



County of Fresno

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

September 17, 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. 7471 (Verizon Wireless)

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. 7471 (Verizon Wireless)

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: Southeast corner of N. Willow and E. International Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 5.03
Assessor's Parcel No.: APN 580-071-26 Section: 27 Twp.: 12S Range: 21E 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
[X] Commercial: Sq.ft. Acres 5.03 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] 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:

Vacant/AE-20 (Exclusive Agricultural; 20-acre minimum parcel size)/Agriculture

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

Allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of N. Willow and E. International Avenues approximately 175 feet west of the nearest city limits of the City of Fresno (3237 E. International Avenue, Clovis) (SUP. DIST.: 5) (APN: 580-071-26).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 QOCB #Fresno |
| <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 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. S. Fish & Wildlife Service |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: S.J. Valley Air Pollution Control District |
| <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 September 21, 2018 Ending Date October 22, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Verizon Wireless</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>2785 Mitchell Drive</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Walnutcreek, CA</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(925) 279-6510 or (951)768-5947</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 9-12-18

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: September 21, 2018

Ending Date: October 22, 2018

Signature _____



Date _____

9-12-2018

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: Verizon Wireless
 Address: 2785 Mitchell Drive
 City/State/Zip Walnutcreek, CA
 Phone: (925) 279-6510 or (951) 768-5947

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____
 Notes:

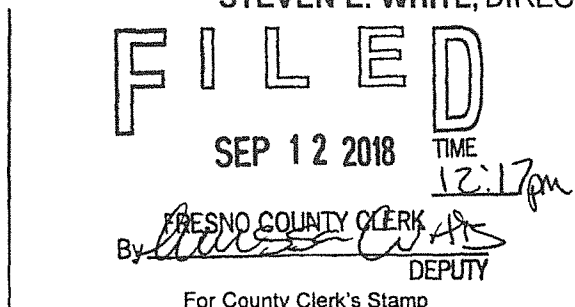


E201810000245

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7471 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7471 and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3616** filed by **VERIZON WIRELESS**, proposing to allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of N. Willow and E. International Avenues approximately 175 feet west of the nearest city limits of the City of Fresno (3237 E. International Avenue, Clovis) (SUP. DIST.: 5) (APN: 580-071-26). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7471, and take action on Unclassified Conditional Use Permit Application No. 3616 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. 7471 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 September 21, 2018 through October 22, 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

E201810000245

IS Application No. 7471 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.

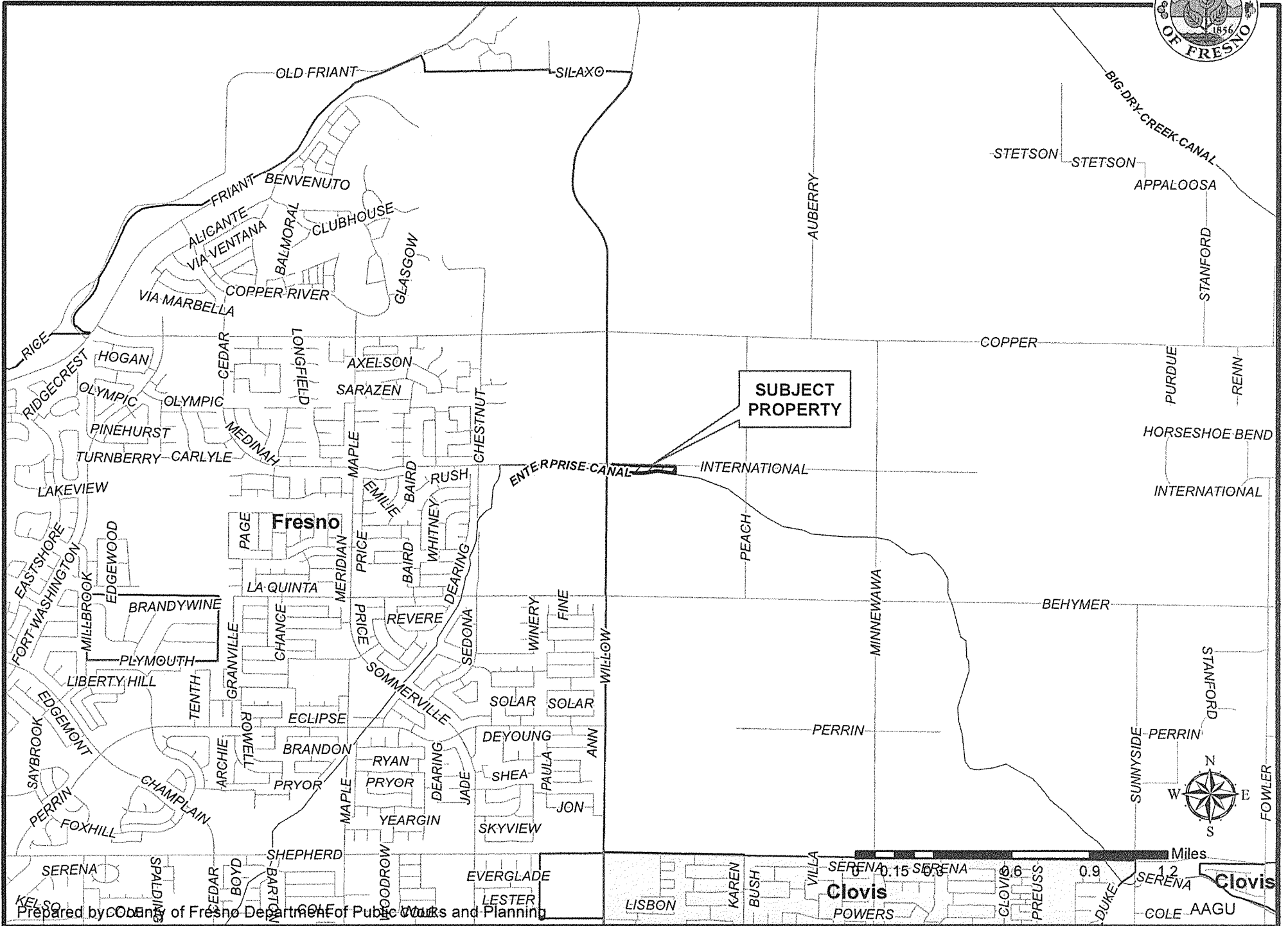
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on October 25, 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: September 21, 2018

LOCATION MAP





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. 7471, Unclassified Conditional Use Permit Application No. 3616
- 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 southeast corner of N. Willow and E. International Avenues approximately 175 feet west of the nearest City limits of the City of Fresno (3237 E. International Avenue, Clovis) (SUP. DIST.: 5) (APN: 580-071-26).
- 5. Project Applicant's name and address:**
Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA
- 6. General Plan designation:**
Agriculture
- 7. Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
Various commercial and non-commercial uses surround the project site. This includes a church to the north, a plant nursery to the south, orchard with residential dwellings to the east, and a community college to the west. Urban development in the City of Fresno is located approximately 175 feet to the west and urban development in the City of Clovis is located approximately 1.4 miles to the south of the site.

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:

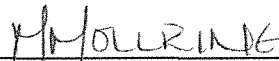
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation 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: 09-06-18

Date: 9-7-18

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7471;
Unclassified Conditional Use Permit Application No.
3616)

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)?

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:ksn
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- 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?



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Verizon Wireless

APPLICATION NOS.: Initial Study Application No. 7471 and Unclassified
Conditional Use Permit Application No. 3616

DESCRIPTION: Allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the southeast corner of N. Willow and E. International Avenues approximately 175 feet west of the nearest city limits of the City of Fresno (3237 E. International Avenue, Clovis) (SUP. DIST.: 5) (APN: 580-071-26).

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 near the City of Fresno in an area comprised of commercial and non-commercial uses. 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:

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 70-foot-tall slim line, monopine design (stealth designed as a pine tree).

The project site is near the City of Fresno within the City of Clovis Sphere of Influence. The site's easterly portion contains a single-family residence, a garage, accessory structures, and a drive access from International Avenue. The site's westerly portion will accommodate the proposed tower and related facilities. Various commercial and non-commercial uses surround the property. This includes a church to the north, a plant nursery to the south, orchard with residential dwellings to the east, and a community college to the west.

The proposed 900 square-foot tower site will set back approximately 44 feet east of Willow Avenue and 52 feet south of International Avenue. The on-site single-family dwelling is approximately 1,056 feet to the east of the tower site. Significantly tall mature landscaping exists on the west side of the residence to provide a visual buffer between the house and the visibility of the tower. Additionally, the monopine design of the telecommunications tower will blend in with the existing landscaping, thereby resulting in less than significant visual impacts on the surrounding area. The visual impacts will be further reduced with a Mitigation Measure requiring six-foot-tall slatted fencing around ground equipment to visually screen the equipment from the 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 forestland, nor is it subject to a Williamson Act Contract. No impacts would occur to agricultural or forestry resources. The parcel is zoned Agriculture and developed with a single-family residence and related improvements.

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 project site is located near urban development in the City of Fresno. The surrounding uses include a church, plant nursery, orchard with residential dwellings and a community college.

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. The project 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 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.

The nearest school, Clovis North High School, is approximately 365 feet northwest 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 4.5 miles east of the Clovis VORTAC CZQ Airport. The low-height 70-foot-tall proposed tower will not hinder 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:

Enterprise canal runs along southern boundary of the project site. The proposed tower and related improvements will be set back approximately 38 feet north of the canal. The project will have no impact on the canal and be subject to grading permit or voucher for any grading proposed with this application.

The project site is located within the boundaries of the Fresno Metropolitan Flood Control District. The District reviewed the proposal and requires that the project shall provide a temporary on-site storm water retention facility and pay the District Development Review fees. 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 1040H, 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 proposed tower site is outside and approximately 220 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 project site is designated Agriculture in the County General Plan and is located near City of Fresno within the City of Clovis 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 City of Clovis reviewed the proposal and stated that the project is inconsistent with City's general plan due to being located in an area identified as park under the General Plan. Further, the general plan/zoning consistency chart identifies that parks would be implemented through the Open Space Conservation Zone District (O), which does not include wireless communication facilities as a permitted or conditionally-permitted use.

However, based on mutual understanding between the City and the project proponent, the City permitted the site to be improved with the proposed tower for a minimum of 10 years subject to completion of an agreement between the parties governing the operational period and ultimate removal of the facility. This requirement will be reflected in a Condition of Approval for 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, Verizon searched for sites for co-location opportunities and did not locate any existing freestanding co-locatable wireless towers within the search area that would provide the required height. However, in this instance, the only related opportunity within the search area resulted in a new monopole.

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 subject proposal is an unmanned facility. 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 will utilize an on-site emergency back-up generator 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:

Fresno County Fire Protection District (CalFire) reviewed the proposal and requires the project compliance with the California Code of Regulations Title 24 – Fire Code when a building permit or certificate of occupancy is sought. The District also requires the property annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

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 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 project analysis.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: NO IMPACT:

The traffic generated by the project during construction will be short term and last for a few months. After construction and during operation of the facility, 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 reviewed the proposal and expressed no concerns related to traffic and required no Traffic Impact Study.

- 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 International Avenue.

