



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 July 18, 2019

SUBJECT: Initial Study Application No. 7604 and Unclassified Conditional Use Permit Application No. 3641

Allow the construction of a new unmanned wireless telecommunications facility consisting of a 224.8-foot-tall lattice tower with 9 antennas, one microwave dish, and related ground equipment, within a 2,500 square-foot fenced lease area, including new access and utility easements, on a 151.4-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the northwest corner of Trinity and Mitchell Avenues approximately 2.2 miles northwest of the City of Huron (Sup. Dist. 4) (APN 068-100-21S).

OWNER: James Anderson

APPLICANT: AT&T Mobility c/o Complete Wireless Consulting

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

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7604; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3641 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Measures, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plan/Elevations
6. Applicant’s Submitted Operational Statement and Response to Fresno County Wireless Communication Guidelines/Supplemental Information
7. Coverage Maps (current and proposed) and Photographic Simulations
8. Summary of Initial Study Application No. 7604
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture in the Fresno County General Plan	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	151.4acres	No change
Project Site	Orchard	A 224.8-foot-tall telecommunications tower and related ground equipment, within a 2,500 square-foot fenced lease area
Structural Improvements	None	<ul style="list-style-type: none"> • 224.8-foot-tall lattice tower • 8’ x 8’ walk-in equipment cabinet • Six-foot-tall slated chain-link fence
Nearest Residence	Approximately 1.4 miles northeast of the proposed tower site	No change
Surrounding Development	Orchard	No change
Operational Features	N/A	Unmanned wireless telecommunications facility

Criteria	Existing	Proposed
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Agricultural traffic	<ul style="list-style-type: none"> • Four one-way trips (two round trips) to 20 one-way trips (10 round trips) per day for 60 days generated by workers during project construction • Two one-way trips (one round trip) per month generated by a maintenance person during project operation
Lighting	N/A	None
Hours of Operation	N/A	24 hours a day, seven days per week, year-round

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

ENVIRONMENTAL ANALYSIS:

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

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: June 7, 2019

PUBLIC NOTICE:

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

PROCEDURAL CONSIDERATIONS:

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

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

BACKGROUND INFORMATION:

This proposal entails construction of a new wireless telecommunications facility consisting of a 224.8-foot-tall lattice tower with 9 antennas, one microwave dish, and related ground equipment, within a 2,500 square-foot fenced lease area on a 151.4-acre parcel. The proposal

also includes a 20-foot-wide non-exclusive access and utility easement connecting the tower site to Trinity Avenue.

According to the Applicant's Operational Statement, the project will bring improved wireless internet services and cellular coverage to the area near W. Mitchell and S. Trinity Avenues and residential units and businesses within the general and immediate area. The project will also provide broadband internet to customers that do not currently have access to high-speed broadband. Additionally, the project will provide co-location opportunities for other carriers.

***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 (Mitchell Avenue; south property line): 83.4 feet Side (Trinity Avenue; east property line): 29 feet Side (west property line): 2,570 feet; Rear (north property line): 2,506 feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Separation Between Buildings	Six-foot minimum	N/A	N/A
Wall Requirements	No requirement	Six-foot-tall chain-link fence with barbed wire around 2,500 square-foot tower site (lease area)	N/A
Septic Replacement Area	100 percent	No septic system required	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No water well required	N/A

Reviewing Agency/Department Comments:

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

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

Analysis:

Staff review of the Site Plan demonstrates that the proposed facility meets the minimum building setback requirements of the AE Zone District. The proposed tower and related ground equipment will be set back 29 feet from the east property line bordering Trinity Avenue (20-foot minimum required), 83.4 feet from the south property line bordering Mitchell Avenue (35-foot minimum required), 2,506 feet from the north property line (20-foot minimum required), and 2,570 feet from the west property line (20-foot minimum required). Access to the tower site (lease area) will be from Trinity Avenue via a proposed 20-foot-wide all-weather gravel access road. Staff believes that adequate area is available within the 2,500 square-foot lease area to accommodate the tower and ground equipment, including future equipment lease areas to be used by other carriers who may co-locate on the tower. Likewise, the 151.4-acre project site is adequate in size to accommodate the 2,500 square-foot tower site (lease area).

Based on the above, staff finds 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	Trinity Avenue Mitchell Avenue	N/A
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	N/A	N/A
Road ADT (Average Daily Traffic)		Trinity Avenue (N/A) Mitchell Avenue (N/A)	No change No change
Road Classification		Private Road (Trinity Avenue) Private Road (Mitchell Avenue)	No change No change

		Existing Conditions	Proposed Operation
Road Width		N/A	N/A
Road Surface		Unpaved (Trinity Avenue)	No change
		Unpaved (Mitchell Avenue)	No change
Traffic Trips		N/A	<ul style="list-style-type: none"> • Four one-way trips (two round trips) to 20 one-way trips (10 round trips) per day for 60 days generated by workers during project construction • Two one-way trips (one round trip) per month generated by a maintenance person during project operation
Traffic Impact Study (TIS) Prepared	No	N/A	No TIS required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		Dirt road (Trinity Avenue)	N/A; private road
		Dirt road (Mitchell Avenue)	N/A; private road

Reviewing Agency/Department Comments:

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

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

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

Analysis:

No County-maintained roads front the project site. Both Trinity Avenue, that runs along the eastern boundary of the project site, and Mitchell Avenue, that runs along the southern boundary of the project site, are private roads, unpaved and not maintained by the County. Trinity Avenue connects to State Route 198 (Dorris Avenue) one mile to the north and Mitchell Avenue connects to State Route 269 (Lassen Avenue) one mile to the east of the tower site.

The tower site will gain access from Trinity Avenue via a proposed 20-foot-wide all-weather gravel access road. The Road Maintenance and Operations Division expressed no concerns with the pavement type or condition of Trinity Avenue and the Design Division of the Fresno

County Department of Public Works and Planning expressed no concerns with the traffic generated by the proposal during construction or operation of the facility.

Based on the above information, staff believes Trinity and Mitchell Avenues will remain adequate to accommodate the proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	98.8 acres 59.3 acres	Orchard	AE-20	None
South	640 acres	Orchard	AE-20	None
East	296 acres	Orchard	AE-20	None
West	94.6 acres	Orchard	AE-20	None

Reviewing Agency/Department Comments:

San Joaquin Valley Air Pollution Control District (Air District): The Applicant shall contact the Air District’s Small Business Assistance Office to identify District rules or regulations that may apply to the project, or obtain information about District permit requirements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineering Grading Plan and a Grading Permit shall be required for the project. Also, an Elevation Certificate shall be required pre and post construction.

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

Westlands Water District (WWD): WWD’s underground facilities on or near the subject parcels shall not be disturbed, and prior to construction, Underground Service Alert shall be contacted. A hazardous material spill prevention and response plan shall be provided for the 190-gallon

diesel fuel tank stored on site for the stand-by generator.

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

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

Fresno County Fire Protection District: The project shall comply with the California Code of Regulations Title 24 – Fire Code, California Code of Regulations, Title 14 Natural Resources, and shall require approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

The aforementioned requirements have been included as Project Notes.

Fresno County Office of Government (COG); Naval Air Station (NAS) Lemoore; Fresno County Agricultural Commissioner's Office; California Department of Transportation; Site Plan Review Section and Water and Natural Resources Division of the Fresno County Department of Public Works and Planning; U.S. Fish and Wildlife Service; California Department of Fish and Wildlife; Table Mountain Rancheria, Tribal Government Office; Santa Rosa Rancheria Tachi Yokut Tribe; Picayune Rancheria of the Chukchansi Indians; and Dumna Wo Wah Government: No concerns with the proposal.

Analysis:

This proposal entails construction and operation of a new wireless communications facility consisting of a 224.8-foot-tall telecommunications tower, a walk-in equipment cabinet, a diesel generator, a fuel tank and related apparatus within a 2,500 square-foot portion (tower site) of a 151.4-acre parcel.

Aesthetic impacts are typically a concern associated with this type of use due to the height of towers, which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to surrounding properties. The proposed telecommunications tower will be a 224.8-foot-tall lattice tower.

Regarding the tower height, the Applicant notes that the height of the proposed tower at 224.8 feet is at its minimum functioning height necessary to achieve the desired extent of coverage. The proposed tower is surrounded by large agricultural fields with the nearest residential development located approximately 1.4 miles northeast of the tower site. The nearest public roads (State Route 198 and State Route 269) are located approximately one mile to the north and one mile to the east of the site. Given the rural nature of the area, distance from public roads, and lack of residential development in the area, the aesthetic impact of the tower to the surrounding area would be minimal.

The Initial Study prepared for this project identified potential impacts related to aesthetics. Regarding aesthetics, a six-foot-tall slated chain-link fencing around the tower site/lease area will visually screen the ground equipment from neighboring properties, and all proposed outdoor lighting will be hooded and directed downward to limit glare on adjacent roads and properties. These requirements have been included as Mitigation Measures.

Potential Impacts related to air quality, geology and soils, hazards and hazardous materials, noise, and public services have been determined to be less than significant. The project will comply with the San Joaquin Valley Air Pollution Control District permitting requirements, where applicable, obtain engineered grading plans and grading permits for any grading proposed with this application, handle all hazardous material according to the state and local requirements, limit testing of the power generator during daytime hours, and comply with the current Fire and Building Codes. These requirements have been included as a Condition of Approval and Project Notes.

The project site is approximately 6.3 miles east of the Harris Ranch Airport-308 and outside of the traffic pattern zone. Although no tower painting for daytime visibility nor lighting for nighttime visibility would be required for this proposal, a Project Note will require the Applicant to file FAA (Federal Aviation Administration) Form 7460-1 with the Western Regional Office of the FAA. The Applicant has recently informed staff that Form 7460-1 has been filed and is currently in process by FAA.

The Federal Communications Commission, which regulates the wireless communications industry, has referenced prior studies concluding that radio frequency (RF) emission exposure levels associated with this type of facility have been determined to be safe. Therefore, staff does not anticipate concerns regarding radio frequency emissions as it relates to residential development in the area.

