



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 June 6, 2019

SUBJECT: Initial Study Application No. 7576 and Unclassified Conditional Use Permit Application No. 3634

Allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the southeast corner of the South Hudson Avenue and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1) (APN 027-180-46S).

OWNER: Wind Fall Farms 1
APPLICANT: Verizon Wireless

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. 7576; and
- Approve Unclassified Conditional Use Permit Application No. 3634 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. 5-Mile Cell Tower Radius Map
6. Site Plans, Detail Drawings, and Elevations
7. Applicant's Operational Statement
8. Project Description and Response to Wireless Communication Guidelines
9. Service Coverage Maps (with and without project)
10. Summary of Initial Study Application No. 7576
11. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	613.32 acres	No change
Project Site	N/A	1,360 square-foot lease area
Structural Improvements	Agricultural Pump	150-foot lattice tower, antennas, and associated ground equipment
Nearest Residence	Approximately 1.08 miles north of project site	No change
Surrounding Development	Agriculture	No change
Operational Features	N/A	One maintenance visit per month
Employees	N/A	One maintenance visit per month

Criteria	Existing	Proposed
Customers	N/A	None
Traffic Trips	N/A	One trip per month
Lighting	N/A	If required, an FAA approved obstruction light
Hours of Operation	N/A	24 hours, 7 days per week

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7576 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 10.

Notice of Intent of Mitigated Negative Declaration publication date: May 3, 2019

PUBLIC NOTICE:

Notices were sent to 15 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit 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:

The proposal entails the construction of a 150-foot-high wireless communications tower and related facilities on an approximately 1,360 square-foot lease area from the existing 613.32-acre parcel. The lease area will be located in the northwest corner of the subject parcel. Access will occur from the Dinuba Avenue alignment, approximately 63 feet east of its intersection with the Hudson Avenue alignment. The access point will be a private 15-foot-wide gravel utility road, approximately 80 feet in length. The Applicant has indicated that the intent of the proposal is to eliminate or substantially reduce significant gaps in coverage.

The Applicant has submitted a map showing two known cell towers located outside the boundaries of the 5-mile radius. County records as shown in Exhibit 5 show that there have been four applications for cell towers within a 5-mile radius of this site. Based on aerials of the known locations and building permit records, there are three towers that currently house wireless telecommunications equipment. One tower is located northeast of the project site, another located northwest, and another located southeast. The northeast and southeast towers

are existing PG&E towers that have telecommunication equipment installed as a colocation. The northwest tower was built to accommodate telecommunication equipment. Based on the Alternative Site Analysis provided by the Applicant, colocation on the existing towers would not provide the service coverage desired by the Applicant.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 91 feet Side: 71.5 feet Rear: 3,800 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: 100 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

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

Westlands Water District: Westlands Water District has underground facilities located on and/or near the subject parcels. Prior to construction, contact Underground Service Alert. **This shall be included as a Project Note.**

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 2475H, 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.

A grading permit is required. **This shall 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 proposed lease area of 1,360 square feet will be located on the northwest corner of the 613.32-acre parcel. The proposed cell tower and associated ground equipment are located in excess of required setbacks established by the AE (Exclusive Agricultural) Zone District. 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	Private Dirt Road	Access point from the private road will be a 15-foot-wide gravel access road
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	N/A	N/A
Road ADT		N/A	N/A
Road Classification		N/A	N/A
Road Width		N/A	N/A
Road Surface		Dirt	Dirt
Traffic Trips		N/A	One maintenance visit per month
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
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 Planning: Dinuba Avenue between Hudson and Inness is not a County-maintained road along the parcel frontage, per Plat Book.

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

Analysis:

The nearest public road is Manning Avenue located approximately 1 mile north of the project site. The Applicant has indicated that the private dirt roads along the Hudson Avenue and Dinuba Avenue alignments will be utilized to access the project site. Outside of construction traffic, there will be approximately one round trip maintenance visit per month. Based on information and existing road conditions, staff believes that the roads are adequate in width and pavement to carry the expected one maintenance trip per month.

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	160 acres	Orchard	AE-20	None
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
	40 acres	Field Crops	AE-20	
South	147.64 acres	Field Crops	AE-40	None
	264.79 acres	Field Crops	AE-40	
East	156.61 acres	Field Crops	AE-40	None
West	160 acres	Field Crops	AE-20	None
	40 acres	Orchard	AE-20	

Surrounding Parcels				
	40 acres	Orchard	AE-20	

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: If moving more than 1,000 cubic yards of dirt or making significant changes in a State Responsibility Area, an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. **This shall be included as a Project Note.**

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. **This shall 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 waste. **This shall be included as a Project Note.**

Fresno County Fire Protection District: The project 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. Projects/Developments including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into Community Facilities District No. 2010-01 of FCFPD. **This shall be included as a Project Note.**

Projects/Developments 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 shall be included as a Project Note.**

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

Analysis:

Aerial photographs of the area show that the project site is located within a predominantly agricultural area. Staff does not believe that issues relating to aesthetics of the cell tower will be relevant, as no residential use is located in the vicinity of the project site, and the aesthetics of the tower will be similar to existing PG&E high-voltage towers located east of the project site. The subject parcel is located adjacent to Interstate 5, which is categorized as a Scenic Highway. Although the subject parcel is located adjacent to a Scenic Highway, the project site is located on the eastern side of Interstate 5 among agricultural land. Scenic views along Interstate 5 to the west will be unaffected by the project proposal.

Mitigation Measures discussed in the Initial Study prepared for the project proposal 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.

Additional requirements provided by the Fresno County Department of Public Health and the Fresno County Fire Protection District will be implemented to further reduce potential adverse effects that the project could have on abutting properties and the surrounding agricultural area.

Based on the above information, staff believes 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:
<p>Policy LU-A.1 The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated, and other areas planned for such development where public facilities and infrastructure are available.</p>	<p>The proposed cellular tower will bring improved cellular coverage to a rural underserved area in Fresno County. The project proposal is consistent with the Fresno County Wireless Communication Guidelines.</p>
<p>Policy LU-A. 2 The County shall allow by right in areas designated Agriculture activities related to the production of food and fiber and support uses incidental and secondary to the on-site agricultural operation.</p>	<p>The footprint of the facility is small (1,360 square feet) and is located at the edge of the parcel to avoid disruption to agricultural operations; and the Fresno County Department of Agriculture had no comment on the proposal.</p>
<p>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. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:</p>	<p>With regard to Policy LU-A.3, the project proposal is allowed in Agricultural designated areas subject to an Unclassified Conditional Use Permit.</p> <p>With regard to Criteria “a”, wireless telecommunications coverage is based on the location of the towers and the range of the installed equipment. As such, the use cannot be provided more efficiently in urban areas.</p> <p>With regard to Criteria “b”, although the project site is located on Williamson Act contracted lands and</p>

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 operations characteristics. b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity. c. The operations 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 (1/4)-mile radius. d. A probable workforce should be located nearby or be readily available. 	<p>is being actively farmed, the project site will be located in a small lease area relative to the portion of the parcel actively being farmed. The Alternative Site Analysis produced by the Applicant concludes that no other site in the vicinity of the project area can accommodate their coverage needs and other land was unavailable for lease.</p> <p>With regard to Criteria “c”, operation of the facility will not require water, nor will the project require daily employees to be present to operate the facility. The project will only require a once-per-month maintenance visit. As such, the operational characteristics of the proposal will not have a detrimental impact on water resources.</p> <p>With regard to Criteria “d”, the project is not located near a probable workforce. The nearest workforce would be the City of Mendota, located approximately 10.56 miles northeast of the project site. Although there is no probable workforce located in the vicinity of the project site, the operational characteristics of the facility do not require a substantial workforce to be present. As the project does not require a substantial workforce, staff believes that the proposal does not conflict with Criteria “d”.</p>
<p>General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communications towers in unincorporated areas of the County.</p>	<p>With regard to Policy PF-J.4, 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 impact towers can have on the surrounding community. Wireless Communications Guidelines also state that Applicants for new tower sites should include provisions in their land lease agreements that reserve colocation opportunities. An Alternative Site Analysis was produced by the Applicant to show the Applicant’s attempts to colocate or build towers in different sites in the general vicinity. Additionally, the Applicant has submitted the lease agreement for the project site showing that colocation on the tower is available.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: APN 027-180-46S is enrolled in the Williamson Act Program (Contract No. 5580). Therefore, to determine consistency of the proposed project with the provisions of the program, the Applicant

must submit a typed Statement of Intended Use that provides information pertaining to the proposed use and to ensure compliance with provisions of the State Land Conservation Act and Fresno County's Interim Guidelines for Implementation of the Act.

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

Analysis:

Based on comments provided by the Policy Planning Section of the Fresno County Department of Public Works and Planning, the Applicant has provided to staff a Statement of Intended Use for review. Review conducted by the Policy Planning Section concluded that the Statement of Intended Use adequately addresses concerns related to the agricultural operation and proposed non-agricultural use.

Based on these factors, the proposed unmanned wireless telecommunications facility is consistent with the General Plan.

Recommended Conditions of Approval:

None.

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. 3634, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7576; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3634, 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. 3634; 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

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\SR\CUP 3634 SR.docx

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7576
Unclassified Conditional Use Permit Application No. 3634
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources/ 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/PW&P	During ground-disturbing activities
3.	Energy	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.	Applicant	Applicant/PW&P	During construction
4.	Tribal Cultural Resources	Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor during ground-disturbing activities both during construction and decommissioning. Notification shall be by email to the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yoku-nsn.gov .	Applicant	Applicant/PW&P	During construction and decommissioning

EXHIBIT 1

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.	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 condition. This stipulation shall be recorded as a Covenant running with the land. Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.

*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 within the lease area will require building plans, permits, and inspections.
2.	Westlands Water District has underground facilities located on and/or near the subject parcels. Prior to construction, contact Underground Service Alert.
3.	A grading permit is required.
4.	If moving more than 1,000 cubic yards of dirt or making significant changes in a State Responsibility Area, an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
5.	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 HSC, Division 20, Chapter 6.95.
6.	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.
7.	The project 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 Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. Projects/Developments including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into Community Facilities District No. 2010-01 of FCFPD.

