



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 April 25, 2019

SUBJECT: Initial Study Application No. 7571 and Unclassified Conditional Use Permit Application No. 3633

Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower on a 1,062.27 square-foot portion (lease area) of a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the north side of E. Nees Avenue, approximately 330 feet west of its intersection with Leonard Avenue, approximately 486 feet southeast of the nearest city limits of the City of Clovis (7818 E. Nees Avenue, Clovis, CA) (Sup. Dist. 5) (APN 558-032-08).

OWNER: Walter W. and Gretta Christa

APPLICANT: AT&T

STAFF CONTACT: Thomas Kobayashi, Planner
(559) 600-4224

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7571; and
- Approve Unclassified Conditional Use Permit Application No. 3633 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. Cell Tower Vicinity Map
6. Site Plans, Elevations, and Detail Drawings
7. Service Coverage Maps (with and without project)
8. Project Description, Operational Statement, and Response to Fresno County Wireless Communication Guidelines
9. Summary of Initial Study Application No. 7571
10. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	2.17 acres	No change
Project Site	610.58 square feet of fenced area	1,062.27 square feet of fenced area
Structural Improvements	70-foot monopole and associated equipment, and a single-family residence	88-foot monopole and associated equipment.
Nearest Residence	Approximately 215 feet to the east.	Approximately 210 feet east
Surrounding Development	Single-Family Residences	No change
Operational Features	Unmanned Wireless Telecommunications Facility	No change

Criteria	Existing	Proposed
Employees	At least one maintenance visit per month	No change
Customers	N/A	N/A
Traffic Trips	Residential traffic and one maintenance visit per month	No change
Lighting	Residential lighting	No change
Hours of Operation	An unmanned telecommunications facility will be in operation 24 hours per day, seven days per week, year-round.	No change.

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7571 was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 9

Notice of Intent of Mitigated Negative Declaration publication date: March 22, 2019

PUBLIC NOTICE:

Notices were sent to 49 property owners within 1320 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 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:

Unclassified Conditional Use Permit (CUP) No. 3167 was previously approved by the Planning Commission on May 25, 2006. CUP No. 3167 allowed the construction of a 70-foot wireless communications tower and related facilities on a 625 square-foot portion of a 2.17-acre parcel, with an existing residence, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The current proposal entails the construction of an 88-foot-high wireless communications tower and related facilities on an approximately 1,062 square-foot portion of the same parcel in the

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District and removal of the existing tower after the new tower is completed. Once construction is complete, the existing cell tower equipment will be installed on the new tower. According to the Applicant's Operational Statement, the intent of the project is to expand the service coverage and provide enhanced wireless services. The Applicant also states that the project is designed as a colocation, and colocation applications are preferred by the County.

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	AE-20 Front: 35 feet Side: 20 feet Rear: 20 feet	Front: Approximately 269.42 feet Side: Approximately 25.75 feet Rear: Approximately 30.17 feet	Y
Parking	No requirement	No requirement	Y
Lot Coverage	No requirement	No requirement	Y
Space Between Buildings	No requirement	No requirement	Y
Wall Requirements	No requirement	No requirement	Y
Septic Replacement Area	100 percent	No change	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 1585H, this parcel is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent or running through the parcel.

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed improvements including fences/gate entrances exceeding 7 feet in height will require building permits. **This will be included as a Project Note.**

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits, and inspections will be required for all onsite improvements. **This will be included as a Project Note.**

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

Analysis:

Staff review of the submitted site plan shows that the lease area will be expanded from 625 square feet to 1,062.27 square feet to accommodate the new tower and ground equipment. The proposed cell tower is located in excess of required setbacks and is located in the general vicinity of the existing tower. Once the proposed tower is constructed, the existing tower will be removed. Based on the above analysis, staff believes that the project site is adequate in shape and size to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	Yes	12-foot-wide access road	No change
Public Road Frontage	No	Nees Avenue	No change
Direct Access to Public Road	Yes	Nees Avenue	No change
Road ADT		900 ADT	No change
Road Classification		Local Road	No change
Road Width		60 feet	No change
Road Surface		Paved asphalt	No change
Traffic Trips		One round trip; 2 one-way trips per month	No change
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase in traffic expected

		Existing Conditions	Proposed Operation
Road Improvements Required		N/A	None required

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Development Engineering Section of the Fresno County Department of Public Works and Safety: If not already present, a 10-foot x 10-foot corner cutoff for sight distance purposes shall be maintained at the drive approach. **This will be included as a Project Note.**

Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. **This will be included as a Project Note.**

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: There is a paved drive entrance to the site of the monopole. If additional improvements are constructed for the approach in the road right-of-way, an encroachment permit is required from the Road Maintenance and Operations Division. **This will be included as a Project Note.**

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

Analysis:

As there is already an existing unmanned wireless communications facility, minimal to no impacts to roads and traffic generation are expected. One round trip (two one-way trips) per month will continue once the proposed tower is constructed and the existing tower demolished. Nees Avenue is currently at maximum planned width and will not require any more dedications or improvements. The tower will be accessed from Nees Avenue via an existing 12-foot-wide paved private road. No reviewing County agency expressed concerns regarding impacts on County-maintained roads. Based on the existing nature and similar proposed use, staff believes that the section of Nees Avenue at the project site will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	4.77 acres	Vacant	AE-20 (Exclusive Agricultural, 20-acre	N/A

Surrounding Parcels				
			minimum parcel size)	
South	2.17 acres	Single-Family Residence	RR (Rural Residential)	Approximately 430 feet
East	2.38 acres	Single-Family Residence	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	Approximately 210 feet
West	2.27 acres	Single-Family Residence	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	Approximately 410 feet

Reviewing Agency/Department Comments:

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No comment.

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous waste 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. **This will be included as a Project Note.**

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes. **This will be included as a Project Note.**

Fresno County Fire Protection District: The proposal shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the Applicant’s responsibility to deliver a minimum of three sets of plans to FCFPD. **This will be included as a Project Note.**

Project/Development: Single-family residential property of three or more lots, multi-family residential property, commercial property, industrial property, and/or office property shall annex into Community Facilities District No. 2010-01 of FCFPD. **This will be included as a Project Note.**

Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. **This will be included as a Project Note.**

City of Clovis: No comment.

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

Analysis:

The project site is located on an existing residential parcel, which includes an unmanned wireless communications facility. Properties to the east, south, and west of the subject parcel are mainly improved with single-family residences. To the north of the subject property is vacant land. Once construction of the project is complete, existing mature landscaping and fencing will effectively screen the project site from ground level. The proposed monopole tower will utilize the existing cell tower equipment and keep the radome enclosure design at or around the 70-foot mark. At the 85-foot mark, the proposed design will be a monopole with 3 sectors of panel antennas mounted on the pole. The parcels to the north of the project site are vacant and the tower will be visible to traffic traveling on Highway 168. Staff believes that due to the existing mature landscaping and fencing already effectively screening the current cell tower site and the vacant nature of properties to the north of the project site, aesthetic impacts by the proposed project are limited and will have visual impact similar to the existing conditions on the surrounding neighborhood.

Mitigation Measures discussed in the Initial Study prepared for the project address the potential of the installation of outdoor lighting. In the event that outdoor lighting is installed, a Mitigation Measure has been implemented that all outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties.

Additionally, the Department of Public Health and the Fresno County Fire Protection District, has reviewed the project proposal and has provided requirements that further reduce the potential of adverse effects that the project could have on the abutting properties and surrounding neighborhood.

Therefore, based on the above information and requirements set forth by reviewing Departments and Agencies, staff believes that the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-A.3: The County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:	An unmanned wireless communications tower is listed in Table LU-3. In regard to Criteria “a” of Policy LU-A.3, the Applicant states that the purpose of the application is to expand and enhance their wireless coverage. Due to the existing cell tower site, colocation by means of a taller cell tower is proposed and will provide better

Relevant Policies:	Consistency/Considerations:
<ul style="list-style-type: none"> a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics; b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity; c. The operational or physical characteristics of the use shall not have a detrimental impact on water sources or the use or management of surrounding properties within at least one quarter-mile radius; d. A probable workforce should be located nearby or be readily available. 	<p>network coverage for the surrounding agricultural and rural residential area.</p> <p>In regard to Criteria “b”, the project site is located on an existing cell tower site and the rest of the property is used for residential purposes. The subject property and surrounding properties are used as residential and are not located on productive agricultural land. According to the 2014 Fresno County Important Farmland Map, the project site is located on Rural Residential-designated land.</p> <p>In regard to Criteria “c”, the project proposal is for an unmanned wireless telecommunications facility and will not impact water sources, uses, or management.</p> <p>In regard to Criteria “d”, the project site is located approximately 486 feet southeast of the City of Clovis. The City of Clovis is able to provide a readily available workforce for the project.</p>
<p>General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communications Guideline for siting of communication towers in unincorporated areas of the County.</p>	<p>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. The Applicant has provided responses to the Wireless Communication Guidelines which describe the basis for site selection and need for the tower site. As the project proposal is designed as a colocation and does not increase the amount of towers, staff believes that the proposal is consistent with policy PF-J.4.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agricultural in the General Plan and is not enrolled in the Williamson Act Program.

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

Analysis:

General Plan Policy PF-J.4 requires compliance with the Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative site locations. The Applicant indicates that the proposal will provide expanded capacity and coverage for the surrounding neighborhood. County records indicate that there are 24 cell towers within a five-mile radius of the project site. As stated, the project is located on an existing cell tower site and has been designed as a colocation proposal.

The project site is located within a half-mile of the City of Clovis, although it is not located within the Sphere of Influence of the City of Clovis. County staff reached out to the City of Clovis for comments regarding the proposal and the City of Clovis Guidelines for wireless facilities. The City of Clovis did not express any concerns with the project proposal.

County Wireless Communication Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on site plans submitted by the Applicant, the proposed tower is set back approximately 269 feet from the front property line and approximately 25 feet from the closest side property line. Existing mature landscaping and fencing provide screening of the project from public right-of-way and adjacent properties. Although the taller tower and design of the antennas are different from the previously-approved design, staff believes that most aesthetic impacts seen from the ground have been minimized.

Colocation opportunities increase, as the lease area has been increased and tower height is being increased to allow additional carriers to install their equipment. The Applicant has stated that a new lease agreement is being processed to address the increased lease area. As the new lease agreement has not been provided, a Condition of Approval will be implemented stating that prior to building permits being issued for the project, the new lease agreement will be provided to staff to verify that colocation opportunities are available for the project.

Based on the above analysis and recommended Conditions of Approval, staff believes that the proposed project is consistent with the General Plan and County Wireless Communications Guidelines.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3633, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative/Negative Declaration prepared for Initial Study Application No. 7571; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3633, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3633; 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.