The project site is not located within any area designated to be highly or moderately sensitive for archeological resources. No impact on historical, archeological, or paleontological resources would result from this proposal. Pursuant to Assembly Bill (AB) 52, a letter was sent to the Dumna Wo Wah Tribal Government of Table Mountain Rancheria Tribal Government Office, Santa Rosa Rancheria Tachi Yokut Tribe, and Picayune Rancheria of the Chukchansi Indians offering the opportunity to consult under Public Resources Code (PRC) Section 21080.3(b), with a 30-day window to formally respond in writing to request a Cultural Resources Consultation. No tribe responded to the consultation offer, resulting in no further action on the part of the County.

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

Recommended Conditions of Approval:

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

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy PF-J.4: County shall require compliance with the Wireless Communication Guidelines for siting of communication towers in unincorporated areas of the County.	The Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus

Relevant Policies:	Consistency/Considerations:
	reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. Considering the information provided, the proposal is consistent with this Policy.
General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.	The proposed facility requires no use of water. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water. The proposal is consistent with this Policy.

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the County General Plan. Policy PF-J.4 requires compliance with the Wireless Communication Guidelines for the siting of communication towers in unincorporated areas of the County. General Plan Policy PF-C.17 requires water sustainability for the project.

Analysis:

General Plan Policy PF-J.4 requires compliance with the Wireless Communication Guidelines which encourage the utilization of City-adopted standards for new tower facilities if such a proposal is within one half-mile of City boundaries. The Guidelines also indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community.

The subject proposal entails a new 224.8-foot-tall telecommunications tower and related ground equipment on a 2,500 square-foot portion of a 151.4-acre parcel. The subject parcel is located in the County outside of any city boundaries. The Applicant has provided a written response and related information to the County Wireless Communication Guidelines, which describes the basis of site selection and the Applicant’s inability to co-locate the proposed wireless facilities.

According to the Applicant’s response to the County Wireless Communication Guidelines, AT&T examined the search for co-location opportunities and did not locate any existing freestanding co-locatable wireless towers within the search area that would provide the required height. Per AT&T, the entirety of the targeted search area (two-mile diameter) is located within agriculturally-zoned parcels; therefore, more favorably zoned parcels, such as commercial or industrial, were infeasible. Additionally, no existing facilities were found within the target area and consequently no co-location opportunities were available. All of this resulted in the subject proposal for a new telecommunication facility. Furthermore, as none of the landowners within the target area were found to be interested in leasing land for the project, the subject property was determined to be better suited to meet coverage objectives.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. According to the Applicant's response to the Fresno County Wireless Communication Guidelines, the proposed tower is designed to accommodate additional carriers with the option to install ground equipment. A Condition of Approval would require that prior to the issuance of building permits, the Applicant shall provide evidence showing provisions have been made to accommodate co-location opportunities for other carriers.

By being an unmanned facility, no water is required for the operation of the facility. As such, no water supply evaluation was necessary and the project will not impact water users in the area.

The project is enrolled in a Williamson Act Land Conservation Contract (AP 1931). The Policy Planning Unit reviewed the Statement of Intended Use (SIU) provided by the Applicant and identified no concerns with the proposed project on land enrolled in the Williamson Act Program.

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

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

CONCLUSION:

Staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made, based on the factors cited in the analysis and the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and the approval of Unclassified Conditional Use Permit No. 3641, 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. 7604; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3641, 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. 3641; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

EA:ksn

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7604/Unclassified Conditional Use Permit Application No. 3641
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	Ground equipment within the 50-foot by 50-foot lease area shall be screened behind slatted, chain-link fencing provided in an earth-tone (brown) color.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/PW&P	As long as the project lasts
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations and Operational Statement approved by the Planning Commission.				
2.	The approval shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				
3.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.				
4.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate co-location, such as provision for co-location in a signed lease agreement and additional area within the lease area for co-location of equipment, or other information that demonstrates the facility shall make itself available for co-location.				
5.	Testing of the emergency back-up power generator for maintenance purposes shall occur during the daytime hours of 7:00 a.m. to 5:00 p.m.				

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

Notes

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

1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits and inspections shall be required for all proposed improvements on the property, including fences/gate entrances exceeding six feet in height. Contact the Building and Safety Section of the Development Services and Capital Projects Division at (559) 600-4540 for permits and inspections.
3.	Wind load calculations and footing designed by a registered civil engineer shall be submitted to the Building and Safety Section of the Fresno County Department of Public Works and Planning before permits are issued.
4.	<p>To address potential health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none">• Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.• Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.• All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.
5.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none">• An Engineered Grading Plan• A Grading Permit or Voucher once the grading plan is approved• An Elevation Certificate pre and post construction
6.	<p>To address site development impacts resulting from the project, Westlands Water District requires the following:</p> <ul style="list-style-type: none">• The District's underground facilities on or near the subject parcels shall not be disturbed, and prior to construction, Underground Service Alert shall be contacted.• A hazardous material spill prevention and response plan shall be provided for the 190 gallon diesel fuel stored on site for the stand-by generator.
7.	The Applicant shall contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify District rules or regulations that may apply to this project or to obtain information about District permit requirements.
8.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.

Notes

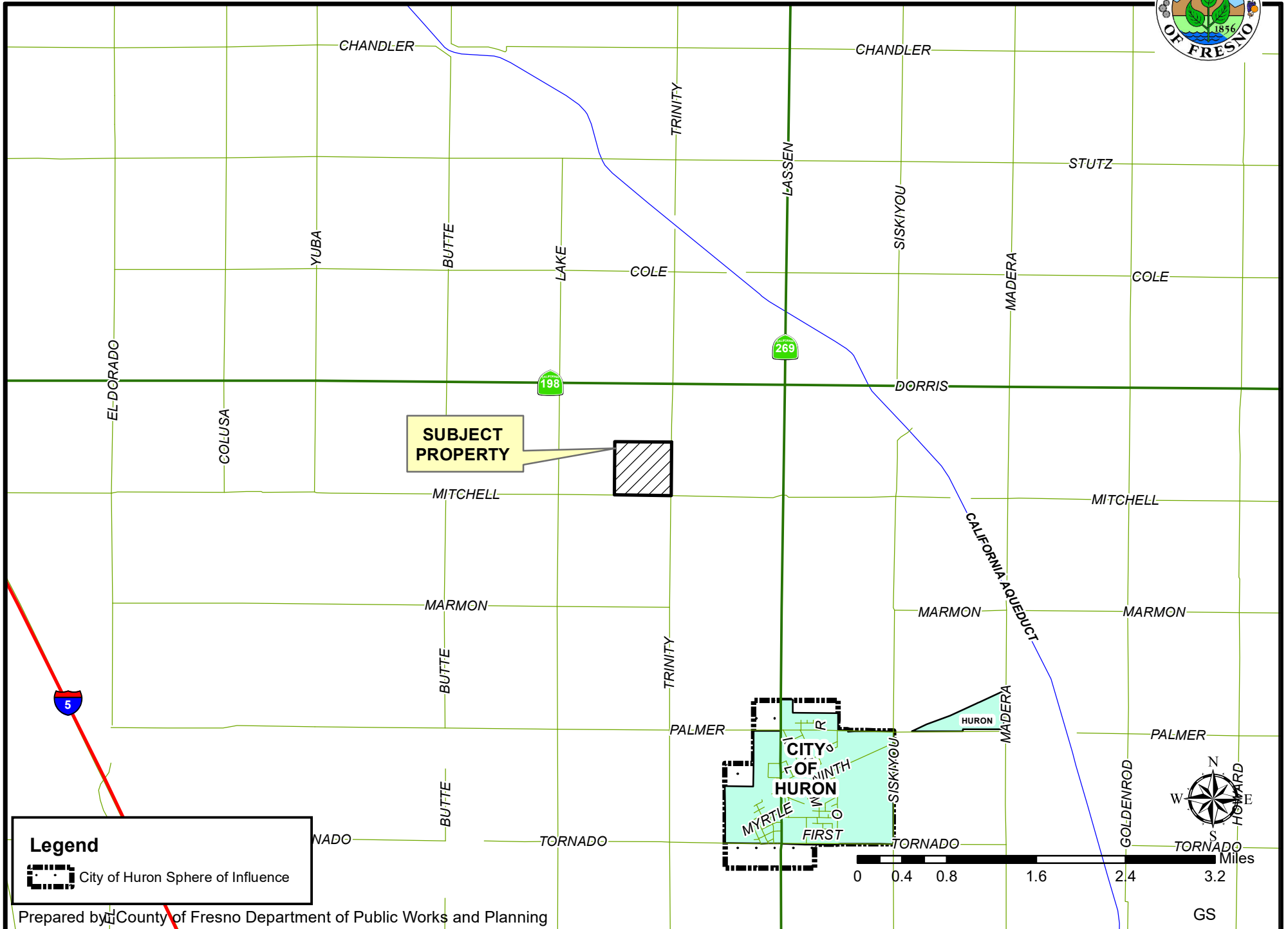
9.

The Applicant shall file FAA Form 7460-1 with the Western Regional Office of the FAA in conjunction with the proposal.

