertising including size, appearance and placement?** There will be NO advertising on the proposed site; only a Site ID sign with contact information for tenants measuring 18" x 12", in addition to an 8" x 12" sign required by the FCC that addresses RF Emissions 47 CFR 1.1307(b) and an 8 ½" x 11 ½" sign that addresses Guidelines for working in RF Environments.
15. **Will existing buildings be used, or will new buildings be constructed?** No existing buildings will be used for this project and no new buildings will be constructed.
16. **Explain which buildings or what portion of buildings will be used in the operation.** None.
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** None.
18. **Landscaping or fencing proposed?** The property is already heavily landscaped with a variety of mature trees, various shrubs and flowers. The existing mature tree growth around the perimeter of the lease area (consisting of eucalyptus trees) will be preserved and provides additional screening of the site and compound from neighboring properties and from street view.
19. **Any other information that will provide a clear understanding of the project or operation.**

The following will address the information requirements for communication tower applicants as outlined in the **Wireless Communication Guidelines**, as follows:

- a.) **Justification for the tower:** The major issue is the capacity in this area, but it is also lacking new coverage. There are so many users, and the existing tower sites to the north east and south are congested and overloaded. This is causing a lot of dropped calls, and the internet not to work in the

homes of T-Mobile's customers. This site will offload both the Site #SC08754A located at 3393 North Parkway Drive and site # SC08738A located at 959 N Parkway Drive. While offloading the other sites, it also provides new indoor and outdoor coverage for all the residential near the proposed site and to the west, northwest, and southwest. The population to the northwest, southwest, and west, is minimal compared to the population and homes to the east that needs the coverage the most due to the higher density of population using phones. If we move the site any further to the west, we miss out on the indoor coverage for the homes between this site and the two existing sites mentioned above, and that is the major purpose of this site. If the site is moved to the west, then the other two sites don't receive the help they need, so they will still be congested because they cover the Highway, the population to the west, and population east of the Highway. This would cause the need for an additional site to offload both sites again. T-Mobile has a lot of complaints due to congestion in this area, and we are pursuing this site to fix this network and customer problem.

b.) Service Coverage Maps (18 copies enclosed), which shows coverage without the proposed site and coverage with the proposed site. The maps also show what coverage would have been had they been successful in co-locating on the City of Fresno tower and the AT&T tower on the City of Fresno property, which are not options since the city will not lease to any more wireless tenants at this location.

c.) Location of existing / future tower sites within a 5-mile radius of the proposed site. The enclosed coverage maps show the existing tower sites, including the subject site of this application, which are:

- **SUBJECT SITE: 5197 W. Clinton Ave.** If approved, T-Mobile will co-locate at the 75' centerline on a proposed 80' Monopine owned by InSite Towers Development 2, LLC. Site #SC40143C.
- 3393 N. Parkway Drive. T-Mobile is currently co-located on a 280' lattice tower owned by Crown Castle. Site # SC08754A.
- 959 N. Parkway Drive. T-Mobile is currently co-located on a 60' monopole owned by Crown Castle. Site # SC08738A.
- 1415 W. Shields Ave. T-Mobile is currently co-located on a 78' monopole owned by Crown Castle. Site # SC08740A.
- 1443 W. Ashl (no situs – utility address). T-Mobile is currently co-located on a 70' monopole owned by Crown Castle. Site # SC08744A.

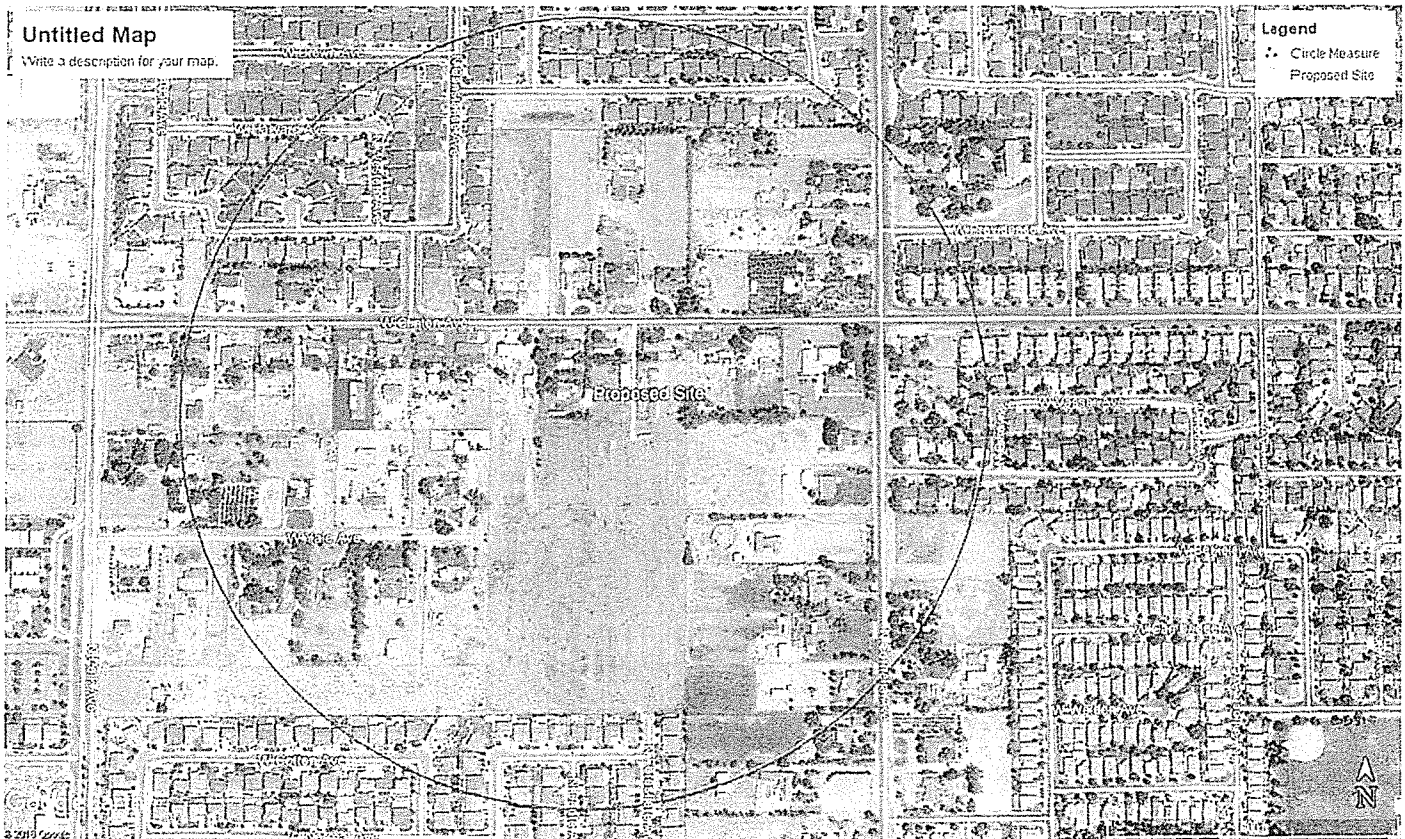
The following are (2) other future sites that T-Mobile is pursuing within a 5-mile radius of the proposed site:

- 5173 E. Pitt Ave., Fresno, CA – T-Mobile is co-locating at the 50' centerline on an existing 74' Monopine owned by American Tower Corporation. Site # SC08772B
- 1172 Willow Ave., Fresno, CA – T-Mobile is co-locating at the 65' centerline on an existing 70' monopole owned by American Tower Corporation. Site # SC08780A

d.) Documentation on efforts to co-locate on existing towers / structures in the area. T-Mobile pursued co-location on the (2) existing towers located on the City of Fresno property near the water district facility at 2224 North Brawley Ave. However, the City of Fresno will not lease any more space to carriers on their tower (will not allow more than 2 carriers on-site) nor are they willing to give up any more ground space, so a carrier could co-locate on the other tower owned by AT&T. Enclosed

please find multiple emails detailing T-Mobile's attempts to co-locate on these towers and the City's response and reasoning for their refusal to lease.

- e.) Detailed information documenting consideration of any alternative sites (other than towers). InSite has diligently researched the area and determined there were no other available towers, water tanks, light standards, and other utility structures, or other antenna support structures within the necessary geographic area, which could be utilized instead of the proposed site location. NOTE: We also reviewed the PG&E tower located 2.0 miles to the west of the City of Fresno property, but it was way too far west/north for T-Mobile's coverage objectives.
- f.) Documentation that provisions are included in your lease agreement that reserves colocation opportunities for other carriers. The applicant's primary business is in the leasing, subleasing and licensing portions of its telecommunication facilities to its customers. I have enclosed redacted portions of the ground lease agreement (highlighting those sections pertaining to our right to sublease space). More information on the applicant can be found at www.insitewireless.com.
- g.) Depict on site plan the area available within the tower site to accommodate other future equipment buildings/towers. InSite Towers has designed the site to allow for future co-location of two (2) additional wireless communication providers at the tower site. Please refer to page A-2 (Compound Plan) of the site plan, which shows a future 10' x 15' equipment concrete pad site (for future tenant) and a 10' x 20' pre-fabricated equipment shelter (for future tenant). Additionally, on page A-3 (Elevations), the tower can accommodate (2) additional tenants at 55' and 65' centerline on the tower.
- h.) Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site. The map below shows a ¼ mile circle radius from the proposed site, which is located within a Rural Residential zone. The closest residence is on the subject site.



- i.) Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site:
The applicant obtained a preliminary FAA Opinion Letter from Wireless Applications Corp. (copy enclosed), which indicated that the proposed site is 3.841 nautical miles (and/or 4.42 miles) from the nearest public landing facility – FCH Fresno Chandler Executive, which does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for FCH Airport. NOTE: The proposed site is also 9.23 miles west of the Fresno Yosemite Int'l Airport.
- j.) Identify total number of existing towers in Fresno County: T-Mobile is currently co-located on 126 tower sites within the County of Fresno. Please find enclosed a detailed list of the 126 tower sites.
- k.) Identify total number of existing tower sites on which co-location has occurred with other communication carriers. T-Mobile does not own any of its tower sites and are co-located on all the above referenced list of towers located in Fresno County.
- l.) Indicate the total number of tower sites planned for location in Fresno County. The total number of tower sites planned for construction at this time are one; the subject site of this application. T-Mobile also is planning to co-locate on two (2) other sites: an existing 74' Monopine located at 5173 E. Pitt Ave., Fresno, CA and another colocation on an existing 70' monopole tower located at 1172 Willow Ave., Fresno, CA as mentioned previously.

20. Identify all Owners, Officers and/or Board Members for each application submitted:

Applicant:

InSite Towers Development 2, LLC
 No individuals own more than 5% of the company
 Mr. David Weisman, CEO
 1199 N. Fairfax St. – Suite #700
 Alexandria, VA 22314
 (703) 535-3009

Property Owners:

Steven & Carmen Kavookjian
 5197 W. Clinton Ave.
 Fresno, CA 93722
 (559) 375- 6671

Applicant / Property Owner Representatives:

IntelliSites, LLC
 Debbie DePompei & Todd Fuson, Owners
 Nefi Garcia, Independent Contractor to IntelliSites, LLC
 8822 Arroyo Azul Street
 Las Vegas, NV 89131
 (702) 430-8369

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for our communication tower sites. This project was pursued because of a lack of existing tower structures to collocate on, landlord interest, and the ability to locate a new facility while minimizing the impact on the surrounding area.

Thank you for considering InSite Tower's application for a new Wireless Communication Tower. Please feel free to call me at (702) 430-8369 (Office) or at (702) 501-0882 (Mobile) should you have any questions regarding this application.

Sincerely,



Debbie DePompei - *Principal*
IntelliSites, LLC – representing InSite Towers, LLC

Enclosures: Pre-Application Review
Green Application Form
Grant Deed (Legal Description)
Initial Study Application
(4) Photo Simulations
Photographs of Site Location
Redacted Copy of Ground Lease Agreement (sections pertaining to subleasing/colocation)
Wireless Applications Corp (FAA Opinion Letter)
Documentation of efforts to co-locate on existing City of Fresno towers
(18) color copies of service coverage maps
List of T-Mobile (Co-location) Tower Sites in Fresno County
(4) Site Plans - folded (18" x 24")
(1) Site Plan – (11" x 17")
Check # 038297 \$15,019.00 (Filing Fee)



CUP3604

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COUNTY OF FRESNO

FEB 08 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

February 8, 2018

County of Fresno

Attn: Development Services Division – Attn: Ejaz Ahmad, Planner

2220 Tulare Street, 6th Floor

Fresno, CA 93721

**Re: Application for an Unclassified Conditional Use Permit for a Wireless Communication Tower
Pre-Application Review No. 39220 - Parcel # 312-270-16S-4**

