



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 January 10, 2019

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

Allow an unmanned telecommunications facility consisting of a 70-foot-tall wireless communication tower (monopine design) with related facilities on a 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).

OWNER: Robert & Elizabeth Lewellen
APPLICANT: Verizon Wireless

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7471; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3616 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plan/Elevations
6. Applicant’s Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed) and Photographic Simulations
8. Summary of Initial Study Application No. 7471
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

| Criteria | Existing | Proposed |
|--------------------------|--|---|
| General Plan Designation | Agriculture in the County General Plan | No change |
| Zoning | AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) | No change |
| Parcel Size | 5.03 acres | No change |
| Project Site | A single-family residence with a garage, accessory structures, and a drive access off International Avenue | Allow a new telecommunications facility consisting of a 70-foot-tall telecommunications tower (monopine design) with related facilities on an approximately 900 square-foot area of a 5.03-acre parcel. |
| Structural Improvements | A Single-family residence with garage; accessory structures | <ul style="list-style-type: none"> • 70-foot-tall wireless telecommunications tower (monopine design) • Equipment cabinet(s) • Diesel generator (20 kilowatt) • Eight-foot-tall slated chain-link fence |
| Nearest Residence | Approximately 1,152 feet west of the proposed tower site | No change |

| Criteria | Existing | Proposed |
|-------------------------|---|---|
| Surrounding Development | A church to the north, plant nursery to the south, orchard with residential dwellings to the east, and Clovis Community College to the west | No change |
| Operational Features | N/A | Unmanned wireless communications facility |
| Employees | N/A | N/A |
| Customers | N/A | N/A |
| Traffic Trips | Residential traffic | One trip per month by a maintenance person |
| Lighting | Residential lighting | None |
| Hours of Operation | N/A | 24 hours a day, seven days a week, year-round |

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

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: September 21, 2018

PUBLIC NOTICE:

Notices were sent to seven property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

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

The decision of the Planning Commission on an unclassified CUP application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

This proposal entails construction and operation of a new wireless telecommunications facility consisting of a 70-foot-tall communication tower (monopine design), equipment cabinet(s), diesel generator, and related facilities on a 900 square-foot lease area of a 5.03-acre parcel. The proposal also includes a 12-foot-wide non-exclusive public access route off International Avenue connecting the tower site.

According to the Applicant’s Operational Statement, the tower will provide coverage and capacity to the wireless customers in the area as well as colocation opportunities for other carriers.

The project site is approximately 220 feet east of the nearest city limits of the City of Fresno. The site lies within the City of Clovis Sphere of Influence and is designated under the Clovis General Plan as ‘Park’. Per the City of Clovis, the Open Space Conservation Zone District (O) allows the park but no wireless communication facilities as a permitted or conditionally permitted use. The City would allow construction and operation of the facility on a temporary basis until such time that the site is acquired and fully annexed, zoned or dedicated for park use by the City of Clovis. When that happens, the Applicant will be required to remove the tower and related facilities from the property and restore it as near as practical to its original condition. This requirement from the City will be included as a Condition of Approval and recorded as a covenant running with the land. The County and the City of Clovis concur with this condition (Condition No. 5, Exhibit 1), and it has been provided to the Applicant.

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

| | Current Standard: | Proposed Operation: | Is Standard Met (y/n) |
|---------------------------------|--|---|------------------------------|
| Setbacks | Front: 35 feet Side: 20 feet Rear: 20 feet | Front (Willow Avenue; west property line): 44 feet; Street Side (north property line): 53 feet; Side (south property line): 20 feet; Rear (east property line): 1,264 feet | Yes |
| Parking | N/A | N/A | Yes |
| Lot Coverage | No Requirement | N/A | N/A |
| Separation Between Buildings | Six-foot minimum | N/A | Yes |
| Wall Requirements | <ul style="list-style-type: none"> • Maximum six feet in height on side and rear property lines • Maximum three feet in height | Eight-foot-tall masonry wall around a 900 square-foot tower site/lease area | Yes |

| | Current Standard: | Proposed Operation: | Is Standard Met (y/n) |
|-------------------------|---|----------------------------|------------------------------|
| | within required front-yard setback | | |
| Septic Replacement Area | 100 percent | N/A | Yes |
| Water Well Separation | Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet | N/A | N/A |

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: The subject proposal satisfies the building setback requirements of the AE-20 Zone District.

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

Analysis:

Staff review of the Site Plan demonstrates that the proposed facility meets the minimum building setback requirements of the AE Zone District. The proposed tower and related facilities, located on a 900 square-foot lease area, will be set back 44 feet from the ultimate right-of-way line for Willow Avenue (35-foot minimum required), 54 feet from the ultimate right-of-way line for International Avenue (35-foot minimum required), 1,264 feet from the east property line (20-foot minimum required) and 20 feet from the south property line (20-foot minimum required). Adequate area is available on the 5.03-acre project site to accommodate the proposed facility and a 12-foot-wide non-exclusive public access route connecting the tower site to International Avenue (Exhibit 5).

Based on the above information, staff believes the project site is adequate in size and shape to accommodate the proposal.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

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

| | Existing Conditions | | Proposed Operation |
|----------------------|----------------------------|--------------------------------------|---------------------------|
| Private Road | No | N/A | N/A |
| Public Road Frontage | Yes | International Avenue; Good condition | No change |

| | | Existing Conditions | Proposed Operation |
|-------------------------------------|-----|--|---|
| | | Willow Avenue; Very good condition | |
| Direct Access to Public Road | Yes | International Avenue; Good condition | No change |
| Road ADT (Average Daily Traffic) | | 1,100 (International Avenue) 6,400 (Willow Avenue) | No change No change |
| Road Classification | | Local (International Avenue) Super Arterial (Willow Avenue) | No change No change |
| Road Width | | 20-foot right-of-way south of section line (International Avenue) 30-foot right-of-way east of section line (Willow Avenue) | The project (tower site) will be set back from the ultimate right-of-way line for Willow and International Avenues. |
| Road Surface | | 23 feet asphalt concrete paved (International Avenue) 32.4 feet asphalt concrete paved (Willow Avenue) | No change No change |
| Traffic Trips | | Residential traffic | One trip per month to the tower site by a maintenance crew |
| Traffic Impact Study (TIS) Prepared | No | N/A | Not required by the Design Division of the Fresno County Department of Public Works and Planning |
| Road Improvements Required | | International Avenue; Good condition Willow Avenue; Very good condition | Not required Not required |

Reviewing Agency/Department Comments:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The proposed facility shall be set back from the ultimate right-of-way line for Willow and International Avenues in accordance with the City of Clovis General Plan. Any access drive for the tower site shall be a minimum 300 feet from the curb return at the intersection of International at Willow, and no drive approach shall be constructed off Willow Avenue. The project design (Exhibit 5) reflects these requirements.

An encroachment permit shall be obtained from the County prior to any work within the County road right-of-way along International. This requirement has been included as a Project Note.

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

No other reviewing Agencies or Departments expressed concerns related to the adequacy of streets for the project.

Analysis:

The 5.03-acre project site borders with Willow and International Avenues which are maintained by the County. Willow Avenue is classified as a Super Arterial road with pavement width of 32.4 feet, and an Average Daily Traffic (ADT) of 6,400. International Avenue is classified as a Local road with pavement width of 23 feet, and an Average Daily Traffic (ADT) of 1,100. A new 12-foot-wide non-exclusive public access route will connect the proposed tower site with International Avenue.

As required by the Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning, the tower site will gain access from International Avenue and will be set back from the ultimate right-of-way line for Willow and International Avenues in accordance with the City of Clovis General Plan. The RMO Division expressed no concerns with the current pavement type (asphalt concrete) for International Avenue to serve the project, and the Design Division of the Fresno County Department of Public Works and Planning expressed no concerns with the traffic generated by the proposal during construction or operation of the facility.

Based on the above information and with the adherence to the Project Note for mandatory requirement, staff believes International and Willow Avenues will remain adequate to accommodate the proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

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

| Surrounding Parcels | | | | |
|----------------------------|-------------|--------------------------|---|--|
| | Size: | Use: | Zoning: | Nearest Residence: |
| North | 40 acres | Church | AE-20 | None |
| South | 19.46 acres | Fallow | AE-20 | None |
| East | 11 acres | Field crops | AE-20 | None |
| West | 14.35 acres | Clovis Community College | PI (Public and Institutional in the City of Fresno) | 1,152 feet east of the proposed tower site on the subject property |

Reviewing Agency/Department Comments:

City of Clovis Planning and Development Services: The construction and operation of the proposed telecommunication facility shall be subject to the execution of a written agreement between the Applicant and the City of Clovis governing the operational period and ultimate removal of the facility when a City park is developed on the property. This requirement will be included as a Condition of Approval.

San Joaquin Valley Air Pollution Control District (Air District): The Applicant shall 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.

Development Engineering Section of the Fresno County Department of Public Works and Planning: A Grading Permit or Voucher shall be required for any grading proposed with this application. On-site turnarounds are required for vehicles leaving the site to enter International Avenue in a forward motion.

The Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. 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. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.

Fresno Metropolitan Flood Control District (FMFCD): A temporary storm water storage facility shall be provided on site. Said facility shall be located and constructed so that once permanent FMFCD facilities become available, drainage can be directed to the street. The Applicant shall pay the District Development Review fees.

Fresno Irrigation District (FID): FID's active Enterprise No.109 Canal runs westerly along the south side of the subject property, crosses Willow Avenue and continues west along the south side of International Avenue. FID shall review and approve all plans for any improvements along the south or west side of the property or any street and/or utility improvements along Willow Avenue, International Avenue, or near the canal. All utilities shall be located outside of the canal right-of-way and any structure or permanent improvements constructed on the subject property shall be raised to a minimum of one (1) foot above the high water level of the Enterprise Canal. (Note: FID can review and comment on plans, but approval authority remains with the County.)

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all proposed on-site improvements.

Zoning Section of the Fresno County Department of Public Works and Planning: Fences/gate entrances exceeding six feet in height shall require a building permit.

Fresno County Fire Protection District: The project shall comply with the California Code of Regulations Title 24 – Fire Code when a building permit or certificate of occupancy is sought.

The aforementioned requirements have been included as Project Notes with modification to the FID comments. FID's review of the all plans will be limited to review and comments only.

Central Valley Regional Water Quality Control Board; Road Maintenance and Operations, Design, and Water and Natural Resources Divisions of the Fresno County Department of Public Works and Planning; U.S. Fish and Wildlife Service; City of Fresno; Fresno County Department of Agriculture; Table Mountain Rancheria, Tribal Government Office; Santa Rosa Rancheria Tachi Yokut Tribe; Picayune Rancheria of the Chukchansi Indians and Dumna Wo Wah Government: No concerns with the proposal.

Analysis:

This proposal entails construction and operation of a new wireless communications facility consisting of a 70-foot-tall telecommunications tower (monopine design), equipment cabinets, a diesel generator and related improvements on a 900 square-foot area of a 5.03-acre parcel.

The project site is near the City of Fresno and 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 proposed tower and related facilities will be located within the westerly undeveloped portion of the property.

Aesthetics is typically the concern associated with this type of use because of the substantial height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the general public. In the case of this application, the proposed 70-foot-tall telecommunications tower will be a monopine design.

The proposed tower site will be set back approximately 44 feet east of the ultimate right-of-way line for Willow Avenue and 54 feet south of the ultimate right-of-way line for International Avenue. The on-site single-family residence 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 proposed telecommunication tower. Additionally, the monopine design of the tower will blend in with the existing landscaping in the area.

The Initial Study prepared for this project identified potential impacts related to aesthetics. Regarding aesthetics, eight-foot-tall slated cyclone fencing around the tower site/lease area will visually screen the ground equipment from neighboring properties, and any proposed outdoor lighting will be hooded and directed downward so as not to shine upon adjacent roads and properties. These requirements have been included as Mitigation Measures.

Potential Impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, and public services have been determined to be less than significant. The project will comply with the Air District permitting requirements, obtain grading permits or vouchers for any grading proposed with this application, handle all hazardous material according to the state and local requirements, and comply with the current Fire and Building Codes. These requirements have been included as Conditions of Approval/Project Notes.