TK:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7571
Unclassified Conditional Use Permit Application No. 3633
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Cultural Resources and Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	During ground-disturbing activities
2.	Energy	The idling of onsite vehicles and equipment shall be avoided to the most possible extent to avoid wasteful or inefficient energy consumption during the construction of the project.	Applicant	Applicant/PW&P	During construction of the project
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 Commission.				
2.	<p>The approval shall expire in the event that 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 conditions. This stipulation shall be recorded as a Covenant running with the land.</p> <p>Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.</p>				
3.	Prior to building permits being issued for the project proposal, the Applicant shall submit an updated lease agreement that reflects the proposed lease area, and so that staff can verify that colocation of the project site is accommodated in the agreement.				
4.	The Applicant must receive a demolition permit and acquire final inspection of the demolition of the existing tower prior to finalization of the building permits associated with the proposed unmanned wireless telecommunications facility.				

*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

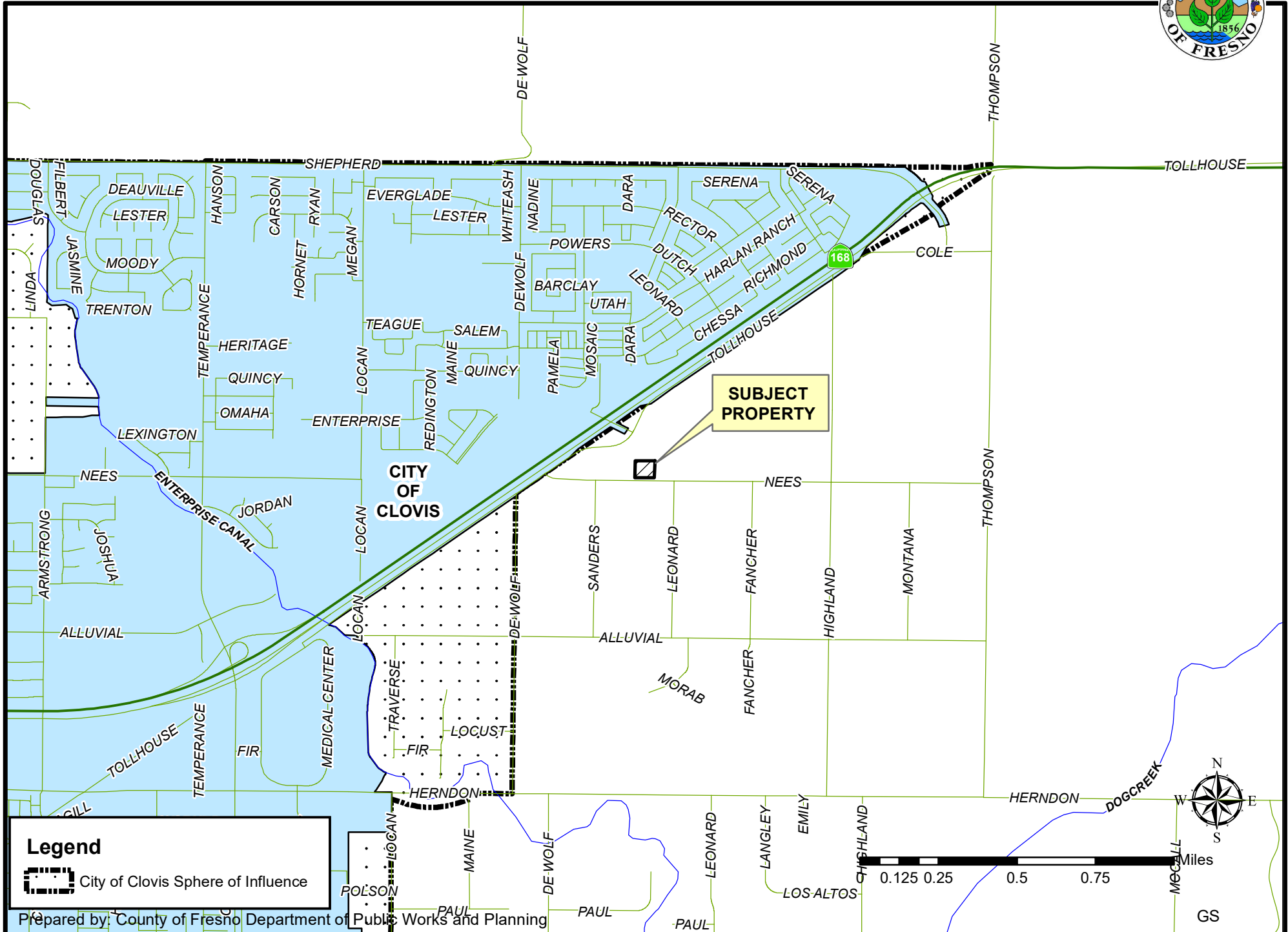
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	All proposed improvements including fences/gate entrances exceeding 7 feet in height will require building permits.
2.	Plans, permits, and inspections will be required for all onsite improvements.
3.	If not already present, a 10-foot x 10-foot corner cutoff for sight distance purposes shall be maintained at the drive approach.
4.	Typically, any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
5.	There is a paved drive entrance to the site of the monopole. If additional improvements are constructed for the approach in the road right-of-way, an encroachment permit is required from the Road Maintenance and Operations Division.
6.	Facilities proposing to use and/or store hazardous materials and/or hazardous waste 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.
7.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous waste.
8.	The proposal shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.
9.	Project/Development: Single-family residential property of three or more lots, multi-family residential property, commercial property, industrial property, and/or office property shall annex into Community Facilities District No. 2010-01 of FCFPD.
10.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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LOCATION MAP

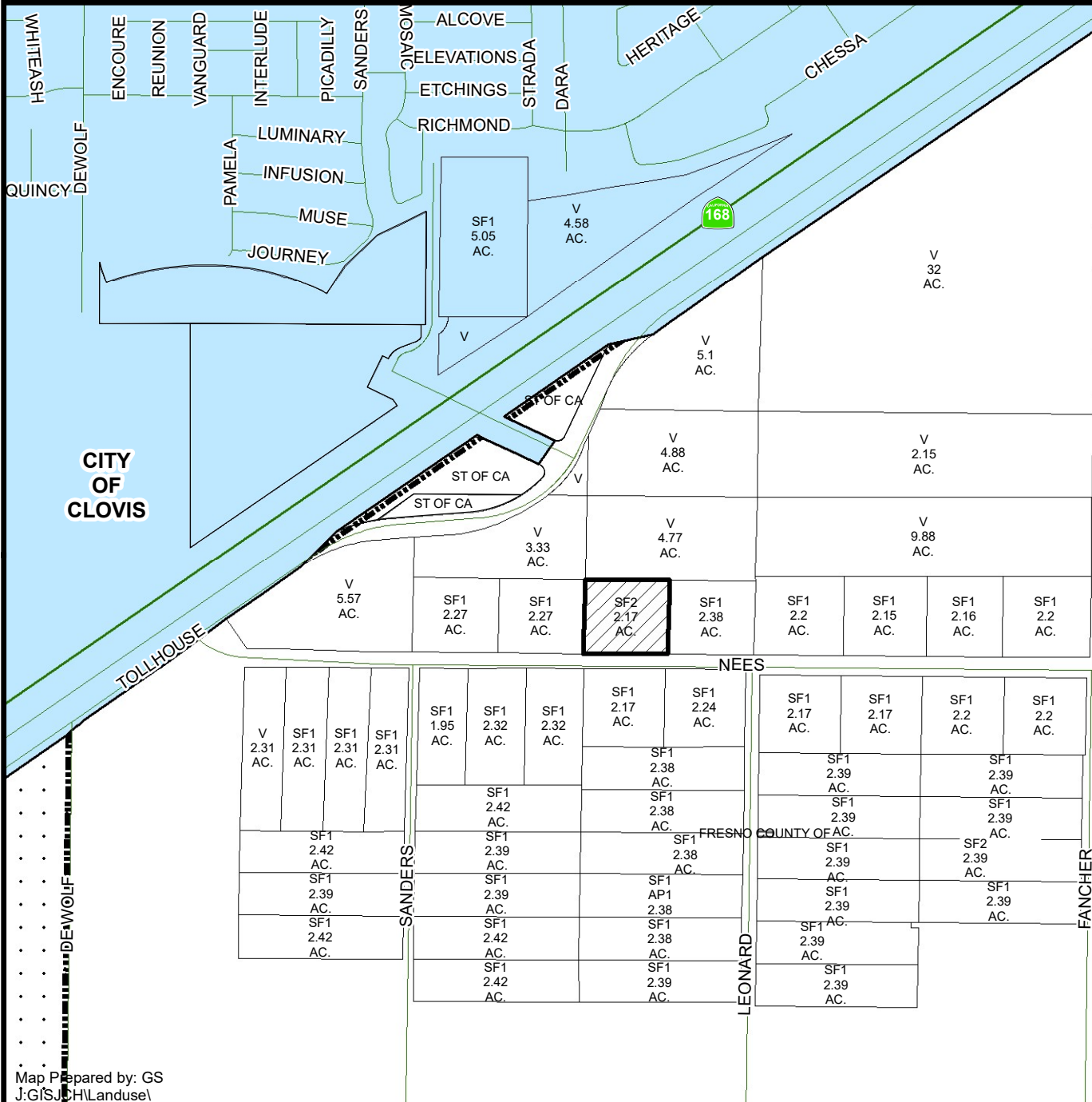


Legend

City of Clovis Sphere of Influence



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

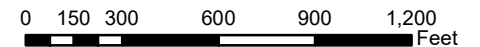
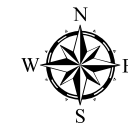
EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