The project design or location on the property will not contribute to traffic hazards on International Avenue, nor would it 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: 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 not produce solid waste going into local landfill.

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 Measure discussed in Section I.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. 7471) prepared for Unclassified Conditional Use Permit Application No. 3616, 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 7471	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): Verizon Wireless	Project Title: Unclassified Conditional Use Permit Application No. 3616		
Project Description: Allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of N. Willow and E. International Avenues approximately 175 feet west of the nearest city limits of the City of Fresno (3237 E. International Avenue, Clovis) (SUP. DIST.: 5) (APN: 580-071-26)			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7471) prepared for Unclassified Conditional Use Permit Application No. 3616, 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 – September 21, 2018		Review Date Deadline: October 22, 2018	
Date: October 22, 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. 7471
Unclassified Conditional Use Permit Application No. 3616**

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: May 22, 2018

TO: Department of Public1Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner/Tong Xiong
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
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
City of Fresno Planning & Development Department, Attn: Mike Sanchez
City of Fresno Public Works Department, Attn: Scott Mozier/Louise Gilio
City of Clovis, Planning & Development Services Director, Attn: Dwight Kroll
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
Table Mountain Rancheria, Attn: Robert Pennell
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Unclassified Conditional Use Permit (CUP) Application No. 3616; Initial Study
Application No. 7471

APPLICANT: Verizon Wireless

DUE DATE: June 5, 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 70-foot-tall wireless communication tower (monopine design) with related facilities on an approximately 900 square-foot portion of a 5.03- acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

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 June 5, 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:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 05/18/18 Application No. CUP3616

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects 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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow construction of a 70-foot-tall monopine wireless communication tower with related facilities on a B.03-acre parcel.

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: East side of International AVE between Enterprise / International and Street address: 3237 E International Ave, Clovis, CA

APN: 580-071-26 Parcel size: 5.03 AC Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

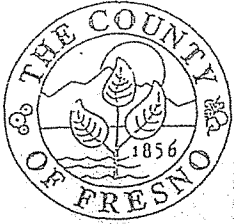
Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Robert & Elizabeth Lewellen, Verizon Wireless, and Sequoia Deployment Services.

CONTACT EMAIL: kyle.denardo@sequoia-ds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) table with columns for Application Type/No., Fee, PER/Initial Study No., Ag Department Review, Health Department Review, Received By, Invoice No., and TOTAL.

UTILITIES AVAILABLE: WATER: Yes/No Agency: n/a SEWER: Yes/No Agency: n/a

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E APN # Related Application(s): N/A Zone District: AE-20 Parcel Size: 5.03 ACRES



MAIL TO: Kyle DeNaudo
72471 ASPAN ST, SUITE 290
Development Services Lake Forest, CA. 92630

and
Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39447
APPLICANT: Kyle DeNaudo
PHONE: (951) 768-5947

PROPERTY LOCATION: 3237 E. INTERNATIONAL
APN: 580 - 071 - 26 ALCC: No Yes # VIOLATION NO. X
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No (Yes) FRESNO
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

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

COMMENTS:
ORD. SECTION(S): 353-B.14 BY: R. Najarian DATE: 4-26-18

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA:
COMMUNITY PLAN: () AA:
REGIONAL PLAN: (X) CUP: \$ 9,123.00
SPECIFIC PLAN: () DRA:
SPECIAL POLICIES: () VA:
SPHERE OF INFLUENCE: CLOVIS () AT:
ANNEX REFERRAL (LU-G17/MOU): () TT:

PROCEDURES AND FEES:

() MINOR VA:
(X) JHD: \$ 997.00
(X) JAG COMM: \$ 93.00
() ALCC:
(X) IS/PER*: \$ 5,151.00
() Viol. (35%):
() Other:
Filing Fee: \$ 16,247.00
Pre-Application Fee: \$247.00
Total County Filing Fee: \$ 15,112.00

COMMENTS:

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:

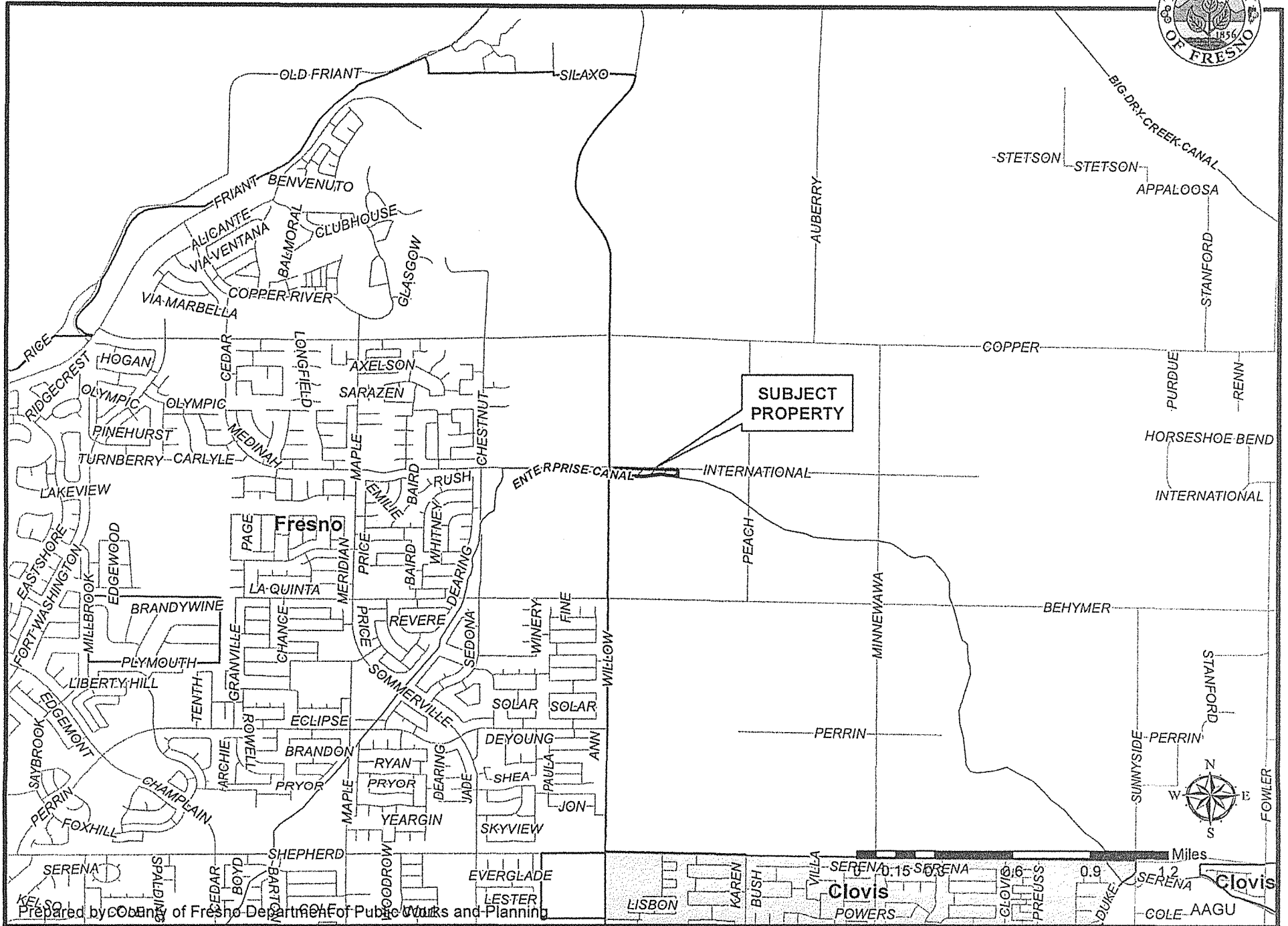
- Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): ~~(\$50)~~ (\$50+\$2,280.75) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] Referral Letter #
EJAZ AHMAD DATE: 05/10/18
PHONE NUMBER: (559) 606-4204

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 () SITE PLAN REVIEW
() MAP CERTIFICATE (X) BUILDING PLANS
() PARCEL MAP (X) BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES (X) SCHOOL FEES
() ALUC or ALCC () OTHER (see reverse side)

LOCATION MAP



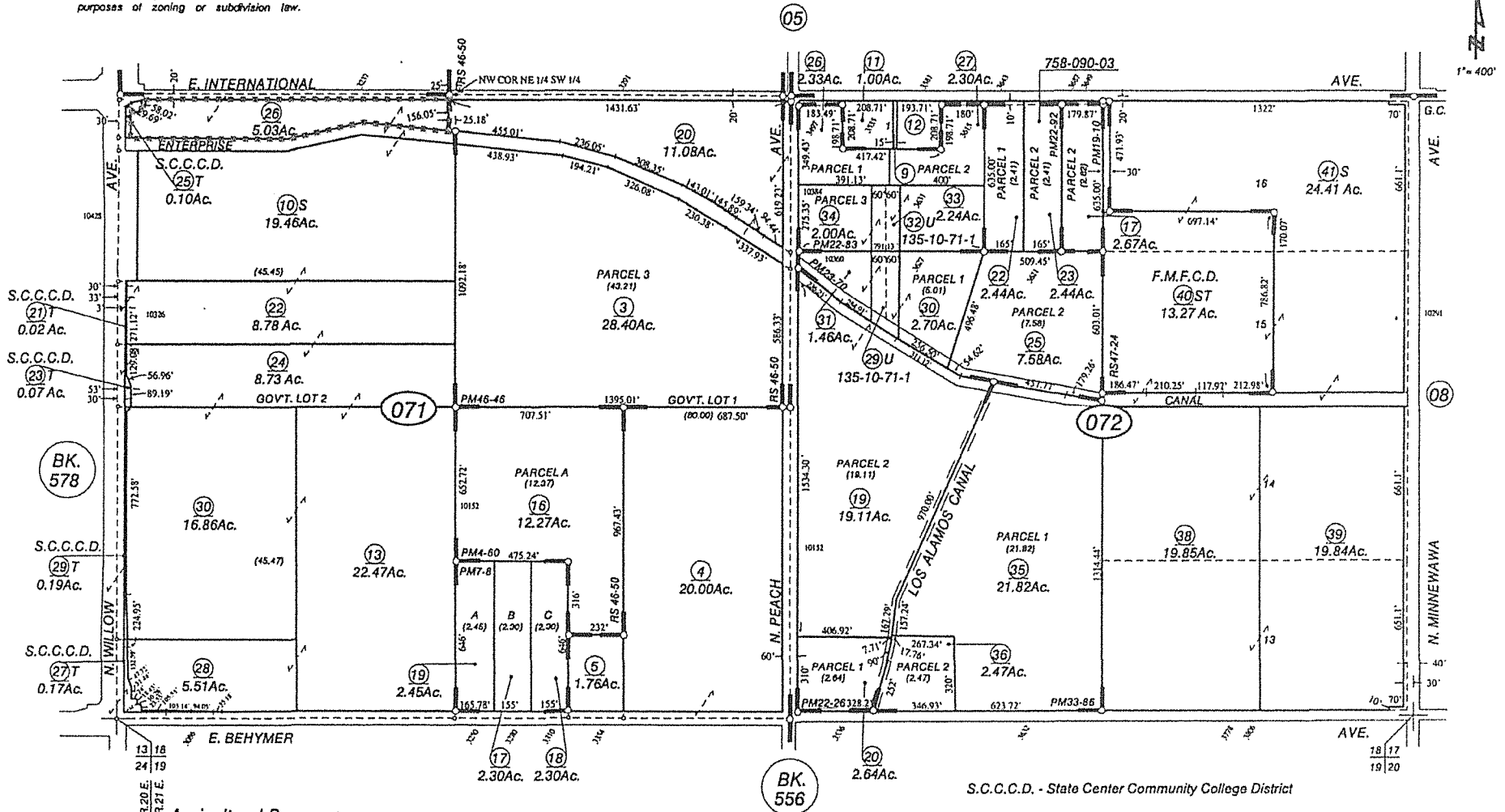
--- NOTE ---

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

SUBDIVIDED LAND IN POR. SEC. 18, T.12 S., R.21 E., M.D.B. & M.