Dear Ejaz:

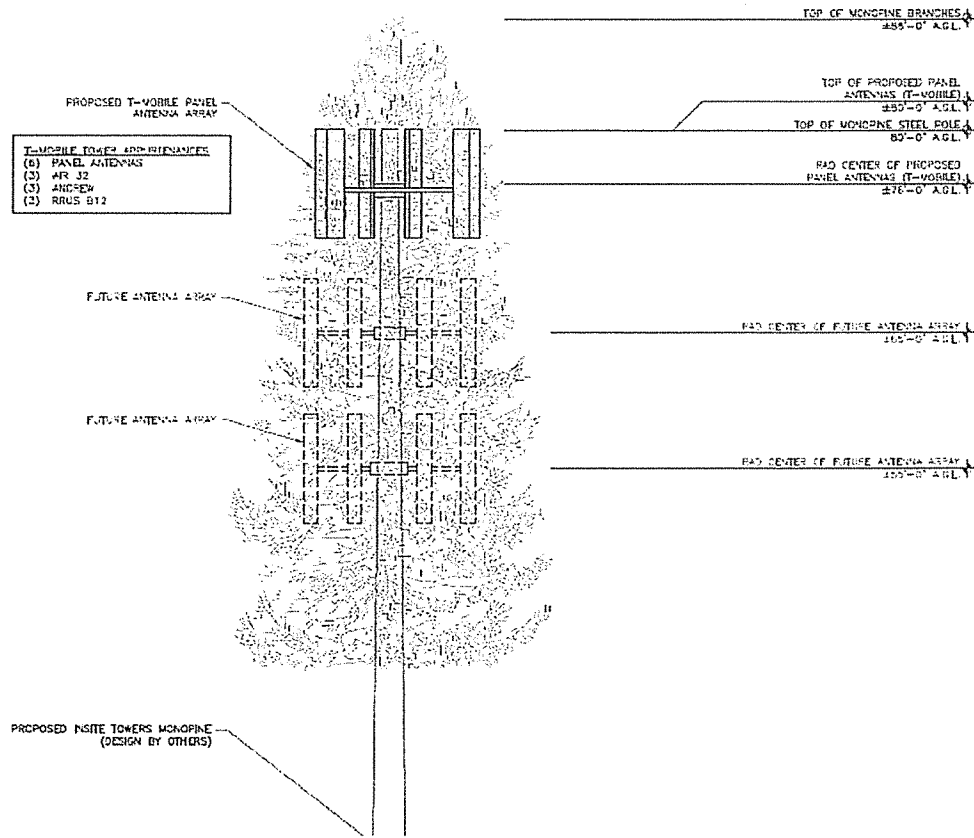
The purpose of my correspondence is to provide additional information relating to the City of Fresno Policy Guidelines for cell towers, which was not included in (CUP3604 Op. Stat. Guidelines). We understand that since our proposed tower is within one-half mile of the boundaries of the City of Fresno, we are required to give consideration to City-adopted Guidelines, which we felt we accomplished as follows:

The City of Fresno's Policy relating to the citing of wireless communication facilities specifically states that this policy was enacted "In order to preserve the integrity of local aesthetics, attractive external appearances and an appealing environment". With that in mind, InSite Towers felt that it met the intent of this policy by proposing a design that would fit in aesthetically with the characteristics of the property. The primary reason InSite elected to go with the Monopine design, as opposed to the steel slim line monopole design outlined in the City's Policy, was because it more closely mirrored the existing eucalyptus trees located in and around the project site enabling the applicant to blend the facility in with the natural landscaping of the surrounding environment. A tree design "fits" the local aesthetics and is much more attractive than a steel slim line monopole would be to the neighboring properties. The property owner has been very proactive in meeting with his surrounding neighbors to discuss the proposed project, in addition to showing them the photo simulations, which have been well received to date.

As stated in Section 2 of the City's Procedural Guidelines, item G states that "the City's Director of Planning may condition architectural features (Monopine, Monopalm, horizontal installation, application of color) to a mast or facility structure to ensure compatibility with the surrounding physical environment". We considered what the City's Director may impose given the surrounding physical environment by being proactive and proposing a stealth (Monopine) facility from the onset – without the Director's ruling.

In considering the policy guidelines under Section 1B established for "Co-location of Multiple Telecommunication Carriers on a Single Mast", it states that a facility designed for co-location of multiple carriers shall be 70' to 80'. As you can see from the tower elevation inserted on the next page below, we have designed an 80' Monopine facility capable of accommodating multiple carriers with T-Mobile located at the top 76' centerline, which affords space for two (2) additional carriers at 65' and 55'. Please note that

the monopole structure itself is 80', however, in order to retain the stealth pine tree design, the pine branches do extend up to conceal the top array of antennas, which increases the overall height to approximately 88'.



In reviewing item #11 of Section 1B, it states that “a telecommunication mast may exceed 80 feet in height only when special conditions exist such as attachment of additional wireless antennas..... which will be considered on a case by case basis”. First, the actual tower structure itself is only 80’ in height and is designed for the attachment of additional wireless antennas (specifically 2 more carriers after T-Mobile is installed). We would contend that the special condition in this case is the fact that the pine tree branches extend approximately 8’ beyond the 80’ allowed for Multiple Carriers on a Single Mast, which only accounts for the pine tree branches to make the facility stealthed to look like a natural pine tree as opposed to having a flat top at 80 feet.

Additionally, the 80’ structure height is imperative, so the tower has enough vertical height to accommodate multiple carrier’s antennas, which range in size from 6’ to 10’ in length. And with an 80’ structure, this enables the applicant to accommodate a total of three carriers with the lowest available centerline being 55’. Typically, a carrier will not want to be any lower on a tower because of potential interference caused by obstructions such as houses, buildings, tall trees, etc. Additionally, the City’s Guidelines under section B, number 3, also state that “antennas may be vertically stacked not exceeding a total measurement of 40’ downward from the mast so this also limits the number of carriers that can be located on any one structure as well – given the fact that 70’ to 80’ is the max height considered by the City for multi-carrier sites.