The project site is approximately 4.5 miles east of the Clovis VORTAC CZQ Airport and outside the traffic pattern zone. Although no tower painting for daytime visibility nor lighting for nighttime visibility would be required for this proposal, a Project Note will advise the Applicant to file FAA (Federal Aviation Administration) Form 7460-1 with the Western Regional Office of the FAA.

The Federal Communications Commission (FCC), which regulates the wireless communications industry, has referenced prior studies concluding that radio frequency (RF) emission exposure levels associated with this type of facility have been determined to be safe. Therefore, staff does

not anticipate concerns regarding radio frequency emissions as it relates to residential development in the area.

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. Pursuant to Assembly Bill (AB) 52, a letter was sent to the Dumna Wo Wah Tribal Government; Table Mountain Rancheria, Tribal Government Office; Santa Rosa Rancheria Tachi Yokut Tribe; and Picayune Rancheria of the Chukchansi Indians offering the opportunity to consult under Public Resources Code (PRC) Section 21080.3(b), with a 30-day window to formally respond in writing to request a Cultural Resources Consultation. No tribe responded to the consultation offer, resulting in no further action on the part of the County.

Based on the above information and with the adherence to the Mitigation Measures, recommended Conditions of Approval, and Project Notes for mandatory requirements, staff believes the project will not have an adverse effect upon the surrounding neighborhood.

Recommended Conditions of Approval:

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

Conclusion:

Finding 3 can be made.

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

| Relevant Policies: | Consistency/Considerations: |
|--|---|
| <p>General Plan Policy PF-J.4: County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.</p> | <p>The 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. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. Considering the information provided, the proposal is consistent with this Policy.</p> |
| <p>General Plan Policy LU-G.1: County acknowledges that the cities have primary responsibility for planning within their Local Agency Formation Commission (LAFCo)-adopted Spheres of Influence and are responsible for urban development and the provision of urban services within their Spheres of Influence.</p> | <p>The project is located within the City of Clovis Sphere of Influence and is inconsistent with the City’s General Plan due to being located in an area identified as ‘park’. Per the City of Clovis, the Open Space Conservation Zone District (O) allows the park but no wireless communication facilities as a permitted or conditionally permitted use. The City would allow construction and operation of the facility on a temporary basis until such time that the City acquires the property and develops it as a park. This requirement will be recorded as a Covenant running with the land.</p> |

| Relevant Policies: | Consistency/Considerations: |
|--|---|
| General Plan Policy PF-C.17: 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 proposed facility requires no use of water. The Water and Natural Resources Division reviewed the proposal and expressed no concerns related to water. The proposal is consistent with this Policy. |

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the County General Plan. 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. General Plan Policy LU-G.1 states that cities are responsible for planning and providing urban services within their Sphere of Influence. General Plan Policy PF-C.17 requires water sustainability for the project.

Analysis:

General Plan Policy PF-J.4 requires compliance with the Wireless Communication Guidelines which encourage the utilization of City-adopted standards for new tower facilities if such a proposal is within one half-mile of City boundaries. The Guidelines also 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.

In this case, the Applicant proposes construction and operation of a new slim-line (monopine design) telecommunications tower and related facilities on a 900 square-foot area of a 5.03-acre parcel within the City of Clovis Sphere of Influence. The Applicant has provided a written response and related information to the County Wireless Communication Guidelines, which describes the basis of site selection and the Applicant’s inability to collocate the proposed wireless facilities.

According to the Applicant’s response to the County Wireless Communication Guidelines, Verizon examined the search for collocation opportunities and did not locate any existing freestanding collocatable wireless towers within the search area that would provide the required height. Verizon Wireless investigated varieties of different properties, but all were deemed unsuitable for the proposed facility due to land use/parking mitigations, required height and safe access to the site. In some cases, property owners expressed no interest in the project. All of these efforts resulted in the subject proposal for a new telecommunication facility.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve collocation 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 collocation requirement can be met.

The project site is within the City of Clovis Sphere of Influence (SOI) and is designated as ‘Park’ in the City’s General Plan. A Condition of Approval from the City would allow the construction and operation of the proposed facility on a temporary basis until such time that the site is acquired and fully annexed, zoned or dedicated for park use by the City of Clovis. When that happens, the Applicant will remove the tower and related facilities and restore the site as near

as practical to its original condition. Being an unmanned facility, no water is required for the operation of the facility. As such, no water supply evaluation was necessary and the project will have no impact on other water users in the area.

Based on the above considerations, staff believes the proposal is consistent with the Wireless Communication Guidelines and the County General Plan.

Recommended Conditions of Approval:

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

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made, based on the factors cited in the analysis and the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Unclassified Conditional Use Permit No. 3616, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7471; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3616, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3616; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

EA:ksn

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7471/Unclassified Conditional Use Permit Application No. 3616
(Including Conditions of Approval and Project Notes)

| 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) | As long as the project lasts |
| 2. | Aesthetics | All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets. | Applicant | Applicant/PW&P | As long as the project lasts |
| Conditions of Approval | | | | | |
| 1. | Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations and Operational Statement approved by the Planning Commission | | | | |
| 2. | The approval shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50. | | | | |
| 3. | The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning. | | | | |
| 4. | Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate colocation, such as provision for colocation in a signed lease agreement, and additional area within lease area for colocation of equipment, or other information that demonstrates the facility shall make itself available for colocation. | | | | |
| 5. | <p>If at any time ten (10) years after the construction and final inspection of the wireless facility, the City of Clovis should acquire the parcel upon which the facility is located and the parcel shall have been fully annexed, zoned or dedicated for park use by the City of Clovis, then the City of Clovis shall provide one year's written notice to the Applicant of the termination of this permit and demand the removal of the wireless facilities. At the conclusion of the one-year notice period, this permit shall terminate. Prior to the expiration of the one-year notice period and resulting termination of the permit, Applicant shall remove the tower and related facilities, including any underground facilities, from the parcel and restore the parcel as near as practical to its original condition.</p> <p>Applicant, and any successors, assignees, licensees, lessees, or any person or entity acquiring an interest in the wireless facility, and the parcel owner or lessor (collectively "Applicant and Assignees"), expressly agree and understand that should</p> | | | | |

EXHIBIT 1

| | |
|----|---|
| | <p>the City of Clovis provide the requisite notice under this Condition, the Applicant and Assignees shall not be entitled to any compensation from either the City Clovis or the County of Fresno for the value of the wireless facility, loss of use, consequential damages, or any other damages under a theory of taking, contract interference, or other law.</p> <p>This Condition shall be recorded as a Covenant running with the land and may be removed only with the express consent of the City of Clovis.</p> <p>Should the Applicant and Assignees fail to remove the wireless facility as required by this Condition, the City of Clovis may remove the wireless facility at the expense of Applicant and Assignees. Applicant and the Assignees agree to defend, indemnify, and hold harmless the City of Clovis and the County of Fresno from any liability associated with execution of the City's rights under this Condition.</p> |
| 6. | Maintenance of the emergency back-up power generator shall occur during the daytime hours of 7:00 a.m. to 5:00 p.m. |

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

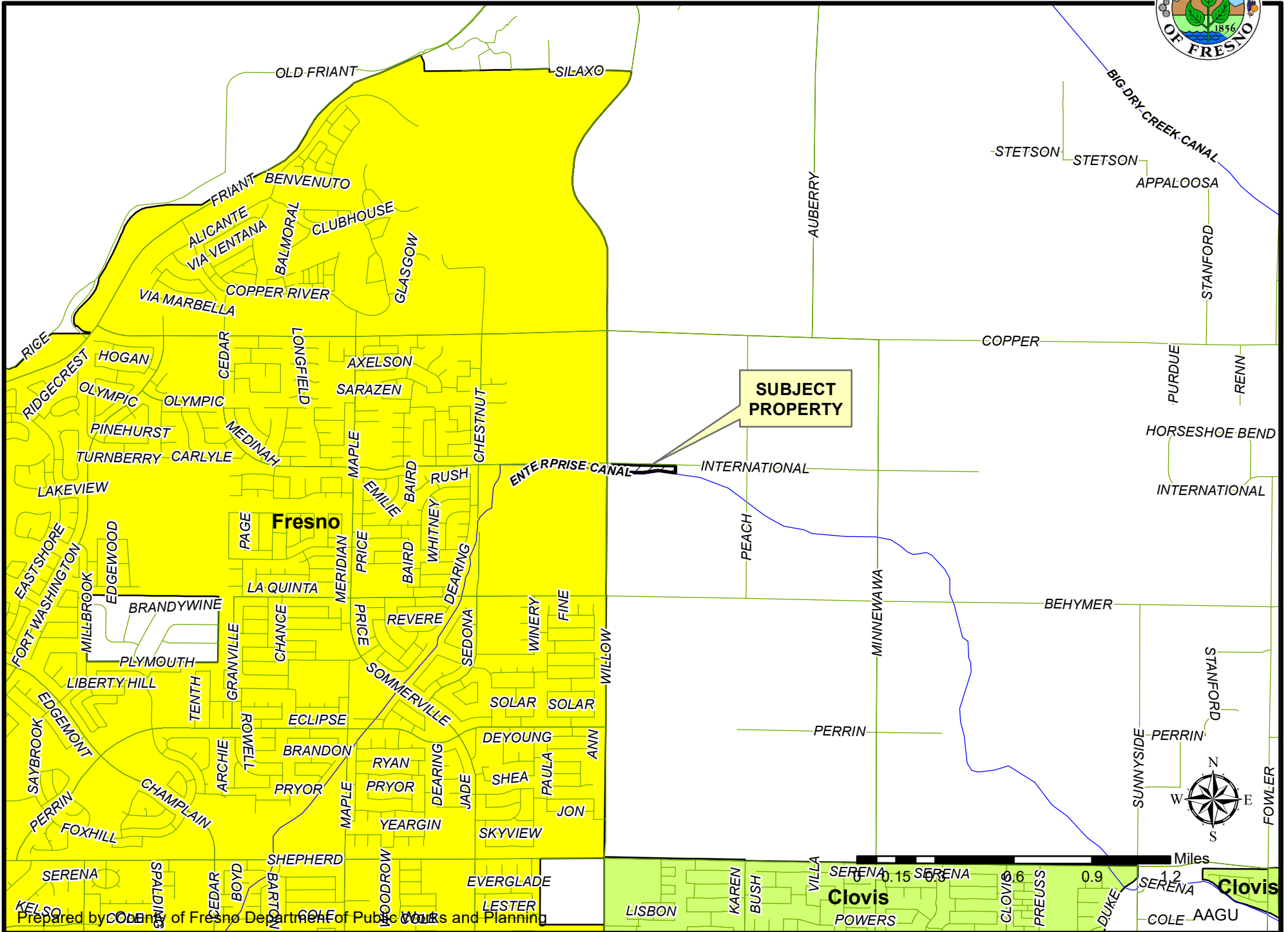
| Notes | |
|--|---|
| The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant. | |
| 1. | This Use Permit will become void unless there has been substantial development within two years of the effective date of approval. |
| 2. | Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services and Capital Projects Division at (559) 600-4540 for permits and inspections. |
| 3. | Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued. |
| 4. | Prior to any improvements constructed in the International Avenue right-of-way, an encroachment permit shall be obtained from the Fresno County Road Maintenance and Operations Division. |
| 5. | <p>To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none"> • Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. • Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. • All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. |
| 6. | To address site development impacts, the Development Engineering Section of the Development Services and Capital Projects Division requires the following: |

| Notes | |
|--------------|--|
| | <ul style="list-style-type: none"> • A Grading Permit or Voucher shall be required for any grading proposed with this application. • On-site turnarounds are required for vehicles leaving the site to enter International Avenue in a forward motion. |
| 7. | <p>To address site development impacts, the Fresno Metropolitan Flood Control District (FMFCD) requires the following:</p> <ul style="list-style-type: none"> • A temporary on-site storm water storage facility shall be required. Such facility shall be located and constructed so that once permanent FMFCD facilities become available, drainage can be directed to the street. • The Applicant shall pay the District Development Review fees. |
| 8. | <p>The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.</p> |
| 9. | <p>To address site development impacts, the Fresno Irrigation District (FID) requires the following:</p> <ul style="list-style-type: none"> • FID's active Enterprise NO. 109 Canal runs westerly along the south side of the subject property, crosses Willow Avenue and continues west along the south side of International Avenue. FID may review and comment on all plans for any improvements along the south or west side of the property or any street and/or utility improvements along Willow Avenue, International Avenue, or near the canal. • All utilities shall be located outside of canal right-of-way. • Any structure or permanent improvements constructed on the subject property shall be raised to a minimum of one (1) foot above the high water level of the Enterprise Canal. |
| 10. | <p>The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.</p> |
| 11. | <p>The Applicant shall file FAA Form 7460-1 with the Western Regional Office of the FAA in conjunction with the proposal.</p> |