Tax Rate Area
76-045
76-052

580-07



Agricultural Preserve

Garfield Colony - R. S. Bk. 2, Pg. 46
 Parcel Map No. 1008, Bk. 4, Pg. 60
 Parcel Map No. 1250, Bk. 7, Pg. 8
 Parcel Map No. 2590, Bk. 19, Pg. 10
 Parcel Map No. 2719, Bk. 22, Pg. 26

Parcel Map No. 3377, Bk. 22, Pg. 92
 Parcel Map No. 3376, Bk. 22, Pg. 83
 Parcel Map No. 3505, Bk. 23, Pg. 70
 Parcel Map No. 5094, Bk. 33, Pg. 86
 Parcel Map No. 6882, Bk. 46, Pgs. 46-48

Record of Survey - Bk. 46, Pg. 50
 Record of Survey - Bk. 47, Pg. 24

Assessor's Map Bk. 580 - Pg. 07
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 7471

Project No(s). CWP3616

Application Rec'd.:
May 17, 2018

GENERAL INFORMATION

1. **Property Owner :** Robert & Elizabeth Lewellen **Phone/Fax** 559.299.0929
Mailing Address: 3237 E International Ave Clovis CA 93619
Street **City** **State/Zip**
2. **Applicant :** Verizon Wireless **Phone/Fax:** 925.279.6510
Mailing Address: 2785 Mitchell Drive Walnut Creek CA
Street **City** **State/Zip**
3. **Representative:** Sequoia Deployment Services c/o Kyle DeNardo **Phone/Fax:** 951.768.5947
Mailing Address: 22471 Aspan St Suite #290 Lake Forest CA 92630
Street **City** **State/Zip**
4. **Proposed Project:** The construction of a 70' col-locatable monopine wireless telecommunications facility with (6) 6' antennas, (6) RRUs, pad mounted equipment cabinets and a pad mounted generator
5. **Project Location:** 3237 E. International Ave, Clovis, CA 93619
6. **Project Address:** 3237 E. International Ave, Clovis, CA 93619
7. **Section/Township/Range:** / / 8. **Parcel Size:** 5.03 AC
9. **Assessor's Parcel No.** 580-071-26 **OVER.....**

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 checked="" type="checkbox"/> Other <u>FCFPD & FMFCD</u>	

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

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

13. Existing Zone District¹: AE 20

14. Existing General Plan Land Use Designation¹: N/A

ENVIRONMENTAL INFORMATION

15. Present land use: None- Bare land
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
N/A

Describe the major vegetative cover: N/A

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

Is property in a flood-prone area? Describe:

No - however on FMFCD

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

North: AE 20 Agricultural

South: AE 20 Agricultural

East: AE 20 Agricultural

West: AE 20 Agricultural

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 x No

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: This project will result in an average of 1 visit per month for maintenance and no employees

20. Describe any source(s) of noise from your project that may affect the surrounding area: There is no Noise that would impact the surrounding area

21. Describe any source(s) of noise in the area that may affect your project: There is no noise that would impact the surrounding area

22. Describe the probable source(s) of air pollution from your project: There would be no emissions to cause air pollution from this project

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

24. Anticipated volume of water to be used (gallons per day)²: 0
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: 0
27. Anticipated type(s) of liquid waste: 0
28. Anticipated type(s) of hazardous wastes²: 0
29. Anticipated volume of hazardous wastes²: 0
30. Proposed method of hazardous waste disposal²: 0
31. Anticipated type(s) of solid waste: 0
32. Anticipated amount of solid waste (tons or cubic yards per day): 0
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: FCFPD
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes No
38. If yes, are they currently in use? Yes No

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

Kyle DeNardo
SIGNATURE

05/15/18
DATE

¹Refer to Development Services and Capital Projects 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, 2018: \$3,168.00 for an EIR; \$2,280.75 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.

Kyle DeNardo
- Applicant's Signature

05/15/18
Date



Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International-3237 E International Ave, Fresno, CA 93619

Operational Checklist

- 1) Verizon Wireless is proposing and requesting the approval of a new wireless telecommunications facility within Fresno County. The proposed project consists of the installation of (1) 70' colocabable Monopine, (6) 6' Panel antennas, (1) CMU Wall Enclosure, (2) Pad-mounted Equipment Cabinets, (6) Radio Remote Units, (3) Hybrid trunks, (3) DC Surges, (1) Rack-mounted Telco Cabinet, (1) Rack-mounted Meter, (1) Pad mounted 20 kW AC Generator and (1) Rack-mounted ILC Cabinet.

The following describes the everyday operation of the wireless facility:

- 2) The proposed project will not consist of any operational time limits as the scope is to develop a tower with the ability to provide coverage and capacity to our customers.
- 3) This site will not result in any customers and there may be one employee, with a service vehicle, at the site per month for routine maintenance.
- 4) This site will only result in the amount of one maintenance employee who would care for the site monthly
- 5) This site will not result in having any service and delivery vehicles as the finished product is a Wireless Telecommunications Facility
- 6) As the site will be on private property, there is an access driveway that leads onto the parcel allowing us to maintain our site.
- 7) There will not be any addition or subtracting of parking stalls as this project will not require them due the lack of employees, customers or service vehicles. The site is also private property and there is an ample amount of space for any needed maintenance
- 8) The wireless facility will not offer any goods for sale as this site is not a retail store.

CUP3616

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

- 9) The wireless Facility will only use equipment for the purpose of coverage and capacity for the wireless consumers. Please see Photo simulation for view of tower and antennas
- 10) The wireless facility will not use any daily supplies or materials, nor will it need to store any supplies or materials
- 11) The Wireless Facility will change the surrounding aesthetics as the need for a 70' monopole is needed to aid in the coverage and capacity of the surrounding areas. This pole construction is designed to provide the least amount of impact to the surrounding areas in the least intrusive means. The design is being proposed that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses
- 12) As this project will not have any customers or employees to the site daily, there will be no solid or liquid waste to dispose of
- 13) There will not be any water volume needed for this project as there is no equipment that would require any water
- 14) The site will not include any advertisement for Verizon or any other carrier or company
- 15) There will not be any additional building(s) proposed with this project as the scope is to install a new monopole
- 16) As stated above, there will be no need for the construction of new building(s) as the proposed site is to construct a monopole for the use of Wireless Telecommunications
- 17) The site will not produce any additional lighting or sound systems as the site noise will only be minor from the needed equipment. If the County will require a light for the site and FAA, please advise.
- 18) The site will be enclosed at the base of the pole and around the equipment to keep it separated from any citizen or customer in the surrounding area
- 19) All information is provided within the Plans, Site Analysis,
- 20) The signed LOA shall be used for the information needed from the signed owner on the application page



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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International – 3237 E International Ave, Fresno, CA 93619

Wireless Guidelines Response

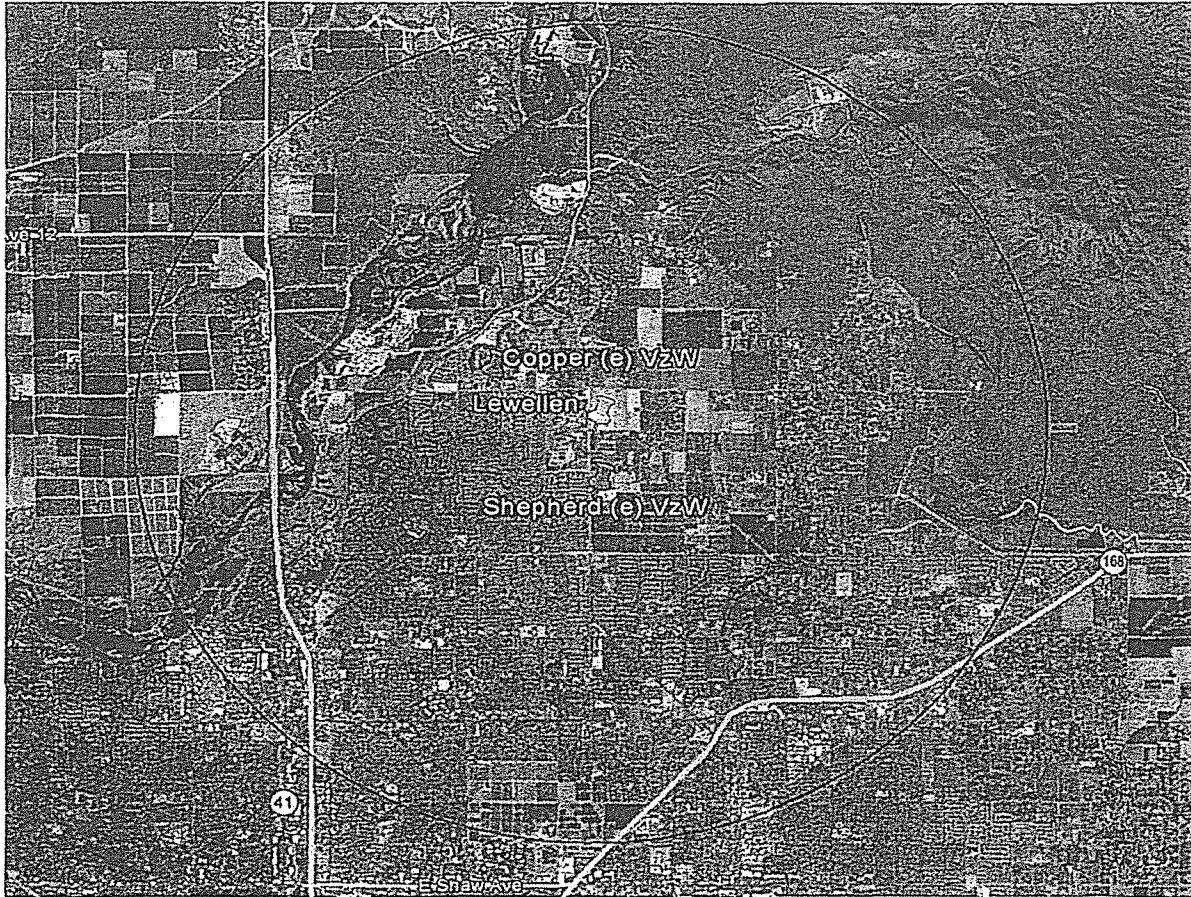
- Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).
 - Please refer to Project Description and Alternative Site Analysis provided in the submittal
- Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.
 - Noted and added with the submittal
- Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.
 - Please refer to the "5-Mile Radius Map" included within the submittal packet
- Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.
 - Please refer to the Alternative Site Analysis
- Submit detailed information documenting consideration of any alternative sites (other than existing towers).
 - Please refer to the Alternative Site Analysis
- Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.
 - The 70' Monopine is set up for colocation and this is expressed throughout the submittal documents on the Zoning Drawings
- Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
 - The Site Plan shows ample amount of ground space for additional carriers and notes that the pole is colocatable
- Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.
 - Please refer to the ".25-mile Radius Map" included in the submittal documents
- Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.
 - No airstrips were located within a 5-mile radius
- Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.
 - A) As the proposed site is not located in any aircraft path, near farm irrigation systems or by farm equipment, the site location was chosen to have the least obtrusive impact on the property and surrounding land uses