Notes

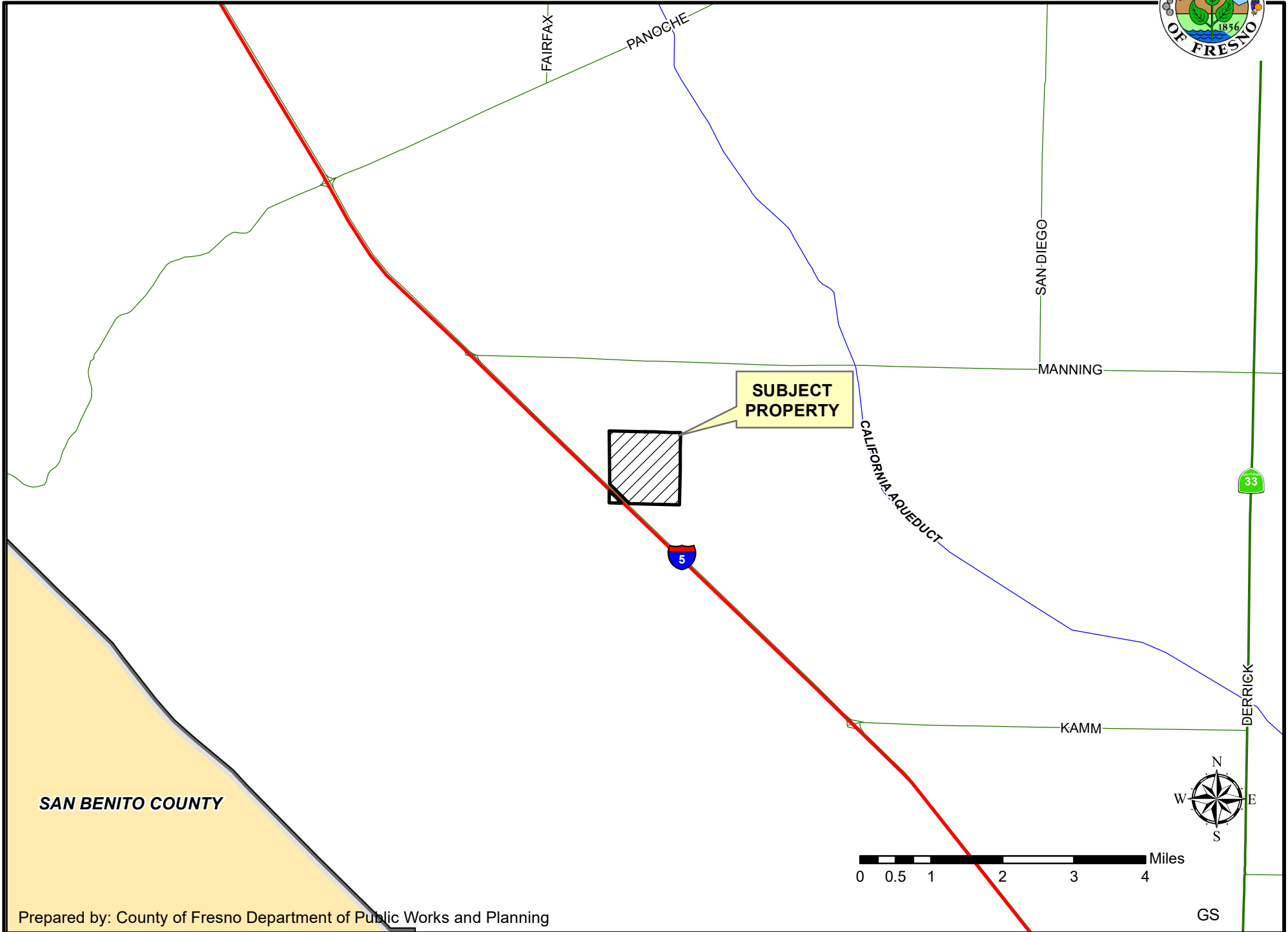
8.

Projects/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

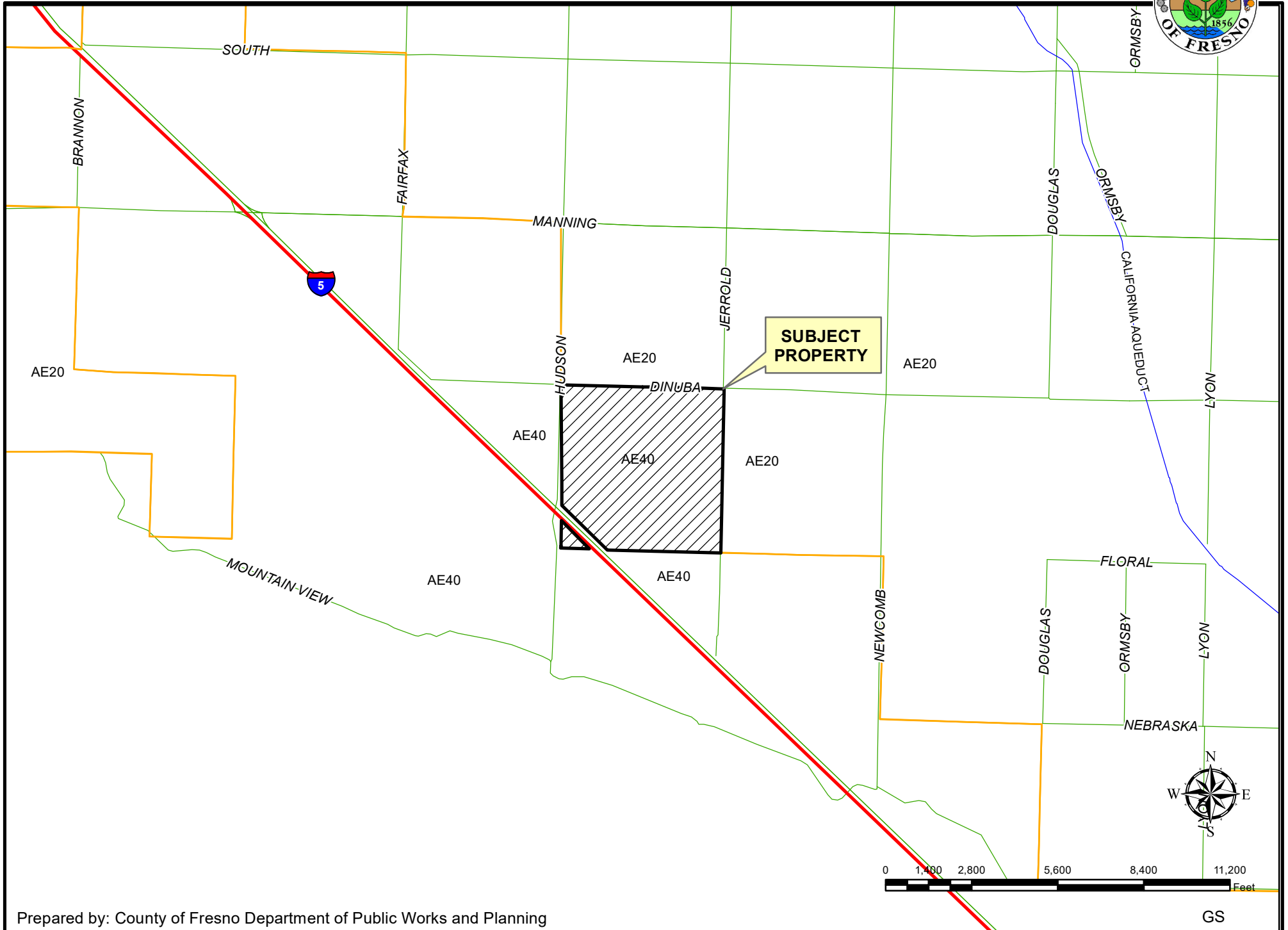
TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\SR\CUP 3634 MMRP (Ex 1).docx

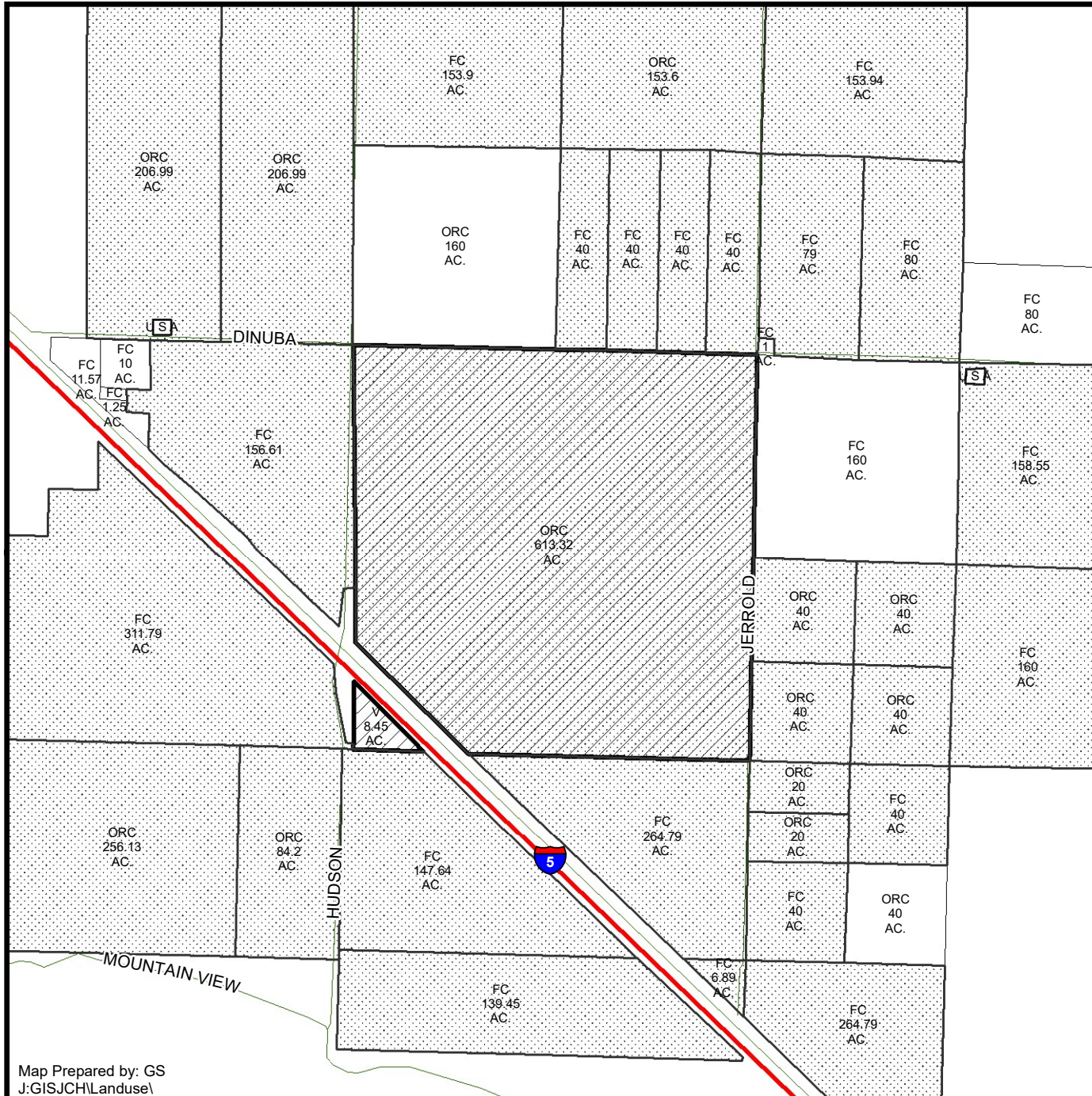
LOCATION MAP



EXISTING ZONING MAP





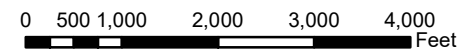
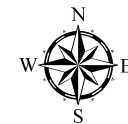
EXISTING LAND USE MAP



LEGEND	
FC	FIELD CROP
ORC	ORCHARD
V	VACANT

LEGEND:

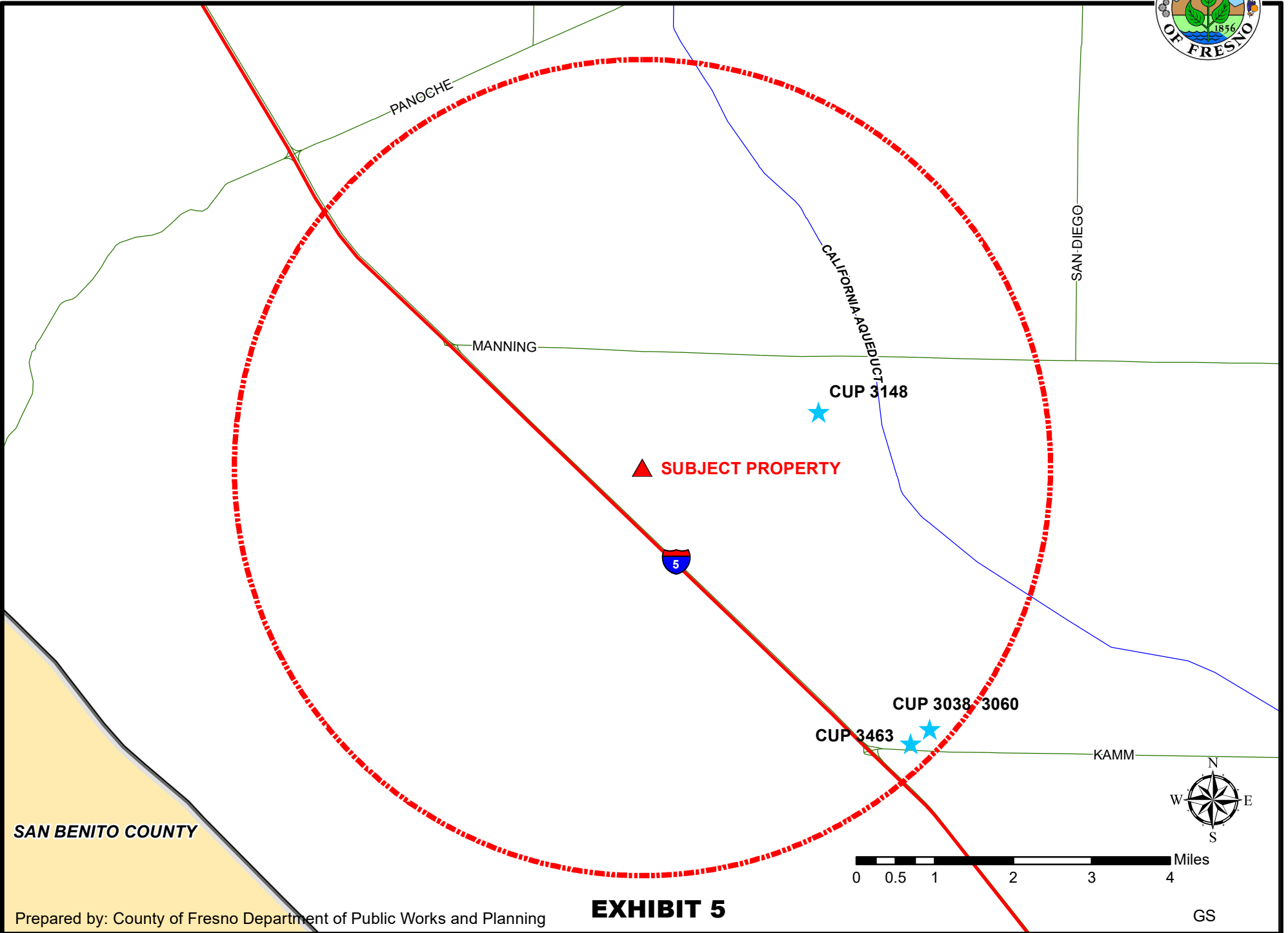
-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
J:GISJCHLanduse1

CELL TOWERS WITHIN A 5-MILE RADIUS



SAN BENITO COUNTY



I-5 & DINUBA

S. HUDSON
MENDOTA, CA 93640

LOCATION CODE: 312101
PROJECT TYPE: NEW SITE BUILD



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



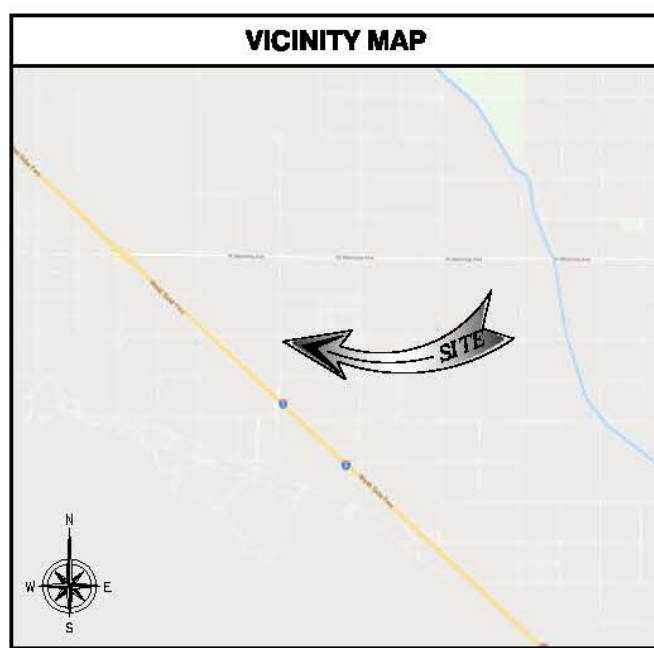
22471 ASPAN STREET, STE 290
LAKE FOREST, CA 92630



10850 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
Tel: (858) 433-7173 / (619) 433-7178

SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	WINDFALL FARMS PO BOX 278 FIREBAUGH, CA 93622 CONTACT: MARK FICKETT PH: (558) 908-1220
SITE ADDRESS:	S. HUDSON MENDOTA, CA 93640
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	36°35'21.70" N
LONGITUDE (NAD 83):	120°33'1.84" W
ASSESSOR'S PARCEL NO.:	027-180-46S
ZONING JURISDICTION:	FRESNO COUNTY
ZONING CLASSIFICATION:	AE-40 (EXCLUSIVE AGRICULTURE)
OCCUPANCY GROUP:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	1,360 SQFT.

ZONING DRAWING
IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE



DRIVING DIRECTIONS
DIRECTIONS FROM 2785 MITCHELL DRIVE WALNUT CREEK:
1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WGET LN.
2. TURN LEFT ONTO N WGET LN.
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD.
4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE.
5. MERGE ONTO I-580 S VIA THE RAMP ON THE LEFT TOWARD SAN JOSE.
6. MERGE ONTO I-580 E VIA EXIT 30A.
7. I-580 E BECOMES I-5 S/WESTSIDE FWY S.
8. TAKE THE MANNING AVE EXIT, EXIT 36S.
9. TURN LEFT ONTO W MANNING AVE.
10. TURN RIGHT ONTO S HUDSON AVE (PORTIONS UNPAVED).
11. S HUDSON AVE.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A LATTICE TOWER FOR VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT.
<ul style="list-style-type: none"> • INSTALL (1) PROPOSED VERIZON WIRELESS 150'-0" HIGH LATTICE TOWER • INSTALL (9) PROPOSED VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNAS • INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA • INSTALL (1) PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED 20KW AC GENERATOR • INSTALL (1) PROPOSED VERIZON WIRELESS PLATFORM-MOUNTED EQUIPMENT CABINET • INSTALL (9) PROPOSED VERIZON WIRELESS RRUS (REMOTE RADIO UNITS) • INSTALL (1) PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA • INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12) • INSTALL (4) PROPOSED VERIZON WIRELESS DC SURGES • INSTALL (1) PROPOSED VERIZON WIRELESS 8'-0" HIGH CHAINLINK FENCE ENCLOSURE • INSTALL (1) PROPOSED VERIZON WIRELESS COAXIAL CABLE ICE BRIDGE • INSTALL (1) PROPOSED VERIZON WIRELESS UTILITY AND EQUIPMENT RACKS • INSTALL (1) PROPOSED VERIZON WIRELESS UNISTRUT FRAME-MOUNTED TELCO CABINET • INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ELECTRIC METER • INSTALL (1) PROPOSED VERIZON WIRELESS UNISTRUT FRAME-MOUNTED ILC CABINET • INSTALL (1) PROPOSED VERIZON WIRELESS PREFABRICATED RAISED STEEL PLATFORM WITH GUARD RAIL

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 11058.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. 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 NEW.

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:
<ul style="list-style-type: none"> • CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25) • 2016 CALIFORNIA BUILDING CODE • CITY/COUNTY ORDINANCES • BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA) • 2016 CALIFORNIA MECHANICAL CODE • ANSI/ISA-227-G LIFE SAFETY CODE NFPA-101 • 2016 CALIFORNIA PLUMBING CODE • 2016 CALIFORNIA ELECTRICAL CODE • 2016 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD 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.



DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:
SEPTEMBER 13, 2018

ISSUED FOR:
100% ZD SET

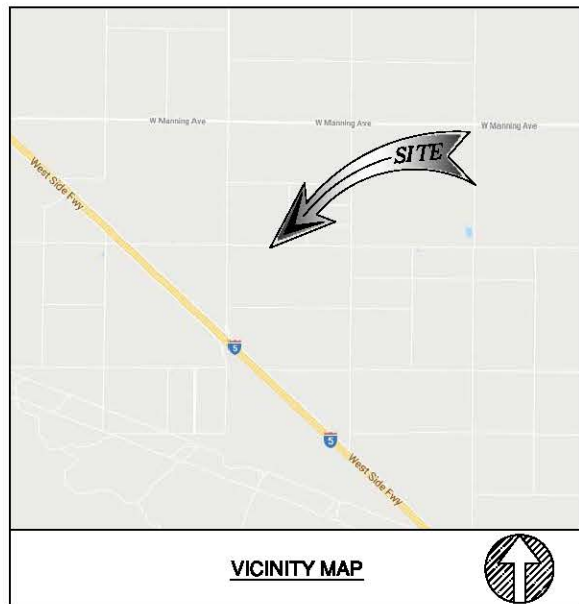
LICENSE:

PROJECT INFORMATION:
I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY: SAM
CHECKED BY: RGG

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



APN
027-180-455 AND 027-180-465

SITE ADDRESS
S. HUDSON, MENDOTA, CA 93640

TITLE REPORT
TITLE REPORT WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 5026900-5710848 DATED MAY 17, 2018.

BASIS OF BEARING
THE CENTERLINE OF DINUBA AVE BEARING S89°30'26"E WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK
ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