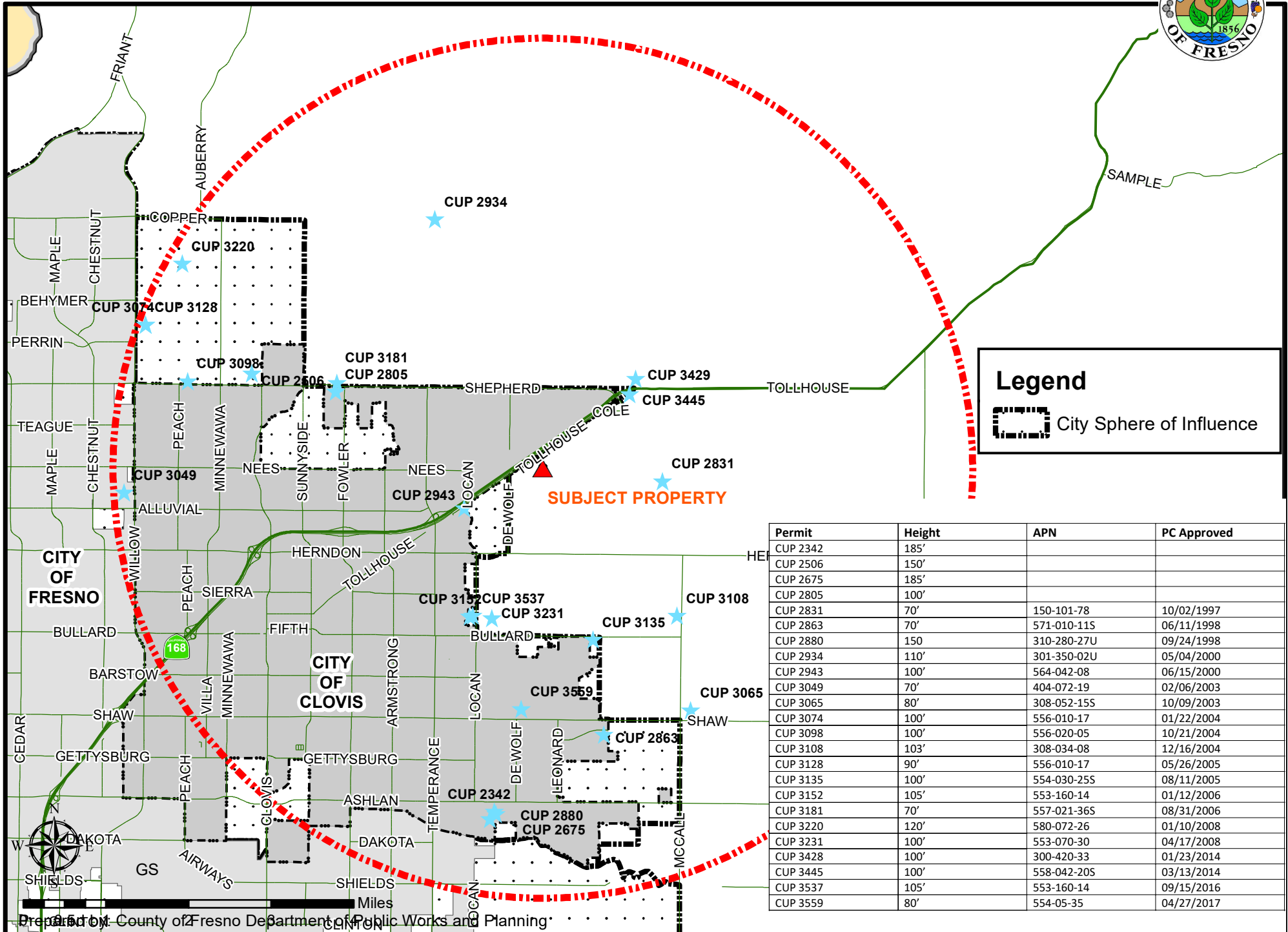
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-  Subject Property
-  City of Clovis Sphere of Influence



Department of Public Works and Planning
Development Services Division

CELL TOWERS WITHIN A FIVE-MILE RADIUS



Legend

City Sphere of Influence

Permit	Height	APN	PC Approved
CUP 2342	185'		
CUP 2506	150'		
CUP 2675	185'		
CUP 2805	100'		
CUP 2831	70'	150-101-78	10/02/1997
CUP 2863	70'	571-010-11S	06/11/1998
CUP 2880	150'	310-280-27U	09/24/1998
CUP 2934	110'	301-350-02U	05/04/2000
CUP 2943	100'	564-042-08	06/15/2000
CUP 3049	70'	404-072-19	02/06/2003
CUP 3065	80'	308-052-15S	10/09/2003
CUP 3074	100'	556-010-17	01/22/2004
CUP 3098	100'	556-020-05	10/21/2004
CUP 3108	103'	308-034-08	12/16/2004
CUP 3128	90'	556-010-17	05/26/2005
CUP 3135	100'	554-030-25S	08/11/2005
CUP 3152	105'	553-160-14	01/12/2006
CUP 3181	70'	557-021-36S	08/31/2006
CUP 3220	120'	580-072-26	01/10/2008
CUP 3231	100'	553-070-30	04/17/2008
CUP 3428	100'	300-420-33	01/23/2014
CUP 3445	100'	558-042-20S	03/13/2014
CUP 3537	105'	553-160-14	09/15/2016
CUP 3559	80'	554-05-35	04/27/2017

RECEIVED
COUNTY OF FRESNO

DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



SITE NUMBER: CVL00099/CVU0099

FA NUMBER: 10151724

CROWN CASTLE BUN: 828161

LTE 1C MRSFR005438, LTE 2C MRSFR044882

LTE 3C MRSFR044871, LTE 4C MRSFR044835

PTN# 3701A09XBS, PTN# 3701A0DX3S

PTN# 3701A0DX46, PTN# 3701A0DX2N

SITE NAME: HARLAN RANCH

7818 EAST NEES AVENUE

CLOVIS, CA 93619

ENGINEERING

2018 CALIFORNIA BUILDING CODE
2018 CALIFORNIA TITLE 24
2018 CALIFORNIA FIRE CODE
2018 CALIFORNIA ENERGY CODE
2018 CALIFORNIA MECHANICAL CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: CHRISTA GRETTA
7818 EAST NEES AVE
CLOVIS, CA 93619

TOWER LANDLORD: CROWN CASTLE
4301 HACIENDA DRIVE, STE 410
PLEASANTON, CA 94588

APPLICANT: AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

LATITUDE (NAD 83): 36° 51' 9.83" N
LONGITUDE (NAD 83): 119° 38' 24.68" W
LONGITUDE/LATITUDE TIME: NAD 83
GROUND ELEVATION: 412.8' AMSL
APN #: 558-032-06
ZONING JURISDICTION: COUNTY OF FRESNO

CURRENT ZONING: -
POWER COMPANY: PG&E
TELCO COMPANY: AT&T
PROPOSED USE: UNMANNED TELECOM FACILITY
LEASE AREA (SF): N/A

PROJECT TEAM

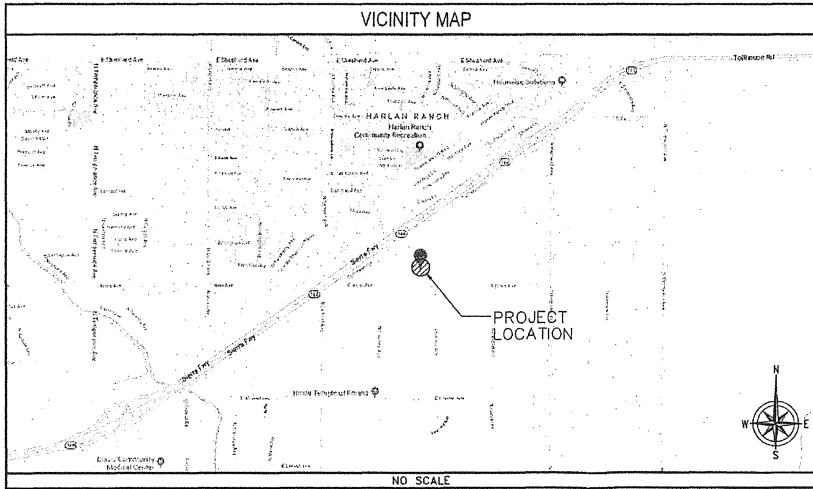
PROJECT MANAGER: VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: MICHELE PHIPPEN
PH: (925) 958-3734
EMAIL: MPHIPPEN@VINCULUMS.COM

CLIENT: INTELLOCITY, LLC
1875 CORONADO AVE,
SIGNAL HILL, CALIFORNIA 90755
CONTACT: SAM VANN
PH: 562-230-3519

SITE ACQUISITION: TSJ CONSULTING INC.
31878 DEL OBISPO ST.
STE # 118-454
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

ZONING: VSI CONSULTING INC.
31878 DEL OBISPO ST.
STE # 118-454
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

RF ENGINEER: CONSTRUCTION MANAGER:
VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: FLOYD GREEN
PH: (480) 528-1927
EMAIL: FGREEN@VINCULUMS.COM



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583. GET ON I-680 S FROM BOLLINGER CANYON RD, HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR, TURN RIGHT ONTO SUNSET DR, USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD, USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE, TAKE I-580 E, I-205 E AND CA-99 S TO DRAGONFLY LN IN CLOVIS, USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON MERGE ONTO I-5 N, USE THE RIGHT 2 LANES TO TAKE EXIT 461 FOR CA-120 TOWARD MANTECA/SONORA, TAKE EXIT 6 TO MERGE ONTO CA-99 S TOWARD MODESTO/FRESNO, USE THE RIGHT 2 LANES TO TAKE EXIT 1338 TO MERGE ONTO CA-180 E TOWARD KINGS CANYON/AIRPORT, TAKE THE EXIT TOWARD HWY 168 E/CLOVIS/HUNTINGTON LAKE, TAKE TOLLHOUSE RD TO E NEES AVE, TURN RIGHT ONTO DRAGONFLY LN, TURN RIGHT ONTO TOLLHOUSE RD, TURN LEFT ONTO E NEES AVE, DESTINATION WILL BE ON THE LEFT.

CD DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES MAKING MODIFICATION TO AN EXISTING FACILITY CONSISTING OF THE FOLLOWING:

- INSTALL 12 (P) PANEL ANTENNAS.
- INSTALL 1 (P) 88' HIGH MONOPOLE.
- INSTALL 24 (P) RRUS, NEAR ANTENNAS.
- INSTALL 4 (P) SURGE PROTECTION.
- INSTALL 4 (P) EQUIPMENT CABINETS
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL 1 (P) GENA MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) PPC & 1 TELCO BOX MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) COVP MOUNTED ON (P) H-FRAME.
- INSTALL 1 (P) ELECTRICAL METER MOUNTED ON (P) H-FRAME.
- INSTALL UNDERGROUND CONDUIT FOR POWER AND TELCO SERVICE.