- B) The site is located at the South East corner of the parcel and setback as needed from N. Willow Ave. The location was chosen as it is closest to our Ring Center and does not limit the Parcel as it would if we had placed the tower in the Center of the property
 - C) No guy wires are proposed on this project
 - D) Due to the location of the site and the surrounding Land Uses, a stealth tower, in the form of a Pine Tree is being proposed. This tower type provides the least obtrusive design and fits within the surrounding land uses.
 - E) Due to the location of the site, this site would not have any impacts on adjacent and surrounding farming properties
- Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).
 - Consideration was given with the proposed stealth and colocatable tower for the guidelines put forth by City of Fresno
- Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g. river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g. substantial setback from major road, trees, stealth tower design, slim-line monopole).
 - The proposed tower is a stealth MonoPine due to its location
- Identify total number of existing towers in Fresno County.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided
- Identify total number of existing tower sites on which co-location has occurred with other communication carriers.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided
- Indicate total number of tower sites planned for location in Fresno County.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided
 -



Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International – 3237 E International Ave, Fresno, CA 93619

5-Mile Existing Verizon Sites



Per the request of the County code, Verizon was asked to provide any existing sites within a 5-mile radius. The map above depicts 5-mile radius around the proposed site "Willow & International".

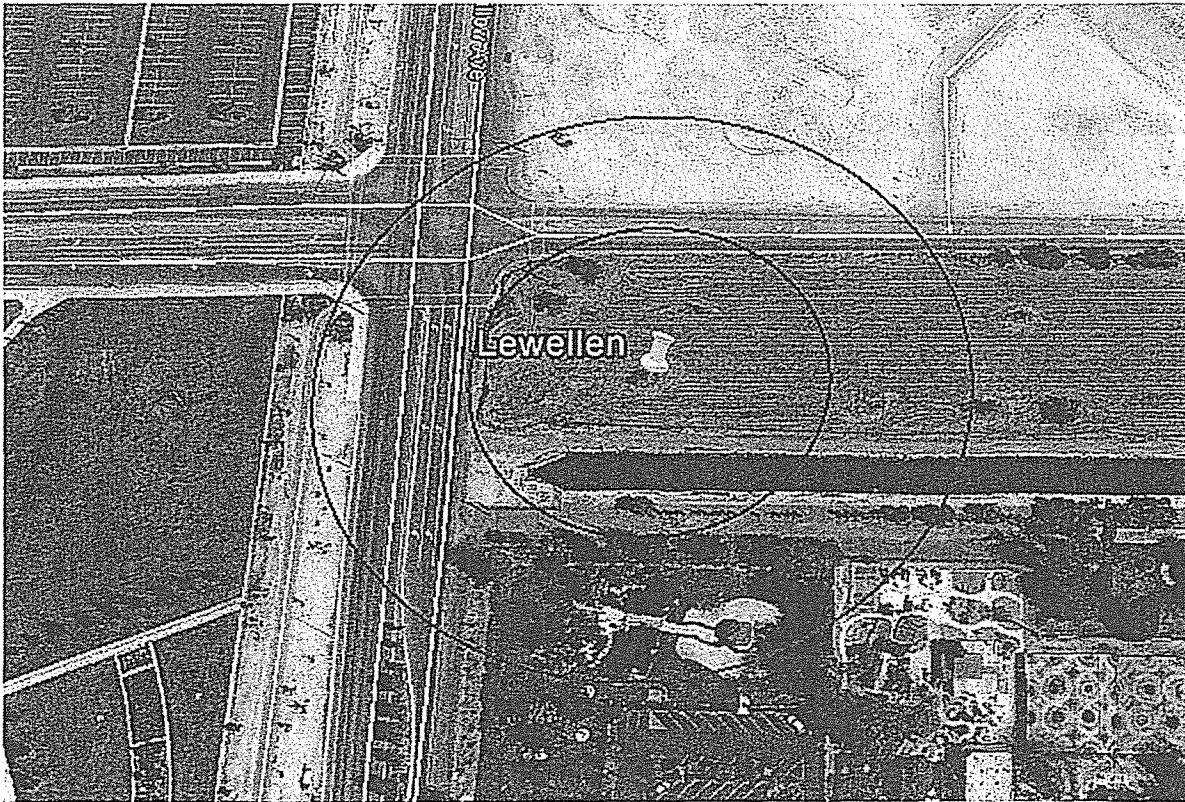
As of today, there are two known existing Verizon Wireless sites within the 5-mile radius zone. With "Copper" and "Shepherd" are both over (1) mile in distance from the proposed site.

Lewellen is the proposed site which is placed strategically to provide better service and coverage in the immediate area of Fresno County. Please refer to the provided coverage maps for service and coverage justification.



Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International – 3237 E. International Ave, Fresno, CA 93619

.25-Mile Radius for Residential



Per the request of the County, Verizon was asked to provide any search ring for residential properties within a .25-mile radius. The map above depicts an .25-mile radius around the proposed site "Willow & International".

As of today, there are no existing residential properties within the .25-mile ring. I also extended the ring to .5 miles (orange), and the same conclusion was found.



Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International – 3237 E International Ave, Fresno, CA 93619

Project Description

Verizon Wireless is proposing and requesting the approval of a new wireless telecommunications facility within Fresno County. The proposed project consists of the installation of (1) 70' colocatable Monopine, (6) 6' Panel antennas, (1) CMU Wall Enclosure, (2) Pad-mounted Equipment Cabinets, (6) Radio Remote Units, (3) Hybrid trunks, (3) DC Surges, (1) Rack-mounted Telco Cabinet, (1) Rack-mounted Meter, (1) Pad mounted 20 kW AC Generator and (1) Rack-mounted ILC Cabinet.

The proposed telecommunications facility would be located at 580-071-26 and is currently surrounded Clovis Community College to the west and Agriculture to the East and is zoned AE20, permitting the use of wireless telecommunications facilities. The aesthetic change will be the 70' monopine with attached antennas and the new equipment cabinet(s) placed at ground level. The proposed facility does not conflict with the spirit or intent of the county's zoning ordinance for new wireless telecommunications facilities.

In an effort to meet customer demands, Verizon Wireless is proposing this facility in a manner that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surround land uses. The facility is not staffed having no impact on current (traffic or parking) circulation systems. In addition, the facility continues to only require periodic maintenance, which equates to approximately one trip per month. Furthermore, Verizon will continue to operate in full compliance with all local, state and federal regulations. Verizon Wireless respectfully requests approval of this modification to continue operating and improve the existing wireless facility in order to provide seamless coverage to subscribers.

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Verizon Wireless technology does not interfere with any other forms of private or public communications systems.

Alternative Site Analysis

Based on the research conducted on the requirements and intent of Fresno County's Zoning Ordinances and the needs of the Verizon Wireless' RF Engineers, the proposed location should be considered the most viable and desirable for the placement of a new Verizon Wireless telecommunications facility.

CUP 3616

RECEIVED
COUNTY OF FRESNO

MAY 17 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

In most cases, it is Verizon's preference to pursue a collocation whenever it is deemed possible as cost for a collocation are generally less and the zoning requirements and process is typically less restrictive. For this reason, Verizon always has the best interest to investigate and fully vet the possibilities for collocation where the opportunity exists. However, in this instance, there are not any collocation opportunities within the search area that were viable.



CUP 3616

RECEIVED
COUNTY OF FRESNO

MAY 17 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Verizon Wireless Proposed Wireless Telecommunications Facility
Willow & International – 3237 E International Ave, Fresno, CA 93619

Alternative Site Analysis

Verizon Wireless conducted a thorough search in efforts to contact and investigate all alternative feasible site locations that would eliminate or substantially reduce significant gaps in the coverage or network capacity when a new site is proposed. In this instance, the "Willow & International" search area is in the County of Fresno; the terrain is flat with surrounding hills and existing uses in the area consist of predominantly Rural commercial/residential with very limited large existing commercial properties being available.

The proposed site, a 70' monopine, fits the intent of the surrounding land use areas as a stealth type tower will conform to the surrounding areas. The monopine would also fit what has been previously approved in this surrounding with stealth like type structures.

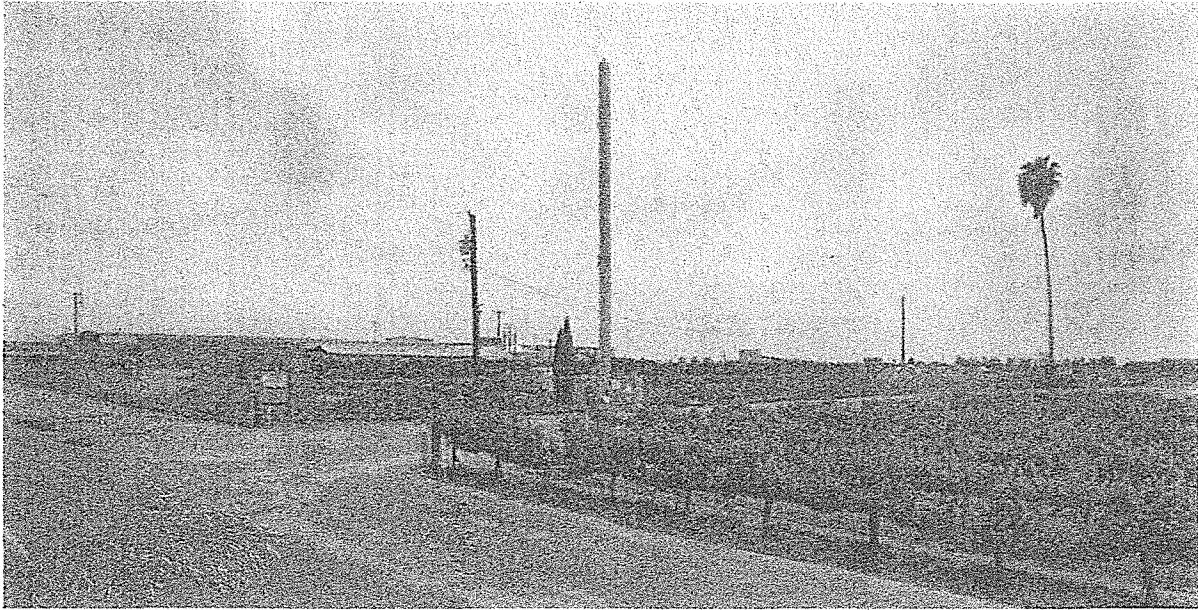
Verizon examined the search for co-location opportunities and did not locate any existing free standing co-locatable wireless towers within the search area that would provide the required height. It is Verizon's preference to pursue a collocation whenever it is possible. However, in this instance, the only related opportunity within the search area resulted in a new monopole.