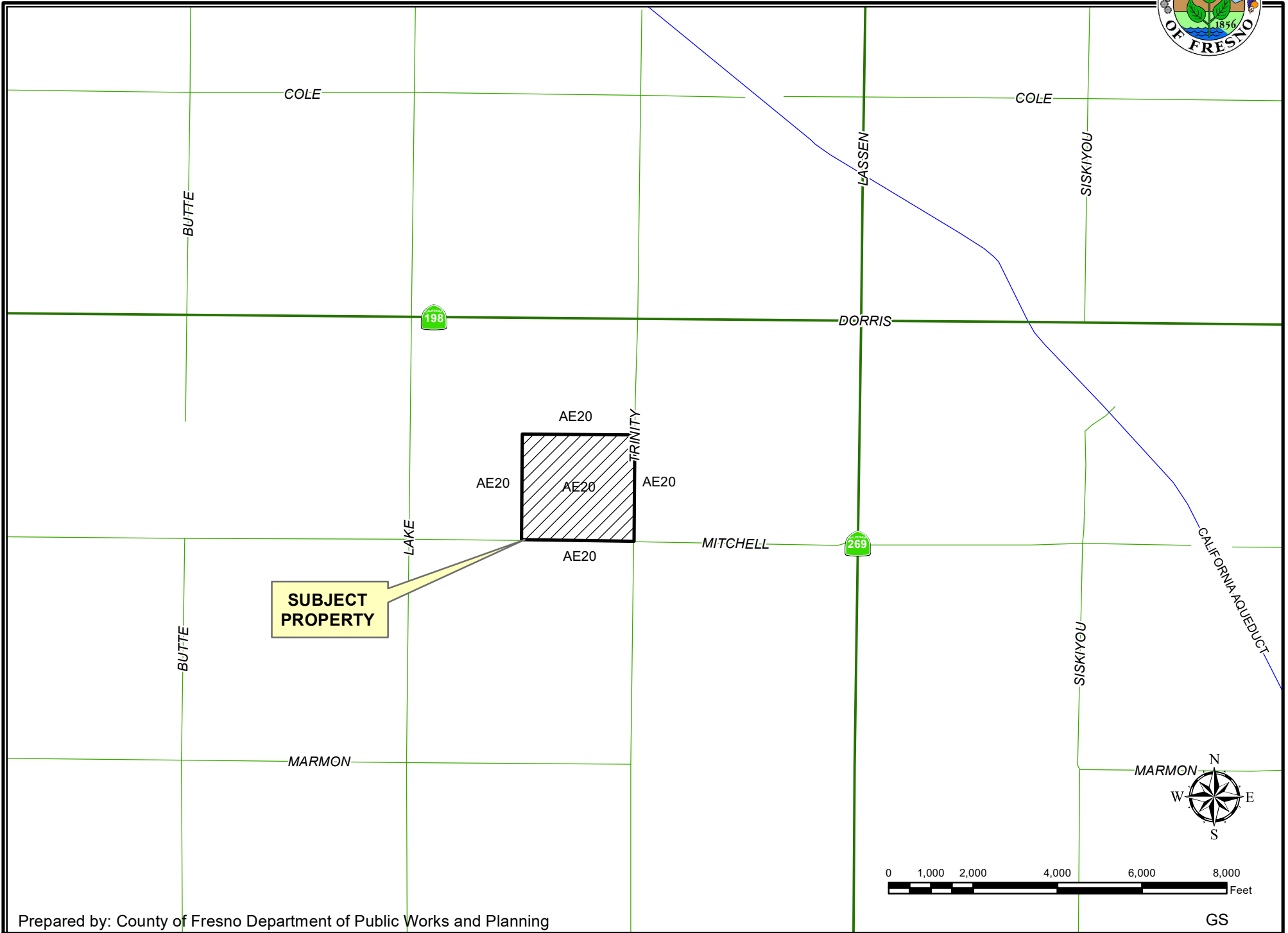
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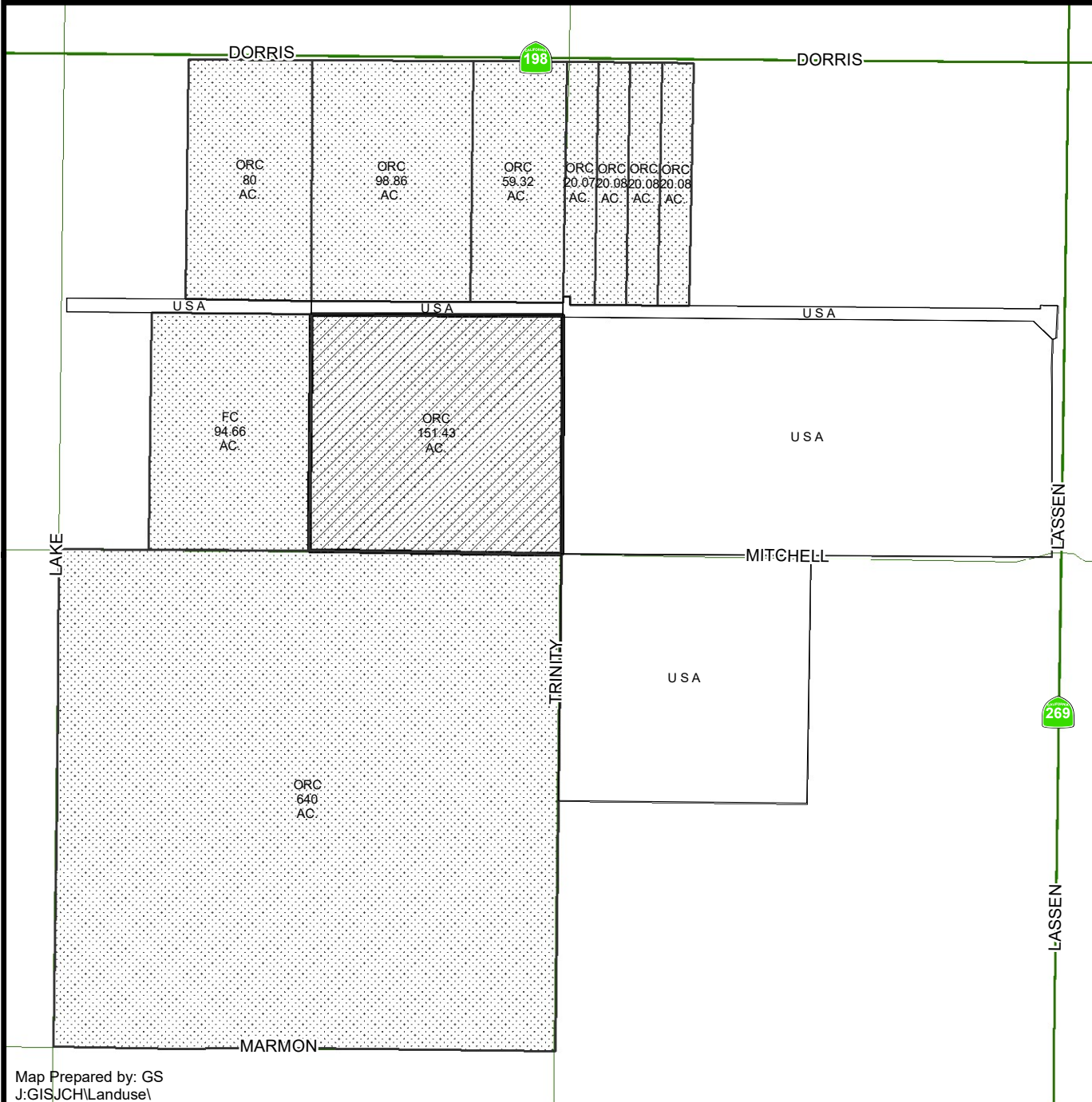
LOCATION MAP



EXISTING ZONING MAP

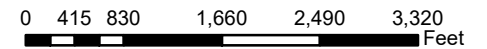
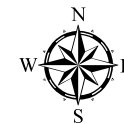


EXISTING LAND USE MAP

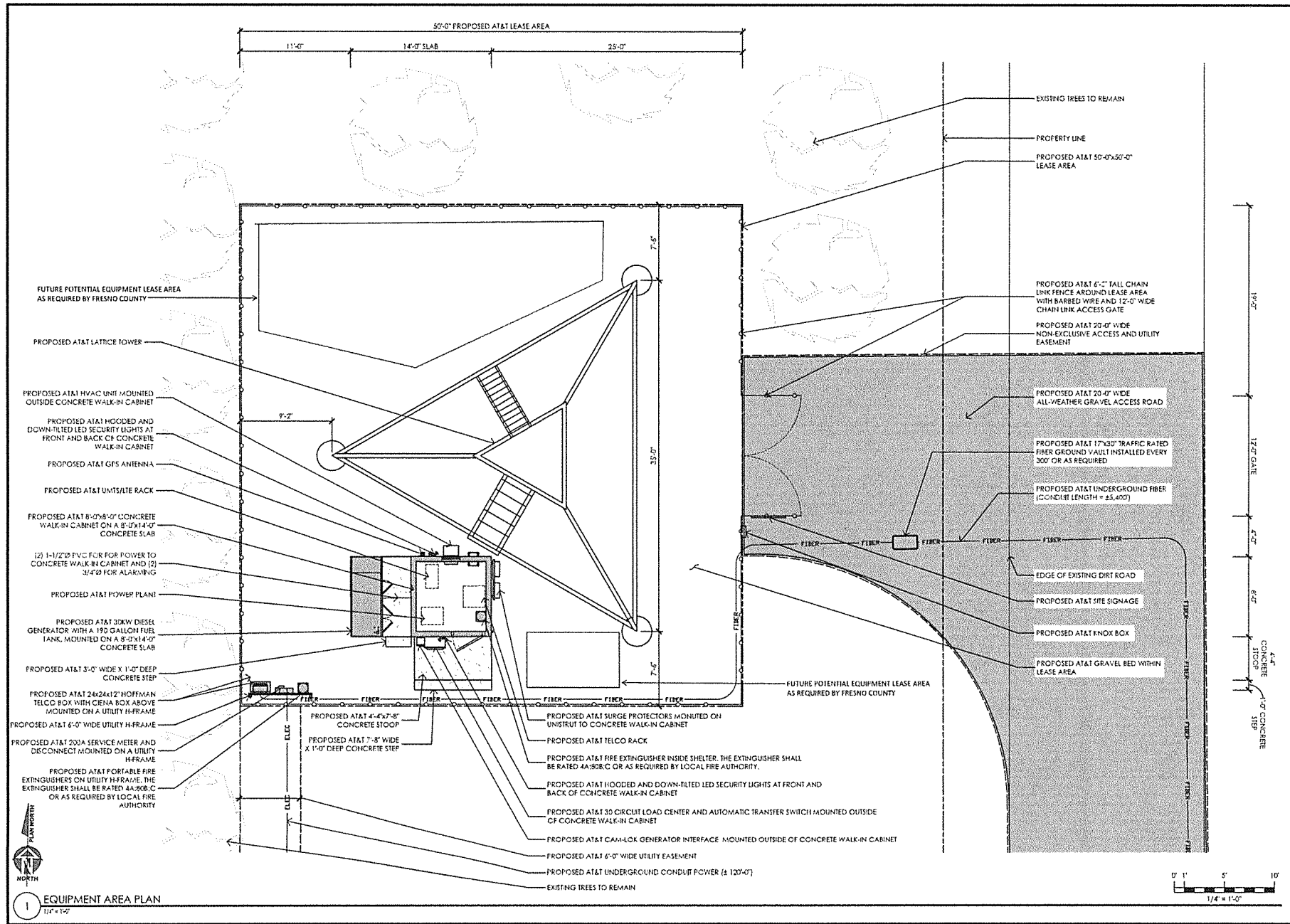


LEGEND	
V - VACANT	
FC - FIELD CROP	
ORC - ORCHARD	

- LEGEND:**
- Subject Property
 - Ag Contract Land



Department of Public Works and Planning
Development Services Division



Issued For:
CVL06202
W. MITCHELL &
S. TRINITY -
MOUREN 2
 S. TRINITY AVE.
 HURON, CA 95234



AT&T SITE NO: CVL06202
 PROJECT NO: 162.2431
 DRAWN BY: JLM
 CHECKED BY: TST

REV.	DATE	DESCRIPTION
02/14/19	100% 2D	
01/08/19	90% 2D	

License:
 P.E.A. REGISTRATION NO. 14474 AND
 P.E.D. REGISTRATION NO. 14474
 UNDER THE REGULATION OF THE BOARD OF
 PROFESSIONAL ENGINEERS AND ARCHITECTS
 STATE OF CALIFORNIA