We followed the City's Guidelines that applied to the Co-location of Multiple Telecommunication Carriers on a Single Mast since the proposed tower is being built to accommodate multiple carriers. The applicant's primary business is in the development of multi-carrier towers. InSite Towers (www.insitewireless.com) is the largest privately owned wireless communication tower company in the U.S. headquartered in Alexandria, VA, which currently owns and operates approximately 1,200+ multi-carrier wireless communication tower sites in the United States, Puerto Rico and U. S. Virgin Islands. InSite Towers is an experienced multi-tenant tower developer and will be marketing the tower site to attract co-locations from other carriers as well. For example, I am a Verizon Wireless user and their coverage in this area is also very poor (like T-Mobile's), so InSite will be meeting to discuss colocation with Verizon once the tower has been approved.

And lastly, to address Section D (Landscaping/Fencing), item #1 states that a landscape buffer should be included if it is visible from a public right of way. And item #3 requires that a 6' high solid wall or fence be installed around the equipment compound and/or a slatted chain-link fence would be considered if the equipment facility is substantially masked from public view. The photo simulations we submitted should provide enough visual verification that this facility will be heavily screened with existing landscaping on the property and cannot be seen from Clinton Ave because the facility is located in the rear yard of the property setback more than 300' to the south of Clinton Ave. With this in mind, the applicant has proposed a 6' chain-link fence but would have no issues installing slats as well if the City wanted to impose that condition.

I feel it's important to mention again that efforts were made to locate on the two (2) existing towers that are on the City of Fresno's property near the water district facility at 2224 North Brawley Ave We provided documentation of multiple emails detailing T-Mobile's attempts to co-locate on these towers and the City's response and reasoning for their refusal to lease. The City of Fresno has taken the position that it will not lease any more space to carriers on their tower (will not allow more than 2 carriers on-site) nor are they willing to give up any more ground space, so a carrier could co-locate on the other tower owned by AT&T. This provides a significant barrier to other carrier's seeking improved coverage to this area unless a multi-carrier solution is approved.

We also reviewed a PG&E tower located 2.0 miles west of the City of Fresno property (solely within the County's jurisdiction), but it way too far west/north for T-Mobile's coverage objectives.

We hope you will concur that we have made significant efforts in both exhausting all our options before arriving at the subject property, in addition to considering the City-adopted Guidelines in our efforts to provide a multi-carrier solution to improving coverage to this area.

Please feel free to call or email me if you require any further information. I can be reached at (702) 429-0410 or nefigarcia@gmail.com.

Sincerely,

Nefi Garcia

Nefi Garcia
Representing InSite Towers Development 2, LLC

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

Policy and Procedures

ENTITLEMENTS: CONDITIONAL USE PERMIT

ISSUE NO. 33

TITLE: UNMANNED TELECOMMUNICATION TRANSCEIVER FACILITY

DATE: June 20, 2006

STATEMENT

To better serve customers, the Planning and Development Department modified the procedures for design, analysis, and processing of a special permit (conditional use permit) that authorizes the installation and operation of a wireless telecommunications facility. Due to changing technology, competition between license purveyors, and the general geography of the Fresno/Clovis Metropolitan Area, the City of Fresno has received numerous conditional use permit applications for installation of wireless communication facilities at various locations throughout the city. The purpose of these changes is to promote quality, clarity, and consistency in applying the requirements and guidelines for the acceptance, processing, and approval of these applications, while maximizing the utility of existing and future unmanned telecommunication transceiver facilities.

DEVELOPMENT

Policy and Guideline

In order to preserve the integrity of local aesthetics, attractive external appearances and an appealing environment, the "Policy for Review of Communication Tower Conditional Use Permit Applications" was approved by the City Council on November 19, 2001. With this, and future volumes, written policies are being set for the Planning and Development Department and service providers to consider in the design review, analysis, and processing of wireless communication facility conditional use permit applications.

POLICY AND PROCEDURES

1. POLICY GUIDELINE

A. SINGLE TELECOMMUNICATION CARRIER ON A SINGLE MAST

- .1. The proposed mast shall be a slim line monopole design and not exceed a height of 70 feet.
2. Slim line monopole shall not exceed an 18-inch diameter from base to top.
3. Antennas may be vertically stacked not exceeding a total measurement of 30 feet downward from the top of the mast.

OVER.....

4. All electrical conduit and/or vinyl coated coax cabling shall be internal to the mast or radome/sheath from the base to the antenna and shall not be visible.
 5. All antennas shall be installed inside a radome.
 6. A radome (sheath covering) shall be installed covering the uppermost portion of the monopole and all antennas.
 7. The radome shall not exceed 36-inches in diameter and not be more than 30 feet in vertical length from the top of the mast.
 8. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
 9. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.
 10. Attachment of a microwave dish is not permissible.
 11. A telecommunication mast may exceed 70 feet in height only when special conditions exist such as attachment of additional wireless antennas to existing telecommunications towers; or when new facilities are to be located inside of the city's C-4 zoned Central Business District, which will be considered on a case-by-case basis.
 12. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 36-inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas that are a minimum of five acres in size; and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.
- B. CO-LOCATION OF MULTIPLE TELECOMMUNICATION CARRIERS ON A SINGLE MAST
1. The proposed telecommunication mast for co-location of multiple carriers shall be a 70-foot to 80-foot slim line monopole design. Extension of an existing 70-foot mast may be considered on a case-by-case basis.
 2. Slim line monopole shall not exceed a 24-inch diameter from base to top.

3. Antennas may be vertically stacked not exceeding a total measurement of 40 feet downward from the top of the mast.
4. All electrical conduit and/or vinyl coated coax cabling shall be internal to the mast or radome/sheath from the base to the antenna, and shall not be visible.
5. All antennas shall be installed inside a radome.
6. Antennas may be vertically stacked not exceeding a total measurement of 40 feet downward from the top of the mast.
7. The radome shall not exceed 36-inches in diameter and shall not be more than 40 feet in vertical length from the top of the mast.
8. Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
9. Associated with each wireless telecommunications facility shall be a parking area identified for service vehicles through appropriate signage and/or striping, or through identifying adequate public parking in close proximity to the facility available to accommodate service vehicles.
10. Attachment of a microwave dish is not permissible.
11. A telecommunication mast may exceed 80 feet in height only when special conditions exist such as attachment of additional wireless antennas to existing telecommunications towers; or when new facilities are to be located within the city's C-4-zoned Central Business District, which will be considered on a case-by-case basis.
12. A telecommunication mast with a maximum height of 100 feet, not exceeding a 24-inch diameter from base to top, a radome not exceeding 36-inches in diameter, with all antennas on the top 40 feet of the mast, may be allowed in public and private open space areas that are a minimum of five acres in size; and in industrial areas will be considered on a case-by-case basis. Existing structures in these open space and industrial areas (i.e., light standards and other towers) may also be utilized for antennae.