A variety of different properties were investigated by Verizon Wireless, but all were deemed unsuitable for the proposed facility. The main reason for these sites being unsuitable are either land use/parking mitigations, required height and safe access to the site.

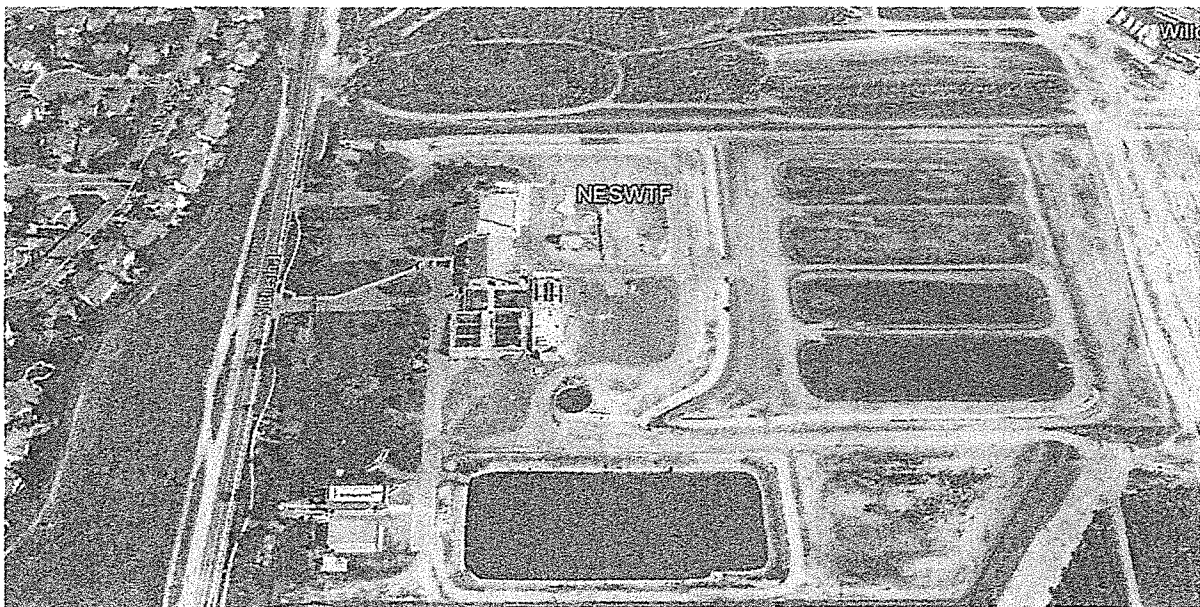
Alternative Sites in relation to the proposed Willow & Internationals Site



• CCI 823571- 36°53'44.54"N, 119°43'56.86"W and owned by Crown Castle. The below tower was examined for colocation, however it is an existing slim line pole and not colocabable. There is no existing ground space for an additional carrier and the tower owner showed no interest to an additional site in the preliminary stages. The proposed scope would have included the replacement of the existing pole with a new pole. However due to our required height and the lack there of on the new pole with the currem user, the site would not fill a gap in capacity and/or coverage: NOT A VIABLE CANDIDATE.



• NESWTF- 36°53'3.57"N, 119°44'14.16"W N Chestnut Fresno, CA 93730. Site is a City of Fresno Water Treatment Plant with an existing tower. Letter of intent was sent for colocation, however Property Onwner was not interested: NOT A VIABLE CANDIDATE.



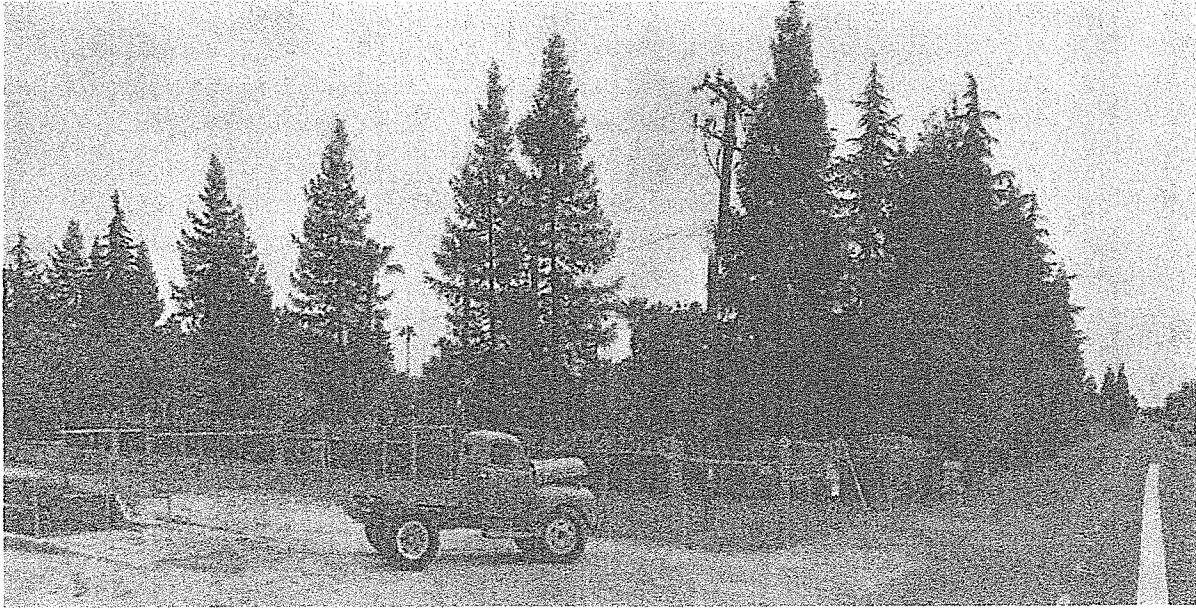
- **Willow International Center-** 10309 N Willow Ave, Fresno CA 93720. Existing use is the Willow International Center. Location was examined, however multiple Letters Of Intent were send and the Property Owner/Land Lord were not responsive: NOT A VIABLE CANDIDATE

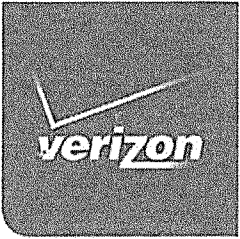


- **Penn** –Lats/Long: 36°53'10.85"N, 119°43'41.18"W. 10326 N Willow Ave, Clovis CA. Proposed New Structure on Residential parcel. Letter of Intent was mailed and conversation with Property owner was held, however there was no interest: NOT A VIABLE CANDIDATE.

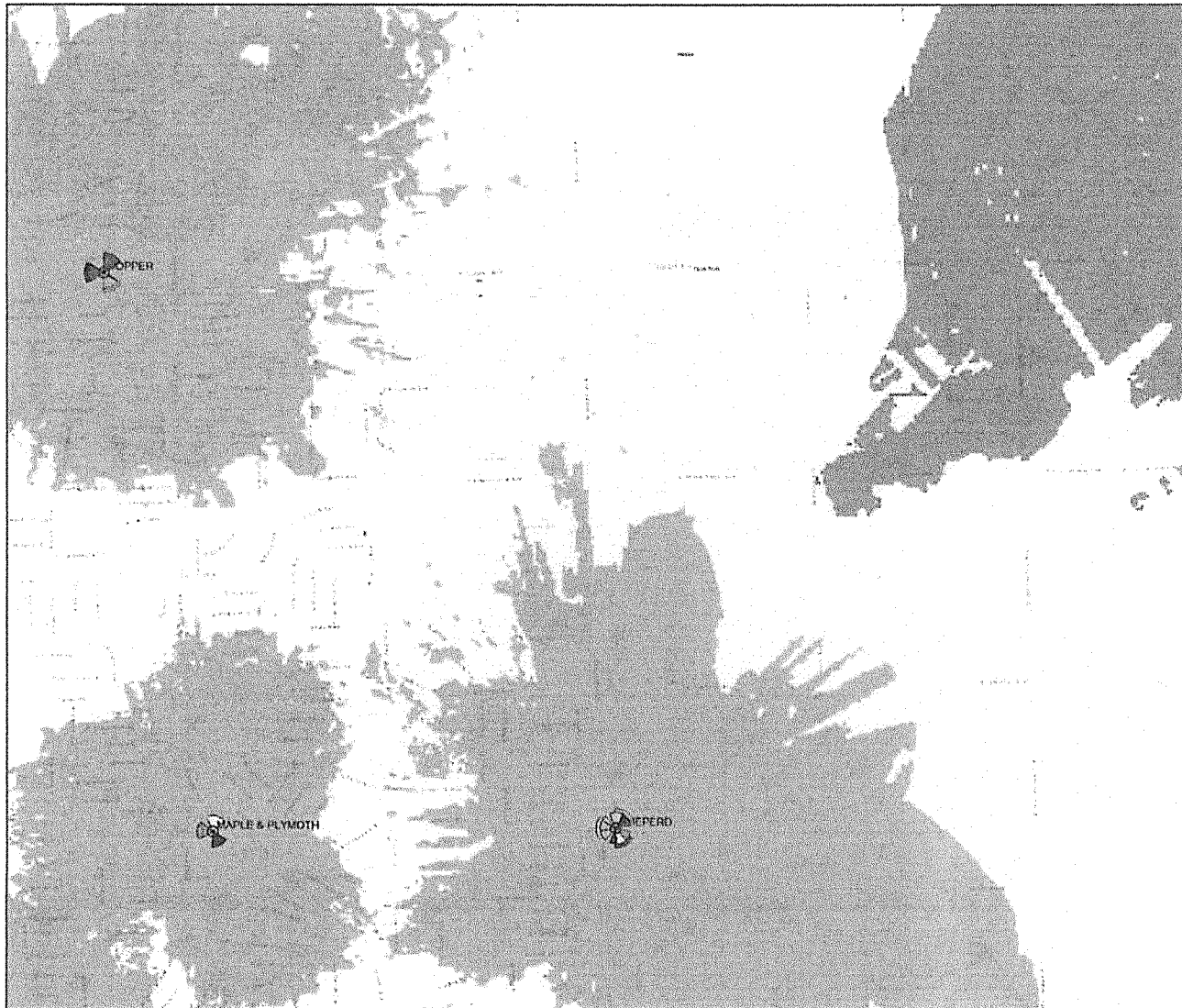


Willow Gardens Nursery- 36°53'16.33"N, 119°43'46.63"W. 10428 N Willow Ave, Clovis, CA.
Proposed scope was for a New tower structure on nursery property. Letter of Intent was sent to property owner, we then spoke with the property owner who was not interested: NOT A VIABLE CANDIDATE