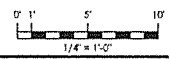


SHEET TITLE:
EQUIPMENT AREA PLAN

SHEET NUMBER:
A-2.1



EQUIPMENT AREA PLAN
 1/4" = 1'-0"



MICROWAVE DISH	
DISH MODEL	HPD4-11
DISH SIZE	4FT
# OF DISHS	1
AZIMUTH	90.00°
RAD CENTER	200 FT.
FREQUENCY	11 GHZ
RADIO TYPE	VLN112X-13115X
# OF RADIOS	14x5
CABLE TYPE	CMT-400
CABLE LENGTH (FT.)	242FT/CDU
TRANSPORT DROP (DS1, EN1, DS3, DS3C)	ENET

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	T/MA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRH NO.
A L P H A	A1	KATHREIN - 800-10992	30° ± 220'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 260'-0"	-	-	(2)
	A2	KATHREIN - 800-10992	30° ± 220'-0"	(1) 4426 B66 / (1) 4415 B32	-	± 260'-0"	-	-	(2)
	A3	KATHREIN - 800-10992	30° ± 22'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 260'-0"	-	-	(2)
B E T A	B1	KATHREIN - 800-10992	285° ± 220'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 260'-0"	-	-	(2)
	B2	KATHREIN - 800-10992	285° ± 220'-0"	(1) 4426 B66 / (1) 4415 B32	-	± 260'-0"	-	-	(2)
	B3	KATHREIN - 800-10992	285° ± 220'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 260'-0"	-	-	(2)
G A M M A	C1	KATHREIN - 800-10992	150° ± 220'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 260'-0"	-	-	(2)
	C2	KATHREIN - 800-10992	150° ± 220'-0"	(1) 4426 B66 / (1) 4415 B32	-	± 260'-0"	-	-	(2)
	C3	KATHREIN - 800-10992	150° ± 220'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 260'-0"	-	-	(2)

RF DATA SHEET V1.CO.D DATED 01/02/19

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

Issued For:
CVL06202
W. MITCHELL &
S. TRINITY -
MOUREN 2
 S. TRINITY AVE.
 HURON, CA 92334



AT&T SITE NO: CVL06202
 PROJECT NO: 162.2431
 DRAWN BY: JLM
 CHECKED BY: TST

REV	DATE	DESCRIPTION
02/14/19	100% 2D	
01/08/19	90% 2D	
06/29/18		

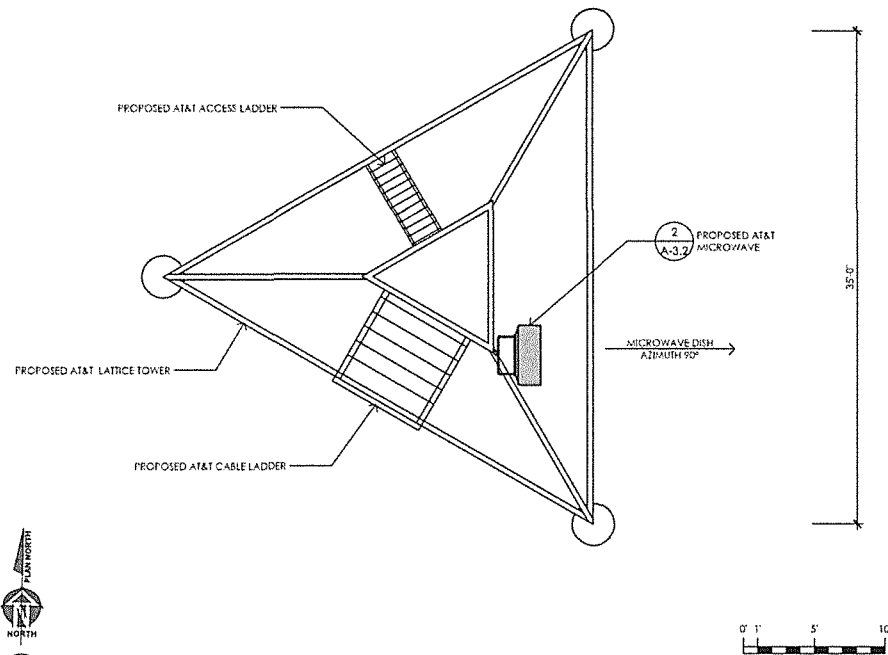
IF A PERMITS OFFICER AND/OR FIELD INSPECTOR ARE REQUIRED, THE LOCATION OF ANY PERMITS SHALL BE NUMBERED TO MATCH THE LOCATION.

PROJECT:
MST ARCHITECTS
 1520 River Falls Drive
 Escondido, California 92025

SHEET TITLE:
ANTENNA LAYOUT PLANS

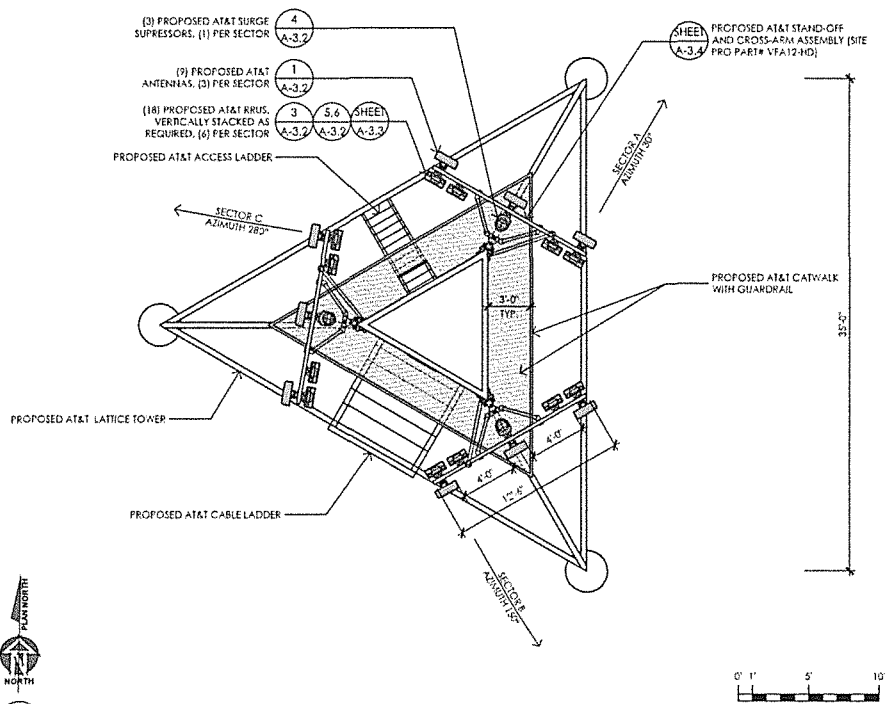
SHEET NUMBER:
A-3.1

4 RF SCHEDULE
 NO SCALE



3 MICROWAVE LAYOUT PLAN AT 200.0' A.G.L.
 1/4" = 1'-0"

2 RF SCHEDULE
 NO SCALE



1 ANTENNA LAYOUT PLAN AT 220.0' A.G.L.
 1/4" = 1'-0"

OPERATIONAL STATEMENT
AT&T MOBILITY

SITE NAME: "CVL06202 W. Mitchell & S. Trinity Avenue
LOCATION: S. Trinity Avenue, Huron, Fresno County, California

APN: 068-100-21S

1. Nature of the operation:

AT&T proposes a new wireless communications facility on a new 224.8' lattice tower at W. Trinity Avenue in unincorporated Huron, Fresno County. The property is located on the West side of Trinity Avenue. The proposed facility will provide high-speed internet to the surrounding area. Please see *Project Support Statement* for additional information.

2. Operational time limits:

The facility is unmanned. The facility will operate 24 hours per day, 7 days per week. The operations will take place within the proposed 50' x 50' lease area.

3. Number of customers or visitors:

None, facility is unmanned.

4. Number of employees:

A service technician will typically visit the site every twice a month for maintenance and to ensure all equipment is in working order. The technician will usually be driving a commercial pick-up truck.

5. Service and delivery vehicles:

Following construction, the only visitor to the site will be a service/ maintenance technician. No service or delivery vehicles will be present unless the facility needs repair.

CUP 3641

RECEIVED
COUNTY OF FRESNO

MAR 11 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Operational Statement

SITE NAME: AT&T Mobility "CVL06202 - W. Mitchell & S. Trinity
LOCATION: S. Trinity Avenue, Huron, Fresno County, California
APN: 068-100-21S

Page 2

6. Access to the site:

Access to the site will be via W. Mitchell to S. Trinity Avenue. AT&T's proposed access road/driveway is 20' wide and will be improved for all weather access. A 20' access, and utility easement, will serve the site via Trinity Avenue. Utilities will be routed underground.

7. Number of parking spaces for employees, customers, and service/delivery vehicles:

n/a

8. Are any goods to be sold on-site?

No, no goods will be sold on site.