C. EXISTING LATTICE TOWER

1. Placement of antenna and operational equipment on an existing lattice structure will be considered on a case-by-case basis.

OVER.....

D. LANDSCAPING/FENCING

1. A landscaped buffer strip shall be constructed, contain and maintain deciduous and evergreen trees and shrubs, per City of Fresno landscaping requirements and standards along the exterior perimeter of any facility equipment compound which fronts onto a major or local street and is visible from the public right-of-way.
2. The landscaped buffer strip shall be at least 3-foot wide, or wider, with a raised curb encircling the facility as may be required by the Fresno Municipal Code (FMC) or through the special permit issuance and appeals process.
3. There shall be a 6-foot high solid wall (Public Works Department, Standard Drawing P-35) or approved architecturally designed solid fence installed surrounding the equipment compound. Slatted chain-link fencing will only be considered when the equipment facility is substantially masked from public view (Public Works Department, Standard Drawing P-45), or is located in a commercial or industrial zone district.

2. PROCEDURAL GUIDELINES

- A. Applicants proposing to install and operate a new unmanned telecommunication transceiver facility in the City of Fresno will be subject to these guidelines and must obtain a special permit (conditional use permit) issued by the City of Fresno, Planning and Development Department.
- B. Applicants with an approved special permit (conditional use permit) proposing to add an additional carrier to a unmanned telecommunication transceiver facility in the City of Fresno will be subject to these guidelines and required to amend the special permit by submitting an Amended Permit (Minor) application to the City of Fresno, Planning and Development Department, for processing.
- C. Modification to an existing unmanned telecommunication transceiver facility related to replacement of equipment, antennas, cabinets, which do not materially change the operations of the facility may be accomplished through amending the special permit (conditional use permit) by submitting a Revised Exhibit (major) application to the City of Fresno, Planning and Development Department, for processing.
- D. Modification to an existing unmanned telecommunication transceiver facility will be subject to these guidelines set forth in this policy entitled Unmanned Telecommunication Transceiver Facility, Issue No. 33, unless determined by the Planning and Development Department Director to be inappropriate.
- E. Submittal of a special permit (conditional use permit) application may cause a review of planning and building permits activity for the subject property to ensure compliance with the Fresno Municipal Code (FMC). An identified planning/building or code violation may require the property owner to make necessary correction prior to the issuance of a special permit.

InSite Towers (Pre-Application Review 39220) – PHOTOGRAPHS

Proposal: Allow a Communications Tower in the RR Zone District



Proposed Lease Area

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



Access from Public Road (West Clinton Ave.)

InSite Towers (Pre-Application Review 39220) – PHOTOGRAPHS

Proposal: Allow a Communications Tower in the RR Zone District



Looking North from Proposed Site



Looking South from Proposed Site

InSite Towers (Pre-Application Review 39220) – PHOTOGRAPHS

Proposal: Allow a Communications Tower in the RR Zone District



Looking East from Proposed Site



Looking West from Proposed Site

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

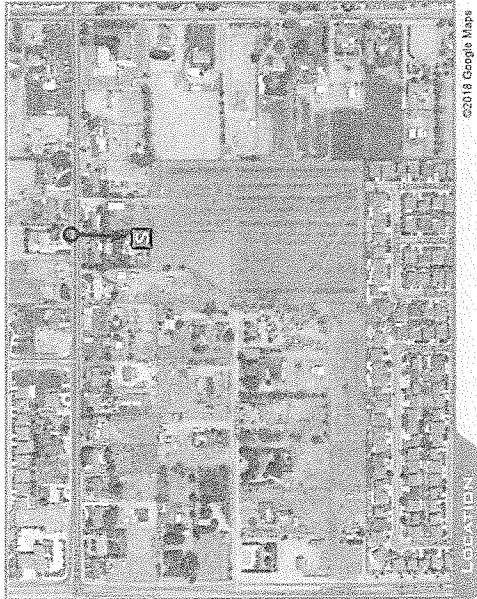


CA055
WEST FRESNO



5197 WEST CLINTON AVENUE FRESNO CA 93722

VIEW 1



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LOOKING SOUTH FROM CLINTON STREET