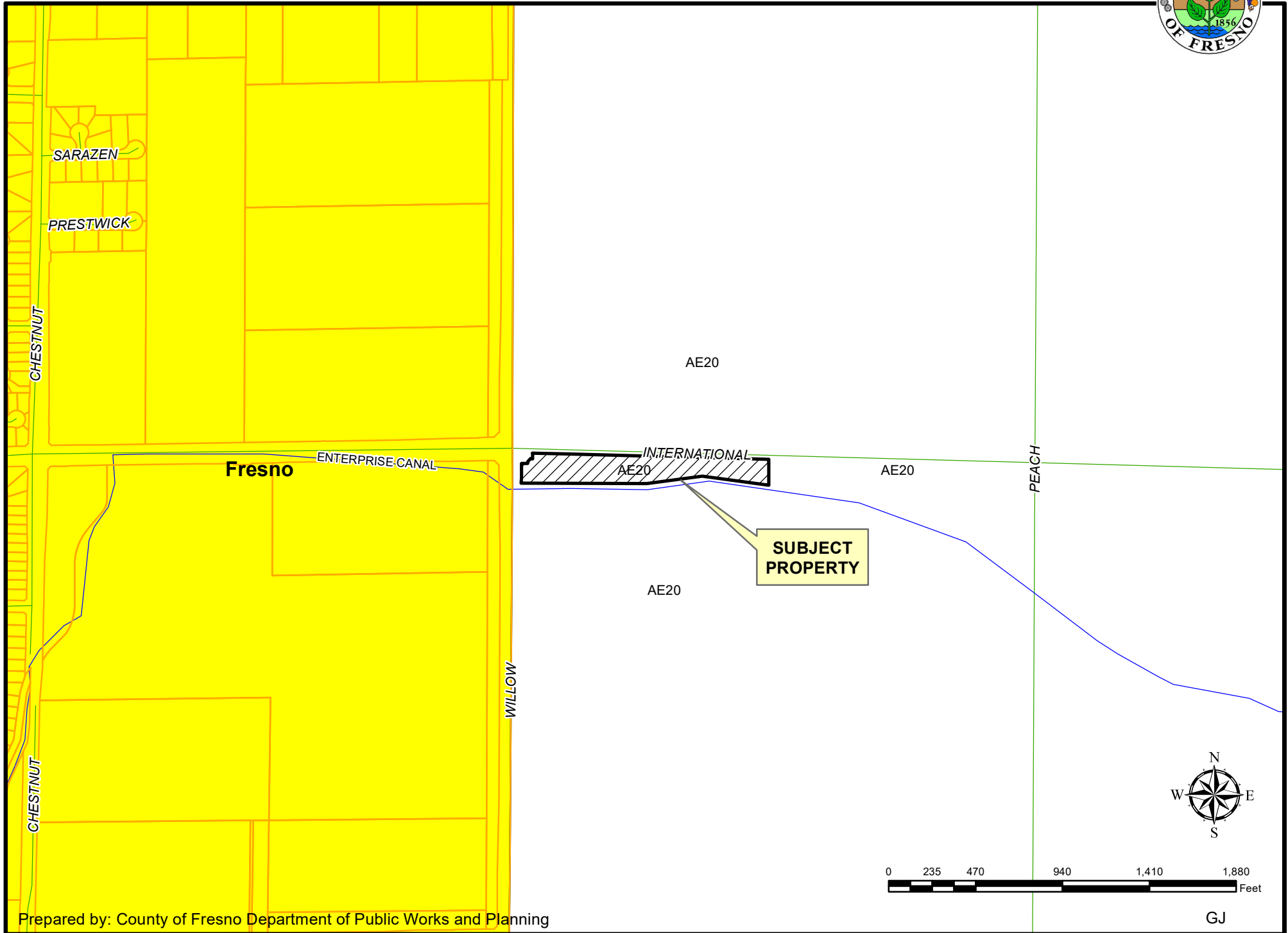
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G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3616\SR\CUP 3616 MMRP (Ex 1).docx

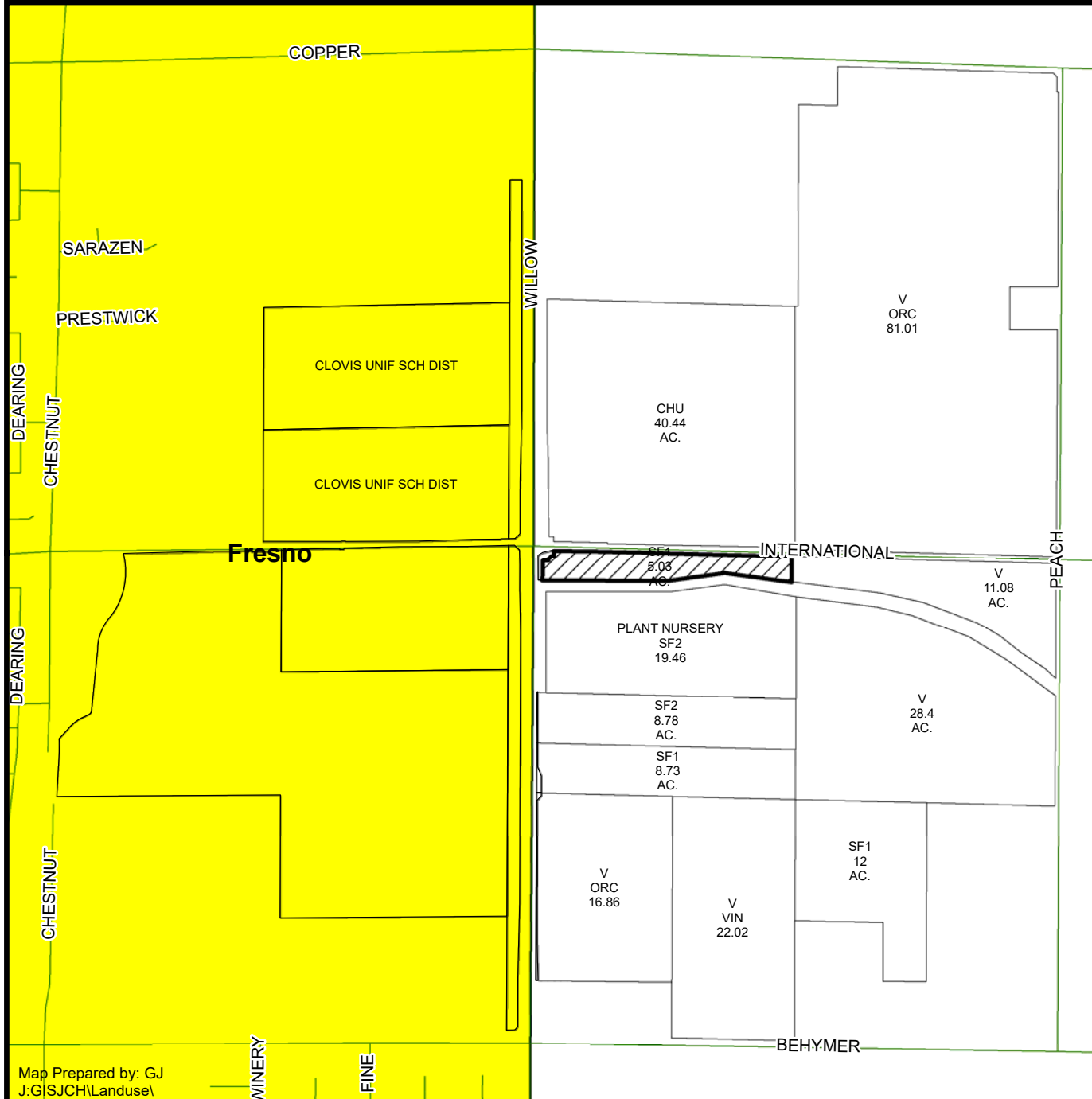
LOCATION MAP



EXISTING ZONING MAP



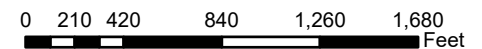
EXISTING LAND USE MAP



| LEGEND | |
|--------|-------------------------|
| CHU | CHURCH |
| ORC | ORCHARD |
| SF# | SINGLE FAMILY RESIDENCE |
| V | VACANT |
| VIN | VINEYARD |

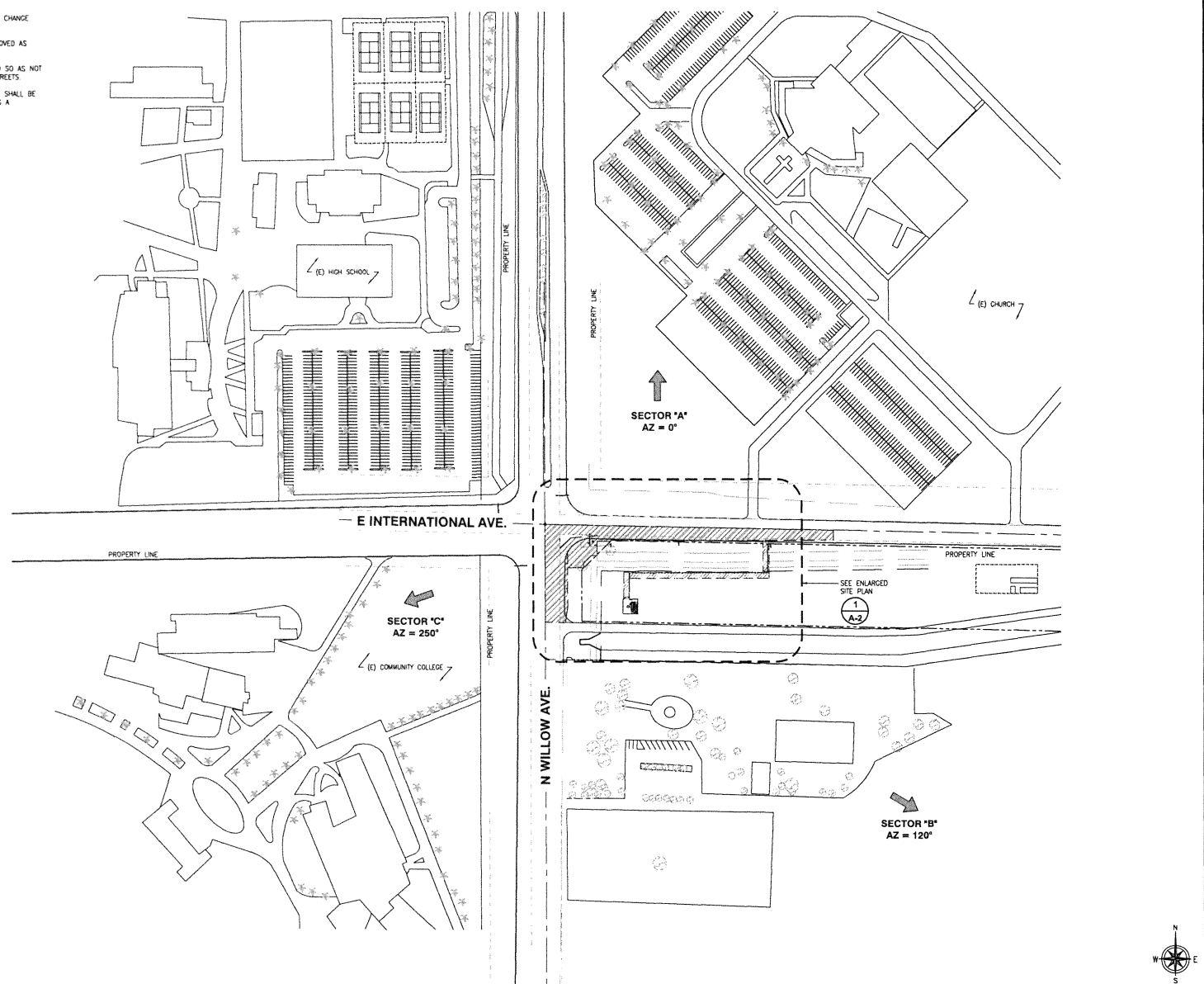
LEGEND:

-  Subject Property
-  Ag Contract Land



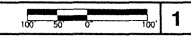
Department of Public Works and Planning
Development Services Division

- 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.
 3. ALL OUTDOOR LIGHTING SHALL BE HOODED AND DIRECTED SO AS NOT TO SHINE TOWARD ADJACENT PROPERTIES AND PUBLIC STREETS.
 4. GROUND EQUIPMENT FOR THE TELECOMMUNICATION TOWER SHALL BE SCREENED FROM VIEW BEHIND SLATTED FENCING UTILIZING A NON-REFLECTIVE OR EARTH-TONE COLOR.