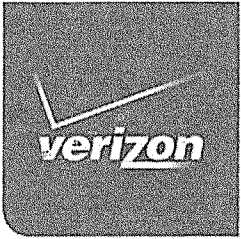




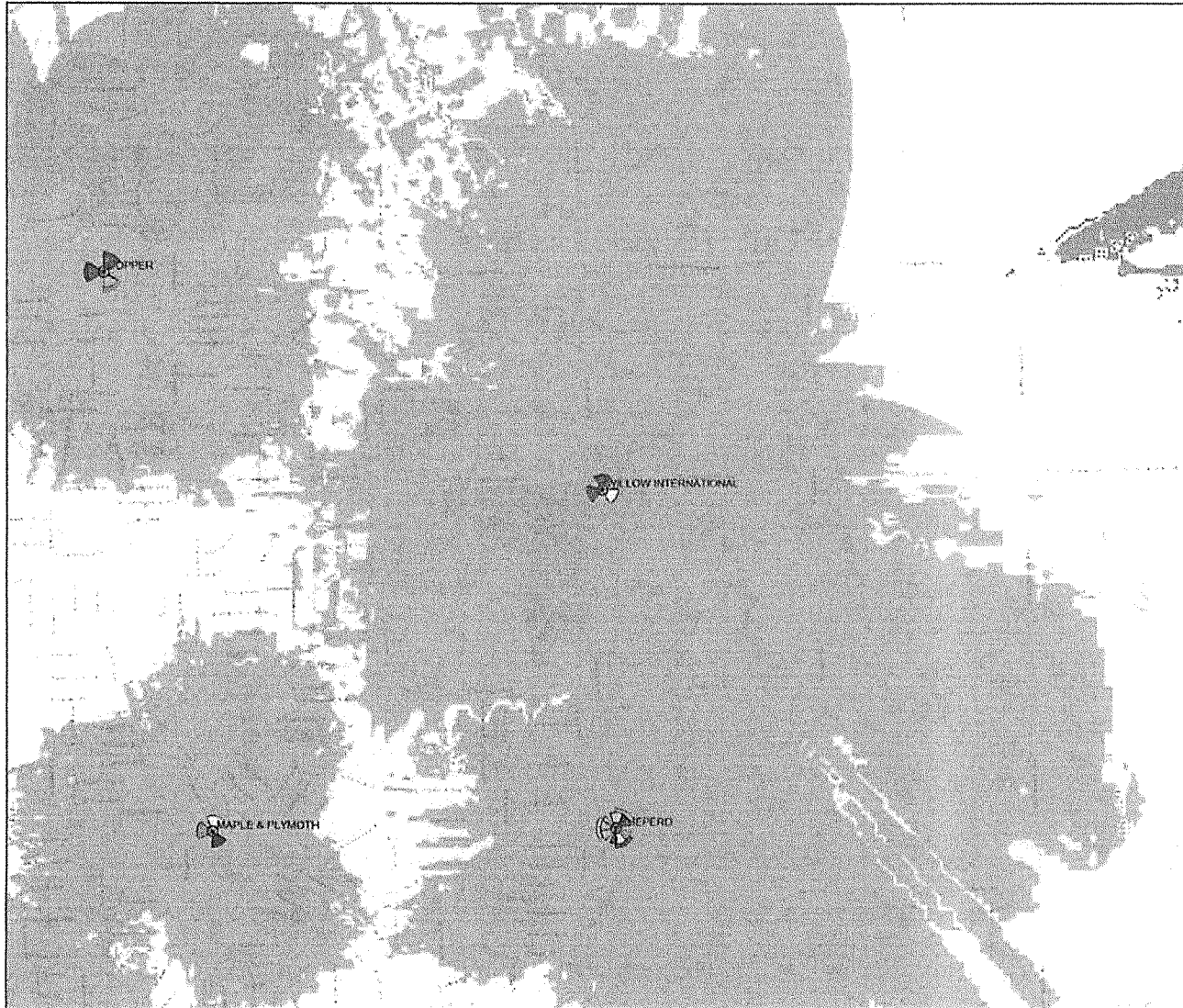
Willow & International – Existing Coverage



- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor

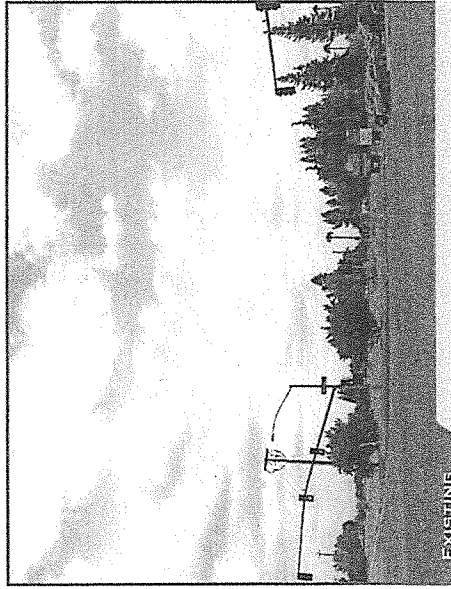
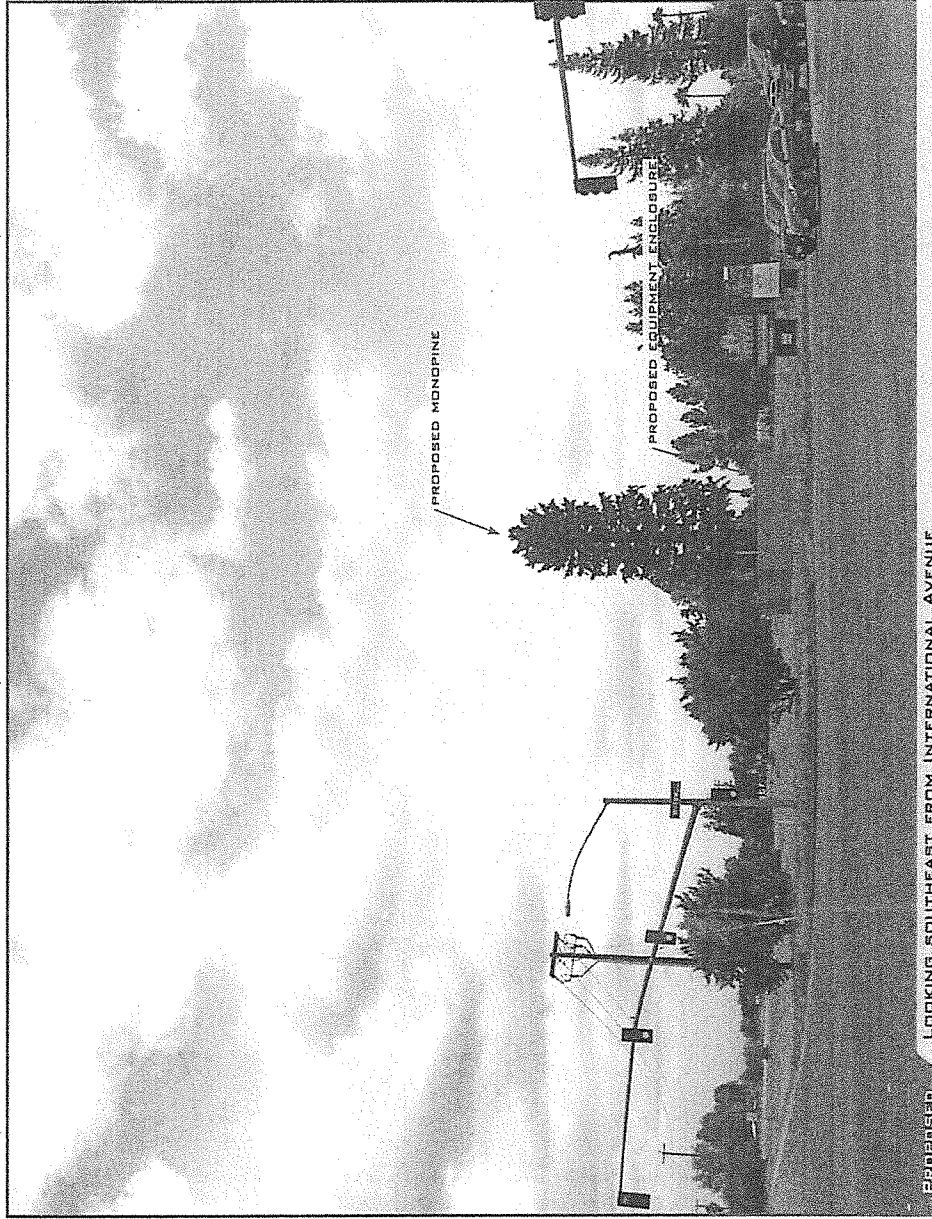
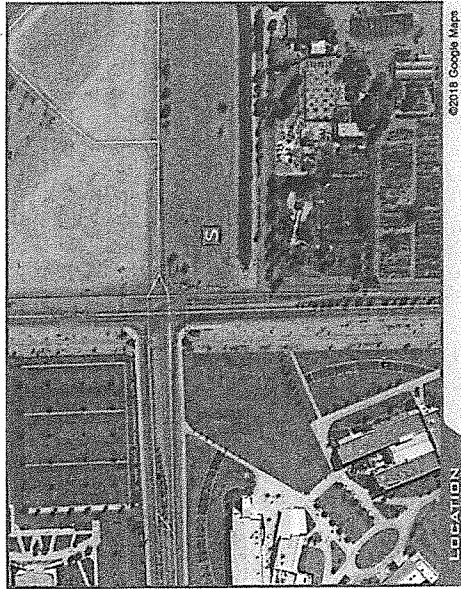