9. What equipment is used?

The proposed facility consists of nine (9) AT&T panel antennas and associated equipment, to be mounted on a 224.8' lattice tower (a FAA obstruction light has been added). A microwave dish will be installed below the antennas, at a 200' centerline. The 50' by 50' equipment area will be surrounded by a 6' tall chain link fence. The lease area will contain a walk-in equipment cabinet, a 30kw diesel standby generator, and a 190-gallon diesel storage tank, installed on new concrete pads. Power and telecommunications cables will be installed underground within the lease area.

10. What supplies or materials are used and how are they stored?

Fuel will be stored on site to operate the 30kw diesel standby generator. The diesel fuel will be stored within a 190-gallon storage tank, mounted on a concrete pad.

Operational Statement

SITE NAME: AT&T Mobility "CVL06206 W. Mitchell & S. Trinity Avenue
LOCATION: S. Trinity Avenue, Huron, Fresno County, California
APN: 068-100-21S

Page 3

11. Does the use cause an unsightly appearance?

No, the proposed site is a large rural agricultural parcel. AT&T has carefully chosen a location that will minimize any visual impact to the surrounding area, far from existing homes and public right of way.

12. List any solid or liquid wastes to be produced.

None.

13. Estimate volume of water to be used (gallons per day).

None.

14. Describe any proposed advertising including size, appearance, and placement.

None, no advertising is proposed.

15. Will existing buildings be used or will new buildings be constructed?

A new lattice tower and equipment lease area will be constructed. Please see *Site Plans* for additional information.

16. Explain which buildings or what portion of buildings will be used in the operation.

AT&T's new facility will provide high speed internet access and broadband to the surrounding area. The antennas and ground equipment will operate 24 hours per day, 7 days per week.

Operational Statement

SITE NAME: AT&T Mobility "CVL06202 - W. Mitchell & S. Trinity
LOCATION: S. Trinity Avenue, Huron, Fresno County, California
APN: 068-100-21S

Page 4

17. Will any outdoor lighting or an outdoor sound amplification system be used?

The only lighting will be two downward tilted work lights, and front and back of walk-in cabinet, which will only be used by the service technician during routine maintenance visits. No other lighting or sound amplification system is proposed.

18. Landscaping or fencing proposed?

The proposed landscaping will include a 6' chain link fence, to surround lease are for security. No landscaping is proposed.

19. Any other information that will provide a clear understanding of the project or operation.

Please see Project Support Statement for additional information.

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

The Property Owners are:

Megan Alason Pearl Mouren, a single woman, as to an undivided 1/2 interest; Christine S. Fisher, as to an undivided 1/3 interest; James S. Anderson, as to an undivided 1/3 interest; and Rita Kay Mouren, as custodian for Megan Mouren, under the California Uniform Transfers to Minors Act, as to an undivided 1/3 interest

AT&T is leasing ground space and is submitting this application via a consultant, Complete Wireless Consulting, Inc.

**PROJECT SUPPORT STATEMENT
DEVELOPMENT APPLICATION FOR AT&T MOBILITY
BROADBAND AND WIRELESS COMMUNICATIONS SITE**

AT&T MOBILITY

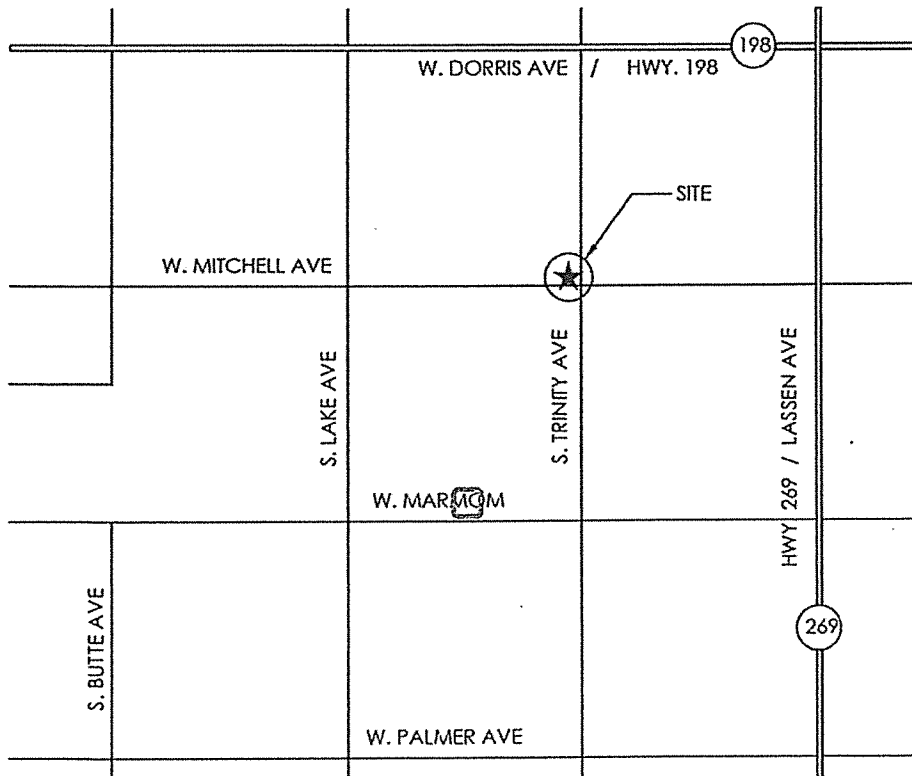
SITE NAME: CVL06202 W Mitchell Ave. & S Trinity Ave.
LOCATION: No Situs Address (S Trinity Avenue)
APN: 068-100-21S

Introduction:

AT&T Mobility (AT&T) is seeking to improve communication services in Fresno County. More specifically, AT&T would like to bring improved fixed wireless internet and cellular coverage to the area near W. Mitchell and S. Trinity Avenues and living units and businesses within the general and immediate area. The service objective is to provide broadband internet to Americans that do not currently have access to high speed broadband and to improve cellular coverage in the area. AT&T maintains a strong customer base in Fresno County and strives to improve coverage for both existing and potential customers. The increase in wireless services will benefit residents, local businesses, travelers, and, public safety communications systems in the County of Fresno, including police, fire, and medical services.

Location/Design

AT&T proposes a new wireless communications facility on a new 224.8' tall lattice tower at APN 068-100-21S/ S. Trinity Avenue in unincorporated Huron, Fresno County. The property is located on the West side of S. Trinity Avenue. The parcel is zoned AE-20 (Exclusive Agricultural, 20-Acres), and surrounding parcels are similarly zoned.