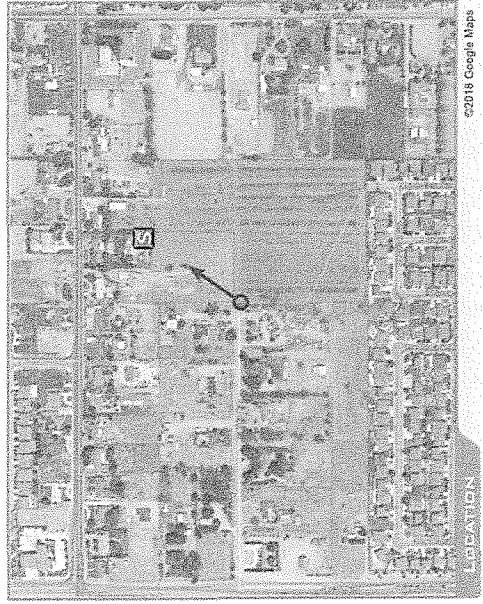


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

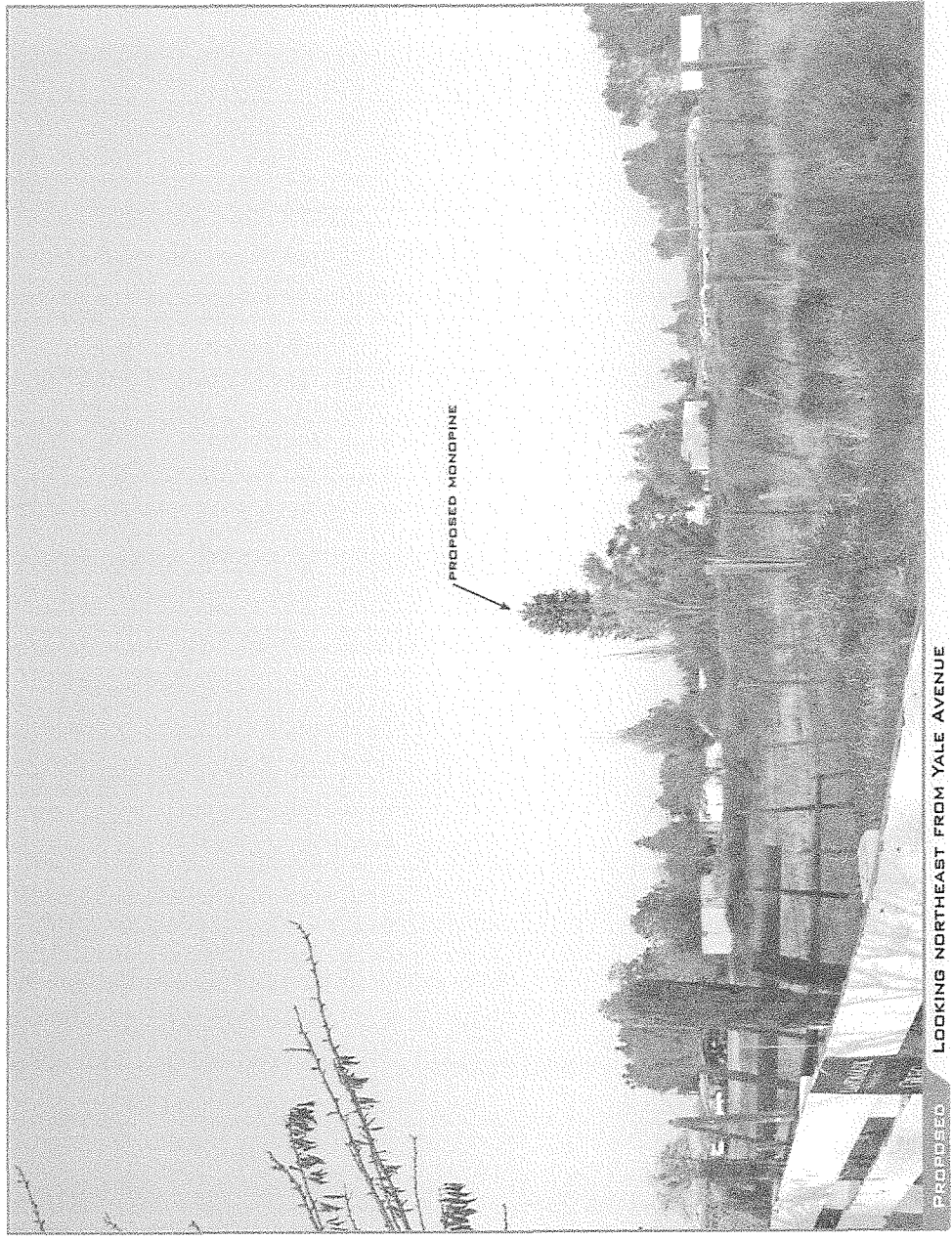
CA055
WEST FRESNO

5197 WEST CLINTON AVENUE FRESNO CA 93722