SITE PLAN

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



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

SEQUOIA
 DEPLOYMENT SERVICES, INC.
 22471 ASPEN STREET, STE 290
 LAKE FOREST, CA 92650

CELSIUS
 ENGINEERING GROUP
 10650 SCRIPPS BANCH BLVD., SUITE 224
 SAN DIEGO, CA 92131
 TEL: (858) 433-7773 / (858) 433-7176

| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------------|
| 6 | 10/11/2018 | REDESIGN |
| 5 | 9/21/2018 | ULTIMATE RIGHT-OF-WAY REVISION |
| 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:
OCTOBER 11, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

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

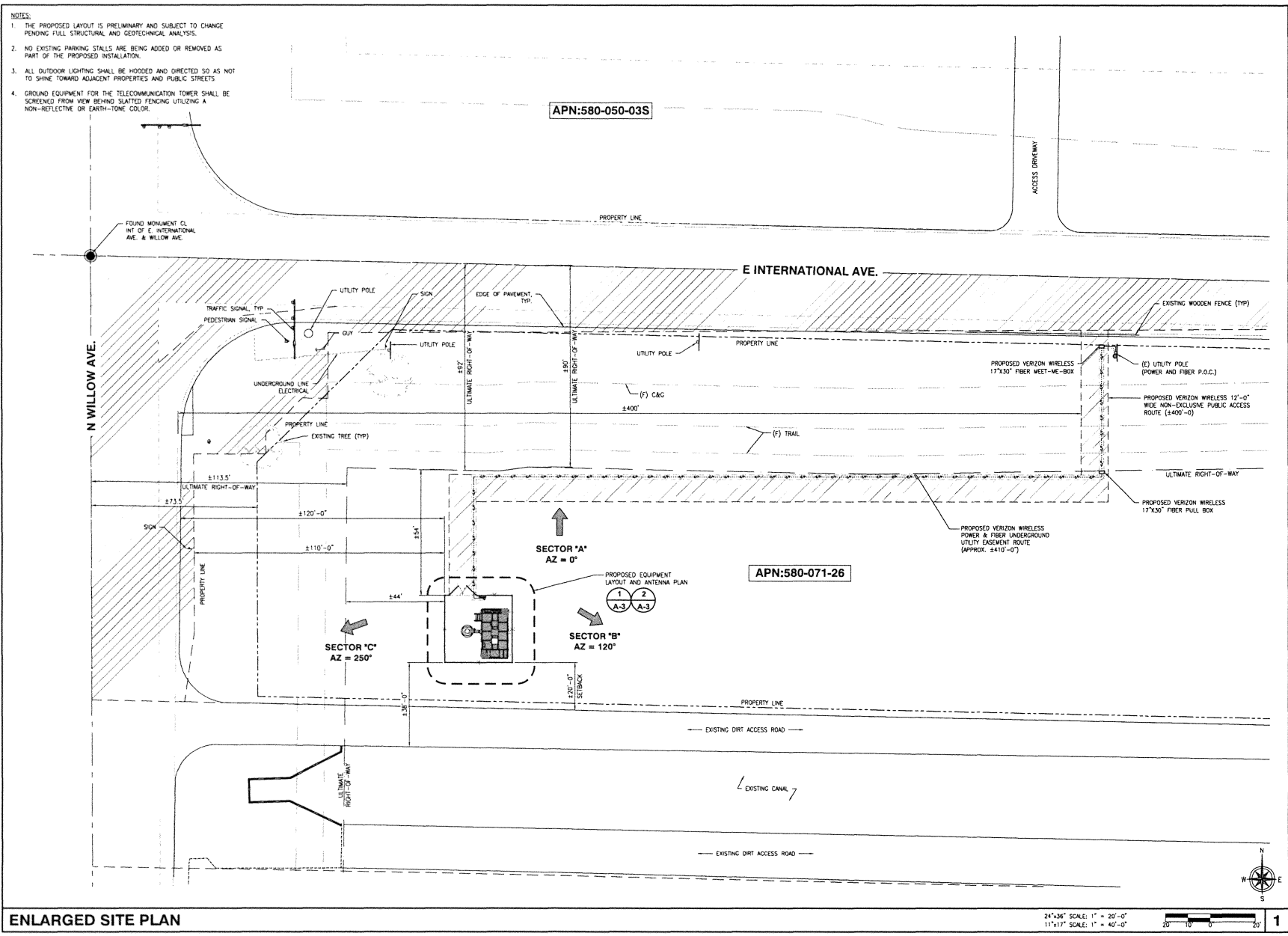
DRAWN BY: MAM
 CHECKED BY: RGG

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

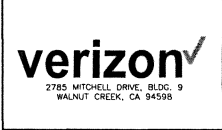
NOTES:

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ENLARGED SITE PLAN

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



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------------|
| 6 | 10/11/2018 | REDESIGN |
| 5 | 9/21/2018 | ULTIMATE RIGHT-OF-WAY REVISION |
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| 2 | 11/16/2017 | 90% ZD |
| 1 | 11/13/2017 | 80% ZD |

ISSUED DATE:
OCTOBER 11, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

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

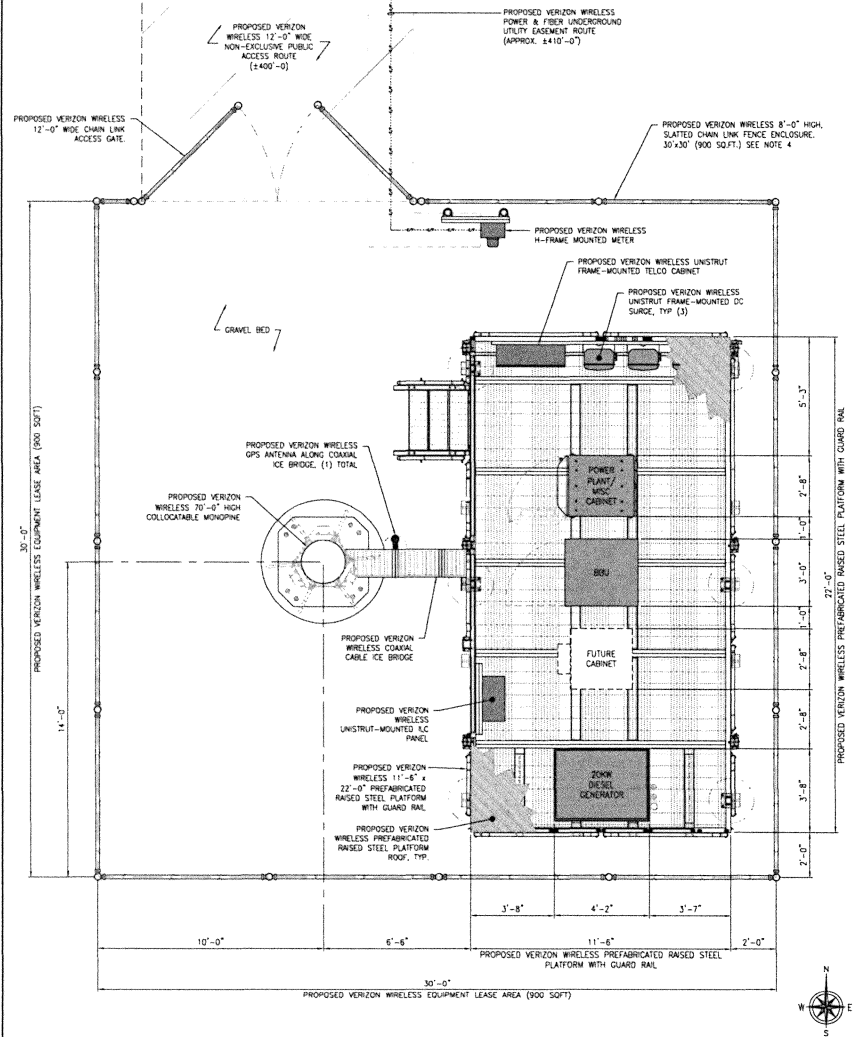
DRAWN BY: MAM
 CHECKED BY: RGC

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

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.
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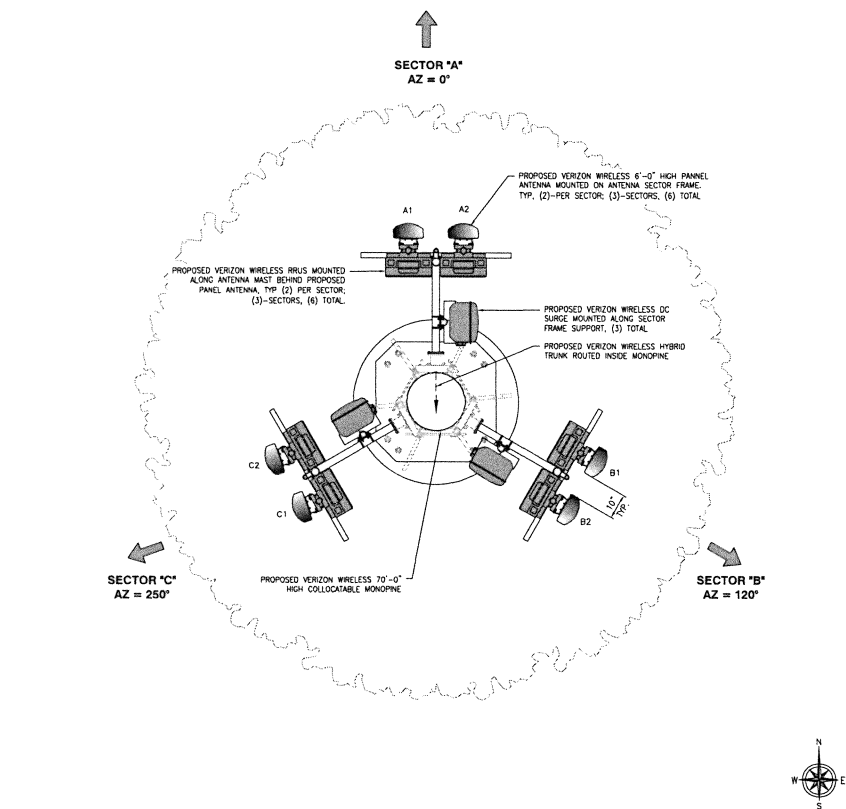


EQUIPMENT LAYOUT

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"
 1

| PROPOSED ANTENNA SCHEDULE | | | | | | | | | | | |
|---------------------------|--------|------------|--------------------|---------|---------------|---------------|---------------|---------------------|-----------------------|-----------------|------------|
| ANTENNA POSITION | STATUS | RAD CENTER | ANTENNA MAKE/MODEL | AZIMUTH | ANTENNA COUNT | MECH DOWN/TLT | ELEC DOWN/TLT | TRANSMISSION LENGTH | TRANSMISSION TYPE(S) | RRUS MAKE/MODEL | RRUS COUNT |
| ALPHA SECTOR | A1 | 62'-0" | COMSCOPE NH4-1D65B | 0' | 1 | 0 | 0 | ±80'-0" | (2) 6x12 HYBRID TRUNK | ERICSSON RRUS | 1 |
| | A2 | 62'-0" | COMSCOPE NH4-1D65B | 0' | 1 | 0 | 0 | ±80'-0" | | ERICSSON RRUS | 1 |
| BETA SECTOR | B1 | 62'-0" | COMSCOPE NH4-1D65B | 120' | 1 | 0 | 0 | ±80'-0" | | ERICSSON RRUS | 1 |
| | B2 | 62'-0" | COMSCOPE NH4-1D65B | 120' | 1 | 0 | 0 | ±80'-0" | | ERICSSON RRUS | 1 |
| GAMMA SECTOR | C1 | 62'-0" | COMSCOPE NH4-1D65B | 250' | 1 | 0 | 0 | ±80'-0" | | ERICSSON RRUS | 1 |
| | C2 | 62'-0" | COMSCOPE NH4-1D65B | 250' | 1 | 0 | 0 | ±80'-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 SOCKS FOR CONCEALMENT, TYP.