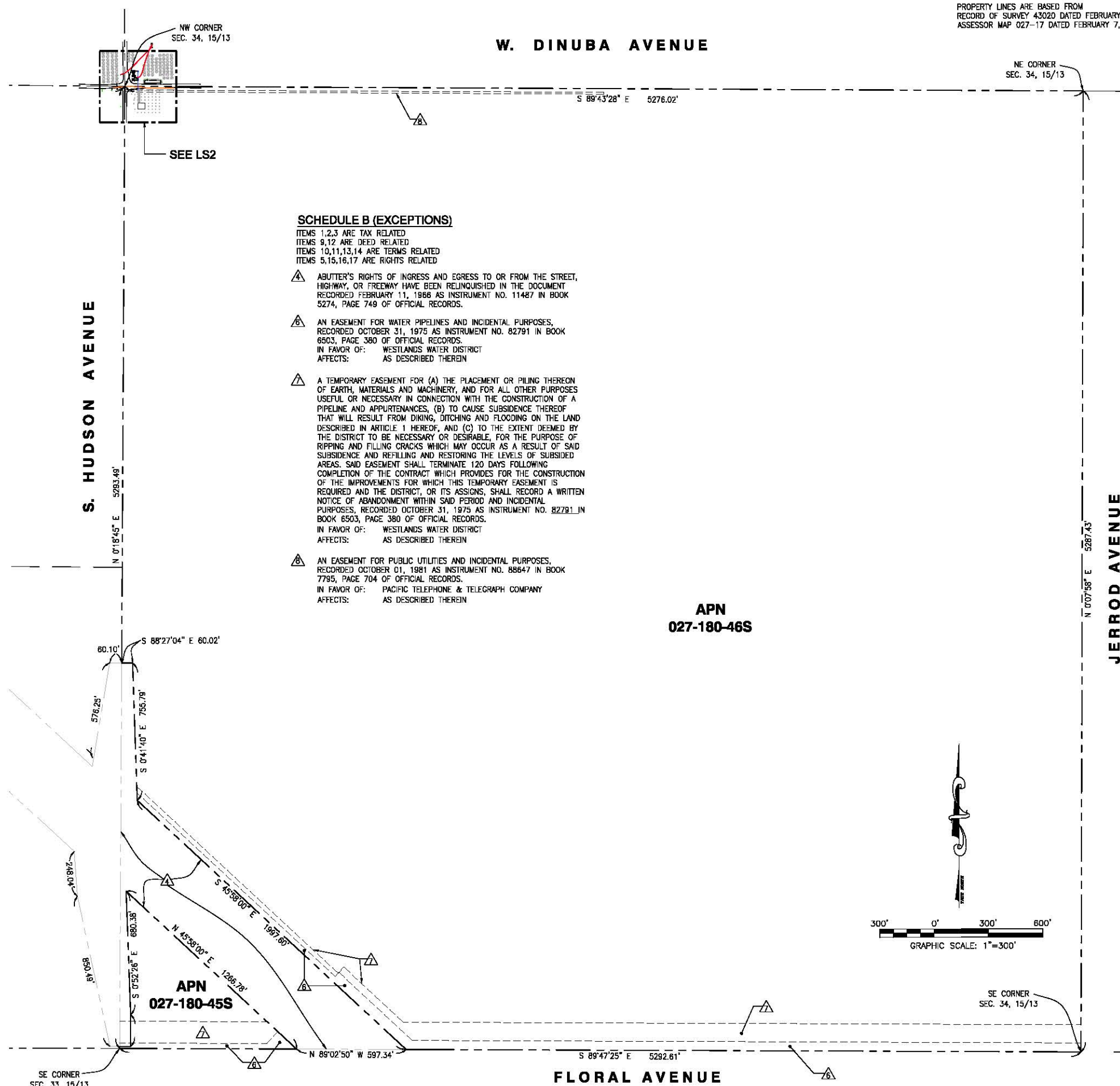
FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06019C2475H EFFECTIVE DATE 02/18/2009.

LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
SECTION 34, TOWNSHIP 15 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION, SAID POINT BEARS NORTH 1°32'56" EAST 10.63 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION SAID SOUTHWEST CORNER BEING AT COORDINATES Y=455 761.76 FEET AND X=1 544 892.87 FEET; THENCE (1) ALONG SAID WEST LINE NORTH 1°32'56" EAST 2109.98 FEET; THENCE (2) AT RIGHT ANGLES SOUTH 88°27'04" EAST 60.02 FEET; THENCE (3) SOUTH 0°41'40" EAST 755.79 FEET; THENCE (4) ALONG A LINE PARALLEL WITH AND 204 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM KINGS COUNTY LINE TO MERCED COUNTY LINE, ROAD VI-FRE-238-B (NOW 06-FRE-5) SOUTH 45°58'00" EAST 1997.60 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE (5) ALONG SAID LINE NORTH 89°02'50" WEST 597.34 FEET; THENCE (6) ALONG A LINE PARALLEL WITH AND 204 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE, NORTH 45°58'00" WEST 1266.78 FEET; THENCE (7) SOUTH 0°52'26" EAST 680.38 FEET; THENCE (8) ALONG THE EAST LINE OF THE WEST 60 FEET OF SAID SECTION SOUTH 1°32'56" WEST 175.23 FEET; THENCE (9) AT RIGHT ANGLES NORTH 88° 27' 04" WEST 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATE THEREIN AND THEREUNDER, TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION THEREOF AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY, AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH DRILLING OR MINING OPERATIONS THEREON, AND ALSO TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION OF ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS OWNED BY GRANTORS AND SITUATE IN AND UNDER LAND ADJACENT TO THE ABOVE DESCRIBED REAL PROPERTY AND FOR THE EXPLORATION AND TESTING OF SAID ADJACENT REAL PROPERTY, SAID RIGHTS EXCEPTED AND RESERVED HEREIN TO BE HELD BY GRANTORS IN THE SAME PERCENTAGE UNDIVIDED INTERESTS AS THE ABOVE DESCRIBED REAL PROPERTY IS PRESENTLY VESTED IN SAID GRANTORS.

ALSO EXCEPTING THEREFROM ALL RIGHTS TO OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND GEOTHERMAL RIGHTS LYING IN AND UNDER SAID LAND.

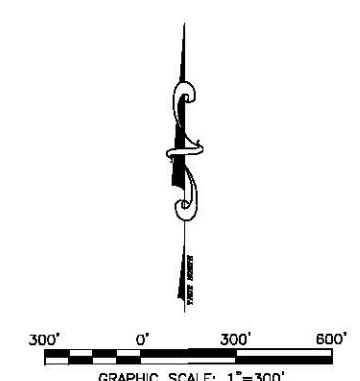


SCHEDULE B (EXCEPTIONS)

ITEMS 1,2,3 ARE TAX RELATED
ITEMS 9,12 ARE DEED RELATED
ITEMS 10,11,13,14 ARE TERMS RELATED
ITEMS 5,15,16,17 ARE RIGHTS RELATED

- ⚠️ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 11, 1988 AS INSTRUMENT NO. 11487 IN BOOK 5274, PAGE 749 OF OFFICIAL RECORDS.
- ⚠️ AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1975 AS INSTRUMENT NO. 82791 IN BOOK 6503, PAGE 380 OF OFFICIAL RECORDS.
IN FAVOR OF: WESTLANDS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- ⚠️ A TEMPORARY EASEMENT FOR (A) THE PLACEMENT OR PILING THEREON OF EARTH, MATERIALS AND MACHINERY, AND FOR ALL OTHER PURPOSES USEFUL OR NECESSARY IN CONNECTION WITH THE CONSTRUCTION OF A PIPELINE AND APPURTENANCES, (B) TO CAUSE SUBSIDENCE THEREOF THAT WILL RESULT FROM DIKING, DITCHING AND FLOODING ON THE LAND DESCRIBED IN ARTICLE 1 HEREOF, AND (C) TO THE EXTENT DEEMED BY THE DISTRICT TO BE NECESSARY OR DESIRABLE, FOR THE PURPOSE OF RIPPING AND FILLING CRACKS WHICH MAY OCCUR AS A RESULT OF SAID SUBSIDENCE AND REFILLING AND RESTORING THE LEVELS OF SUBSIDED AREAS, SAID EASEMENT SHALL TERMINATE 120 DAYS FOLLOWING COMPLETION OF THE CONTRACT WHICH PROVIDES FOR THE CONSTRUCTION OF THE IMPROVEMENTS FOR WHICH THIS TEMPORARY EASEMENT IS REQUIRED AND THE DISTRICT, OR ITS ASSIGNS, SHALL RECORD A WRITTEN NOTICE OF ABANDONMENT WITHIN SAID PERIOD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1975 AS INSTRUMENT NO. 82791 IN BOOK 6503, PAGE 380 OF OFFICIAL RECORDS.
IN FAVOR OF: WESTLANDS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- ⚠️ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 01, 1981 AS INSTRUMENT NO. 88647 IN BOOK 7795, PAGE 704 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC TELEPHONE & TELEGRAPH COMPANY
AFFECTS: AS DESCRIBED THEREIN

APN
027-180-465



PROPERTY LINES ARE BASED FROM RECORD OF SURVEY 43020 DATED FEBRUARY 01, 1999 ASSESSOR MAP 027-17 DATED FEBRUARY 7, 2013



REV	DATE	DESCRIPTION
1	06/29/2018	FINAL SURVEY
0	05/23/2018	PRELIMINARY SURVEY

ISSUED DATE:
JUNE 29, 2018

ISSUED FOR:
FINAL SURVEY

LICENSURE:

PROJECT INFORMATION:
I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY: ABR
CHECKED BY: MP

SHEET TITLE:
TOPOGRAPHIC SURVEY

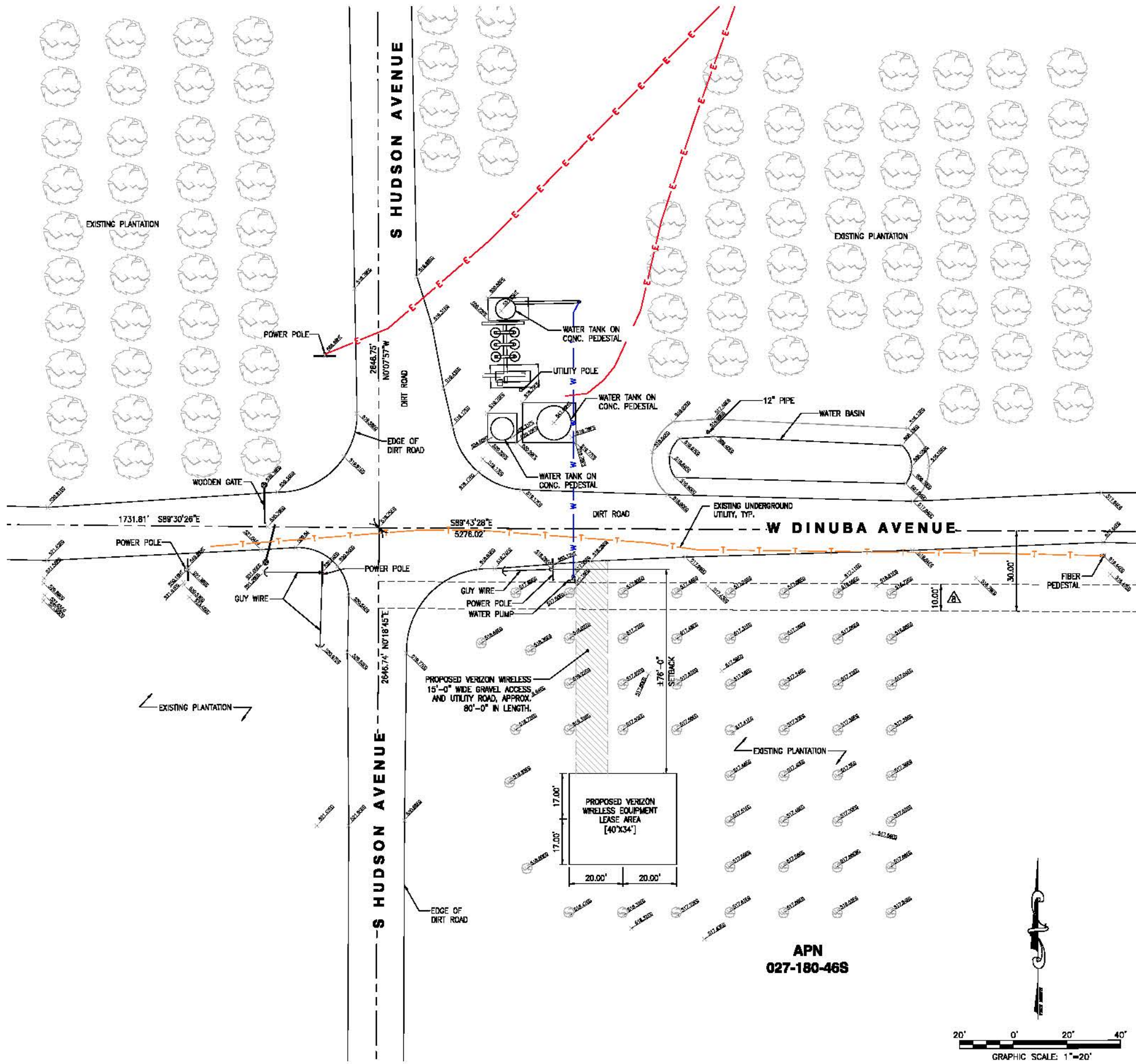
SHEET NUMBER:
LS-1

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. RIGHT-OF-WAY WAS ESTABLISHED BY LOCATING FOUND CENTERLINE CITY OR COUNTY MONUMENTS. IF CENTERLINE MONUMENTS WERE NOT LOCATABLE, THE CENTERLINE OFFSET TIES WERE USED TO ESTABLISH THE INTERSECTIONS. IF NEITHER CENTERLINE TIES OR CENTERLINE INTERSECTION MONUMENTS WERE LOCATABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHT-OF-WAY.
4. ALL SHOWN RIGHT-OF-WAY WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND REFLECT THE LATEST RECORDED MAPS, RECORDS OF SURVEY, PARCEL MAPS OR OTHER RECORDS. RIGHT-OF-WAY WILL NOT REFLECT ANY DEDICATION, TAKEN OR OFFERED AFTER THE RECORD MAP USED. ALL SURVEYS WERE COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ADDITIONAL DEDICATIONS NOT SHOWN ON THE RECORD MAPS USED.
5. FIELD SURVEY COMPLETED ON MAY 22, 2018