CUP 3641

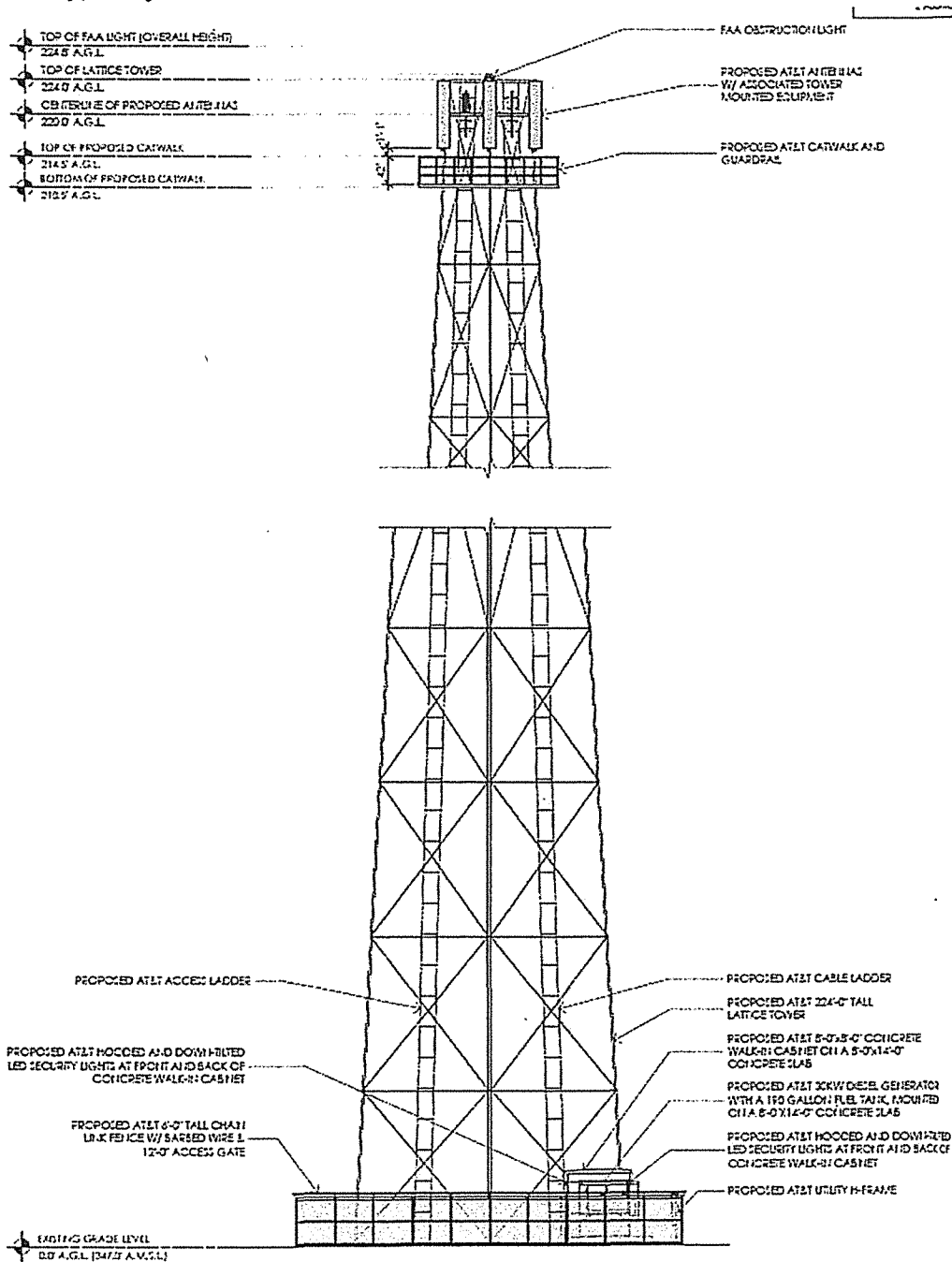
RECEIVED
COUNTY OF FRESNO

MAR 11 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Project Description

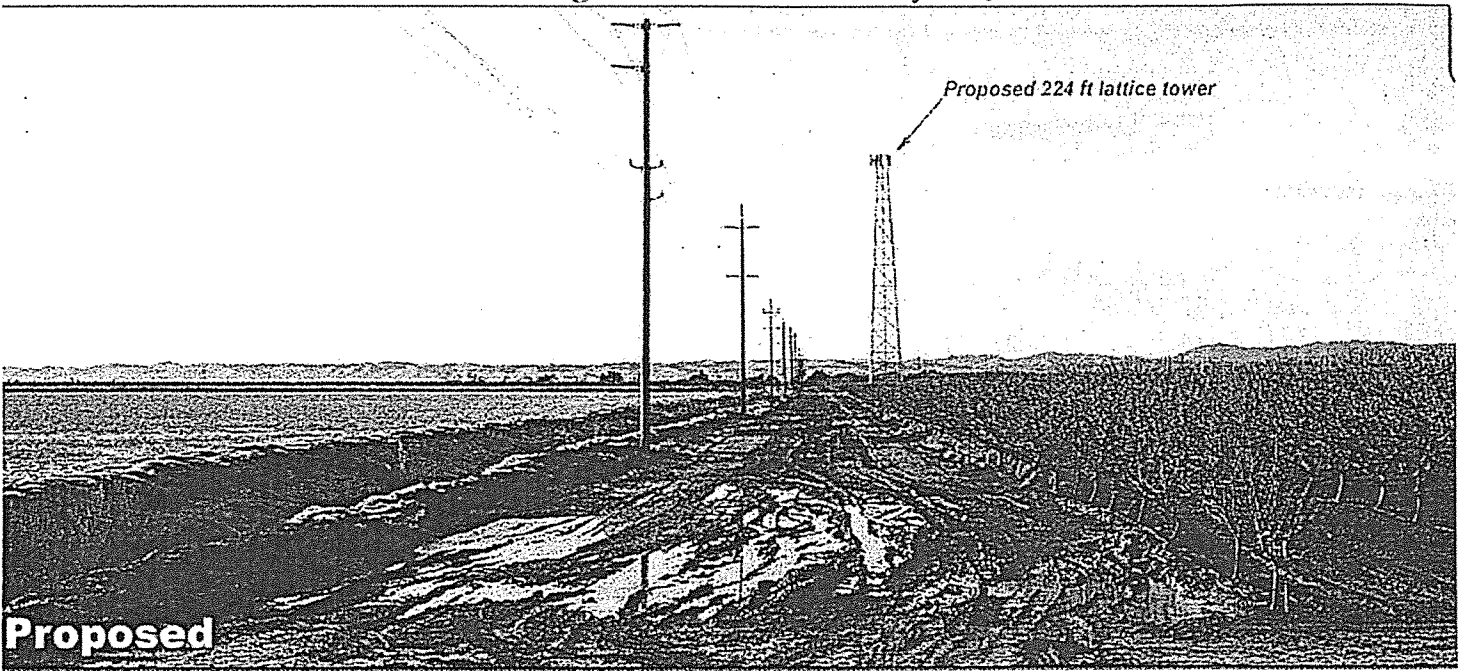
The proposed facility consists of nine (9) AT&T panel antennas and associated equipment, to be mounted on a 224.8' tall lattice tower that includes a FAA obstruction light. A microwave dish will be installed beneath the antennas, at a 200' centerline. The 50' by 50' equipment area will be surrounded by a 6' tall chain link fence with barbed wire. The lease area will contain a walk-in equipment cabinet, a standby 30kw diesel generator, and a 190-gallon diesel fuel storage tank, installed on new concrete pads. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access 24 hours a day, 7 days a week.



Aesthetic Impacts

AT&T is proposing a lattice tower. The height of pole and size of lease area will provide other carriers with opportunities for future colocation. AT&T has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located far from existing homes but in sufficient proximity to serve them. The nearest offsite dwelling several miles from the facility.

Photosimulation of the view looking south from the S Trinity Ave, a half mile north of the site.

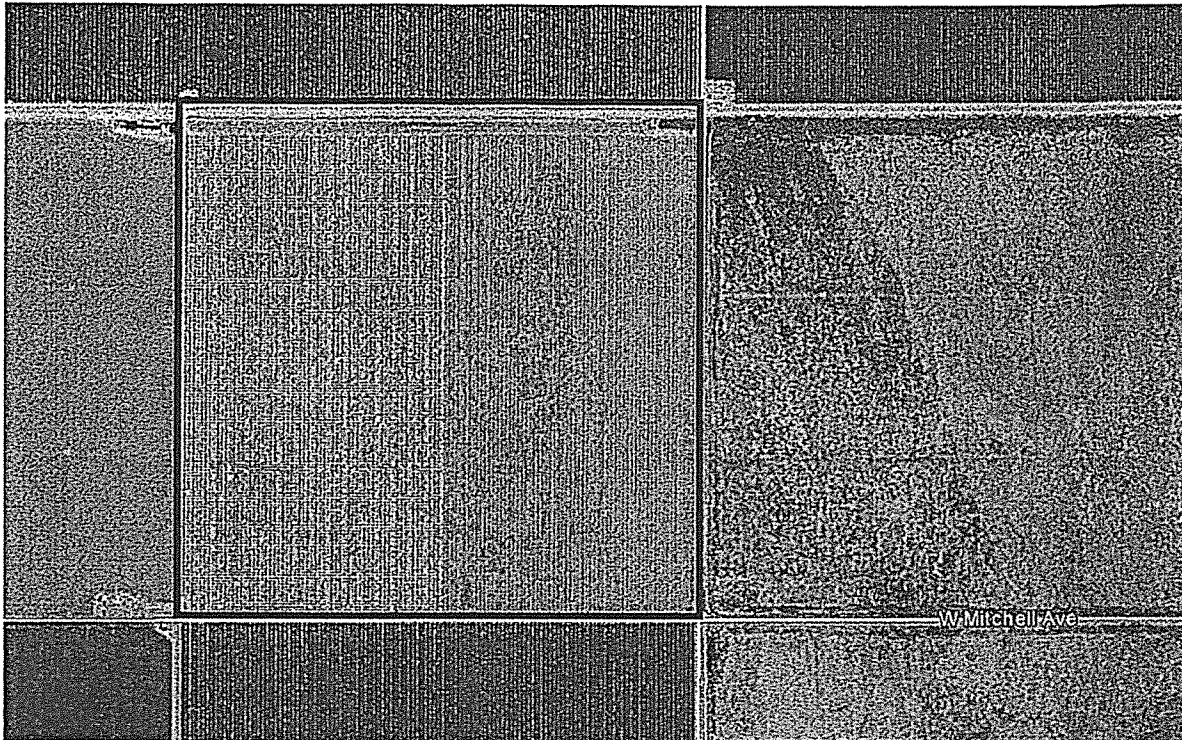


The proposed facility height complies with the County's development standards for wireless facilities in the Exclusive Agricultural zoning designation. Because of the surrounding topography and breadth of the coverage area, the proposed facility needs to be a total of 224.8' for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height.

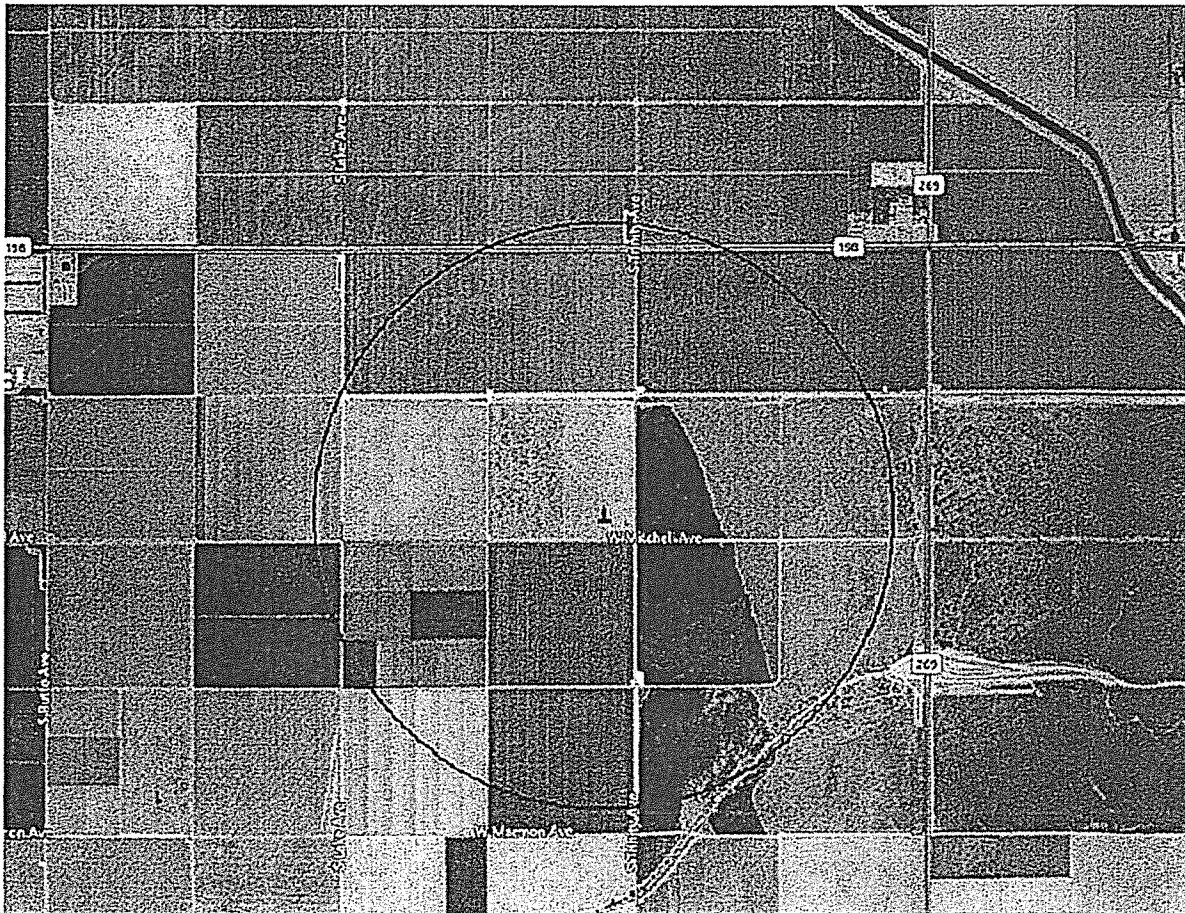
Ground equipment will be enclosed within a walk-in equipment cabinet and screened from view, and the lease area will be surrounded by a security fence to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number.