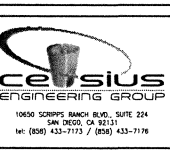


ANTENNA LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"
 2



2785 MITCHELL DRIVE, BLDG. 9
 WALNUT CREEK, CA 94598



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------------|
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| 2 | 11/16/2017 | 90% ZD |
| 1 | 11/13/2017 | 80% ZD |

ISSUED DATE:
OCTOBER 11, 2018

ISSUED FOR:
100% ZD SET

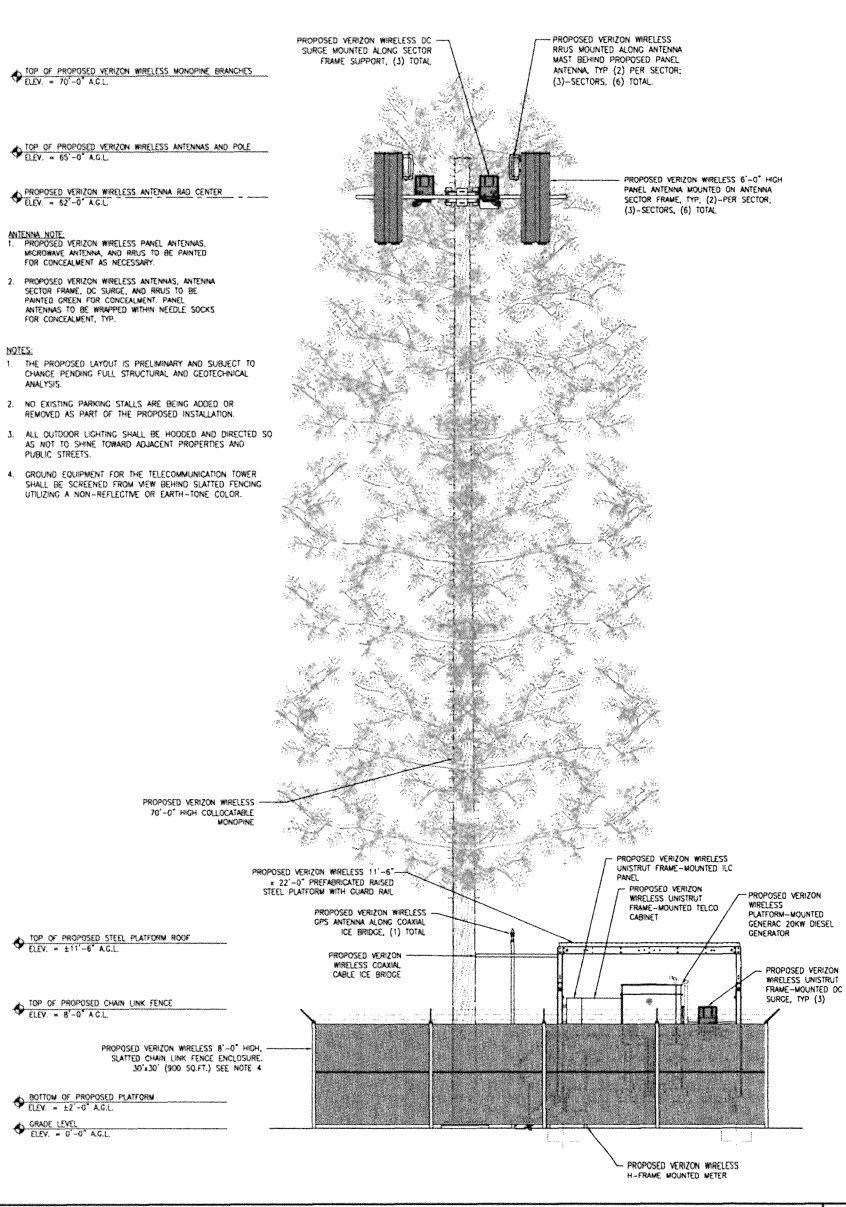
LICENSURE:

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

DRAWN BY: MAM
 CHECKED BY: RGC

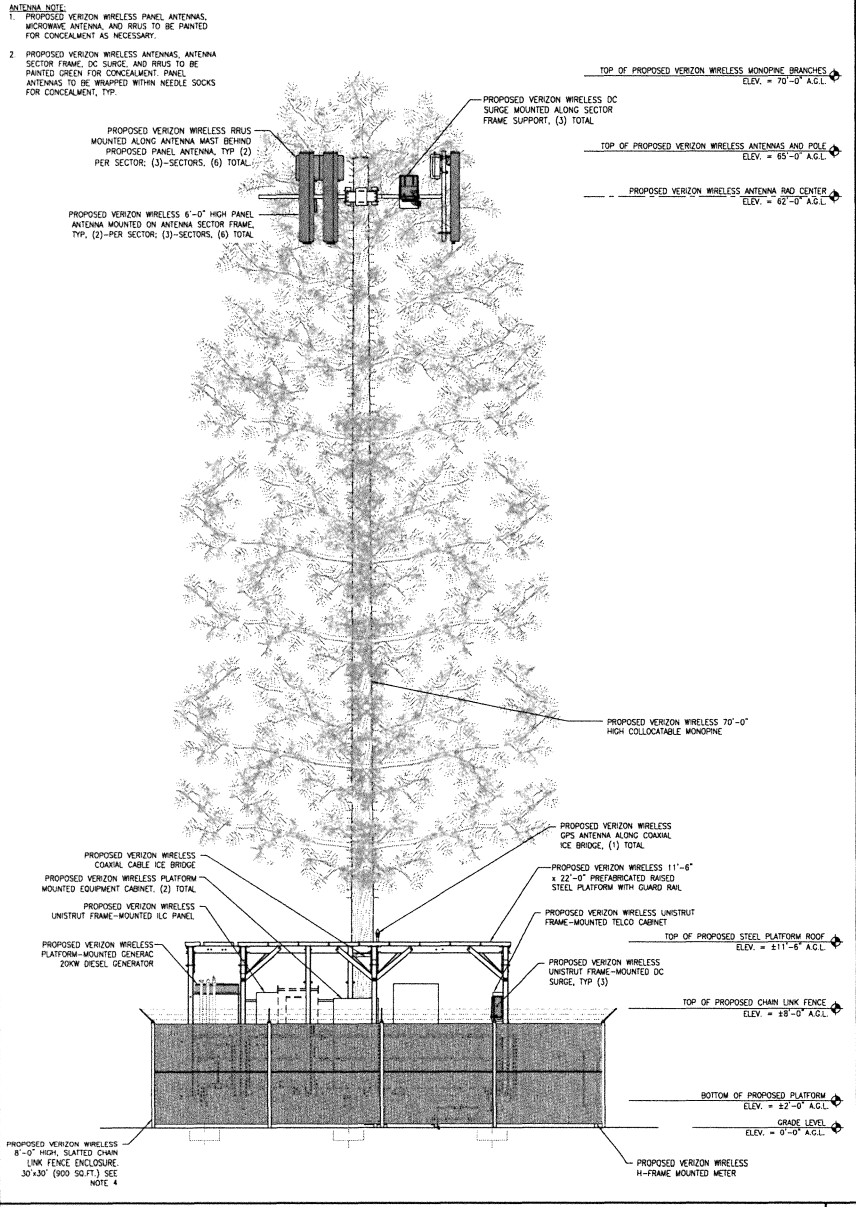
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



SOUTH ELEVATION

24'x36' SCALE: 1/4" = 1'-0"
 11'x17' SCALE: 1/8" = 1'-0"



EAST ELEVATION

24'x36' SCALE: 1/4" = 1'-0"
 11'x17' SCALE: 1/8" = 1'-0"



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------------|
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| 2 | 11/16/2017 | 90% ZD |
| 1 | 11/13/2017 | 80% ZD |

ISSUED DATE: **OCTOBER 11, 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: RGC

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4

TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = 70'-0" A.G.L.

TOP OF PROPOSED VERIZON WIRELESS ANTENNAS AND POLE
ELEV. = 65'-0" A.G.L.

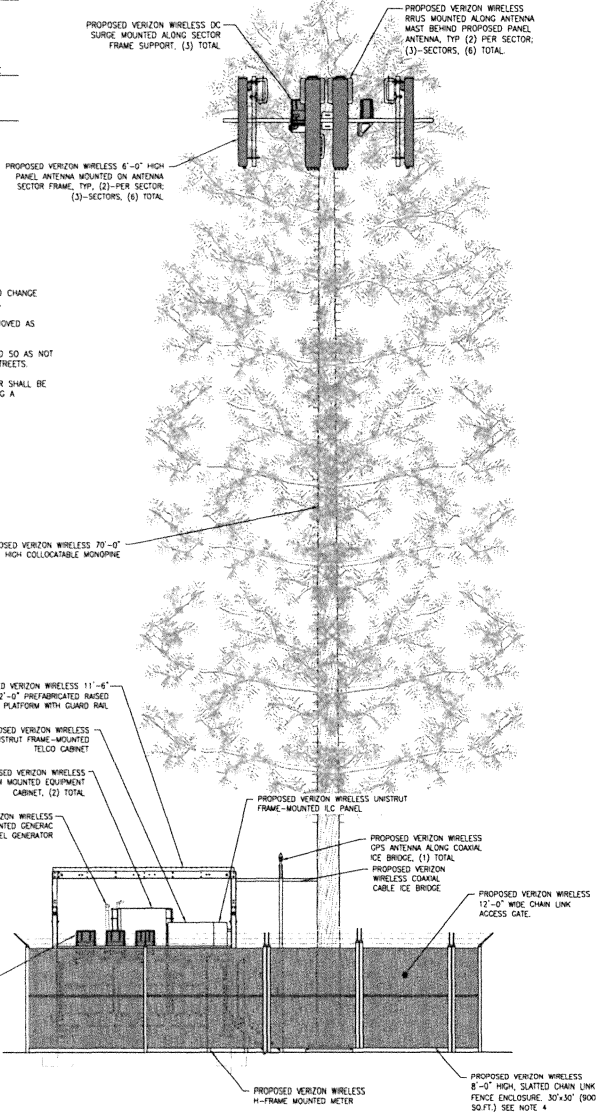
PROPOSED VERIZON WIRELESS ANTENNA RAD CENTER
ELEV. = 62'-0" A.G.L.

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 SOCKS FOR CONCEALMENT, TYP.

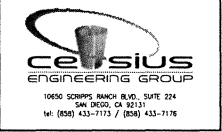
NOTES:

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2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
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NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------------|
| 6 | 10/11/2018 | REDESIGN |
| 5 | 9/21/2018 | ULTIMATE RIGHT-OF-WAY REVISION |
| 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:
OCTOBER 11, 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-5



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.