DRAWING INDEX

SHEET NO:	TITLE
T-1	TITLE SHEET
G-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EXISTING AND PROPOSED EQUIPMENT PLANS
A-3	PROPOSED ANTENNA LAYOUTS
A-4	(E) & (P) ELEVATIONS
A-5	(E) & (P) ELEVATIONS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND SERVICE ALERT OF CALIFORNIA
800-642-2444

48 HOURS BEFORE YOU DIG

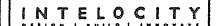


5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A MSAVAL COMPANY

REV	DATE	DESCRIPTION	BY
4	10/14/18	ISSUE 10% ZONING DRAWINGS	SV
3	09/25/18	ISSUE 10% ZONING DRAWINGS	OGA
2	08/27/18	MANCA RESPONSE	SV
1	05/22/18	ISSUE ZONING DRAWINGS	GC
0	07/30/18	ISSUE ZONING DRAWINGS	VM

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CVL00099/CVU0099
HARLAN RANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

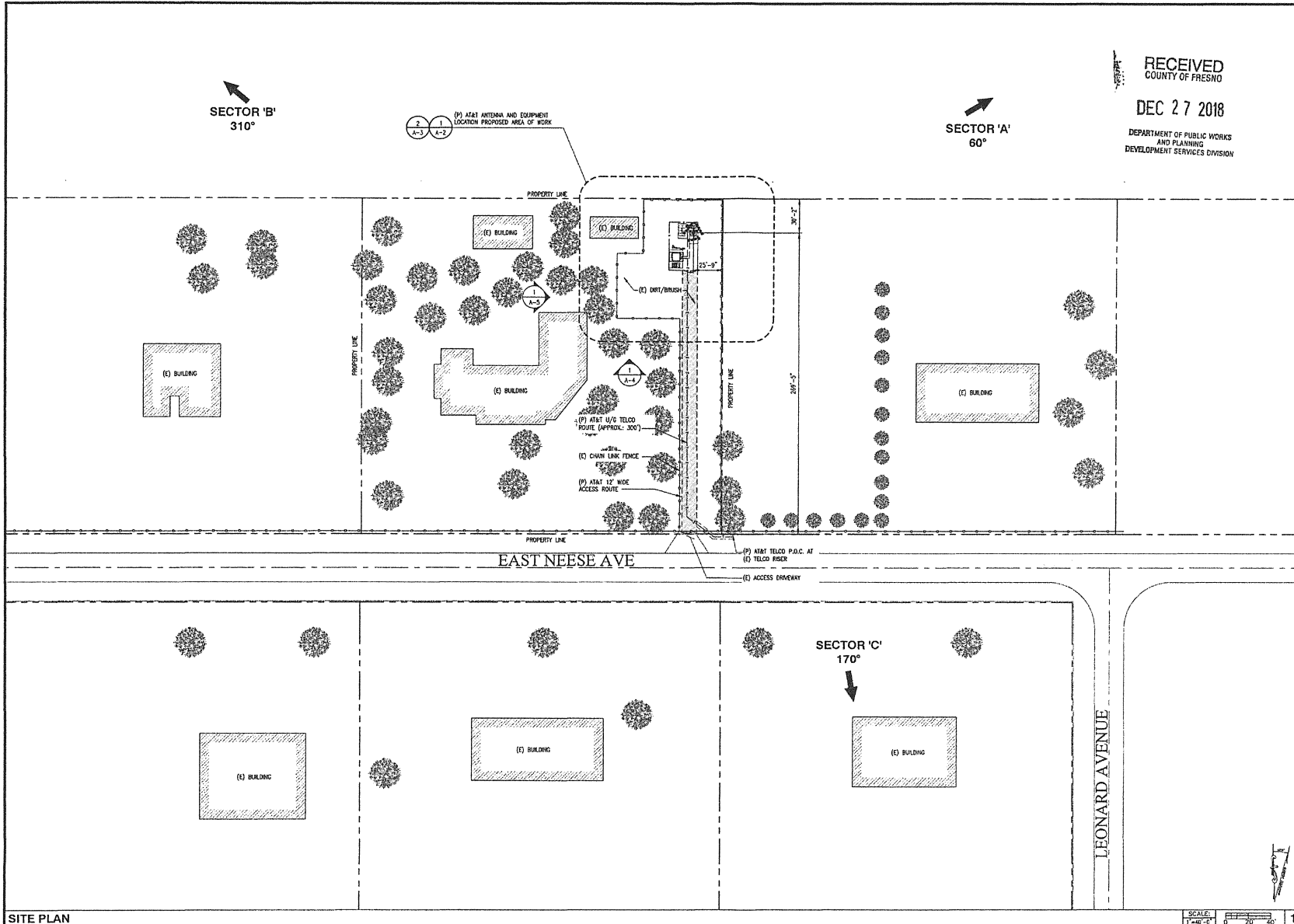
SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

EXHIBIT 6

EXHIBIT 6



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5001 EXECUTIVE PARKWAY,
 SAN RAMON, CA 94583

575 Lennon Ln #125
 Walnut Creek, CA 94598

PLANS PREPARED BY:

1815 Colorado Ave
 Signal Hill, CA 90755

A HARVE COMPANY

REV.	DATE	DESCRIPTION	INT.
4	10/14/18	REVISED 100% ZONING DRAWINGS	SV
3	09/25/18	REVISED 100% ZONING DRAWINGS	GCA
2	09/27/18	LANDSCAPE DESIGN	SV
1	09/02/18	100% ZONING DRAWINGS	GC
0	07/25/18	100% ZONING DRAWINGS	MM

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CYL00099/CYU0099
 HARLAN RANCH
 7818 EAST NEES AVENUE
 CLOVIS, CA 93619
 MONDPOLE/INDOOR

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A-1

SCALE: 1" = 40'-0"

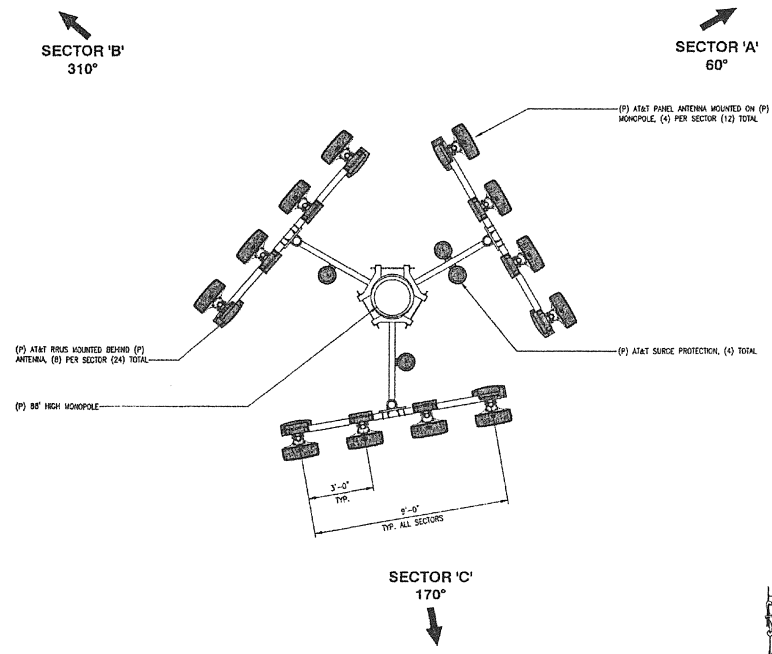
SITE PLAN

NOT USED

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

2 PROPOSED ANTENNA PLAN

NEW ANTENNA SCHEDULE												
ANTENNA POSITION	STATUS	TECHNOLOGY	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER/TIA MODEL	FILTER/TIA COUNT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	NEW	LTE 700/850 LTE 1900	85°-0"	KATHREIN 800-1096SK	60°	1	-	-	±120'	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	1
	A2	NEW	LTE 700 LTE AWS	85°-0"	KATHREIN 800-1096SK	60°	1	-	-	±120'	RRUS-4478 B14	1
	A3	NEW	LTE LTE AWS	85°-0"	KATHREIN 800-1096SK	60°	1	-	-	±120'	RRUS-4415 B30	1
	A4	NEW	LTE/LTE 700 LTE 1900	85°-0"	KATHREIN 800-1096SK	60°	1	-	-	±120'	RRUS-E2 B29 RRUS-4415 B25	1
BETA SECTOR	B1	NEW	LTE 700/850 LTE 1900	85°-0"	KATHREIN 800-1096SK	310°	1	-	-	±120'	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	1
	B2	NEW	LTE 700 LTE AWS	85°-0"	KATHREIN 800-1096SK	310°	1	-	-	±120'	RRUS-4478 B14	1
	B3	NEW	LTE LTE AWS	85°-0"	KATHREIN 800-1096SK	310°	1	-	-	±120'	RRUS-4415 B30	1
	B4	NEW	LTE/LTE 700 LTE 1900	85°-0"	KATHREIN 800-1096SK	310°	1	-	-	±120'	RRUS-E2 B29 RRUS-4415 B25	1
GAMMA SECTOR	C1	NEW	LTE 700/850 LTE 1900	85°-0"	KATHREIN 800-1096SK	170°	1	-	-	±120'	RRUS-4449 B5/B12 RRUS-8843 B2/B66A	1
	C2	NEW	LTE 700 LTE AWS	85°-0"	KATHREIN 800-1096SK	170°	1	-	-	±120'	RRUS-4478 B14	1
	C3	NEW	LTE LTE AWS	85°-0"	KATHREIN 800-1096SK	170°	1	-	-	±120'	RRUS-4415 B30	1
	C4	NEW	LTE/LTE 700 LTE 1900	85°-0"	KATHREIN 800-1096SK	170°	1	-	-	±120'	RRUS-E2 B29 RRUS-4415 B25	1
TOTAL											24	



SCALE: 1/8\"/>

5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

INTELOCITY
1875 Colorado Ave
Signal Hill, CA 90755

A NOVAVE COMPANY

REV	DATE	DESCRIPTION	INT
4	10/14/18	REVISED 100K ZONING DRAWINGS	SV
3	09/25/18	REVISED 100K ZONING DRAWINGS	GCA
2	08/27/18	MINOR REVISIONS	SV
1	08/02/18	100K ZONING DRAWINGS	GC
0	07/20/18	50K ZONING DRAWINGS	MM

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CVL00099/CVU0099
HARLAN BRANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

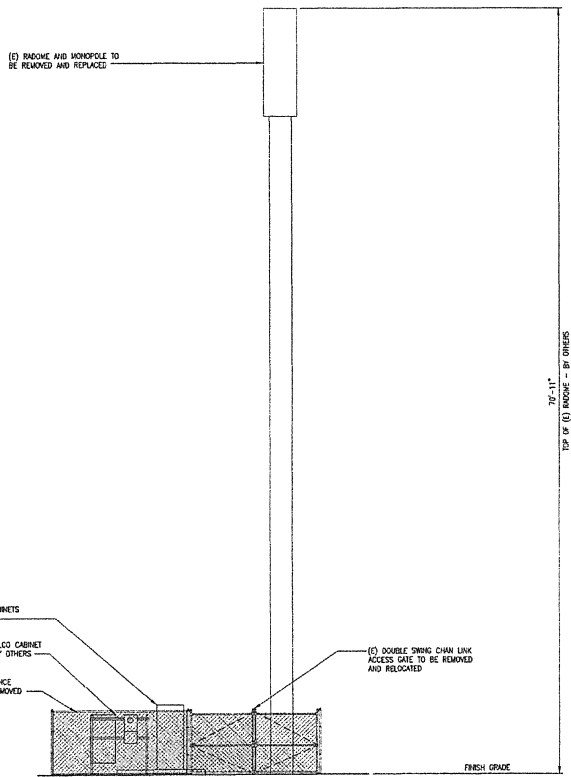
SHEET TITLE
EXISTING AND PROPOSED
ANTENNA LAYOUTS