Project Support Statement – AT&T CVL06202 W. Mitchell Ave. & S. Trinity Ave.

Google Earth Aerial of Parcel



Client Search Ring



As can be seen in the **Coverage Maps** (below), the proposed facility is needed to minimize an existing coverage gap in this area. The Propagation Maps (**Coverage Maps**) depict the existing coverage situation around the project site, with maps depicting 1) existing coverage without the proposed facility, and 2) network coverage with the proposed facility. These Coverage Maps display a stark contrast in coverage.

The proposed site will help to close the significant gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. Besides typical personal mobility use, customer also use the network for emergency and public safety services.

Service Objective

Statements Related to Need

Reliable and robust wireless networks are an increasing importance with the growth and use of cellular phones and data driven devices. Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for education, business, commerce, recreation, and public safety. The proposed facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation

Coverage – Significant Gap

Coverage is the need for expanded wireless service in an area that has either no service or poor service. While this once meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas as well.

The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of AT&T's network and the community values as expressed in the County's Code. The proposed facility will fill a gap in coverage.

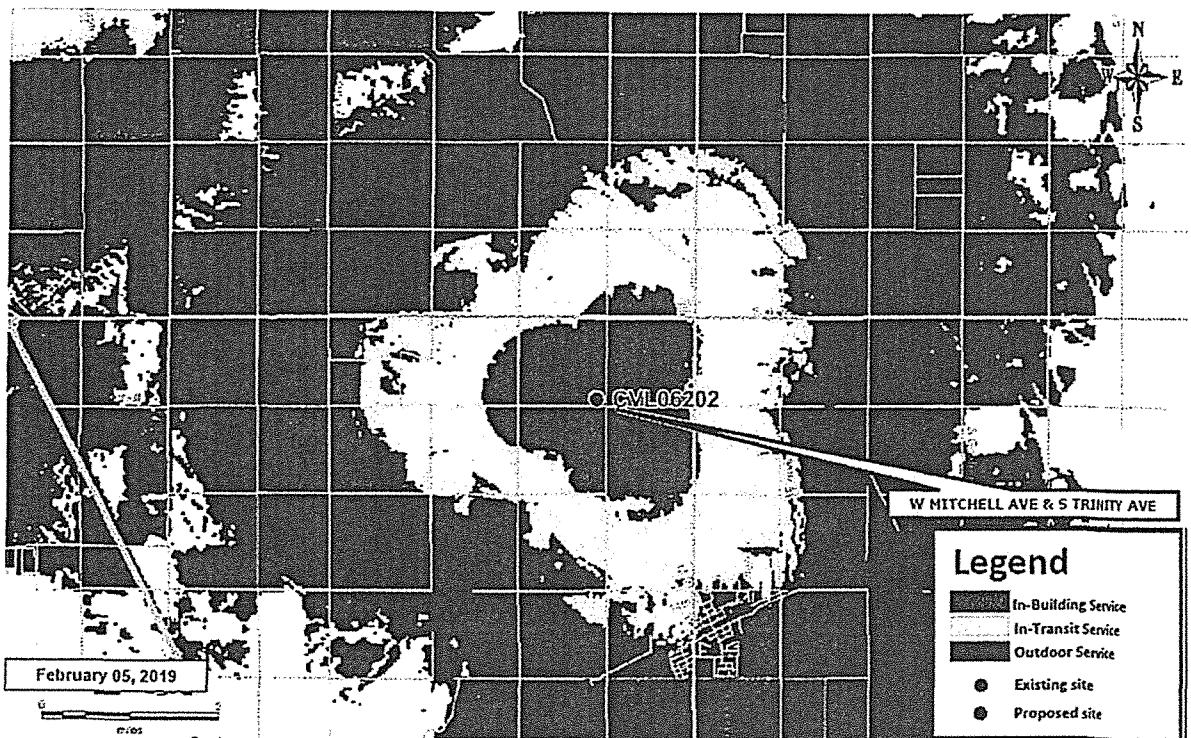
Coverage Maps

Below is a visual depiction of the improved coverage to be provided by the proposed facility. The **green** areas represent "Excellent" in-building coverage, **yellow** areas represent "In-Transit" coverage, and the **dark blue** represents "Outdoor" coverage.

Existing Coverage



Proposed Coverage



Alternative Sites Analysis

In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: 1) zoning regulations, 2) topography, 3) existing structures, 4) colocation opportunities, 5) available utilities, 6) site access, and a 7) willing landlord. Each site is evaluated on its own merits. During the site alternatives analysis, AT&T first looks for colocation opportunities within the Search Ring and once colocation opportunities are exhausted, opportunities for new build facilities are considered.

The entirety of the targeted search area is located within agriculturally-zoned parcels; therefore, more favorably zoned parcels, such as commercial or industrial, were infeasible.

The ring consists entirely of large-scale orchards and vacant Bureau of Land Management (BLM) land and the terrain is quite flat. The only paved road within the ring is CA-198, which cuts across the ring's northern edge.

The ring is two-miles in diameter but contains very few landlords, and therefore fairly limited options. Additionally, no existing facilities are located within the target area, and there are no colocation opportunities available.

The following candidates were ruled out due to landlord issues:

- BLM – The BLM controls one-third of the ring. However, when CWC reached out to the Fresno BLM office, we were informed that in fact the US Bureau of Reclamation is the agency responsible for the property and would need to secure their approval as well. And per the Bureau of Reclamation, the California Department of Water Resources has an interest in the property as well. Given the availability of private landlords on immediately adjacent parcels, we ruled out this candidate.
- Bengard, Pezzini and Bettencourt – Though owned by different parties, they are all leased long-term by the same company, which was not interesting in subleasing to AT&T.
- Bath – candidate not selected due to lease negotiations.

There were two remaining interested landlords, the owners of the Saab and other Mouren parcels. The Saab parcel lies at the northern edge of the target area, just off of CA-198, and the Radio Frequency Engineer determined the selected candidate parcel was better suited to meet coverage objectives.

Fresno County “Wireless Guidelines for Proposed Communication Towers”

- *Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).*

Please see “Service Objective” included on page 3 of this document, and “Coverage Maps” included on pages 5 and 6 of this document.

- *Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.*

18 color copies of AT&T’s coverage maps for this facility are included with this 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.*

There are no existing wireless facilities within a 5.00-mile radius of the proposed site.

- *Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.*

Please see “Alternative Site Analysis” included on page 7 of this document.

- *Submit detailed information documenting consideration of any alternative sites (other than existing towers).*

Please see “Alternative Site Analysis” included on page 7 of this document.

- *Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.*

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future colocation. AT&T welcomes other carriers to colocate on their facilities whenever possible. Additional ground space is available within AT&T’s lease area for at least one future carrier.

- *Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.*

Please see sheets A4.1 and A4.2 of the site plans included with this application. There is also ample spaces within the lease area for future carriers within AT&T’s proposed lease area.

Project Support Statement – AT&T CVL06202 W. Mitchell Ave. & S. Trinity Ave.

- *Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.*

There are no residences within one-quarter mile of proposed tower site.

- *Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.*

No airports within a five-mile radius of the proposed tower site.

- *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.*

This facility is proposed to be located in the edge of the parcel, to minimize impacts to farming operations. The site is proposed to be sited adjacent to existing farm access road.

- *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 proposed within one-half mile of the boundary of either Fresno or 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).*

This facility is not adjacent to a major road.

- *Identify total number of existing towers in Fresno County.*

AT&T does not have access to this data, but based on work conducted for the proposed facility, has determined that there are no existing towers within a 5.00-mile radius.

- *Identify total number of existing tower sites on which co-location has occurred with other communication carriers.*

AT&T frequently colocates on existing towers, and invites other carriers to colocate on AT&T owned facilities. The exact number of AT&T's colocation sites is not available for disclosure.

- *Indicate total number of tower sites planned for location in Fresno County.*

The exact number of AT&T sites planned for Fresno County is not available for disclosure. The proposed facility is the only new build planned for this area of the county, and will cover a wide radius, as shown in the Coverage Maps included in this application.

Project Support Statement – AT&T CVL06202 W. Mitchell Ave. & S. Trinity Ave.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of AT&T's FCC License.

Maintenance and Standby Generator Testing

AT&T installs a standby generator at all of its cell sites. The generator plays a vital role in AT&T's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up generators allow AT&T's communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6' chain link fence with barbed wire for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Notice of Actions Affecting Development Permit

AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to:

Gerie Johnson
Land Use Planning Specialist
Complete Wireless Consulting, Inc.
2009 V Street, Sacramento, CA 95818



COMPLETE
Wireless Consulting, Inc.

March 27, 2019

Via First Class Mail and email: EAhmad@fresnocountyca.gov

Ejaz Ahmad, Planner III
County of Fresno, Department of Public Works and Planning
2220 Tulare Street, Sixth Floor
Fresno, CA 93721
Attn: County Planner

**Re: Response to Notice of Incomplete
Application for Conditional Use Permit 3641
CVL06202 W Mitchell Ave & S Trinity Ave
APN: 068-100-21S**

Dear Ejaz,

In connection with Conditional Use Permit Application 3641 (the "Application"), the Planning Division requested certain additional information in the County's March 20, 2019, letter (the "Notice of Incomplete"). In response to the Notice, please see the following:

- 1. Additional information on the Site Plan and Elevation drawings (potential and/or anticipated location of future antennas and ground equipment for future colocation by other carriers).**

Please see the attached Site Plan and Elevation drawings which illustrate the anticipated location of future antennas and ground equipment for future colocation by other carriers.