LEGEND

- CENTER LINE
- - - PROPERTY LINE
- x x x CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- - - EASEMENT LINE
- RETAINING WALL
- TC TOP OF CURB
- FL FLOW LINE
- FS FINISH SURFACE
- EG EXISTING GRADE
- HT HEIGHT
- EP EDGE OF PAVEMENT
- BW BACK OF WALK
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- PINE TREE
- PALM TREE
- TREE
- BUSH
- EXISTING CONCRETE
- EXISTING GRASS/TURF
- MONUMENTS
- MONUMENT FD.
- COORDINATES
- LATITUDE: 36°35'21.70" N
- LONGITUDE: 120°33'1.84" W



15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



22471 ASPAN STREET, STE 280
LAKE FOREST, CA 92630



10850 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
Tel: (858) 433-7173 / (858) 433-7178

REV	DATE	DESCRIPTION
1	05/29/2018	FINAL SURVEY
0	05/23/2018	PRELIMINARY SURVEY

ISSUED DATE:
JUNE 29, 2018

ISSUED FOR:
FINAL SURVEY

LICENSURE:

PROJECT INFORMATION:
I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY: ABR
CHECKED BY: MP

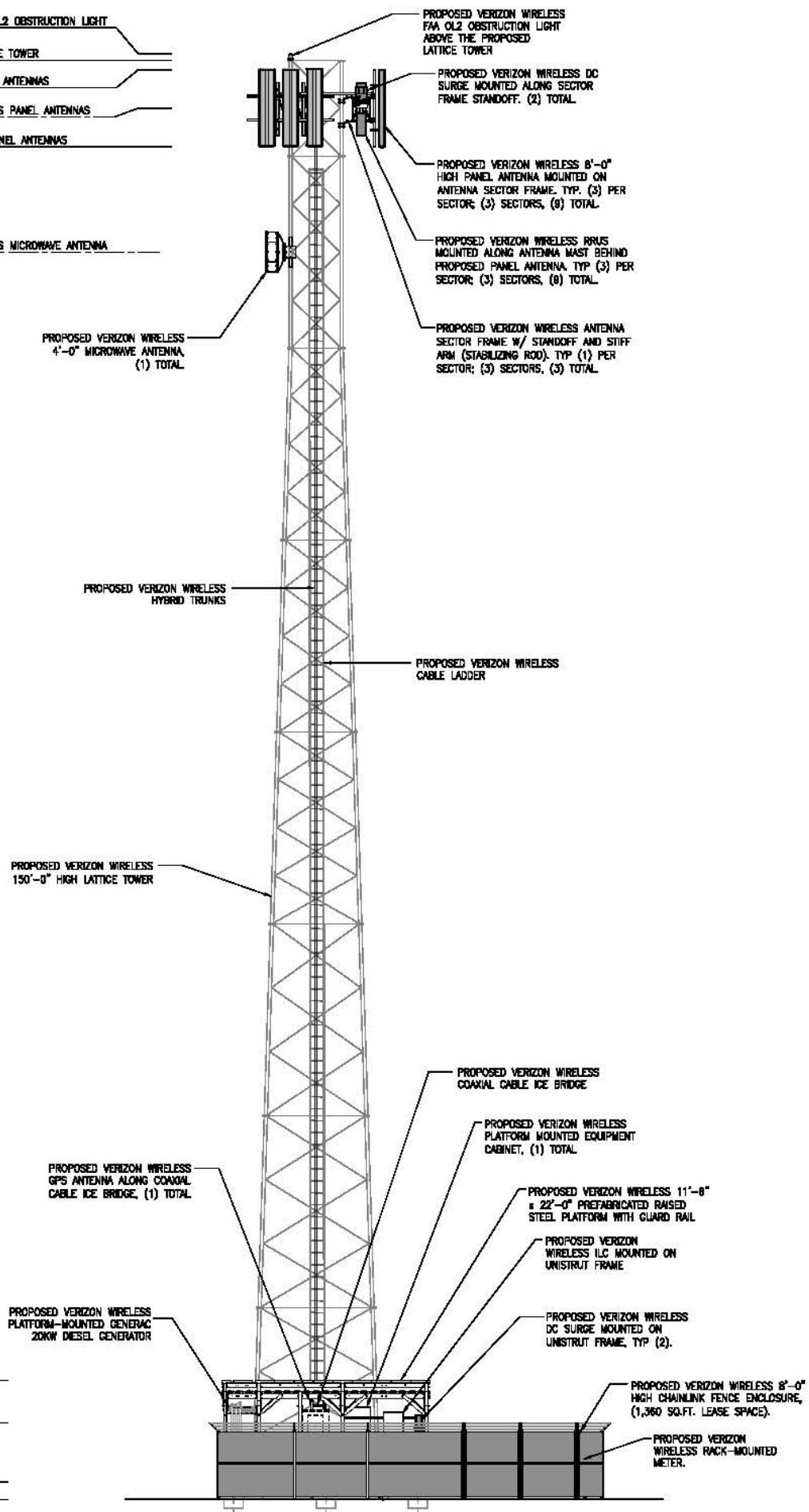
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

- TOP OF PROPOSED VERIZON WIRELESS FAA DL2 OBSTRUCTION LIGHT
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA
ELEV. = ±130'-0" A.G.L.

NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FULL
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF
ELEV. = ±11'-0" A.G.L.
- TOP OF PROPOSED FENCE
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.

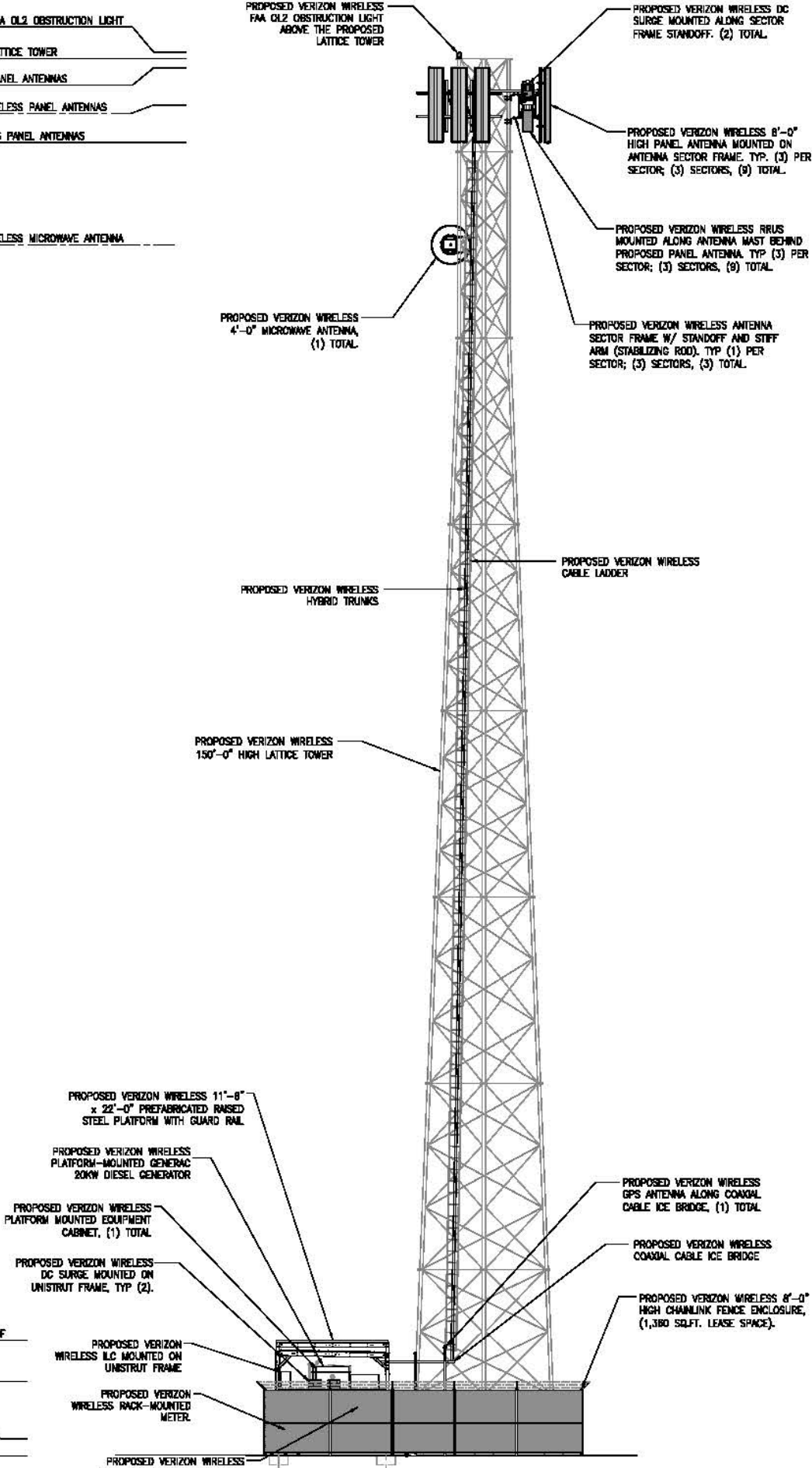
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

NORTH ELEVATION

- TOP OF PROPOSED VERIZON WIRELESS FAA DL2 OBSTRUCTION LIGHT
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA
ELEV. = ±130'-0" A.G.L.

NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FULL
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF
ELEV. = ±11'-0" A.G.L.
- TOP OF PROPOSED FENCE
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.