SHEET NUMBER
A-3

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COUNTY OF FRESNO

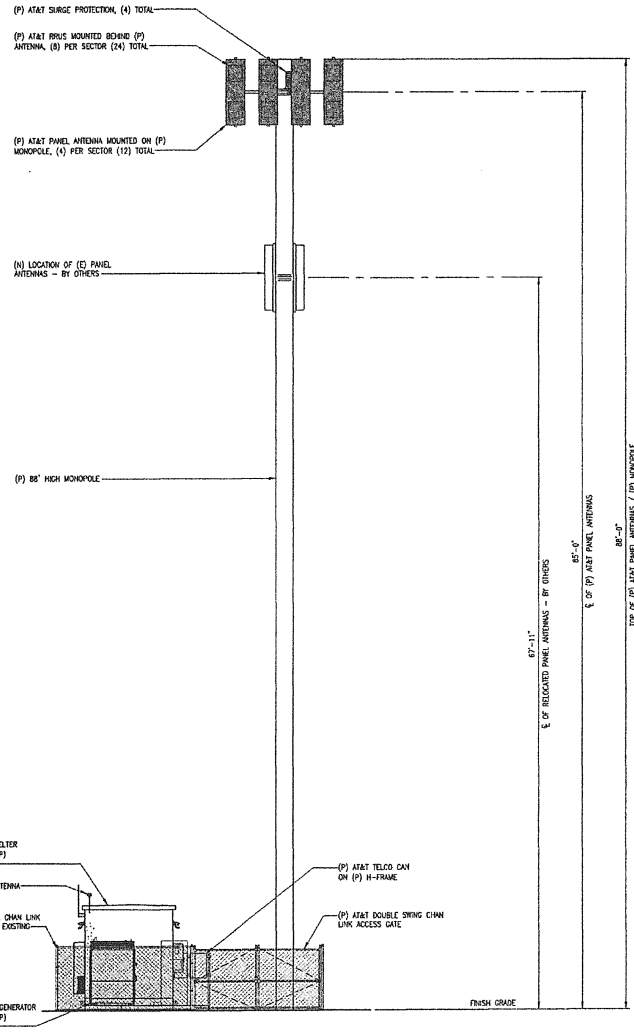
DEC 27 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



(E) SOUTH ELEVATION

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



(P) SOUTH ELEVATION

SCALE: 3/16"=1'-0" 2



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Colorado Ave
Signal Hill, CA 90755

A KIEWIT COMPANY

REV	DATE	DESCRIPTION	INT
4	10/14/18	REVISED TOWER ZONING DRAWINGS	SV
3	10/25/18	REVISED TOWER ZONING DRAWINGS	OCA
2	08/27/18	MINOR REVISIONS	SV
1	08/22/18	TOWER ZONING DRAWINGS	CC
0	07/20/18	BOOK ZONING DRAWINGS	MM

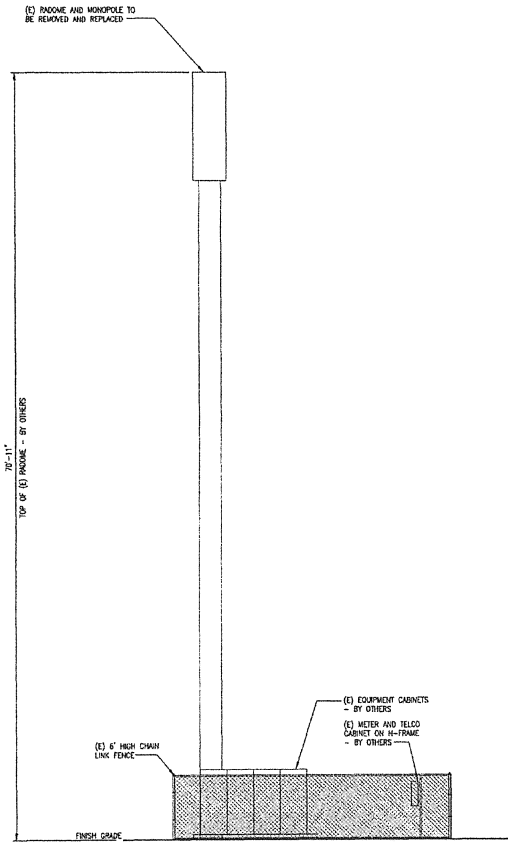
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CVL00099/CVLD0099
HARLAN RANCH
7818 EAST NEES AVENUE
CLOVIS, CA 93619
MONOPOLE/INDOOR

SHEET TITLE
ELEVATIONS

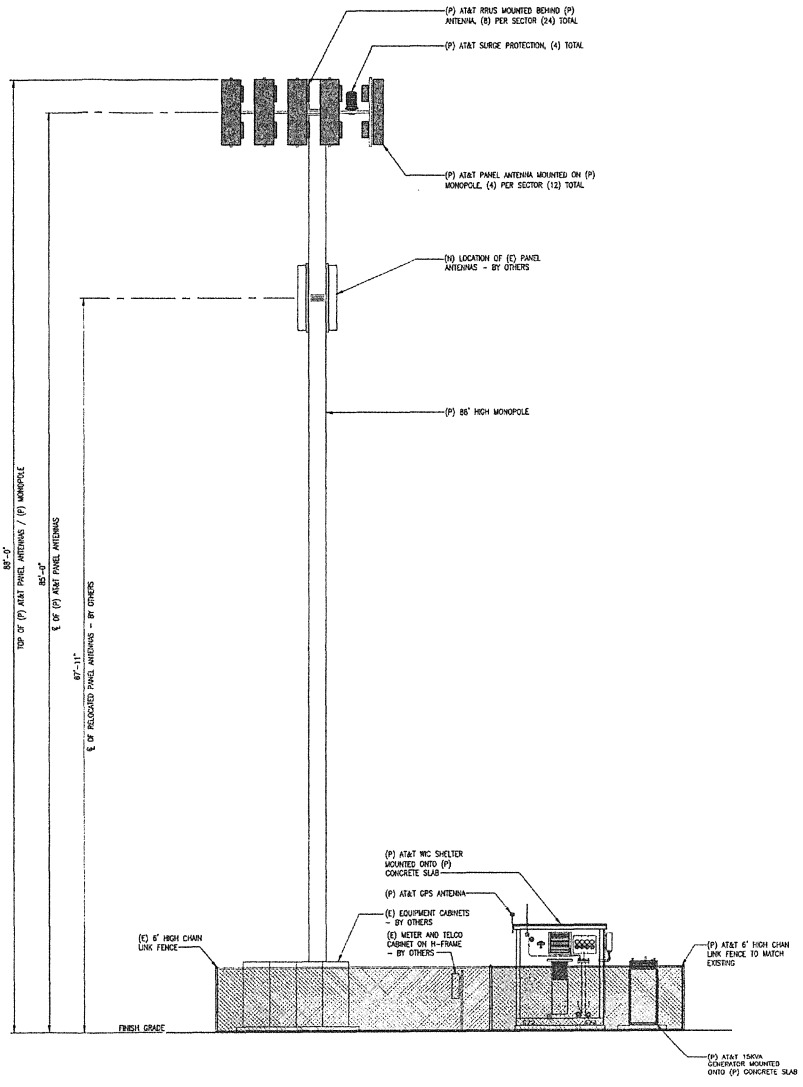
SHEET NUMBER
A-4

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(E) WEST ELEVATION

SCALE: 1/4"=1'-0" 1



(P) WEST ELEVATION

SCALE: 1/4"=1'-0" 2



5001 EXECUTIVE PARKWAY,
 SAN RAMON, CA 94583



575 Lennon Ln #125
 Walnut Creek, CA 94598

PLANS PREPARED BY:
INTELOCITY
 DESIGN | BUILD | INSTALL
 1875 Colorado Ave
 Signal Hill, CA 90755
 A XCELVUE COMPANY

REV	DATE	DESCRIPTION	INT
4	10/14/18	REVISED 100% ZONING DRAWINGS	SV
3	09/25/18	REVISED 100% ZONING DRAWINGS	SCA
2	08/27/18	MINOR REVISIONS	SV
1	08/02/18	100% ZONING DRAWINGS	CC
0	07/20/18	90% ZONING DRAWINGS	MM

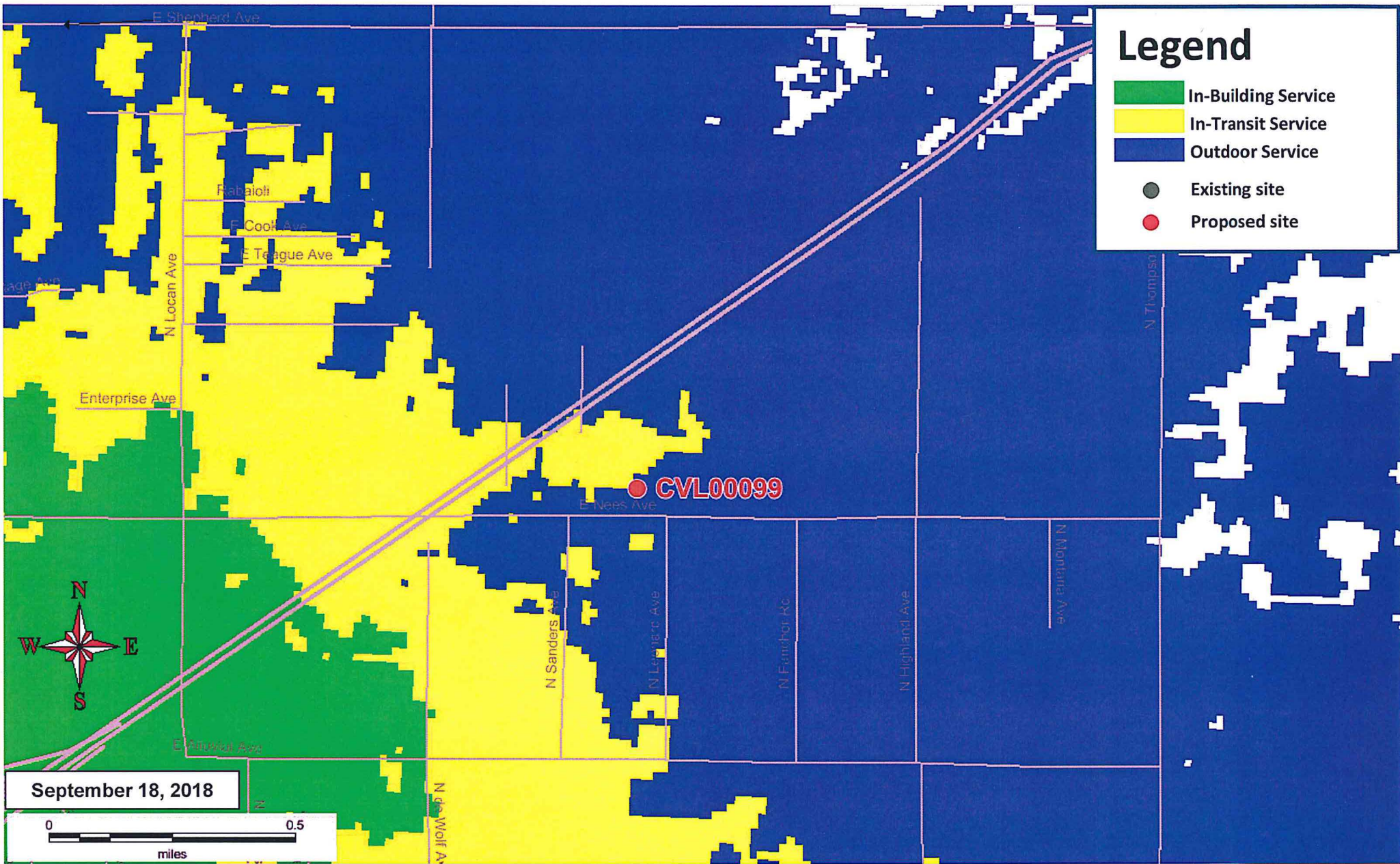
IF IS A VIOLATION OF LAW FOR ANY PERSON
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 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