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

Wireless Guidelines Response

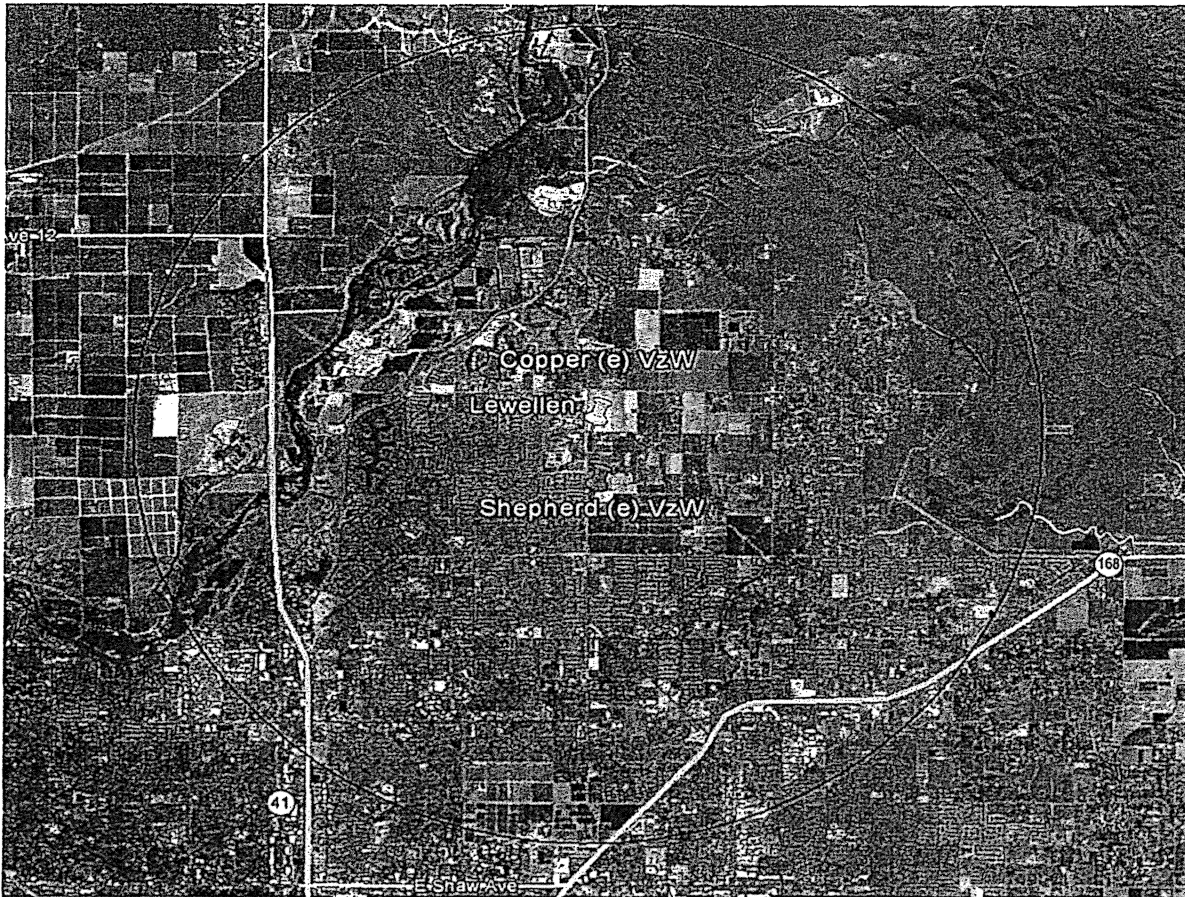
- Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).
 - Please refer to Project Description and Alternative Site Analysis provided in the submittal
- Submit 18 color copies of service coverage maps and other necessary 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 close 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' 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 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.

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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.



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

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

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.

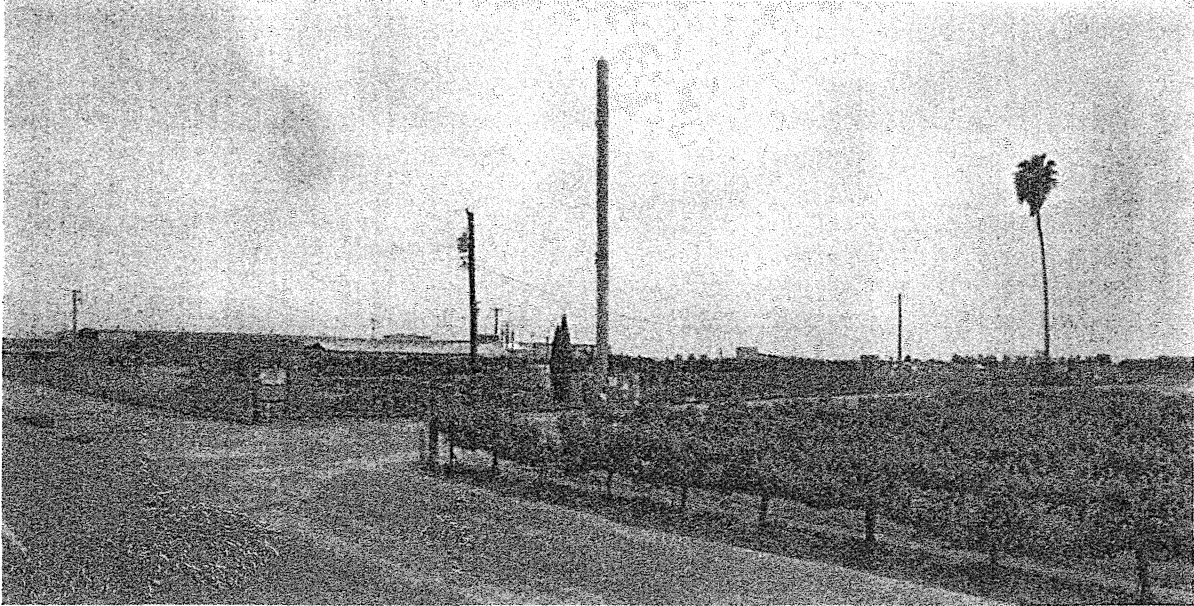
Verizon examined the search for co-location opportunities and did not locate any existing free standing co-locatable wireless towers within the search area that would provide the required height. It is Verizon's preference to pursue a collocation whenever it is possible. However, in this instance, the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

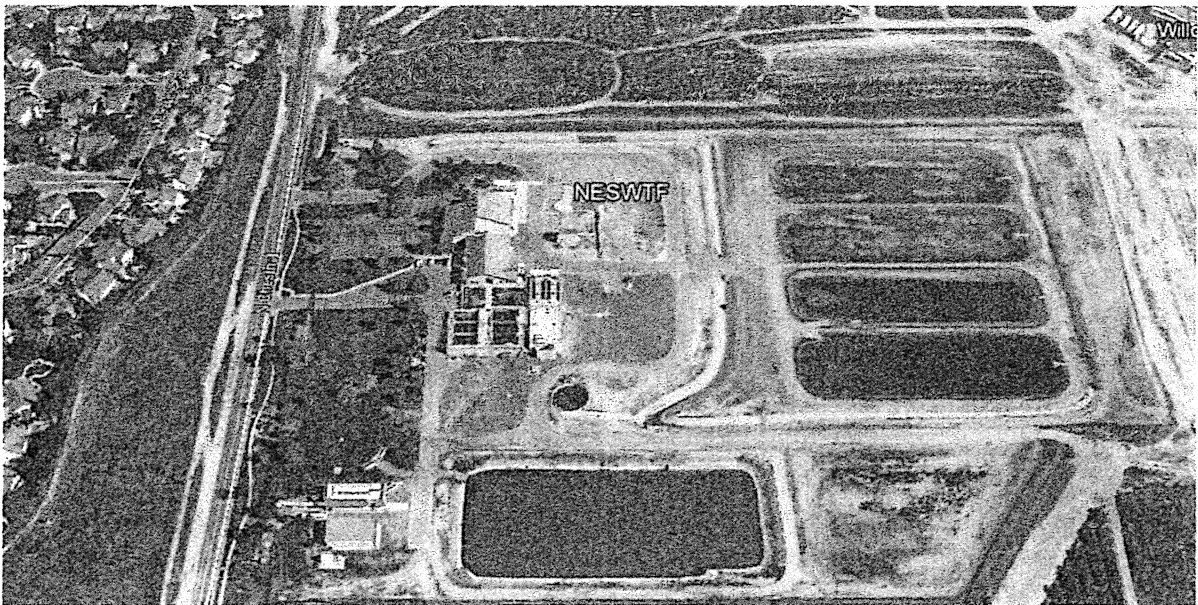
Alternative Sites in relation to the proposed Willow & Internationals Site



• **CCI 823571-** $36^{\circ}53'44.54''N$, $119^{\circ}43'56.86''W$ and owned by Crown Castle. The below tower was examined for colocation, however it is an existing slim line pole and not colocatable. 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 current user, the site would not fill a gap in capacity and/or coverage: **NOT A VIABLE CANDIDATE.**



• **NESWTF-** $36^{\circ}53'3.57''N$, $119^{\circ}44'14.16''W$ 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 Owner was not interested: **NOT A VIABLE CANDIDATE.**



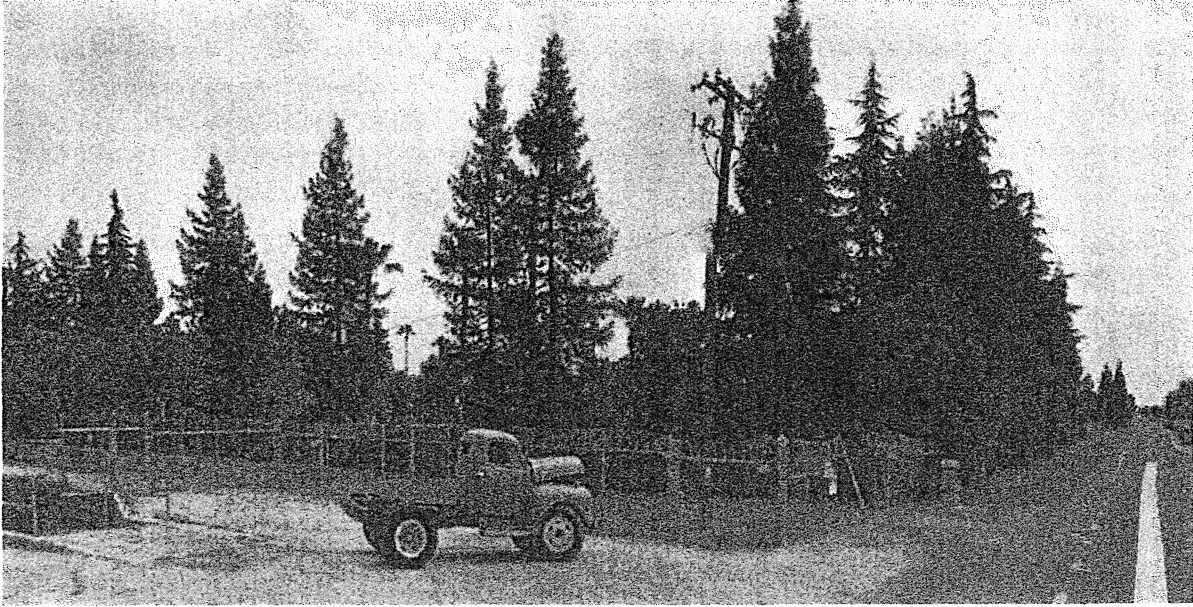
- **Willow International Center-** 10309 N Willow Ave, Fresno CA 93720. Existing use is the Willow International Center. Location was examined, however multiple Letters Of Intent were send and the Property Owner/Land Lord were not responsive: NOT A VIABLE CANDIDATE

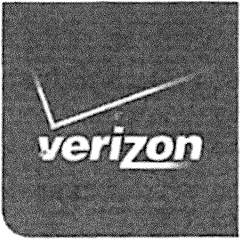


- **Penn** –Lats/Long: 36°53'10.85"N, 119°43'41.18"W. 10326 N Willow Ave, Clovis CA. Proposed New Structure on Residential parcel. Letter of Intent was mailed and conversation with Property owner was held, however there was no interest: NOT A VIABLE CANDIDATE.