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

WEST ELEVATION



REV	DATE	DESCRIPTION
3	09/13/2018	100% ZD
2	06/06/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:
SEPTEMBER 13, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY: SAM
CHECKED BY: RGG

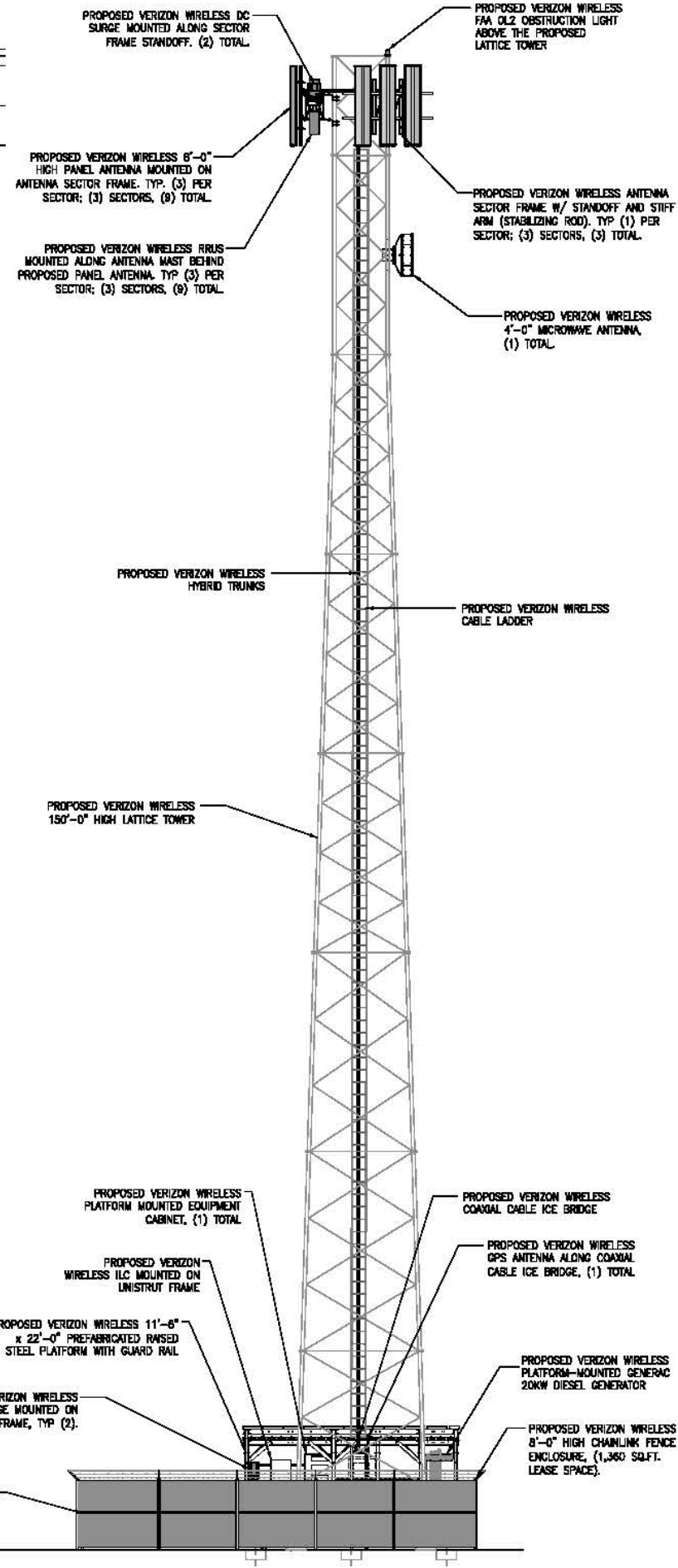
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

- TOP OF PROPOSED VERIZON WIRELESS FAA OL2 OBSTRUCTION LIGHT
ELEV. = ±150'-8" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA
ELEV. = ±130'-0" A.G.L.

NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FULL
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF
ELEV. = ±11'-8" A.G.L.
- TOP OF PROPOSED FENCE
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.

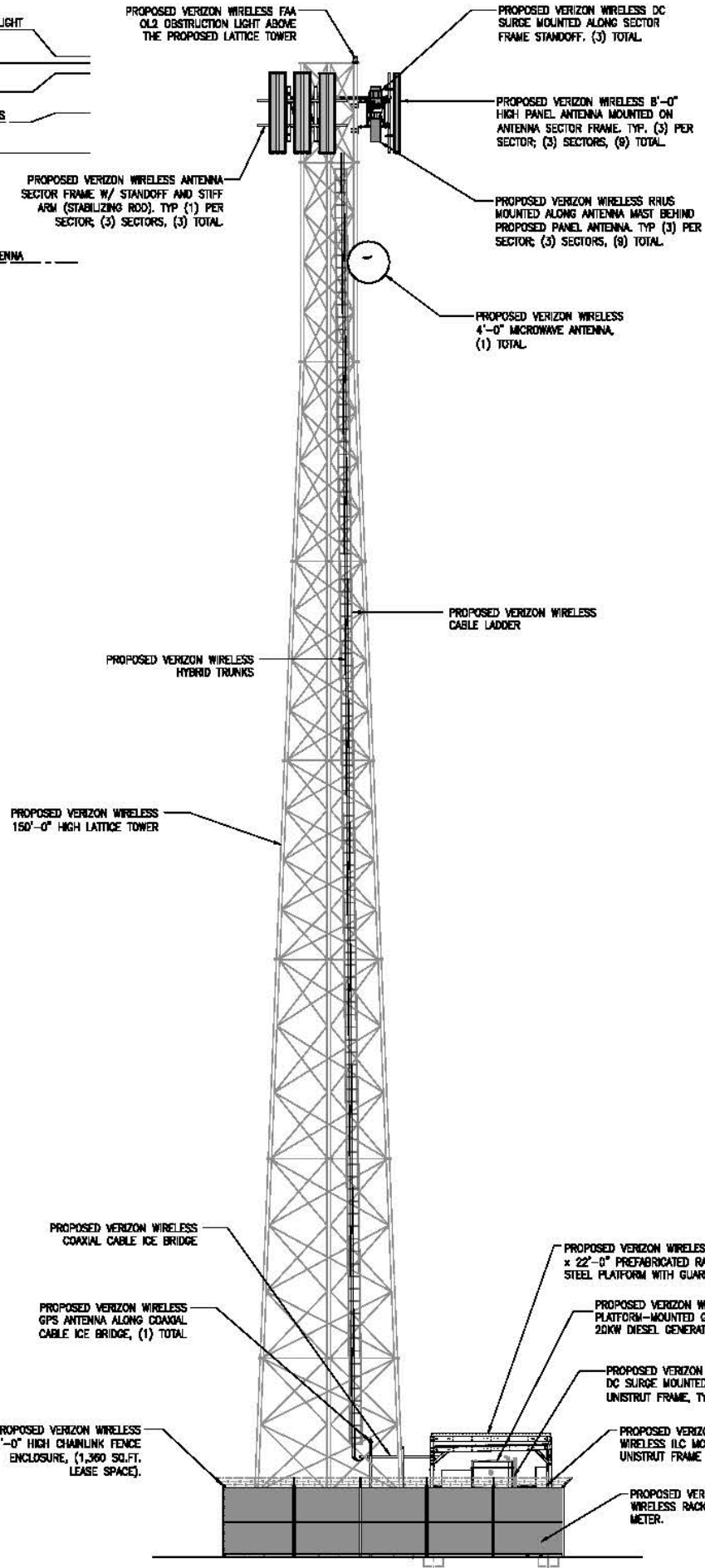
SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 6'

- TOP OF PROPOSED VERIZON WIRELESS FAA OL2 OBSTRUCTION LIGHT
ELEV. = ±150'-8" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS LATTICE TOWER
ELEV. = ±150'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±148'-0" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±145'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS
ELEV. = ±141'-0" A.G.L.

- RAD CENTER OF PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA
ELEV. = ±130'-0" A.G.L.

NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FULL
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



- TOP OF PROPOSED STEEL PLATFORM ROOF
ELEV. = ±11'-8" A.G.L.
- TOP OF PROPOSED FENCE
ELEV. = ±8'-0" A.G.L.
- BOTTOM OF PROPOSED PLATFORM
ELEV. = 2'-0" A.G.L.
- GRADE LEVEL
ELEV. = 0'-0" A.G.L.

EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 6'



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



22471 ASPAN STREET, STE 280
LAKE FOREST, CA 92630



10850 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7178

REV	DATE	DESCRIPTION
3	08/13/2018	100% ZD
2	08/08/2018	90% ZD
1	05/17/2018	DESIGN DEVELOPMENT

ISSUED DATE:
SEPTEMBER 13, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY: SAM
CHECKED BY: RGC

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Verizon Wireless Proposed Wireless Telecommunications Facility
I-5 & Dinuba, South Hudson, Mendota, CA 93640
APN# 027-180-46S

Operational Checklist

- 1) Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at Southwest corner of APN: 027-180-45S, Mendota, CA 93640. The proposed telecommunications facility consist of (1) 155'-0" lattice tower with (9) 8' 0" antennas (3) per sector, (9) RRU's (3) per sector and (2) DC surge protector located 145'-0" up the lattice tower and (1) 4'-0" microwave dish located 130'-0" up the tower. In addition at ground located in a 1360 Sq. Ft. lease area surrounded by an 8' 0" high chain-link fence will be (2) hybrid trunks, (2) rack mounted DC surge protector, (1) platform mounted equipment cabinet, (1) board mounted ILC cabinet, (1) frame mounted telco cabinet, (1) rack mounted meter, (1) GPS antenna, (1) coaxial cable ice bridge and (1) platform mounted 20 Kw back-up generator on a 22'-0" long prefabricated steel platform.

The following describes the everyday operation of the wireless facility:

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

- 8) The wireless facility will not offer any goods for sale as this site is not a retail store.
- 9) The wireless Facility will only use equipment for the purpose of coverage and capacity for the wireless consumers. Please see Photo simulation for view of tower and antennas
- 10) The wireless facility will not use any daily supplies or materials, nor will it need to store any supplies or materials
- 11) The Wireless Facility will change the surrounding aesthetics as the need for a 150' lattice tower is needed to aid in the coverage and capacity of the surrounding areas. This tower construction is designed to provide the least amount of impact to the surrounding areas in the least intrusive means. The design is being proposed that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses
- 12) As this project will not have any customers or employees to the site daily, there will be no solid or liquid waste to dispose of
- 13) There will not be any water volume needed for this project as there is no equipment that would require any water
- 14) The site will not include any advertisement for Verizon or any other carrier or company
- 15) There will not be any additional building(s) proposed with this project as the scope is to install a new lattice tower.
- 16) As stated above, there will be no need for the construction of new building(s) as the proposed site is to construct a lattice tower for the use of Wireless Telecommunications
- 17) The site will not produce any additional lighting or sound systems as the site noise will only be minor from the needed equipment. If the County will require a light for the site and FAA, please advise.
- 18) The site will be enclosed at the base of the tower and around the equipment to keep it separated from any citizen or customer in the surrounding area
- 19) All information is provided within the Plans, Site Analysis,

20) The signed LOA shall be used for the information needed from the signed owner on the application page



Wireless Telecommunication Facility

Project Narrative

Applicant: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

Owner: Wind Fall Farms I
Firebaugh, CA 93622

Rep.: Sequoia Deployment Services, Inc.
22471 Aspan Street, Suite 290
Lake Forest, CA 92630
Ben Hackstedde
(949) 259-3344

Site No.: I-5 & Dinuba

Location: W. Dinuba Ave, Mendota, CA 93640
APN: 027-180-45S &46S

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES

Project Description

The proposed project is a request by the Agent, Sequoia Deployment Services, on behalf of the Applicant, Verizon Wireless, for a Use Permit to allow construction and use of an unmanned, telecommunications facility.

Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at Southwest corner of APN: 027-180-45S, Mendota, CA 93640. The proposed telecommunications facility consist of (1) 155'-0" lattice tower with (9) 8' 0" antennas (3) per sector, (9) RRU's (3) per sector and (2) DC surge protector located 145'-0" up the lattice tower and (1) 4'-0" microwave dish located 130'-0" up the tower. In addition at ground located in a 1360 Sq. Ft. lease area surrounded by an 8' 0" high chain-link fence will be (2) hybrid trunks, (2) rack mounted DC surge protector, (1) platform mounted equipment cabinet, (1) board mounted ILC cabinet, (1) frame mounted telco cabinet, (1) rack mounted meter, (1) GPS antenna, (1) coaxial cable ice bridge and (1) platform mounted 20 Kw back-up generator on a 22'-0" long prefabricated steel platform.

22471 ASPAN STREET, SUITE 290, LAKE FOREST, CA 92630
TELEPHONE: 949.753.7200 FACSIMILE: 949.753.7203

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



Verizon Wireless Proposed Wireless Telecommunications Facility
I-5 & Dinuba – W. Dinuba Ave, Mendota, CA 93640
APN: 027-180-455 & 465

Wireless Guidelines Response

- Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).
 - Please refer to Project Description and Alternative Site Analysis provided in the submittal
- Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.
 - Noted and added with the submittal
- Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.
 - Please refer to the "5-Mile Radius Map" included within the submittal packet
- Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.
 - Please refer to the Alternative Site Analysis
- Submit detailed information documenting consideration of any alternative sites (other than existing towers).
 - Please refer to the Alternative Site Analysis
- Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.
 - The ~~70' monopole~~ is set up for colocation and this is expressed throughout the submittal documents and the attached redlined A-3.
- Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
 - The Site Plan shows ample amount of ground space for additional carriers and notes that the tower is collocatable.
- Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.
 - Please refer to the ".25-mile Radius Map" included in the submittal documents
- Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.
 - No airstrips were located within a 5-mile radius
- Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.
 - A) As the proposed site is not located in any aircraft path, near farm irrigation systems or by farm equipment, the site location was chosen to have the least obtrusive impact on the property and surrounding land uses

150' Lattice Tower

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

JAN 15 2019

Letter of Authorization

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>W. Dinuba Ave, Mendota, CA 93640</u>
Assessor's Parcel Number:	<u>027-180-45S & 46S</u>

I/We, the owner(s) of the above-described property, authorize Fresno MSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 2785 Mitchell Drive, Walnut Creek, CA 94598, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Wind Fall Farms I, a general partnership

By: [Signature]
Signature

By: _____
Signature

Print Name: Mark A. Fickett

Print Name: _____

Title: Partner

Title: _____

Date: 11-15-18

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of FRESNO)

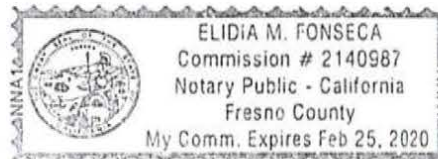
On Nov. 15th 2018 before me, Elidia M. Fonseca, Notary Public, personally appeared

MARK A. FICKETT who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]





RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

I-5 & Dinuba Propagation Maps

Prepared by Verizon Wireless
RF Engineering



I-5 & Dinuba – Existing Coverage



LTE: RSRP
■ Indoor
■ Vehicle
■ Outdoor



I-5 & Dinuba – Proposed Coverage



LTE: RSRP
■ Indoor
■ Vehicle
■ Outdoor



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Verizon Wireless
- APPLICATION NOS.: Initial Study Application No. 7576 and Unclassified Conditional Use Permit Application No. 3634
- DESCRIPTION: Allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The subject parcel is located on the southeast corner of the South Hudson and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-180-46S).

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; or
- 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 project site is located approximately 2,800 feet northeast of Interstate Highway 5 (I-5). According to Figure OS-2 of the Fresno County General Plan, I-5 is considered a scenic highway. Although the project will be visible from the scenic highway, no scenic resource nor historic building has been identified that may be adversely impacted by the

project proposal. The project site is located in a mainly agricultural area and the project is not expected to adversely affect any scenic vista. The closest County maintained road is Manning Avenue, which is located approximately 1 mile north of the project site. Additionally, high voltage electrical transmission towers that are similar in design to the proposed cell tower are located approximately 1.2 miles east of the project site. Although the project site can be seen from the identified scenic highway, no scenic resources are identified on the eastern side of the Highway 5, and considering the agricultural uses and existence of similar designed towers in the area, a less than significant impact is seen from the project proposal.

- 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:

Based on submitted plans, a FAA obstruction light will be placed at the top of the tower. No lighting has been proposed for the ground equipment. In the event that lighting is installed for the ground equipment, a Mitigation Measure will be implemented stating that all lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.*

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: LESS THAN SIGNIFICANT IMPACT:

According to the 2014 Fresno County Important Farmland Map, the project site is located on land designated Prime Farmland. The subject parcel is also participating in the Williamson Act Program with Williamson Act Contract No. 5580. The Policy Planning Section of the Development Services and Capital Projects Division has required that a Statement of Intended Use (SIU) be submitted and reviewed to ensure that the proposed use is secondary to the primary use of agricultural operations. Review of the prepared SIU prepared by the Applicant determined that the proposed use will in fact be secondary to the primary use and therefore will not conflict with the existing zoning for agricultural use and the associated Williamson Act Contract. Although the project will convert approximately 1,360 square-feet of prime farmland for the proposed lease area, this portion is considered small compared to the overall parcel size. The use is location based and the alternative site analysis provided by the Applicant shows that the proposed site is the best available site while also considering the County Wireless Communication Guidelines. As the project will convert a minor portion of prime farmland, the proposal is seen as having a less than significant impact on agricultural resources.

- 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 on or near forest land, timberland, or timberland zoned Timberland Production. Therefore, the project will not conflict with existing zoning for forest land and timberland nor result in the loss of forest land or convert 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 proposal will not result in the conversion of additional farmland to non-agricultural uses, as the use is an unmanned telecommunications facility and will not require additional services or development outside of the proposed lease area. The project site is not located in 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) was given the opportunity to comment on the proposed project. SJVAPCD did not express any concerns with regards to conflicts with any applicable Air Quality Plan, or net increases to any criteria pollutant. The project will not conflict with any applicable Air Quality Plan and will not result in cumulatively considerable net increases of any criteria pollutant. Minor increases to criteria pollutants may occur during construction of the project, but operation of the project will not result in criteria pollutant increases.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

Minor increases to pollutant concentrations and emissions may occur during the construction of the project, but operation of the project will produce minimal to no pollutant concentrations and emissions. Additionally, the nearest sensitive receptor is located approximately 1.08 miles north of the project and is not likely to be affected by the project proposal with regards to pollutant concentrations and emissions.

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: LESS THAN SIGNIFICANT IMPACT:

The U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) were given the opportunity to review and comments on the subject application. CDFW did not express any concerns with regards to the project.

The USFWS states that according to the California Natural Diversity Database, the proposed project is within 0.5 miles of a San Joaquin Kit Fox occurrence, within 2 miles of blunt-nose leopard lizard and giant kangaroo rat occurrences, and within 3.5 miles of San Joaquin wooley-thread occurrence. Based on those occurrences and habitat compatibility, these special status species may be impacted by the project site. The USFWS recommended that a habitat assessment be completed to survey the project

site for habitat suitability for the listed special-status species. A Natural Resource Review, conducted by EBI Consulting on September 21, 2018 was submitted to identify potential significant impacts for federal and state listed protected species. The Natural Resources Review (NRR) concluded that the location of the proposed facility currently consists of previously cleared and graded lands used for agricultural purposes with no undisturbed natural communities. As such, suitable habitats capable of supporting the special listed species were not noted at the proposed facility and is anticipated to have no effect on any listed species. The NRR was routed to both USFWS and CDFW for review and comment. After review no agency expressed concerns with regards to impacts to special status species.

- 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; or
- 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: LESS THAN SIGNIFICANT IMPACT:

According to the National Wetlands Inventory, there is a riverine system located immediately adjacent to the north and west property lines of the subject parcel. Based on the site visit resulting from the Natural Resource Review conducted by EBI Consulting, no readily-identifiable wetlands or wetland characteristics were observed. The Westlands Water District was informed of the project and given the opportunity to comment on the project proposal. After review of the project, the Westlands Water District stated that the District has underground facilities on or near the project site. They have requested that the project not disturb the facilities and that prior to construction, the District be notified. As the identified riverine systems are underground facilities for the Westlands Water District, and that the Westlands Water District's comments are implemented into the project, a less than significant impact is seen.

- 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; or
- 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 is not expected to interfere substantially with the movement of a native resident, migratory fish, or wildlife species. No established native resident or migratory

wildlife corridors or native wildlife nursery sites were identified on or near the project site. The project will not conflict with any local policies or ordinances protecting biological resources and no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan were identified as being affected by the project.

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:

A Cultural Resource Review, conducted by Helix Environmental Planning on October 2, 2018, was prepared for the project. The review concluded that there were no indications of previously recorded prehistoric resources located within one-half mile of the Area of Potential Effect (APE) and no natural resource listed or eligible historic properties within a half-mile of the APE. A pedestrian survey of the proposed area of ground disturbance did not reveal any prehistoric or historic cultural materials. However, Mitigation Measures will be incorporated to address cultural resources in the event that resources are identified during ground-disturbing activities.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archaeologist 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.*

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 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 wasteful 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:

According to the Earthquake Hazards Zone Application (EQ Zapp) administered by the California Department of Conservation, the project location is not located within an earthquake fault zone.

2. Strong seismic ground shaking?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project site is located in a probabilistic seismic hazard zone with a 40% to 60% peak horizontal ground acceleration. Although the project will be located in an identified probabilistic seismic hazard zone, the tower will be built to California Building Code standards. With those standards being followed, effects of strong seismic ground shaking will be minimized to the greatest extent therefore posing a less than significant impact.

3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the FCGPBR, the project site is located in a probabilistic seismic hazard zone with a 40-60 percent peak horizontal ground acceleration. The FCGPBR also suggests that soil types within County are not conducive to liquefaction due to soils being either too coarse or too high in clay content. Additionally, the project proposal will be an unmanned structure reducing the risk of loss, injury or death. Reviewing Agencies and Departments did not express any concerns with regards to seismic-related ground failure.

4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in any identified landslide hazard areas.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on Figure 7-4 of the FCGPBR, the project site is located in an identified erosion hazard area. Although the project site is located within a generalized hazard area, the project proposal has been reviewed by the Development Engineering Section of the Development Services and Capital Projects Division and they expressed no concerns with regards to soil erosion or loss of topsoil. Additionally, the Development Engineering Section will require that a grading permit be issued to verify compliance with County Standards so as to reduce impacts in soil erosion.

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: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-6 of the FCGPBR. The project site is located in an identified shallow subsidence area. Although the FCGPBR identifies this area as being in a shallow subsidence area, the U.S. Geological Survey (USGS) maintains a map of areas of land subsidence in California. Based on the map provided by the USGS, the project site is not located in an area of recorded subsidence. The project will be built to current California Building Code Standards and will account for soil conditions of the proposed site. Additionally the operational aspects of the proposal will not increase the amount of groundwater usage which has been identified as a key factor in land subsidence. As the project is located in the identified shallow subsidence area, considering the standards and regulations in place, the operational aspects of the proposal, and USGS

records stating that the project site is not located in recorded land subsided areas, the project will have a less than significant impact.