CVL00099/CVU0099
 HARLAN RANCH
 7818 EAST NEES AVENUE
 CLOVIS, CA 93619
 MONPOLE/INDOOR

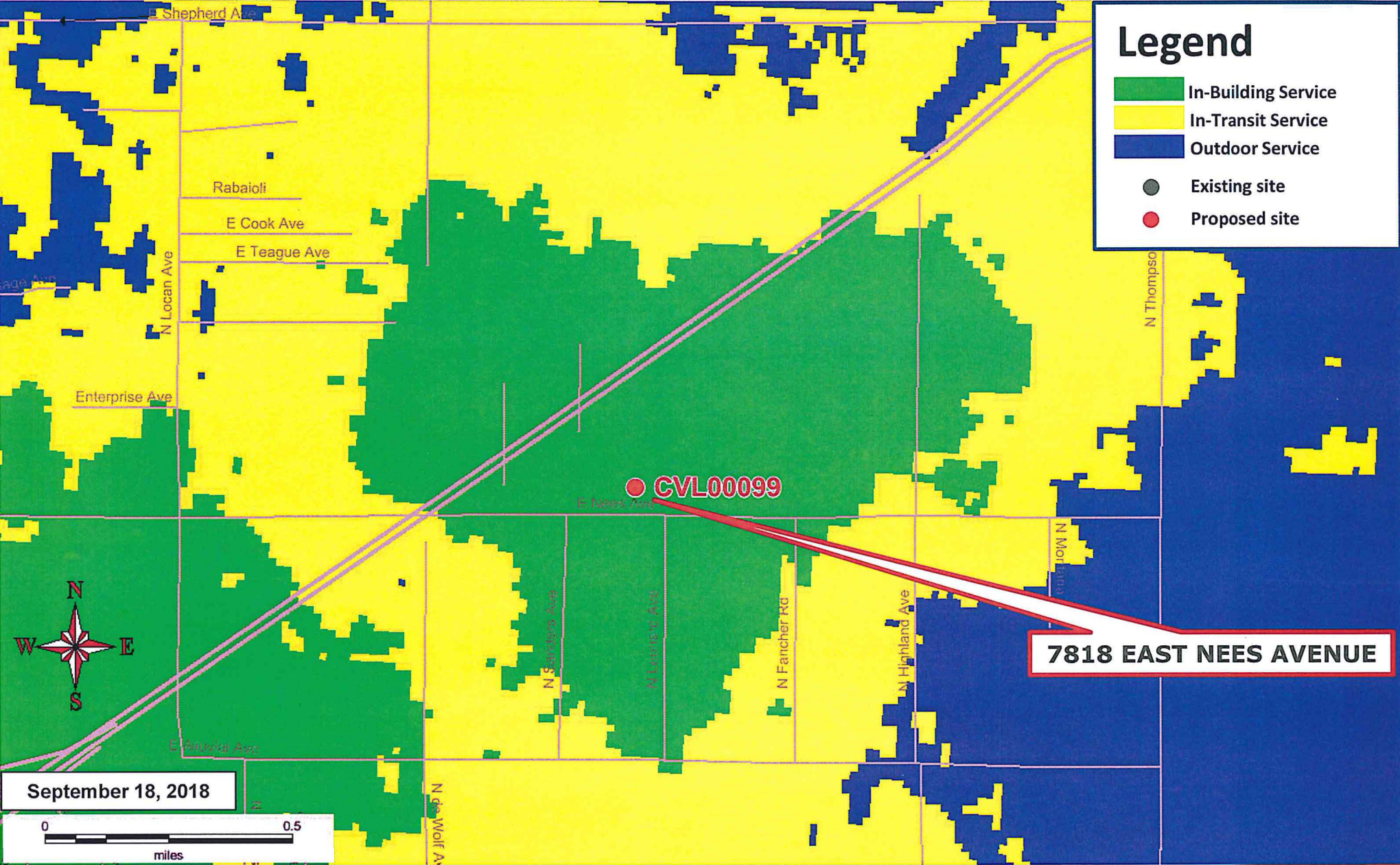
SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 A-5

Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 85 ft)



Wireless Telecommunication Facility

SITE:

**AT&T Site CVL00099
Harlan Ranch**



Address:

**7818 East Nees Ave.
Clovis, CA. 93619**

REPRESENTATIVE:

Tom Johnson

TSJ Consulting Inc.

27130 Paseo Espada #A-1426

San Juan Capistrano, CA. 92675

Phone: 925-785-3727

tom@tsjconsultinginc.com

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EXHIBIT 8

Introduction:

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”) is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission (“FCC”). As a public utility, AT&T Mobility is mandated by the FCC to provide wireless communication services throughout California. AT&T is dedicated to providing customers with wireless technology designed to enrich their lives as their mobility is increasing. AT&T’s vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. AT&T is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks. The network performance goals include providing the best quality, lowest level of blocking, easy access to the network and continuous drop-free connections.

AT&T’s wireless network is based on LTE technology. These technologies are wireless communication standards that require reusing specific frequencies across defined frequency bands. Due to the need for frequency reuse, LTE require numerous sites to provide customers with suitable signal strength to deliver services. These sites are typically built on existing buildings, lattice towers and freestanding poles in order to provide a network of sites that provide seamless coverage over an area.

In addition to these 3G & 4G wireless service gap issues; AT&T is in the process of deploying its 4G LTE service in the County of Fresno with the goal of providing the most advanced personal wireless experience available to residents of the Cities. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you’ve sent the request. Lower latency helps to improve the quality of personal wireless services. What’s more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in the County of Fresno because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Conditional Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this AE20 zoned property (“Proposed Facility”).

Background:

AT&T serves millions of voice and data customers across the United States. Wireless communications continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: smartphones, tablets, e-readers and notebook computers. Wireless communications provide voice, e-mail, texting and high-speed Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by AT&T uses state of the art digital technology. The benefits include call privacy and security, improved voice quality, high-speed data, texting, video conferencing, visual voicemail, and an expanded menu of affordable products and services for personal and professional communications needs.

The Proposed Facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires.

Like other carriers in the industry, AT&T is working diligently to respond to the customer demand for mobile services, by expanding services to its customers from where they have historically used mobile phones, while traveling in the vehicle at their offices to where they are demanding more and more service in the residential communities, in-building coverage in their homes.

AT&T is requesting the review and the approval of a permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility ("WTF"). The project is proposed to close a significant service coverage gap and enhance personal wireless services in the area surrounding the site. AT&T's service coverage area in the city must be improved to handle the growing number of voice calls and wireless data usage. To remain competitive, AT&T must improve services in the areas where consumers are increasingly using their phones and data services.

The project consists of:

Removal of the existing 70' tall slimline monopole with the replacement of a new 88' tall monopole that will accommodate 12 antennas and supporting radio equipment for AT&T and relocate the existing antennas for Sprint to the new tower location which will be within the existing compound of the site. Along with the antenna installation on the tower, a new equipment enclosure will be installed within an expanded fenced compound adjacent to the tower location.

This project is designed as a colocation and replacement of an existing pole. A colocation application is preferred by the County and meets the code requirements.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during normal working hours. Beyond this intermittent service, AT&T requires 24-hour access to the Proposed Facility to ensure that technical support is immediately available if and when warranted.

Overview of Site Design/Location Criteria

The network of AT&T cell sites throughout the region is “location dependent,” meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit AT&T from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a “domino” effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, AT&T network deployment personnel have selected the Proposed Facility because it meets the technical objectives of RF engineering and provides the best site option with regard to other key criteria including, but not limited to, accessibility, utility connections, zoning compatibility, minimal or no visual impact, liability and risk assessment, site acquisition, maintenance and construction costs.

Description of Coverage Area

AT&T’s objective in locating a WCF at this site is to provide coverage to the residential community along Highway 168. This area is currently lacking in quality service to the surrounding residents, this site will enhance the outdoor coverage and provide for quality indoor service as well as the opportunity to bring wireless internet service to the surrounding residents.

Site Development Standards and General Plan

The location, size, design, and operating characteristics of the Proposed Facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in

conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of WTFs are based on technical requirements such as network design criteria, service area, elevations, topography, heights of nearby structures, alignment with neighboring sites and customer demand.

The Proposed Facility will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This Proposed Facility will operate in full compliance with applicable state and federal laws, including the Telecommunications Act of 1996.

Regulating Agencies

AT&T is regulated by the FCC and is authorized to operate in the frequencies established for PCS operators. AT&T's WTFs operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). As explained in the RF engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, submitted with this Application, the Proposed Facility will operate well within all applicable FCC public exposure limits.

Please feel free to contact me if you have any questions.