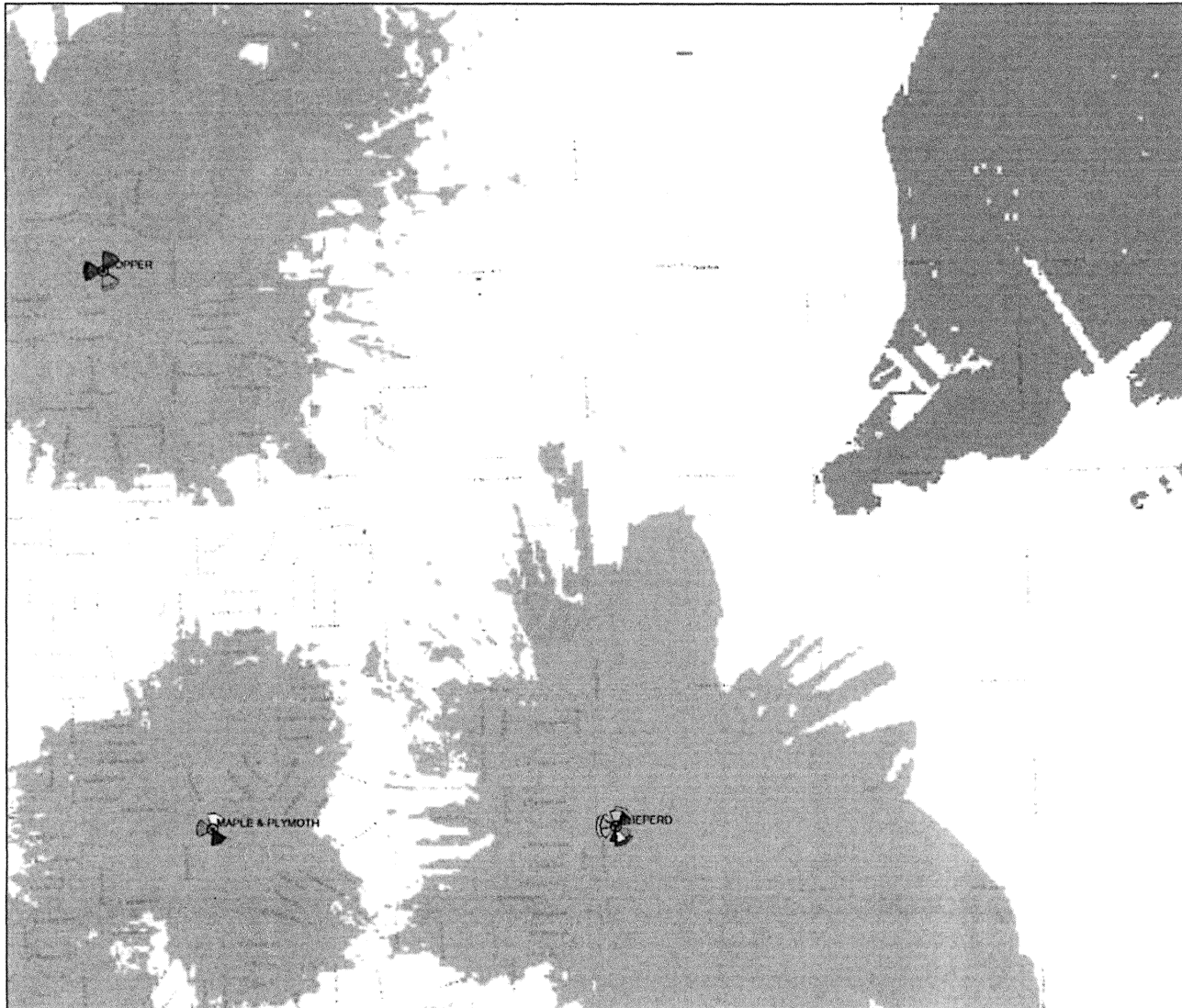
Willow Gardens Nursery- 36°53'16.33"N, 119°43'46.63"W. 10428 N Willow Ave, Clovis, CA.
Proposed scope was for a New tower structure on nursery property. Letter of Intent was sent to property owner, we then spoke with the property owner who was not interested: NOT A VIABLE CANDIDATE





Willow & International – Existing Coverage

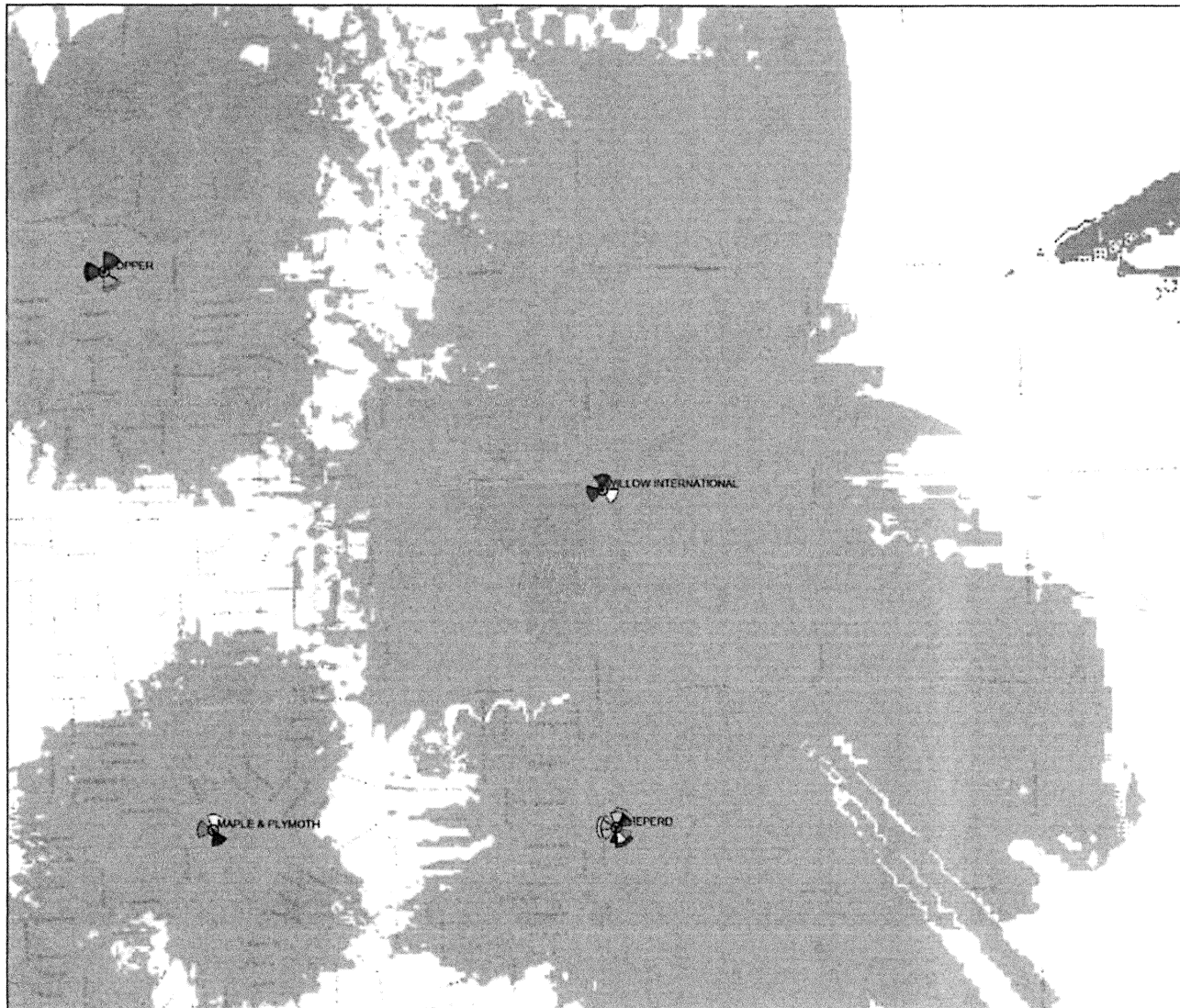
EXHIBIT 7



LTE: RSRP
Indoor
Vehicle
Outdoor



Willow & International – Proposed Coverage



LTE: RSRP
Indoor
Vehicle
Outdoor

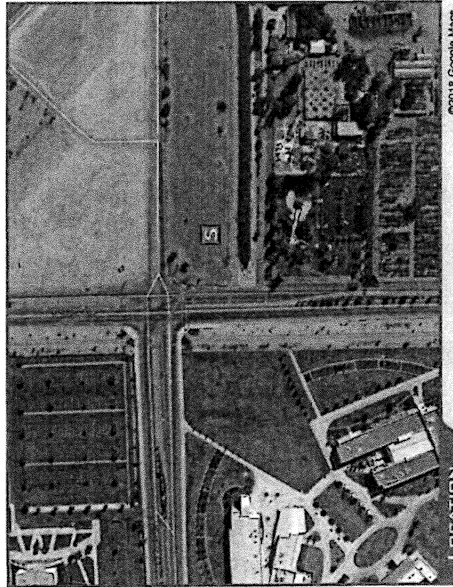


WILLOW INTERNATIONAL

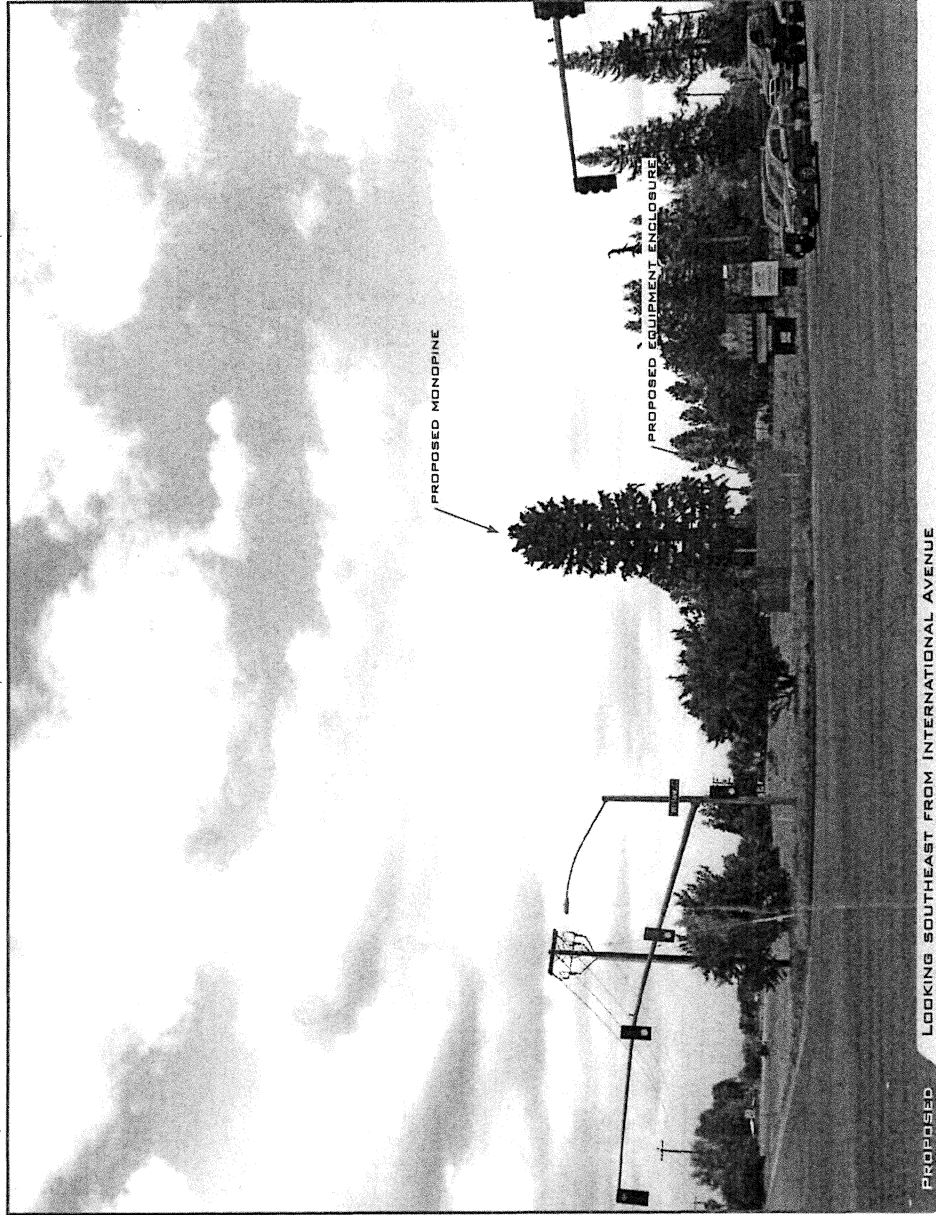
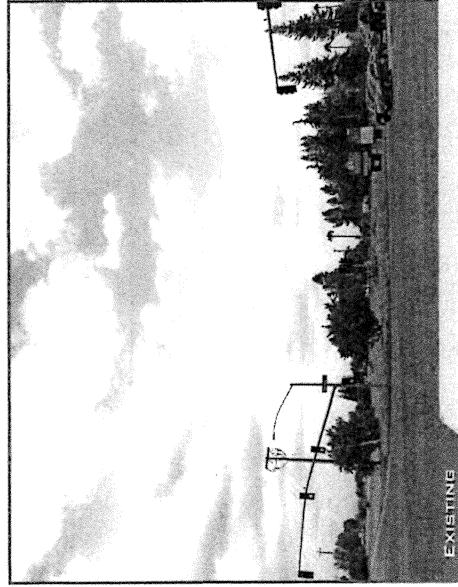
3237 E INTERNATIONAL AVENUE CLOVIS CA 93619