Willow & International – Proposed Coverage



- LTE: RSRP**
- Indoor
 - Vehicle
 - Outdoor

VIEW 1



PROPOSED LOOKING SOUTHEAST FROM INTERNATIONAL AVENUE

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



WILLOW INTERNATIONAL

3237 E INTERNATIONAL AVENUE CLOVIS CA 93619



VIEW 2



LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM WILLOW AVENUE

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

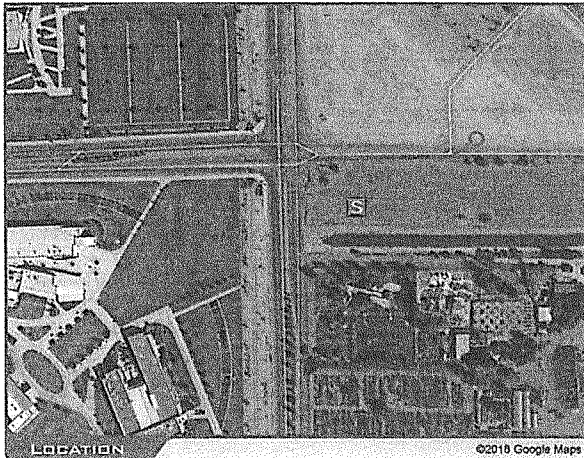


WILLOW INTERNATIONAL

3237 E INTERNATIONAL AVENUE CLOVIS CA 93619

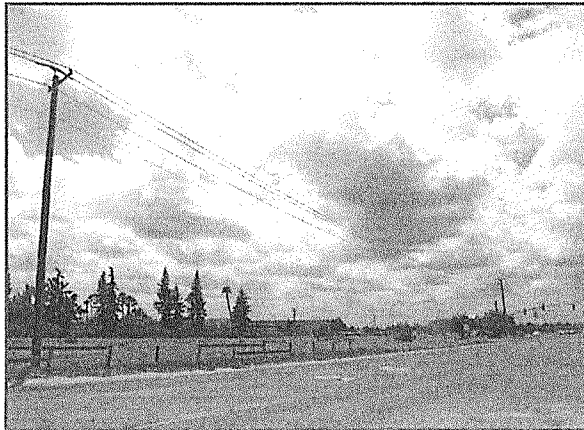


VIEW 3



LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM INTERNATIONAL AVENUE

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



WILLOW INTERNATIONAL

3237 E INTERNATIONAL AVENUE CLOVIS CA 93619



VIEW 4



LOCATION

©2018 Google Maps



EXISTING



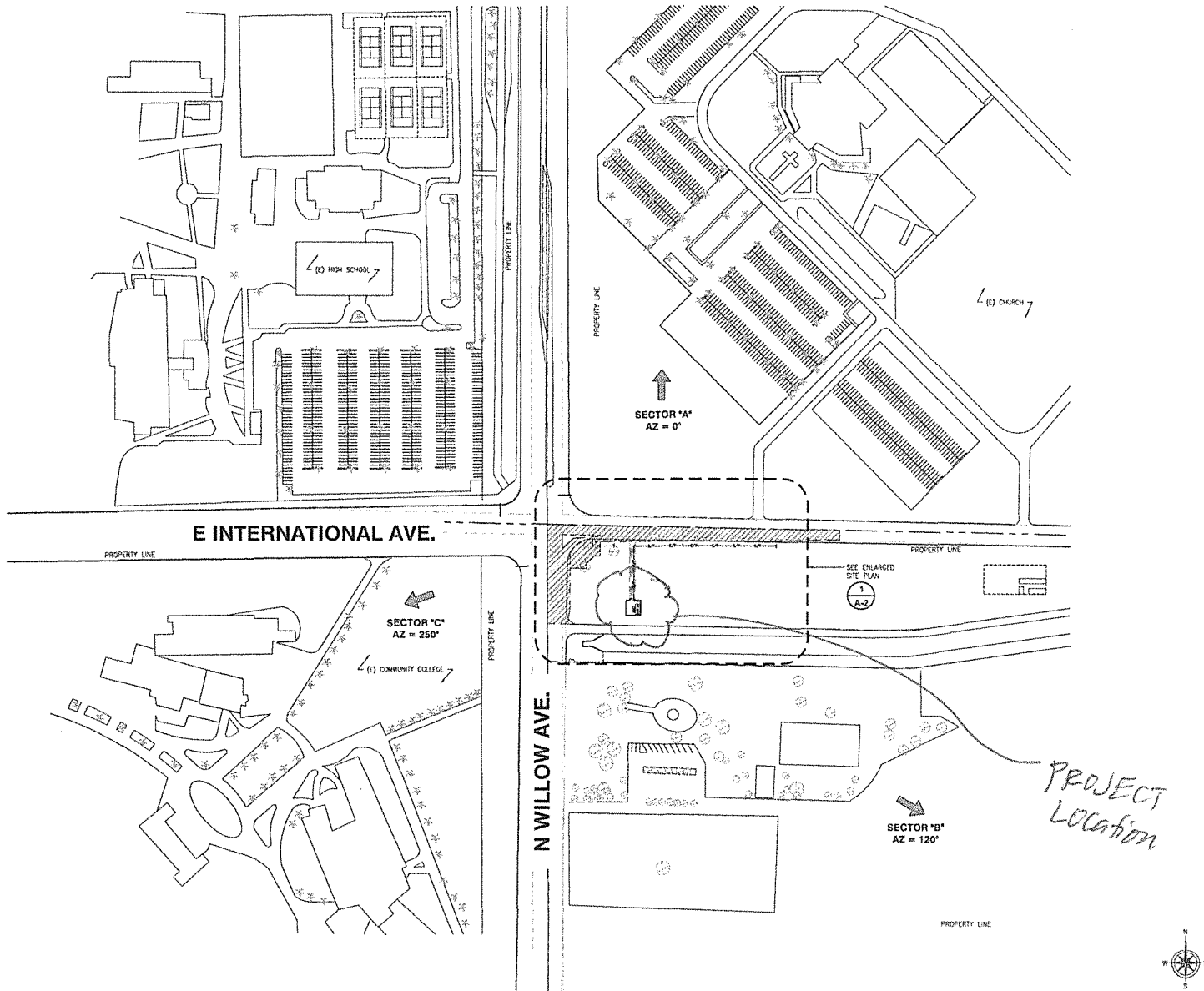
PROPOSED

LOOKING NORTHEAST FROM WILLOW AVENUE

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

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FEE, STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.



SITE PLAN

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"



1

verizon^v
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
PERMANENT SERVICES INC.
22471 ASPEN STREET, STE 290
LAKE FOREST, CA 92630

CELSIUS
ENGINEERING GROUP
10650 SCHWYB RANCH BLVD, SUITE 224
SAN DIEGO, CA 92121
Tel: (858) 433-1113 / (858) 433-7116

REV	DATE	DESCRIPTION
4	04/23/2018	100% ZD SET
3	12/22/2017	ENCLOSURE REVISION
2	11/14/2017	PER. ZD
1	11/13/2017	80% ZD

ISSUED DATE:
APRIL 23, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
WILLOW INTERNATIONAL
LOCATION CODE: 303641
3237 E INTERNATIONAL AVE.
CLOVIS, CA 93619

DRAWN BY: MM
CHECKED BY: RG

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.

APN:580-050-03S

E INTERNATIONAL AVE.

N WILLOW AVE.

APN:580-071-26

SECTOR "C"
AZ = 250°

SECTOR "A"
AZ = 0°

SECTOR "B"
AZ = 120°

ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

verizon^v
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES INC.
22471 ASPEN STREET, STE 200
LAKE FOREST, CA 92653

CELSIUS
ENGINEERING GROUP
10550 SQUIPPS RANCH BLVD., SUITE 214
SAN DIEGO, CA 92131
TEL: (658) 433-7173 / (658) 433-7176

REV	DATE	DESCRIPTION
4	04/23/2018	100% ZD
3	12/27/2017	ENCLOSURE REVISION
2	11/16/2017	90% ZD
1	11/13/2017	80% ZD

ISSUED DATE:
APRIL 23, 2018

ISSUED FOR:
100% ZD SET

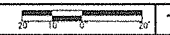
LICENSURE:

PROJECT INFORMATION:
WILLOW INTERNATIONAL
LOCATION CODE: 303641
3237 E INTERNATIONAL AVE.
CLOVIS, CA 93619

DRAWN BY: MAM
CHECKED BY: HGG

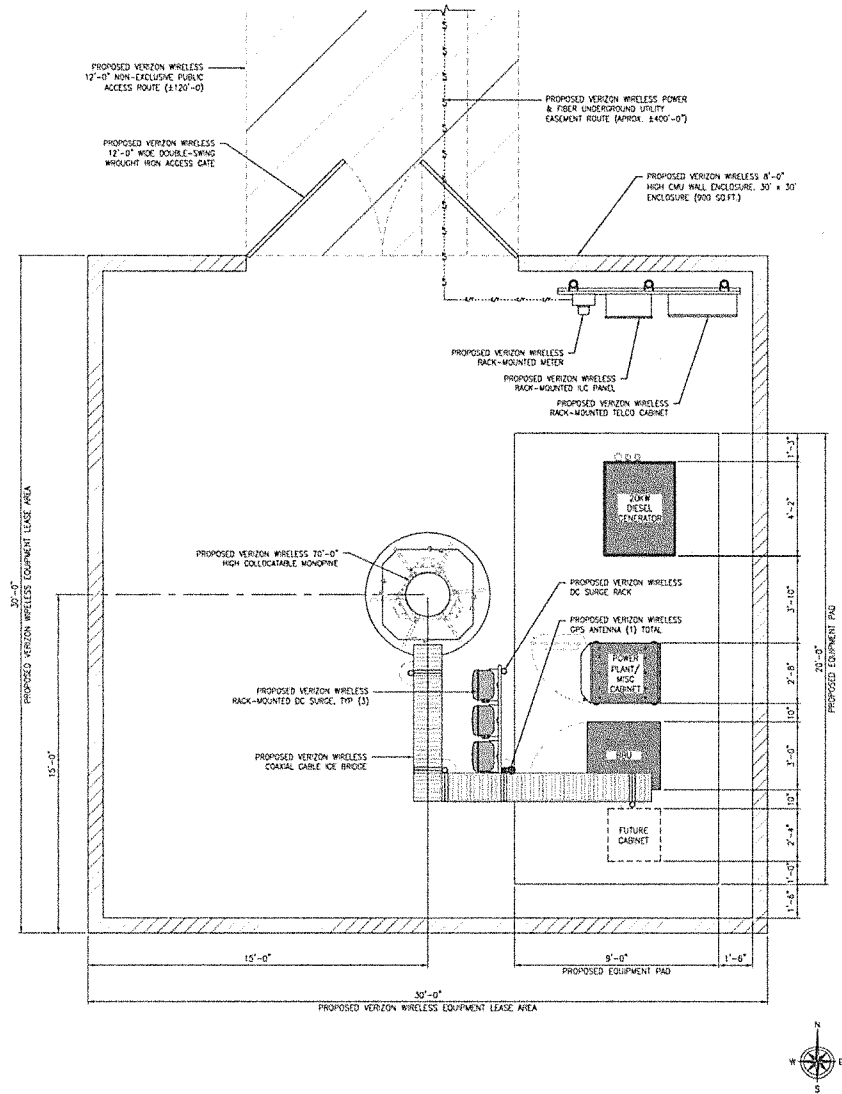
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



1

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 2. NO EXISTING PARKING SPACES ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.