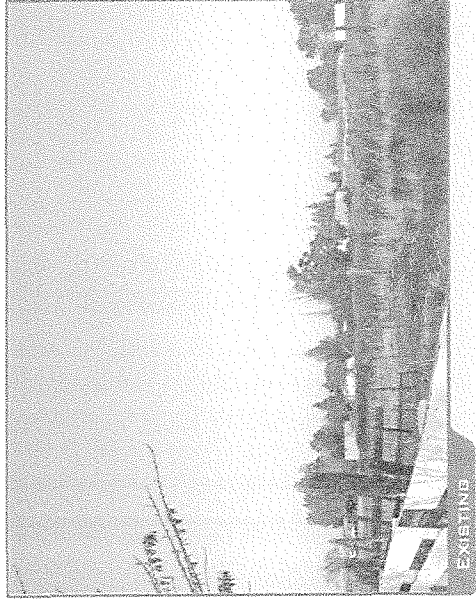
VIEW 2



©2018 Google Maps

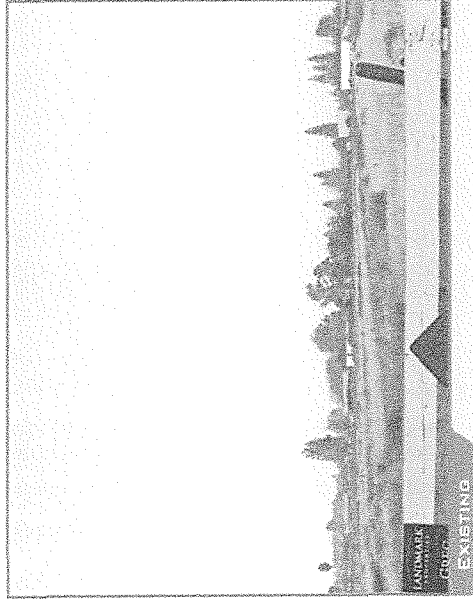
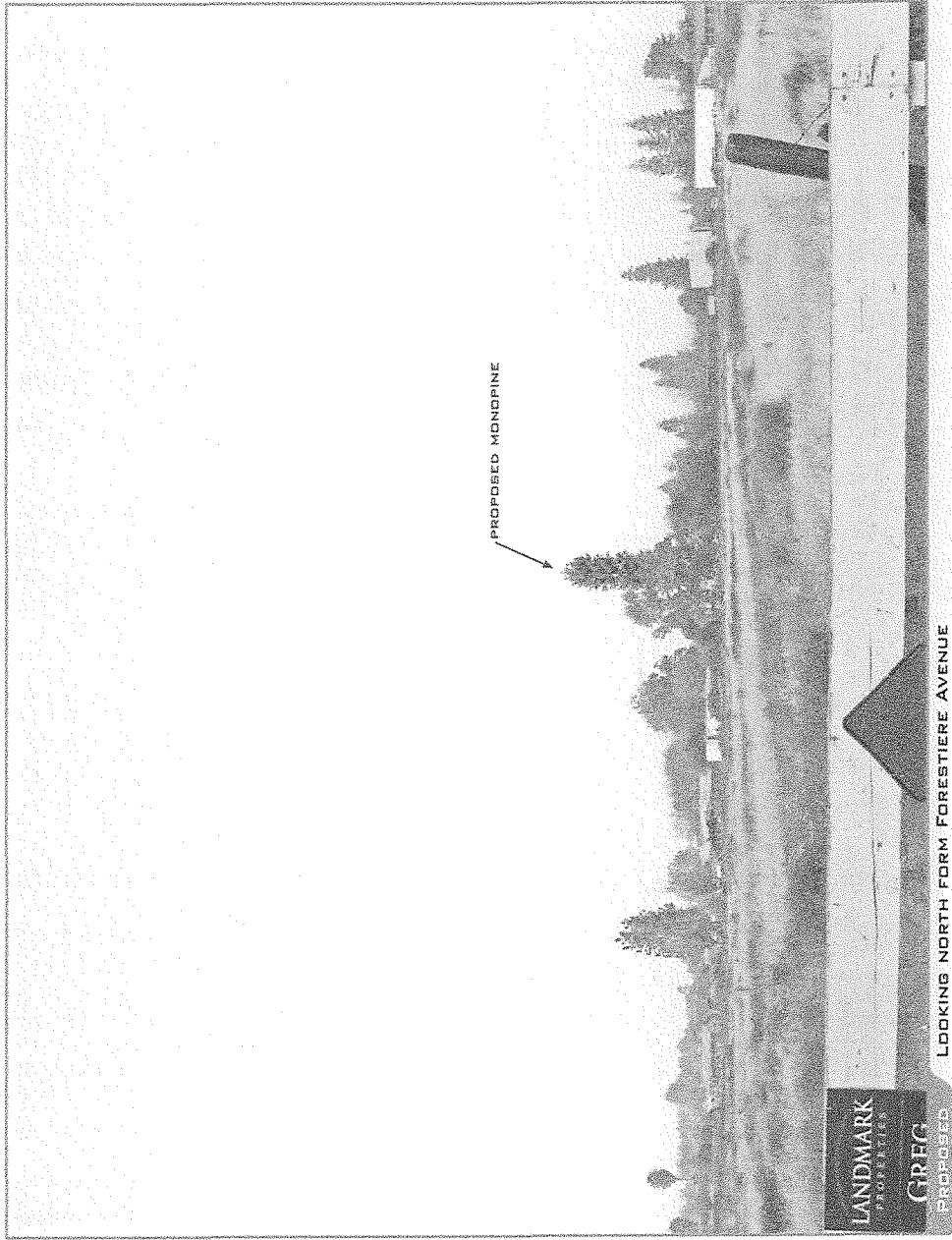
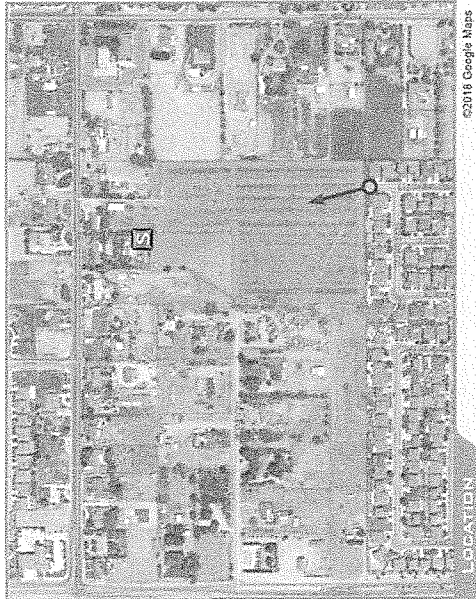