VIEW 1



©2018 Google Maps



PROPOSED LOOKING SOUTHEAST FROM INTERNATIONAL AVENUE

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

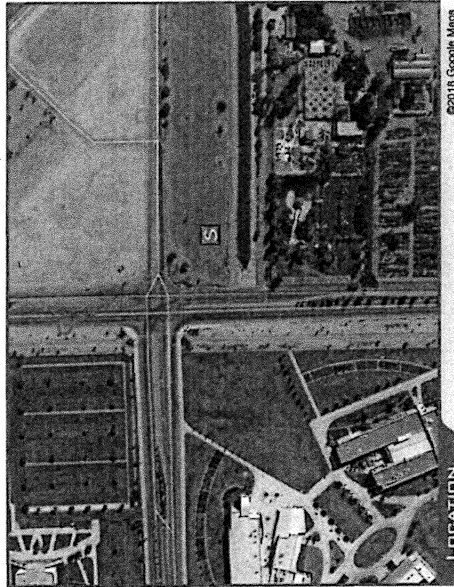


WILLOW INTERNATIONAL

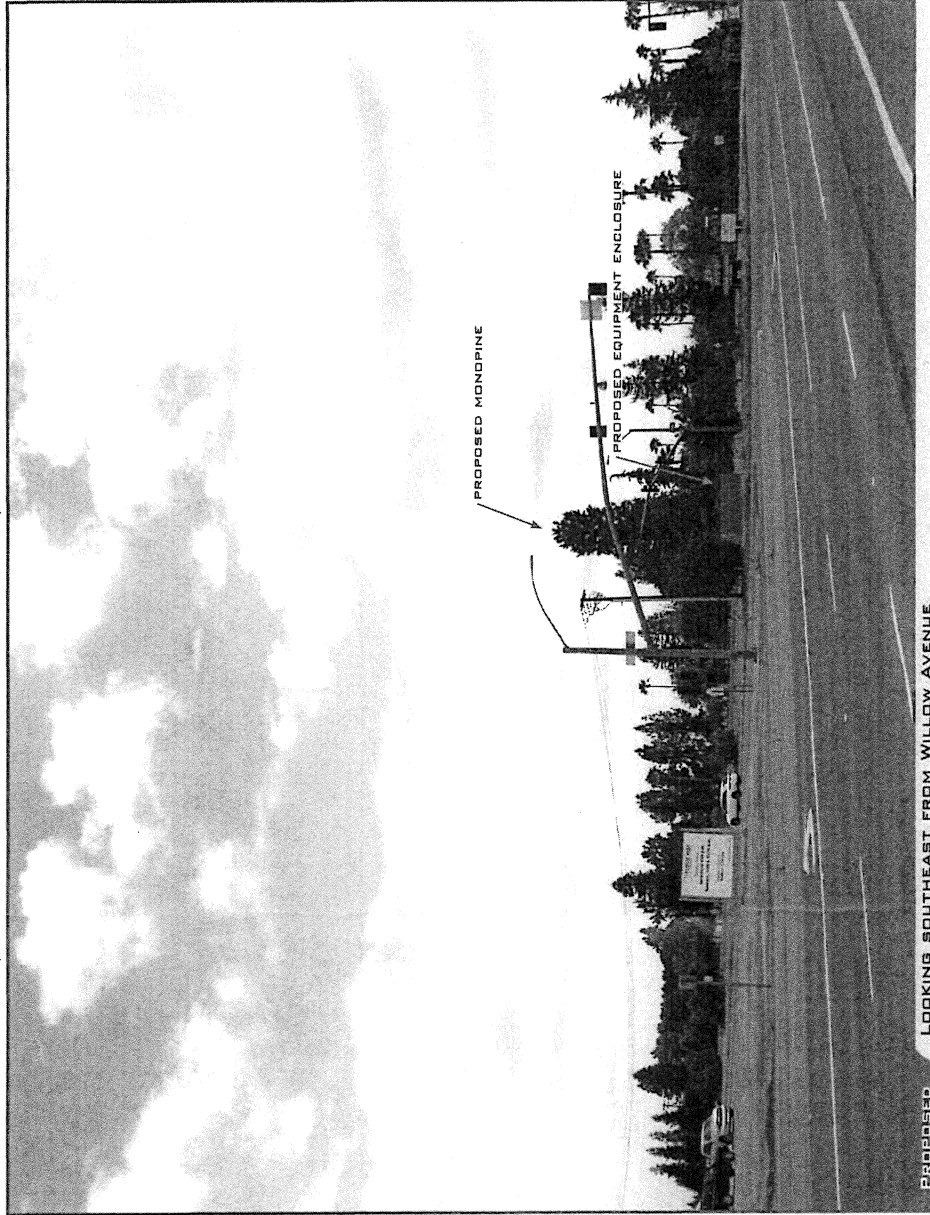
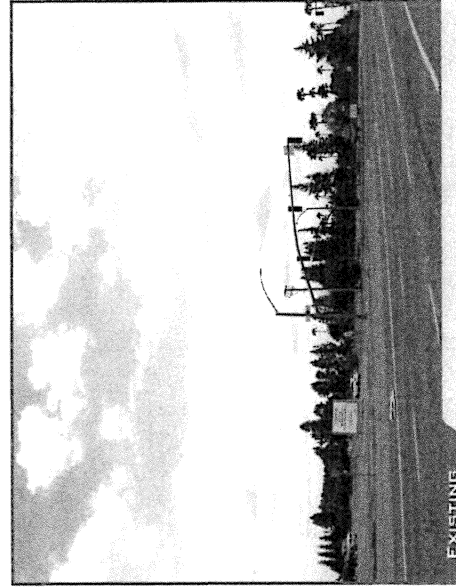
3237 E INTERNATIONAL AVENUE CLOVIS CA 93619



VIEW 2



©2018 Google Maps



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.

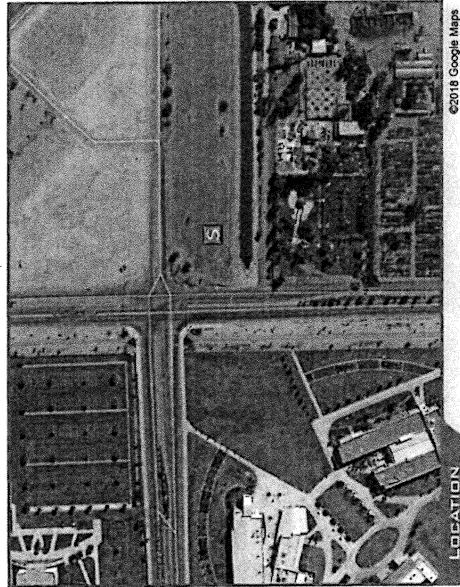


WILLOW INTERNATIONAL

3237 E INTERNATIONAL AVENUE CLOVIS CA 93619

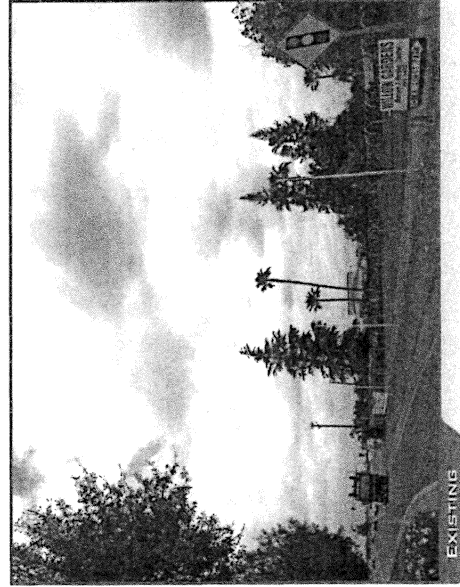


VIEW 4

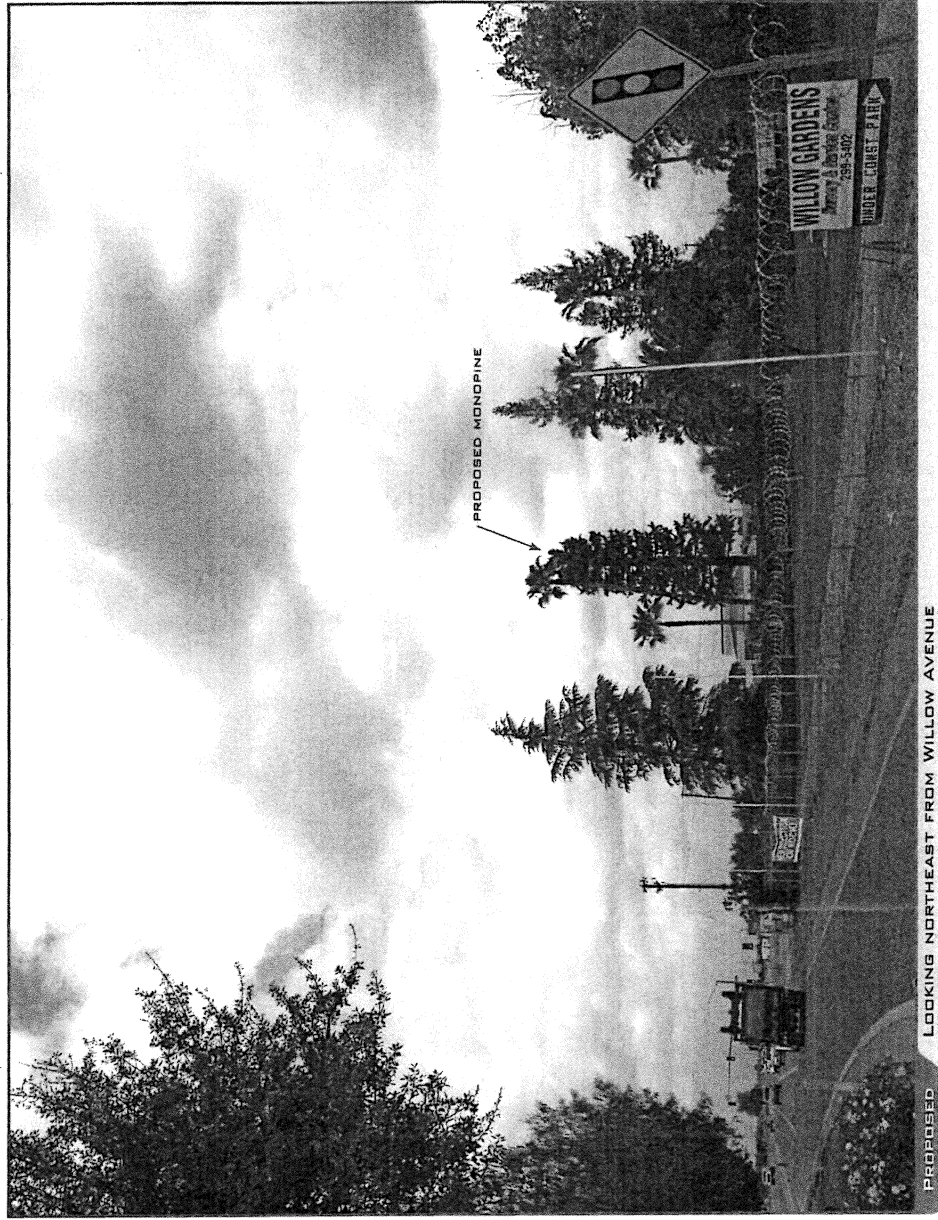


LOCATION

©2018 Google Maps



EXISTING



PROPOSED MONDPINE

PROPOSED LOOKING NORTHEAST FROM WILLOW AVENUE

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



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**