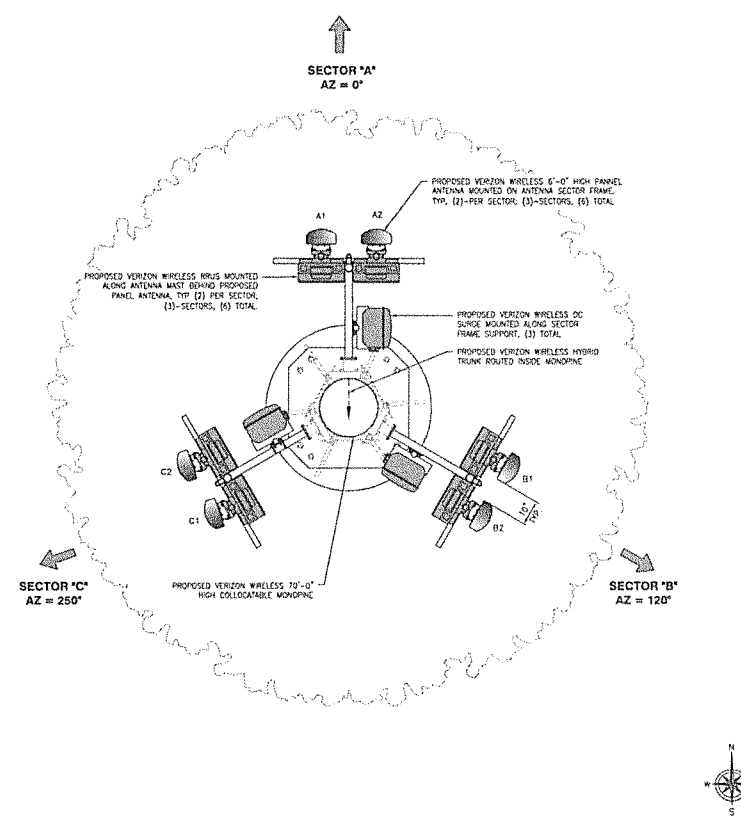


EQUIPMENT LAYOUT

2 1/4" x 36" SCALE: 3/8" = 1'-0"
 1 1/4" x 17" SCALE: 3/16" = 1'-0"

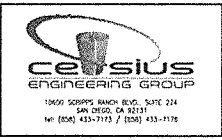
PROPOSED ANTENNA SCHEDULE											
ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MCH DOWN/T	ELEC DOWN/T	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	62'-0"	COMSCOPE MH-1055B	0'	1	0	0	180'-0"	(2) 6412 HYBRD TRUNK	ERICSSON RRUS	1
	A2	62'-0"	COMSCOPE MH-1055B	0'	1	0	0	180'-0"		ERICSSON RRUS	1
BETA SECTOR	B1	62'-0"	COMSCOPE MH-1055B	120'	1	0	0	180'-0"		ERICSSON RRUS	1
	B2	62'-0"	COMSCOPE MH-1055B	120'	1	0	0	180'-0"		ERICSSON RRUS	1
GAMMA SECTOR	C1	62'-0"	COMSCOPE MH-1055B	250'	1	0	0	180'-0"		ERICSSON RRUS	1
	C2	62'-0"	COMSCOPE MH-1055B	250'	1	0	0	180'-0"		ERICSSON RRUS	1

- ANTENNA NOTE:
1. PROPOSED VERIZON WIRELESS PANEL ANTENNAS, MICROWAVE ANTENNA, AND RRUS TO BE PAINTED FOR CONCEALMENT AS NECESSARY.
 2. PROPOSED VERIZON WIRELESS ANTENNAS, ANTENNA SECTOR FRAME, DC SURGE, AND RRUS TO BE PAINTED GREEN FOR CONCEALMENT. PANEL ANTENNAS TO BE WRAPPED WITH NEEDLE BOOKS FOR CONCEALMENT, TYP.



ANTENNA LAYOUT

2 1/4" x 36" SCALE: 1/2" = 1'-0"
 1 1/4" x 17" SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION
4	04/23/2018	100% ZD
3	12/22/2017	ENCLOSURE REVISION
2	11/16/2017	90% ZD
1	11/13/2017	80% ZD

ISSUED DATE:
APRIL 23, 2018

ISSUED FOR:
100% ZD SET

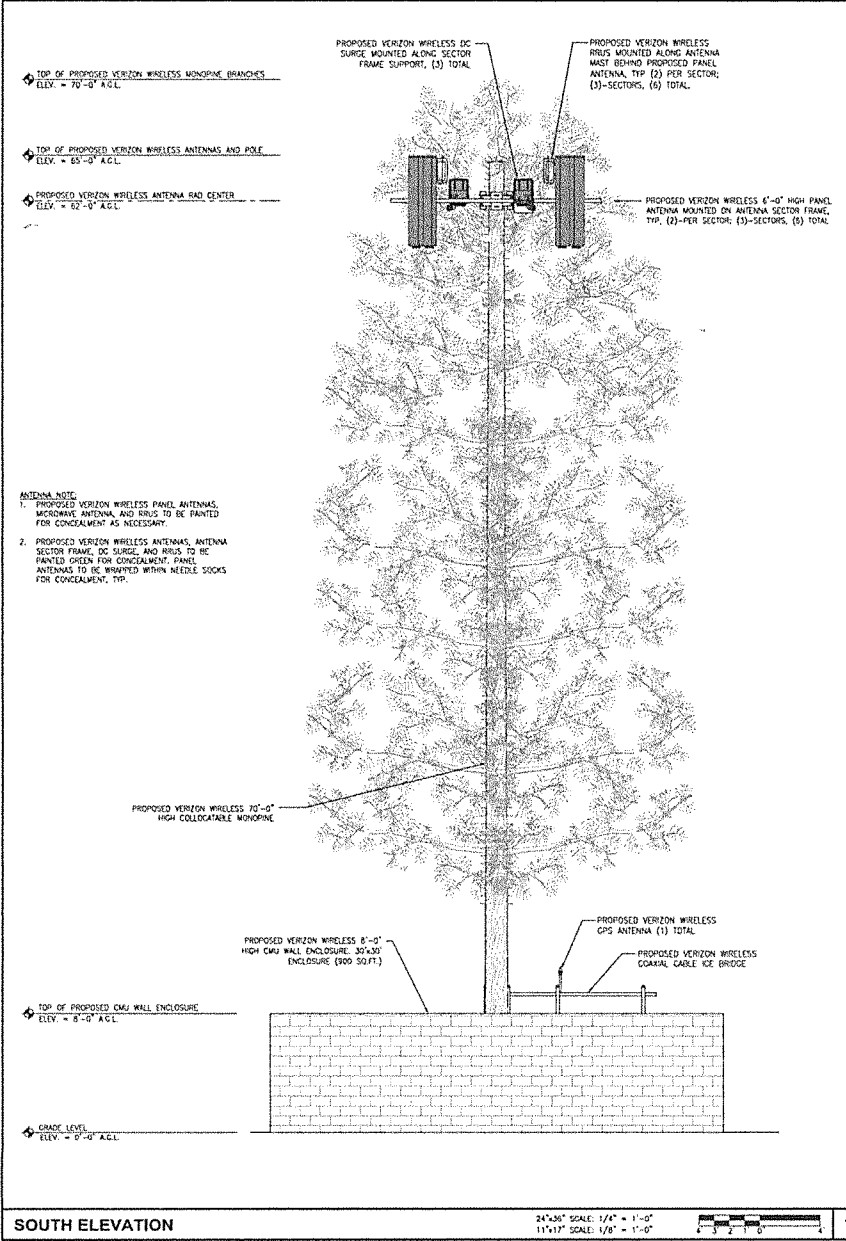
LICENSURE:

PROJECT INFORMATION:
WILLOW INTERNATIONAL
 LOCATION CODE: 303641
 3237 E INTERNATIONAL AVE.
 CLOVIS, CA 93619

DRAWN BY: MAM
 CHECKED BY: HGG

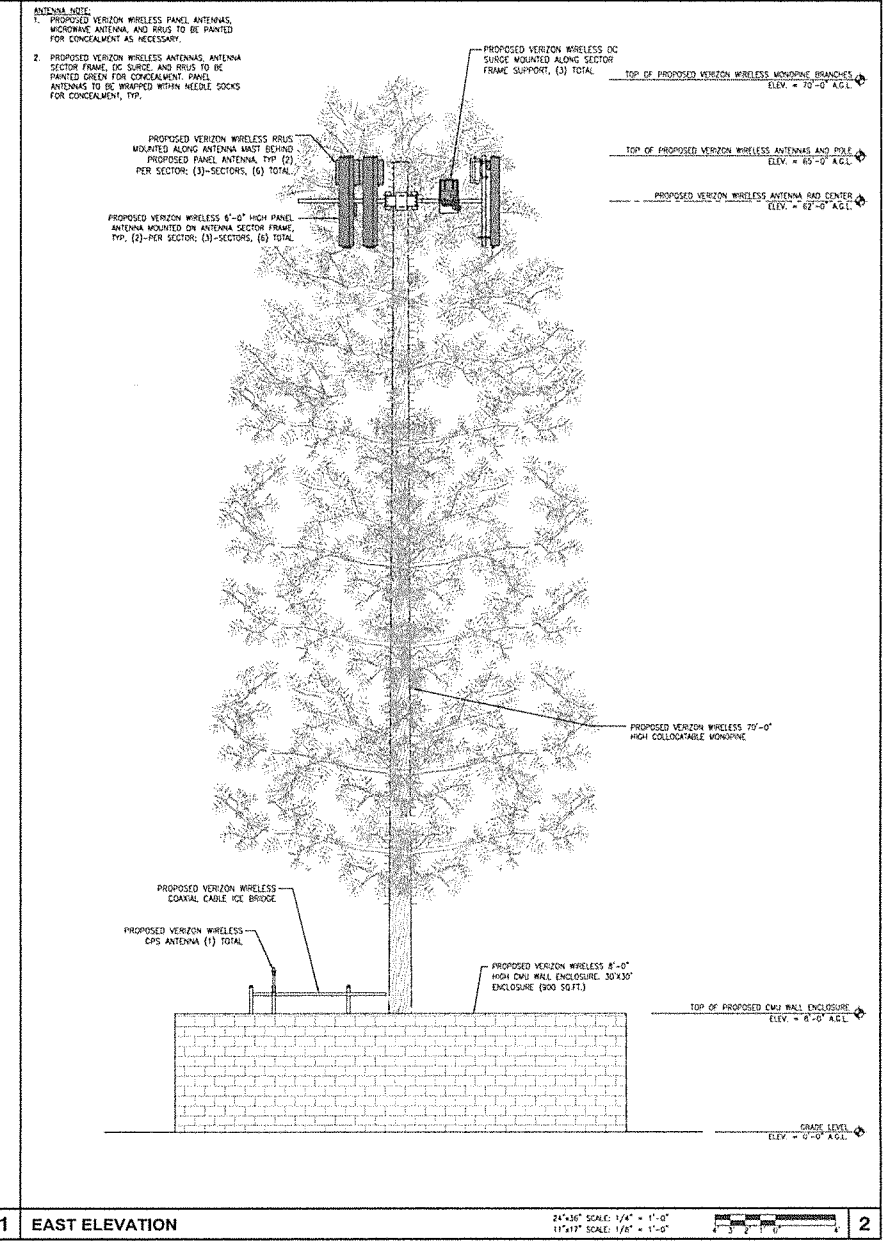
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



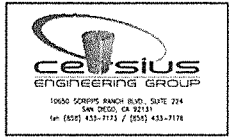
SOUTH ELEVATION

24'x30' SCALE: 1/4" = 1'-0"
11'x17' SCALE: 1/8" = 1'-0"



EAST ELEVATION

24'x30' SCALE: 1/4" = 1'-0"
11'x17' SCALE: 1/8" = 1'-0"



REV	DATE	DESCRIPTION
1	04/23/2018	100% ZD
2	12/27/2017	ENCLOSURE REVISION
3	11/16/2017	80% ZD
4	11/13/2017	80% ZD

ISSUED DATE: **APRIL 23, 2018**

ISSUED FOR: **100% ZD SET**

LICENSURE:

PROJECT INFORMATION:
WILLOW INTERNATIONAL
LOCATION CODE: 303641
3237 E INTERNATIONAL AVE.
CLOVIS, CA 93619

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4