- 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 identified areas having 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; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

The operational characteristics of the proposal will not require a septic system or alternative wastewater disposal system to be installed. No unique paleontological or unique geologic features were 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:

Minor generation of greenhouse gas emissions may occur during the construction of the project. One employee trip per month is planned for maintenance of the telecommunications facility. Ongoing operation of the project is not expected to generate a substantial amount of greenhouse gas emissions outside of construction and maintenance of the project proposal. Therefore a less than significant impact is seen due to the temporary increase of emissions caused by the construction of the project and the increase of emissions expected from the one trip being generated for maintenance purposes. The project is not expected to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 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:

The Department of Public Health, Environmental Health Division has provided comments on the project proposal with regards to hazardous materials and hazardous wastes. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

- 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 a one-quarter mile of an existing or proposed school.

- G. 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 NEPAassist Report generated for the project site states that there are no listed hazardous materials sites on or within a 0.5 mile radius of the project's location and will not create a significant hazard to the public or environment.

- H. 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 two miles of a public airport or public use airport and is not located within an airport land use plan.

- I. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project is not expected to impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located approximately 1 mile south from the nearest County maintained road. The project site is located on the northwest corner of the subject parcel and will not impede access of the existing dirt roads that are utilized by the surrounding property owners/agricultural operators. Additionally, the Fresno County Fire Protection District and other reviewing agencies did not express concerns with regards to emergency response plans or emergency evacuation plans.

- J. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zones in the State Responsibility Area (SRA) adopted by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in an identified fire hazard area. The project will be built to current building code standards to minimize risk of 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 will operate as an unmanned wireless telecommunications facility and is not proposing the creation of a well or proposing any type of water use or discharge. As the project is not proposing the use of water, the project will not violate water quality standards, waste discharge requirements and will not degrade surface or ground water quality. Additionally, the project will not decrease groundwater supplies or interfere substantially with groundwater recharge that may impede sustainable groundwater

management. The Water and Natural Resources Division and Westlands Water District did not express any concerns with regards to water quality standards and groundwater supplies.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA, FIRM Panel 2475H, the subject 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. The Development Engineering Section of the Development Services and Capital Projects Division has reviewed the subject application and if the project is moving more than 1,000 cubic yards of dirt, the project will be required to submit an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

According to Figure 9-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in a Dam Failure Flood Inundation Area. Additionally, the project site is not located near any body of water that would be subject to tsunami or seiche risks.

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

FINDING: NO IMPACT:

As the project will be an unmanned wireless telecommunications facility and no water use is proposed, the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an agricultural setting and has been zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size). Per the Fresno County Zoning Ordinance, the proposed unmanned wireless telecommunications facility is allowed subject to an Unclassified Conditional Use Permit. Additional regulations for wireless telecommunications facility are set by the adopted Fresno County Wireless Communication Guidelines.

Fresno County 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 areas designated as Agricultural shall be subject to the following criteria: Policy 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; Policy 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; Policy 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 (1/4) mile radius; Policy LU-A.3.d states that a probable workforce should be located nearby or be readily available.

In regards to Policy LU-A.3.a, the intent of the project proposal is to expand existing coverage and provide wireless telecommunication services to the surrounding community. As wireless telecommunication coverage is based on location of the facility, the use cannot be efficiently provided in more urban settings. In regards to Policy LU-A.3.b, according to the 2014 Fresno County Important Farmlands Map, the project site is located in designated Prime Farmland. The subject 613.32-acre parcel is being actively farmed. Although the project site is being actively farmed, the proposed lease area of 1,340 square-feet is considered substantially small compared to the whole actively farmed parcel. No other portion of the project site has been identified as being

less productive than the proposed site, therefore staff believes that the proposal does not conflict with Policy LU-A.3.b.

In regards to Policy LU-A.3.c, no water use is being proposed with the project. The project will operate as an unmanned facility that will receive one maintenance visit per month. In regards to Policy LU-A.3.d, there are no unincorporated communities or incorporated cities within the vicinity of the project site. Although there is no probable workforce located near the project, operational characteristics of the facility will have one maintenance visit per month. As the operation is not calling for a substantial workforce and the use is location based and does not have flexibility in being located more close to more urban centers, staff believes that the proposal does not conflict with Policy LU-A.3.d.

Fresno County 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 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 impact towers can have on the surrounding community. The Applicant provided an Alternative Site Analysis that elaborates on their search for co-location opportunities and other sites that would meet their coverage needs. In the case of this application, colocation opportunities were limited to existing PG&E high voltage towers. The identified PG&E towers were considered not viable candidates due to site access problems and easement modifications not being able to be secured.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. The Applicant has provided to staff a redacted version of the lease agreement between the tower operators and the property owner. Colocation opportunity is discussed in the lease agreement. Additionally, a site plan was submitted to staff by the Applicant calling out colocation opportunities on the proposed tower.

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 Fresno County General Plan Background Report, the project site is not located on or near any identified mineral resource location.

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:

Minor increases into noise levels will be expected during the construction of the project site. Operation of the proposal will result in a minor increase of site noise from the necessary equipment. As the project site is located in an agricultural area, increased noise levels from associated farm equipment are experienced. No residential unit is located within the vicinity of the project, as such minor increase from the proposal is seen as a less than significant impact.

- 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?

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport and the project will not expose people residing or working in the project area to excessive noise levels.

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 project will not induce substantial unplanned population growth in the area either directly or indirectly and will not displace people or housing that would necessitate construction of replacement housing elsewhere.

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 has provided requirements that the project must follow. The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving 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 the FCFPD. Project Development including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) 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. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit of certificate of occupancy is sought.

- 2. Police protection;

- 3. Schools;

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

No reviewing agency expressed concerns with regards to provision of new or physically-altered governmental facility or the need for new or physically-altered government facilities.

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 will not increase the use of existing neighborhood and regional parks or other recreational facilities that would accelerate substantial physical deterioration of the facility. The project will not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is expected to increase vehicle miles traveled (VMT) relative to one maintenance trip per month. Although VMT will see an increase, the increase will be relatively small as the trip will be limited to one maintenance visit per month. As the use is location based to provide expanded telecommunication services, the increase of VMT is unavoidable. The Applicant has indicated through the submitted propagation maps that there are other cell tower sites located along Interstate 5. As such, maintenance visits to those sites can be packaged with the proposed site to minimize the total amount of VMT. The Design Division, Road Maintenance and Operations Division and the California Department of Transportation were given the opportunity to review and comment on the subject application. No agency expressed concerns with regards to the proposal.

- 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 site is located on the northwest corner of the subject parcel. There are no County-maintained roads that access the site. Access of the site is done through dirt roads located on the boundaries of the property line with access to those dirt roads coming off of Manning Avenue which is a County-maintained road. No design feature of the project proposal was brought forth by reviewing agencies that would constitute as a hazard.

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:

Per Assembly Bill 52 (AB52), participating Native American Tribes were given the opportunity to review and enter consultation with the County regarding the project proposal. A response was received from the Santa Rosa Rancheria Tachi Yokut Tribe stating that the Tribe had concerns with the project and requested that Tribal Monitoring be included as a Mitigation Measure. A Mitigation Measure has been implemented to address concerns brought forth by the Santa Rosa Rancheria Tachi Yokut Tribe regarding tribal monitoring. A Cultural Resource Review conducted by Helix Environmental Planning, Inc. on October 2, 2018 stated that pedestrian surveys of the proposed areas of ground disturbance did not reveal any prehistoric or historic cultural materials. Additionally, the project site is being actively farmed and has experienced ground disturbance in recent times. No additional documents or evidence were given to staff that would suggest the presence of tribal cultural resources. With the implemented tribal monitoring mitigation measure and the mitigation measure discussed in Section V, Cultural Resources, staff believes that the project will have a less than significant impact with mitigation incorporated.

* **Mitigation Measure(s)**

1. *See Section V., Cultural Resources Mitigation Measure No. 1*
2. *Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor during ground-disturbing activities both during construction and decommissioning. Notification shall be by email to*

the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yokut-nsn.gov.

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 will be to build a new unmanned wireless telecommunications facility consisting of a 150-foot lattice tower with associated equipment. As such, new electrical services will be needed to power the facility. As the proposal is for an unmanned facility, the project will not result in or require the construction of new water, wastewater treatment, natural gas or storm water drainage facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- 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 proposes for an unmanned wireless telecommunications facility that will receive approximately one maintenance visit a month. The project is not required to, and not proposing to build water and wastewater treatment facilities.

- 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:

The project is not expected to generate solid waste and will comply with federal, state, and local management, reduction standards, and regulations related to solid waste.

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?

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zones in LRA produced by the California Department of Forestry and Fire Protection (CalFire), the project site is located near a State Responsibility Area (SRA). The Fresno County Fire Protection District has reviewed the subject proposal and commented on standards and regulations that project will be subject to. Additionally, when building permits are sought, the project will undergo additional review by the Fresno County Fire Protection District to verify the building is built to current standards of the building and fire code.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to CalFire records, the project site is not located in a SRA, although the project site is adjacent to identified moderate fire hazard zones. The project site is located in very flat land that supports agricultural operations. The closest sloped land that could provide risk is located on the western side of Interstate 5 approximately one-mile south of the subject parcel. As the project will operate mainly as an unmanned facility with maintenance visits once a month, exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire is seen as less than significant.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Site plans provided by the Applicant indicate that the project will install underground power cabling to supply the electricity to be used by the project proposal. Based on this design feature, fire risk is minimized as the use of live electrical wiring out in the open is reduced in the event that the power pole or electrical wiring is damaged. As stated, the project will be subject to current California building code and fire code regulations to reduce fire risks. Additionally, the project will be reviewed by the Fresno County Fire Protection District and Fresno County Development Services and Capital Projects Division prior to issuance of building permits to verify the project is up to code.

- 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:

The project site is located on flat land and is not expected to be affected by downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The U.S. Fish and Wildlife Services (USFWS) raised concerns with regards to special status species and recorded occurrences of those species. Although there were recorded occurrences of special status species within the vicinity of the project site, a Natural Resource Review (NRR) conducted by EBI Consulting for the project concluded that the location of the proposed facility currently consists of previously cleared and graded lands used for agricultural purpose with no undisturbed natural communities. As such, suitable habitats capable of supporting special listed species were not noted at the proposed facility and is anticipated to have no effect on any listed species.

Cultural Resources and Tribal Cultural Resources are addressed with Mitigation Measures. A Cultural Resource Review conducted by Helix Environmental Planning, Inc. stated that pedestrian level surveys concluded that not cultural resource was identified. Staff also believes that previous ground-disturbing activities related to the existing agricultural operation could have moved or disturbed cultural and tribal cultural resources. The Santa Rosa Rancheria Tachi Yokut Tribe responded to requests for comment from Assembly Bill 52 (AB52) consultation requests. The Tribe has requested Tribal Monitoring which has been implemented as Mitigation Measures. Additionally, Mitigation Measures were implemented in the event that cultural or tribal cultural resources are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. *See Section V. Cultural Resources Mitigation Measure No. 1*

2. See Section XVIII. Tribal Cultural Resources Mitigation Measure No. 2

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

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 I.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. 3634, 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 Mineral Resources, Population and Housing, and Recreation.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Transportation, Utilities and Service Systems, and Wildfire 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 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

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 IS Writeup.docx

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 7576	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): Ben Hackstedde, Sequoia Deployment Services on behalf of Verizon Wireless		Project Title: Unclassified Conditional Use Permit Application No. 3634	
Project Description: Allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3634, 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 Mineral Resources, Population and Housing, and Recreation. Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Transportation, Utilities and Service Systems, and Wildfire 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 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 – May 3, 2019		Review Date Deadline: Planning Commission – June 6, 2019	
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**

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 MND DRAFT.docx