Regards,

Tom Johnson
TSJ Consulting Inc.
925-785-3727
tom@tsjconsultinginc.com

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL00027	INBUILDING	-119.881217	36.787763
CVL00029	INBUILDING	-119.87337	36.767635
CVL00030	INBUILDING	-119.97037	36.765232
CVL00037	INBUILDING	-119.890503	36.768978
CVL00041	INBUILDING	-119.890217	36.802726
CVL00046	INBUILDING	-119.904813	36.83424
CVL00051	INBUILDING	-119.908759	36.795124
CVL00159	INBUILDING	-119.756802	36.815304
CVL00160	INBUILDING	-119.756802	36.815304
CVL00161	INBUILDING	-119.756802	36.815304
CVL00162	INBUILDING	-119.756802	36.815304
CVL00163	INBUILDING	-119.756802	36.815304
CVL00164	INBUILDING	-119.756802	36.815304
CVL00165	INBUILDING	-119.756802	36.815304
CVL00166	INBUILDING	-119.756802	36.815304
CVL00167	INBUILDING	-119.756802	36.815304
CVL00168	INBUILDING	-119.756802	36.815304
CVL00169	INBUILDING	-119.7590891	36.81439759
CVL00170	INBUILDING	-119.7577309	36.81344652
CVL00171	INBUILDING	-119.7570149	36.81459517
CVL00172	INBUILDING	-119.7582786	36.81524507
CVL00367	INBUILDING	-119.875036	36.789147
CVL00378	INBUILDING	-119.951173	36.72743
CVL00554	MACRO	-119.7519389	36.811225
CVL00670	MACRO	-119.7495833	36.85316111
CVL00680	MACRO	-119.609808	36.566774
CVL01718	MACRO	-119.923008	36.838036
CVL02098	MACRO	-119.777775	36.707986
CVL02200	MACRO	-119.774019	36.803092
CVL02203	MACRO	-119.853142	36.784297
CVL02204	MACRO	-119.546	36.66971944
CVL02205	MACRO	-119.751717	36.545728
CVL02206	MACRO	-120.163444	36.683861
CVL02208	MACRO	-120.10175	36.14227778
CVL02209	MACRO	-120.4141667	36.48638889
CVL02210	MACRO	-119.650283	36.791806
CVL02212	MACRO	-119.318599	37.097773
CVL02213	MACRO	-120.097436	36.488439
CVL02215	MACRO	-119.756864	36.795617
CVL02216	MACRO	-119.7866714	36.807972
CVL02216	MACRO	-119.7869294	36.80802609
CVL02216	MACRO	-119.7869182	36.80792694
CVL02218	MACRO	-119.708653	36.836131
CVL02219	MACRO	-119.7645149	36.83812228

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02219	MACRO	-119.7644812	36.83776172
CVL02221	MACRO	-119.787486	36.767283
CVL02222	MACRO	-119.7158611	36.66030833
CVL02223	MACRO	-119.8265528	36.82353889
CVL02224	MACRO	-119.970103	36.741453
CVL02225	MACRO	-119.280028	36.746306
CVL02226	MACRO	-119.675072	36.884528
CVL02227	MACRO	-119.462	36.6075
CVL02228	MACRO	-119.8674944	36.62288056
CVL02229	MACRO	-119.700606	36.742692
CVL02230	MACRO	-119.580528	36.537053
CVL02231	MACRO	-119.452556	37.013083
CVL02232	MACRO	-119.697589	36.798161
CVL02233	MACRO	-119.7662	36.834436
CVL02234	MACRO	-120.2291056	36.32727778
CVL02235	MACRO	-119.788703	36.834772
CVL02236	MACRO	-120.3087556	36.20839444
CVL02237	MACRO	-119.820544	36.744025
CVL02238	MACRO	-119.746153	36.736194
CVL02239	MACRO	-119.819029	36.79352
CVL02240	MACRO	-119.745872	36.814811
CVL02241	MACRO	-119.892473	36.813876
CVL02242	MACRO	-119.849547	36.838822
CVL02243	MACRO	-119.7228306	36.76686667
CVL02244	MACRO	-119.652094	36.597773
CVL02246	MACRO	-119.787083	36.740294
CVL02247	MACRO	-119.757209	36.86682
CVL02248	MACRO	-119.790954	36.853484
CVL02249	MACRO	-119.843314	36.808911
CVL02250	MACRO	-119.549322	36.740375
CVL02251	MACRO	-119.650272	36.699831
CVL02252	MACRO	-119.824003	36.772392
CVL02253	MACRO	-119.7011361	36.82134444
CVL02254	MACRO	-120.056447	36.710275
CVL02255	MACRO	-119.871803	36.823872
CVL02256	MACRO	-119.774575	36.823544
CVL02258	MACRO	-119.767136	36.808025
CVL02259	MACRO	-119.747794	36.76435
CVL02260	MACRO	-119.804147	36.675808
CVL02261	MACRO	-119.773098	36.621681
CVL02262	MACRO	-120.4598611	36.86283333
CVL02263	MACRO	-119.806759	36.823637
CVL02264	MACRO	-119.83225	36.430417
CVL02265	MACRO	-119.658018	36.845217

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02266	MACRO	-119.888603	36.837803
CVL02267	MACRO	-119.809822	36.808911
CVL02268	MACRO	-119.770081	36.850234
CVL02269	MACRO	-119.653	36.9769
CVL02270	MACRO	-119.238569	37.218203
CVL02271	MACRO	-119.725823	36.811087
CVL02272	MACRO	-119.729862	36.705412
CVL02273	MACRO	-119.689889	36.445944
CVL02274	MACRO	-119.7414306	36.83893333
CVL02275	MACRO	-119.8057472	36.84458889
CVL02276	MACRO	-119.685019	36.809683
CVL02277	MACRO	-119.7752083	36.75208056
CVL02278	MACRO	-119.728892	36.850169
CVL02279	MACRO	-119.696761	36.72195
CVL02280	MACRO	-119.672518	36.824751
CVL02281	MACRO	-119.766636	36.895706
CVL02282	MACRO	-119.780812	36.866798
CVL02283	MACRO	-120.043306	36.606661
CVL02284	MACRO	-119.54475	36.521025
CVL02286	MACRO	-119.862226	36.80757
CVL02287	MACRO	-119.392861	36.578861
CVL02288	MACRO	-119.7182944	36.82458333
CVL02289	MACRO	-119.863515	36.730401
CVL02290	MACRO	-119.8971306	36.77766111
CVL02292	MACRO	-119.5568694	36.70838056
CVL02293	MACRO	-119.8618694	36.76856667
CVL02295	MACRO	-119.711247	36.809167
CVL02296	MACRO	-119.824428	36.838956
CVL02334	MACRO	-120.601361	36.983389
CVL02343	MACRO	-119.309667	37.169889
CVL02411	MACRO	-119.763	36.7364
CVL02413	MACRO	-119.800214	36.719322
CVL02414	MACRO	-119.7728	36.7828
CVL02417	MACRO	-120.728931	36.777069
CVL02421	MACRO	-120.6509444	36.85036111
CVL02423	MACRO	-120.4789444	36.71283333
CVL02500	MACRO	-119.789334	36.789664
CVL02501	MACRO	-119.846217	36.8233
CVL02504	MACRO	-119.8430944	36.75364444
CVL02505	MACRO	-119.802986	36.731661
CVL02509	MACRO	-119.709487	36.79289
CVL02510	MACRO	-119.718815	36.751762
CVL02511	MACRO	-119.72704	36.87664
CVL02512	MACRO	-119.765286	36.701136

AT&T Cell Sites - Fresno County

SITE ID	TYPE	LONGITUDE	LATITUDE
CVL02513	MACRO	-119.682458	36.756467
CVL02514	MACRO	-119.85072	36.529123
CVL02516	MACRO	-119.559572	36.604239
CVL02518	MACRO	-119.447306	36.716306
CVL02519	MACRO	-119.31195	36.620317
CVL02521	MACRO	-119.618822	36.579858
CVL02523	MACRO	-120.3711111	36.12936111
CVL02526	MACRO	-119.554767	36.809525
CVL02529	MACRO	-120.6195556	36.63794444
CVL02530	MACRO	-119.6953	36.850369
CVL02534	MACRO	-120.3832861	36.757275
CVL02535	MACRO	-119.697883	36.994167
CVL02541	MACRO	-119.79989	36.75171
CVL02542	MACRO	-119.72135	36.731961
CVL02546	MACRO	-119.791319	36.78345
CVL02707	MACRO	-119.436742	36.602729
CVL02708	MACRO	-119.6719806	36.79468333
CVL02709	MACRO	-119.788356	36.732472
CVL02712	MACRO	-120.066928	36.738644
CVL02713	MACRO	-119.739947	36.807439
CVL02714	MACRO	-119.697861	36.707086
CVL02715	MACRO	-119.804792	36.852249
CVL02716	MACRO	-119.745886	36.8604
CVL03019	MACRO	-119.7289	36.7993806
CVL03196	MACRO	-119.916822	36.593817
CVL03984	MACRO	-119.782231	36.720733

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COUNTY OF FRESNO

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CVL00099 Zoning Propagation Map

September 18, 2018



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: AT&T
- APPLICATION NOS.: Initial Study Application No. 7571 and Unclassified Conditional Use Permit Application No. 3633
- DESCRIPTION: Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of Nees Avenue approximately 330 feet west of its nearest intersection with Leonard Avenue and is approximately 486 feet southeast of the nearest city limits of the City of Clovis. (SUP. DIST.: 5) (7818 East Nees Avenue, Clovis, CA) (APN: 558-032-08)

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. 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 will not have a substantial adverse effect on a scenic vista or scenic resource. According to Figure OS-2 of the Fresno County General Plan, the project site is not located on or near an identified scenic roadway or State scenic highway.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project site is located in a mostly residential area. Although zoning designations state that the project site is located in an agricultural zone district, no agricultural operations exist within the vicinity of the project site. To the north of the project site is vacant land and Highway 168. Single-family residential units are located to the east, west and south of the project site. The proposed tower will be setback 269 feet and 5 inches from Nees Avenue. The proposal will expand the enclosure to allow sufficient space for installing additional equipment related to the proposal. Proposed fencing will match the existing enclosure fencing, which has already been approved and complements the aesthetics of the surrounding area. Existing mature landscaping and fencing are expected to screen most of the ground equipment and are expected to create a less than significant impact.

The project site is approximately 486 feet southeast of the nearest city limits of the City of Clovis. Although the project site is close to the City of Clovis, the subject parcel is not located within the City of Clovis' Sphere of Influence (SOI). Considering the relative closeness of the project site to the City of Clovis, the City of Clovis was asked to provide any comments with regards to the project. The City of Clovis expressed no concerns with regards to the project.

- D. 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:

No new source of light or glare is being proposed with this project. Existing lighting from the previously approved Unclassified Condition Use Permit No. 3167 had a condition of approval that states that all outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties. In the event that existing lighting will be present or if new lighting is installed at a later date, a mitigation measure will be incorporated to minimize impacts caused by onsite lighting.

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine on public roads or surrounding properties.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of

Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

According to the Fresno County 2014 Important Farmland Map, the project site is located on a Rural Residential designated parcel. Additionally, the project site consists of an existing cell tower site. Therefore, the project will not convert farmland and does not conflict with existing agricultural zoning or Williamson Act Contracts.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not located in forest land, timberland, or timberland zoned Timberland Production. The project will not result in the loss of forest land or conversion of forest land to non-forest use.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is located in a rural residential and urban and built up setting. The project will not convert farmland to non-agricultural use and is not located in or near forest land.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; 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. Expose sensitive receptors to substantial pollutant concentrations; or
- E. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the subject application and did not offer any comments with regards to the project. Minor increases in pollutants and emissions may occur during the construction of the project. With regards to the operation of the project, no increase in pollutants or emissions is expected. Considering the existing cell tower present on the project site and no concerns from the SJVAPCD, a less than significant impact is seen due to the temporary increase of pollutants and emissions during construction of the project.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

As the project is located on an existing cell site and is also located on a single-family residential parcel, the project is not expected to adversely affect any federally or state listed species. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express any concerns with regards to the project.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

No riparian habitat or other sensitive natural community has been identified on the project site. Additionally, the project site has been improved with a single-family

residence and an unmanned wireless telecommunication facility. No impact is seen on riparian habitats or sensitive natural communities.

- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

Per the National Wetlands Inventory administered by the USFWS, there are no identified wetlands on or near the project site.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project is not expected to substantially interfere with the movement of any native resident or migratory fish. Also the project is not expected to interfere with a migratory wildlife corridor or impede use of a wildlife nursery site as no corridor or nursery was identified on or near the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The subject property is currently improved with a single-family residence, multiple accessory buildings and an unmanned wireless telecommunications facility. Due to the multiple improvements being made to the project site, ground disturbance has already occurred at the site. A mitigation measure will be incorporated with the project to address cultural resources in the event they are unearthed during construction of the project. In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, report, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project will be built to current California Building Code standards to reduce and meet federal and state energy efficiency plans. The project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project operation. A mitigation measure will be incorporated with the project to reduce the potential for wasteful or inefficient

consumption of energy resources during project construction. The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid wasteful or inefficient energy consumption during the construction of the project.

* **Mitigation Measure(s)**

1. *The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid waste or inefficient energy consumption during the construction of the project.*

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

Per the Earthquake Zone Application administered by the California Department of Conservation, the subject property is not located within a rupture of a known earthquake fault.

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in an identified seismic hazard area nor is it located in a landslide area.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area at risk of erosion according to Figure 7-3 of the Fresno County General Plan Background Report. Grading activities could result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size of the project area the proposal is not expected to result in substantial erosion or loss of topsoil. The Development Engineering Section of

the Development Services and Capital Projects Division indicated that a grading permit may be required for any grading proposed with this application.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

The project is not located in an area of steep slopes per Figure 7-2 of the FCGPBR, nor at risk of on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on or near any identified areas of expansive soils.

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

FINDING: NO IMPACT:

The proposal is for an unmanned telecommunications tower and no septic tanks or alternative wastewater disposal systems are proposed with this project.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An existing unmanned wireless telecommunications tower, associated equipment and a single-family residence is on the subject property. Ground-disturbing activities have previously occurred on the project site. No paleontological resource or unique geologic feature has been identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District reviewed the subject application and did not provide comments with regards to greenhouse gas emissions. The project is not seen as generating greenhouse gas emissions that may have a significant impact on the environment and is not expected to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gasses. There is an estimated two vehicle trips per month to the site for maintenance purposes.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant, the project will not produce any hazardous waste. The project will not present a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Additionally, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Public Health, Environmental Health Division has reviewed the subject application and has commented on the project in the event that the project will use and/or store hazardous materials. 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 wastes shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes. These requirements will be incorporated as project notes. Considering the Applicant's statements regarding the project proposal and the comments from the Environmental Health Division, a less than significant impact is seen.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within one-quarter mile of an existing or proposed school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

A NEPAssist Report generated for the subject property showed that the site is not located on an identified hazardous materials site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan or within two miles of a public airport or private air strip.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is located approximately 269 feet north of Nees Avenue and will be accessible through an existing entrance off Nees Avenue. The project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located in a rural residential area with vacant land directly to north. The proposal will not expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fire.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project is for an unmanned wireless telecommunications tower and associated equipment. No new water or wastewater facilities are proposed for the project. No impact is seen on water quality standards or ground water supplies as no water use is proposed for this project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
1. Result in substantial erosion or siltation on- or off-site;
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

According to FEMA, FIRM Panel 1585H, the project site is not subject to flooding from the 100-year storm. The Development Engineering Section of the Development Services and Capital Projects Division and the Fresno Metropolitan Flood Control District has reviewed the subject application and did not express any concerns with regards to substantial erosion or siltation on or off site, an increase of the rate or amount of surface runoff that could result in flooding, create or contribute runoff water which would exceed capacity of existing or planned stormwater drainage, or impede or redirect flood flows. According to Figure 9-8 of the Fresno County General Plan Background Report, the project site is not located in a dam failure flood inundation area and will not risk release of pollutants due to project inundation.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

As no water use is being proposed for the subject application, the project is not seen as conflicting with or obstructing implementation of water quality control plans or sustainable groundwater management plans.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The subject parcel is designated Agricultural in the Fresno County General Plan. The proposed non-agricultural use is allowed by the County General Plan provided that the use meets General Plan Policy LU-A.3, Criteria a., b., c., and d.

General Plan Policy LU-A.3 states that the County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in area designated as Agricultural shall be subject to the following criteria. Criteria LU-A.3.a states that the use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics. Criteria LU-A.3.b states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity. Criteria LU-A.3.c states that the operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter mile radius. Criteria LU-A.3.d states that a probable workforce should be located nearby or be readily available.

Regarding Criteria "a" the proposal will allow the construction of a new wireless telecommunications tower that provides colocation opportunities for the Applicant. This will allow increased cell coverage to the surrounding community while confining the project site to an already approved location via Unclassified Conditional Use Permit Application No. 3167. With regards to Criteria "b", the project site is located on a 2.17-acre parcel and is improved with a single-family residence, accessory structures and an approved 70-foot wireless communications tower. The project site is not utilized for agricultural use and the surrounding area is comprised of residential and vacant uses. Additionally, according to the Fresno County 2014 Important Farmland Map, the project site is designated as Rural Residential. Therefore, the project site is not seen as being sited on productive agricultural lands. With regards to Criteria "c", the project will be an unmanned facility with no water use being proposed. With regards to Criteria "d", the project site is located approximately 486 feet southeast of the city limits of the City of

Clovis. The City of Clovis can be considered for a probably workforce and is located near the project site.

General Plan Policy PF-J.4 states that the County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County.

The Wireless Communications 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. In the case of this application, colocation will be achieved through the construction of a new 88-foot tower on an existing cell tower site and placing the existing equipment onto the new tower once built.

Additionally, the existing tower had already included provisions of colocation in the lease agreement between the existing towers owner and the property owner, which will still be applicable to the new tower if approved.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

According to Figure 7-7 of the FCGPBR, the project site is not located in any identified Mineral Resource Location. Therefore, no impact is seen on the loss of availability of a known mineral resource or the loss of a locally-important mineral resource recovery site.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As an existing 70-foot wireless cell tower is currently on site, temporary increase of noise is expected during the project construction and demolition of the existing tower.

Once construction and demolition are completed, the project operations are not expected to substantially increase the amount of noise compared to the existing operation. A minor increase in noise may occur due to the additional operating equipment, but is not expected to exceed noise standards brought forth in the Fresno County Noise Ordinance. The Fresno County Department of Public Health, Environmental Health Division has reviewed the project proposal and did not express any concerns with regards to noise.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or private airstrip.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The proposal is for an unmanned wireless telecommunications facility and will not induce unplanned population growth either directly or indirectly. The project site is located on an existing cell tower site and will not displace existing housing or people.

XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection;

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District (FCFPD) has reviewed the subject application and requires that the project shall comply with California Code of Regulations Title 24 – Fire Code. Additionally, project/development including Single-Family Residential, property of three or more lots. Multi-Family Residential Property, Commercial Property, Industrial Property, and/or Office Property shall annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Also project/development will be subject to the requirements of the current Fire Code and Building code when a building permit or certificate of occupancy is sought. With the project adhering to the requirements and regulations set forth by the FCFPD, the project is seen as having a less than significant impact.

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

FINDING: NO IMPACT:

No reviewing agency expressed any concerns with regards to police protection, schools, parks, or other public facilities, therefore no impacts are seen.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project is not expected to increase the use of existing neighborhood and regional parks and will not require the construction or expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

The project will not conflict with a program, plan, ordinance or policy addressing the circulation system.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As the project site is an existing 70-foot wireless cell tower, the proposal is not expected to increase vehicle miles traveled as the type of use will not change. According to the applicant, the proposed facility will operated 24 hours, 7 days a week and will be serviced by a technician on a once per month basis. 24-hour access to the facility is presented to ensure technical support is immediately available. As the operations aspect is unchanged from previously approved Conditional Use Permit No. 3167, vehicle miles traveled are expected to be unchanged.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project is not seen as substantially increasing hazards due to geometric design features or incompatible uses. Access is provided by an existing driveway along the eastern property line.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As stated, the project site has already experience multiple improvements that have resulted in ground disturbance. In the unlikely event that a cultural or tribal cultural resource be located during project construction, a mitigation measure will be incorporated to address cultural and/or tribal cultural resources.

Participating California Native American tribes were notified of the project proposal and given an opportunity to enter consultation with the County for this project per Assembly Bill 52 (AB52). No participating Native American Tribe expressed concern with the project proposal and therefore no impact on cultural resources is seen.

* **Mitigation Measure(s)**

1. *See Section V. Cultural Resources A., B., and C. Mitigation Measures*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal is for the replacement of an existing 70-foot tower with a new 88-foot tower. The project will not result or require the relocation or construction of water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities. The use will be unmanned with a technician providing maintenance to the site on a monthly basis, therefore water and wastewater treatment facilities are not required or proposed. As an existing facility is present, no expansion or construction of electrical facilities is needed to address facility needs.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The project proposal is for an unmanned wireless telecommunications facility and will not require a water supply be available for the operation of the facility.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project will be unmanned and not require the use of wastewater treatment system.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

As the project will be an unmanned facility, no generation of solid waste is expected.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zone in LRA by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in a fire hazard severity zone and is not located in or near a State Responsibility Area.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: NO IMPACT:

The project is not expected to have any impact on any listed wildlife species.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts identified in the analysis were related to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources. These impacts are seen as being reduced to a less than significant impact with incorporated Mitigation Measures discussed in Section 1.D., Section V.A., B., and C., Section VI.A. and B, and Section XVIII.A. 1 and 2.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3633, 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, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Population and Housing, Recreation and Wildfire.

Potential impacts related to Air Quality, Geology and Soils, Hazards and Hazardous Materials, Greenhouse Gas Emissions, Noise, Public Services, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have determined to be less than significant with compliance with the incorporated Mitigation Measures.

A Mitigated Negative Declaration/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” Street, Fresno, California.

TK

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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 7571	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): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A	
Project Applicant/Sponsor (Name): Tom Johnson/AT&T		Project Title: Unclassified Conditional Use Permit 3633		
Project Description: Remove an existing 70-foot monopole (approved by Unclassified Conditional Use Permit No. 3167) and allow the installation of a new 88-foot monopole with 12 antennas, 4 equipment cabinets, 1 GPS antenna and supporting equipment, including colocation of the existing cellular equipment on the proposed tower. The project site is located on a 2.17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.				
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3633, 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, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Population and Housing, Recreation and Wildfire. Potential impacts related to Air Quality, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have determined to be less than significant with compliance with the incorporated Mitigation Measures. A Mitigated Negative Declaration/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" Street, Fresno, California.				
FINDING: The proposed project will not have a significant impact on the environment.				
Newspaper and Date of Publication: Fresno Business Journal –		Review Date Deadline: Planning Commission –		
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi, Planner		

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
 MITIGATED NEGATIVE DECLARATION**