LOOKING NORTHEAST FROM YALE AVENUE

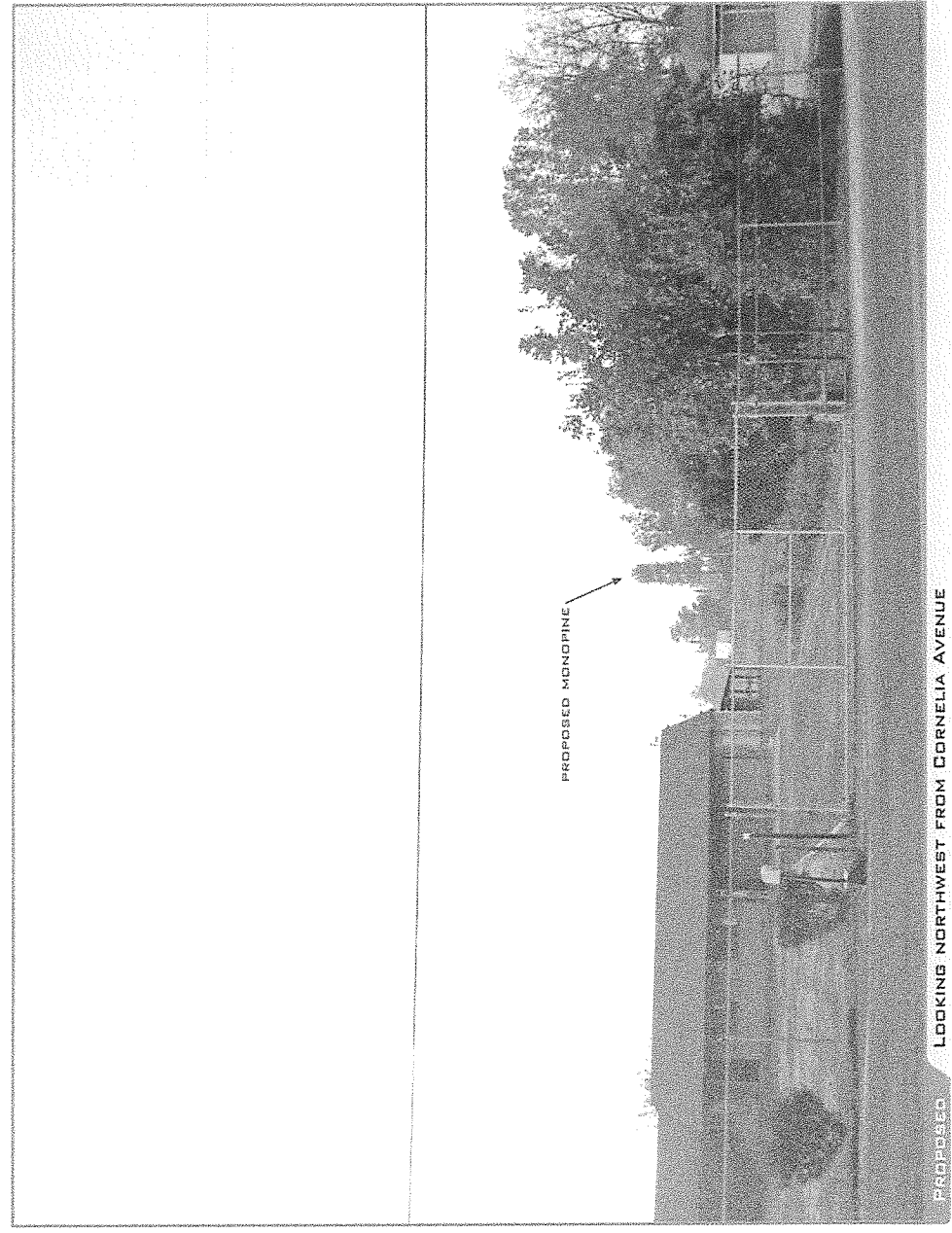


CA055
WEST FRESNO
5197 WEST CLINTON AVENUE FRESNO CA 93722

VIEWING

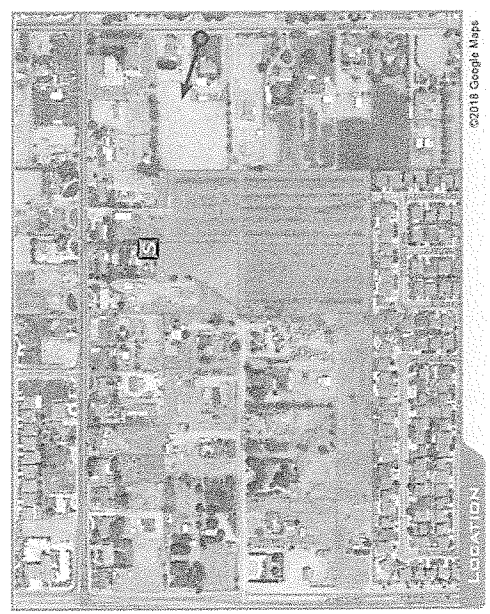


VIEW 1

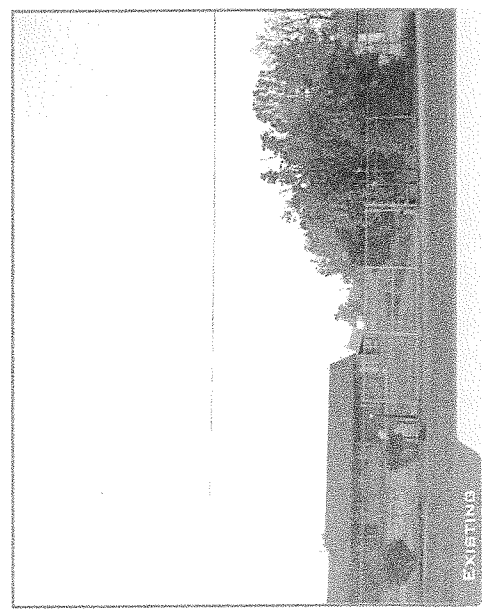


PROPOSED MONDPINE
LOOKING NORTHWEST FROM CORNELIA AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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EXISTING

Coverage Maps for InSite Towers 80'
Monopine Site @ 5197 W. Clinton Ave.

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AND PLANNING
DEVELOPMENT SERVICES

T-Mobile Confidential

F-Mobile

Current Coverage (WITHOUT Proposed Tower Site - SC40143C)

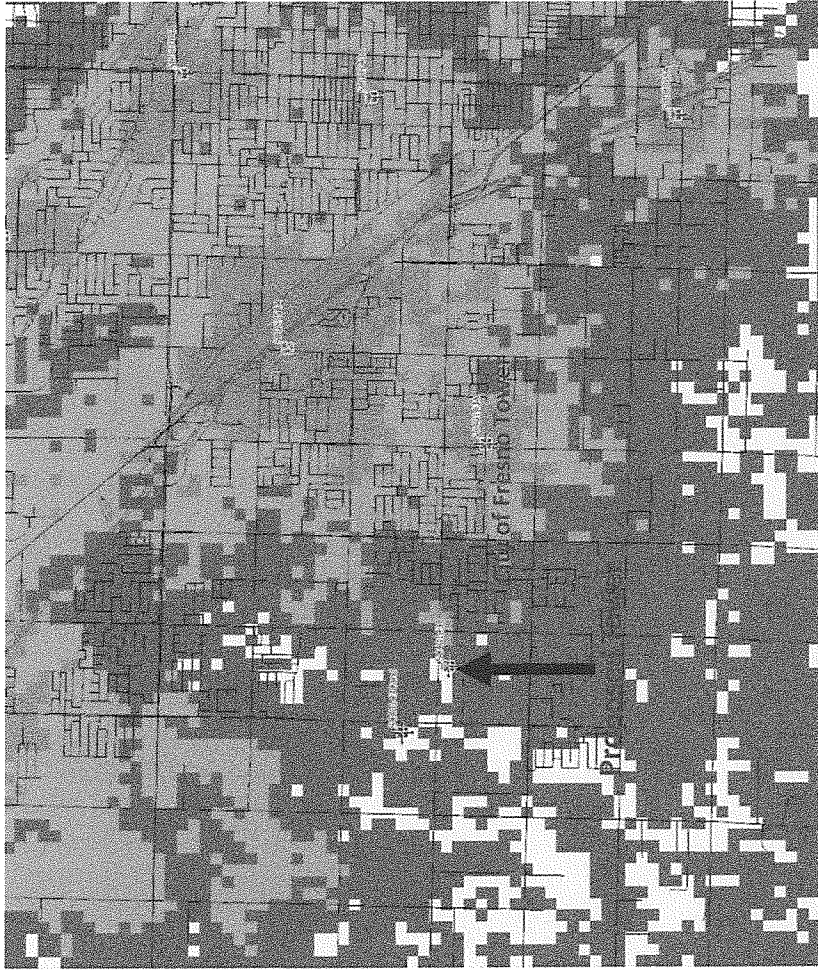


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98	1815	1835		
99	1835	1855		
100	1855	1875		

Future Coverage
(WITH Proposed Tower Site @ 70' - SC40143C)



With City of Fresno Tower @ 60'



Range	Minimum	Maximum	Label	Colour
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	-105	-95		
	-95	-85		
	-85	-75		
	-75	-65		
	-65	-55		

With AT&T Tower @ 58' (on City of Fresno Site)



Range:

Minimum	Maximum	Label	Colour
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-95	-85		
-85	-75		
-75	-65		
-65	-55		