- 2. PDF of project drawings after the revision to the Site Plan and Elevation drawings.**
- 3. Additional information related to "Wireless Guidelines for Proposed Communication Towers" (7(a. – e.).**

Siting of towers in rural agricultural areas should be subject to the following criteria and requirements:

- a. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.*

The Search Ring is an approximate two-mile diameter and contains very few Property Owners. Mouren Farming is a family business which owns a good number of orchards and feed lots in Fresno County. The proposed lease area is close to the southeastern corner of the parcel and the location was approved by the Property Owner. The proposed location was selected to minimize disruption to agricultural operations and farm irrigation systems. By placing the proposed lease area in the corner of the parcel, near existing farm access roads, the need to disrupt crops with respect to access and during construction has been minimized.

- b. Towers should be placed adjacent to the farm homesite or other existing farm buildings. If there are no improvements on the property, the preferred location is at the edge of the field or adjacent to existing farm access roads. Locations at the center of fields or sections of land should be avoided.*

There are no existing homesites or farm buildings on the subject parcel. The proposed lease is at the edge of the field and adjacent to existing farm access roads. Placement in the center of the field (parcel) has been avoided.

- c. Generally, guyed towers should not be allowed, except for Broadcast T.V., Broadcast Radio, and Amateur Radio.*

The proposed tower is a three-leg lattice tower. No guyed tower proposed.

- d. Towers should be sited to minimize aesthetic impacts to adjacent homesites on surrounding properties.*

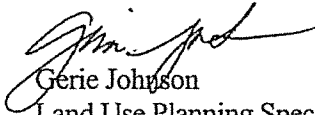
The selected parcel is proposed to be sited on a large agricultural parcel used for orchards. There are no adjacent homesites on the subject parcel or adjacent surrounding parcels. Due to the rural nature of the area the visual impacts to surrounding properties will be minimal.

- e. Towers should be sited to minimize impacts to adjacent farming operations on surrounding properties.*

The proposed facility is entirely on the subject parcel and will have no impact to farming operations on surrounding properties. The project is an unmanned facility with little to no impact to traffic load. Noise, dust, smoke, or other harmful elements are usually not associated with telecommunications facilities. An FAA obstruction light will be installed at the top of the tower to improve safety for agricultural aircraft.

With the submission of this Response to requested information found in the Notice, Applicant respectfully requests that the Application be deemed complete. Should you have any questions or comments, please feel free to contact me. I can be reached directly at (916) 709-2057, or via email (gjohnson@completewireless.net). Thank you.

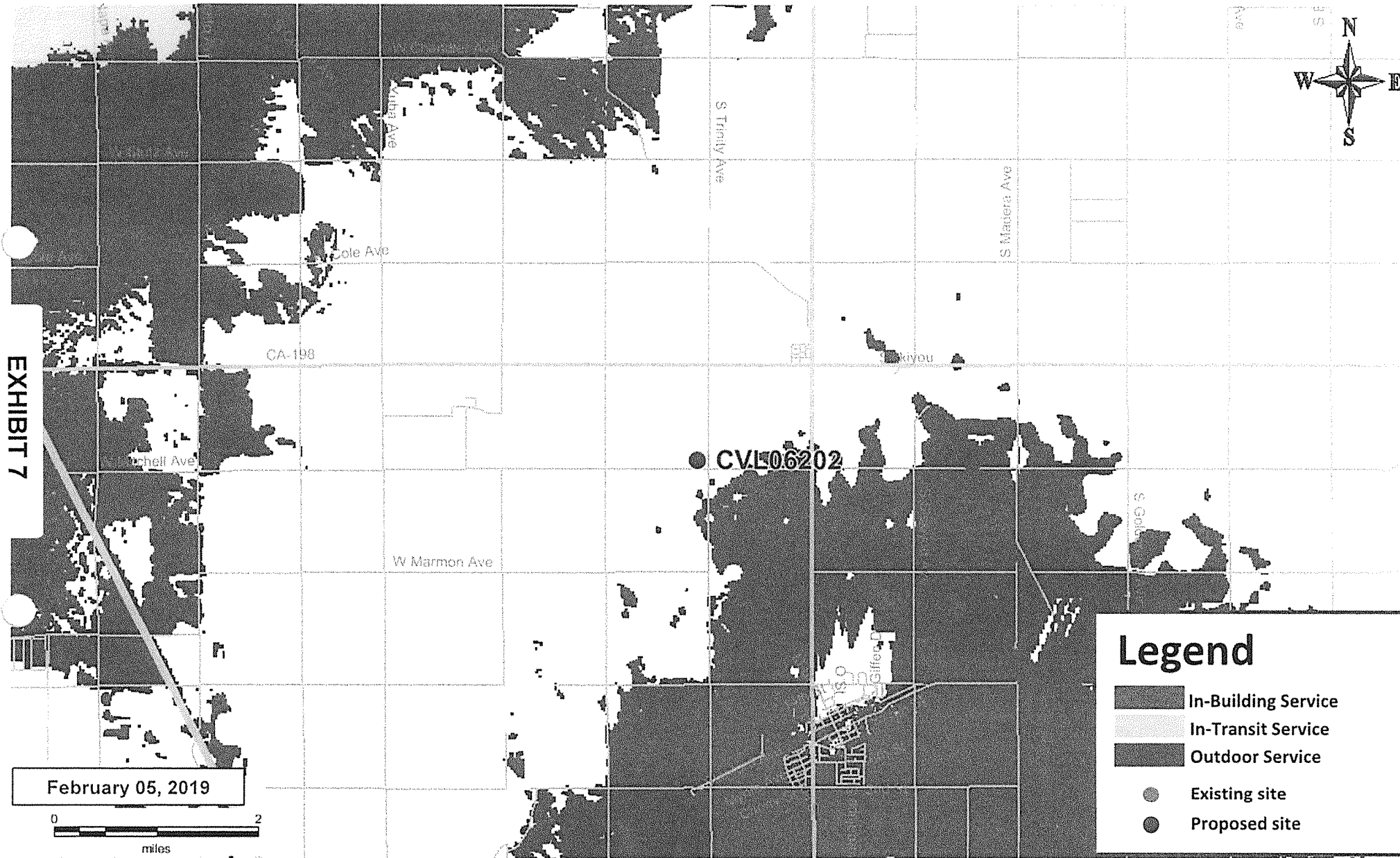
Respectfully,



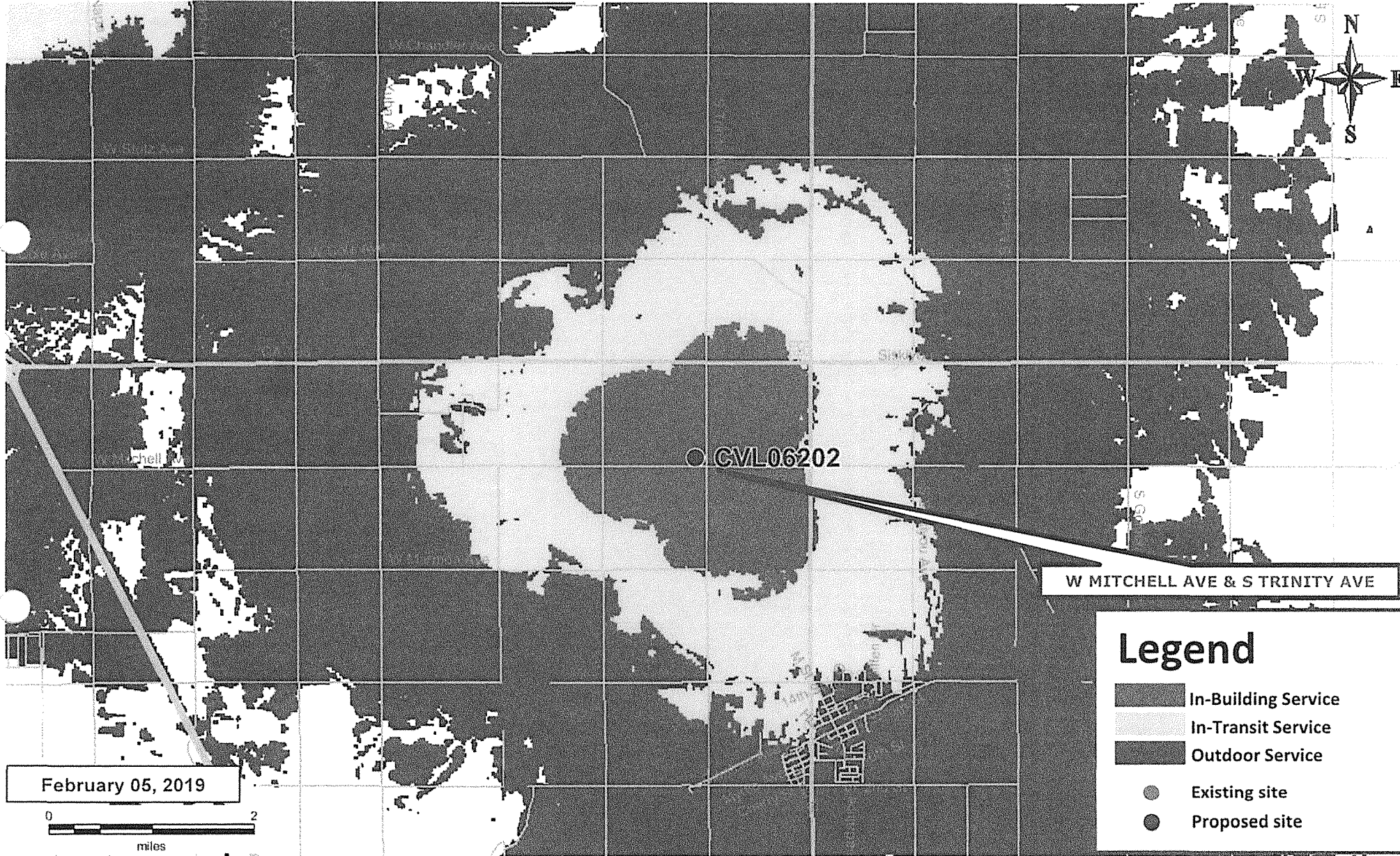
Gerie Johnson
Land Use Planning Specialist
gjohnson@completewireless.net

Enclosures

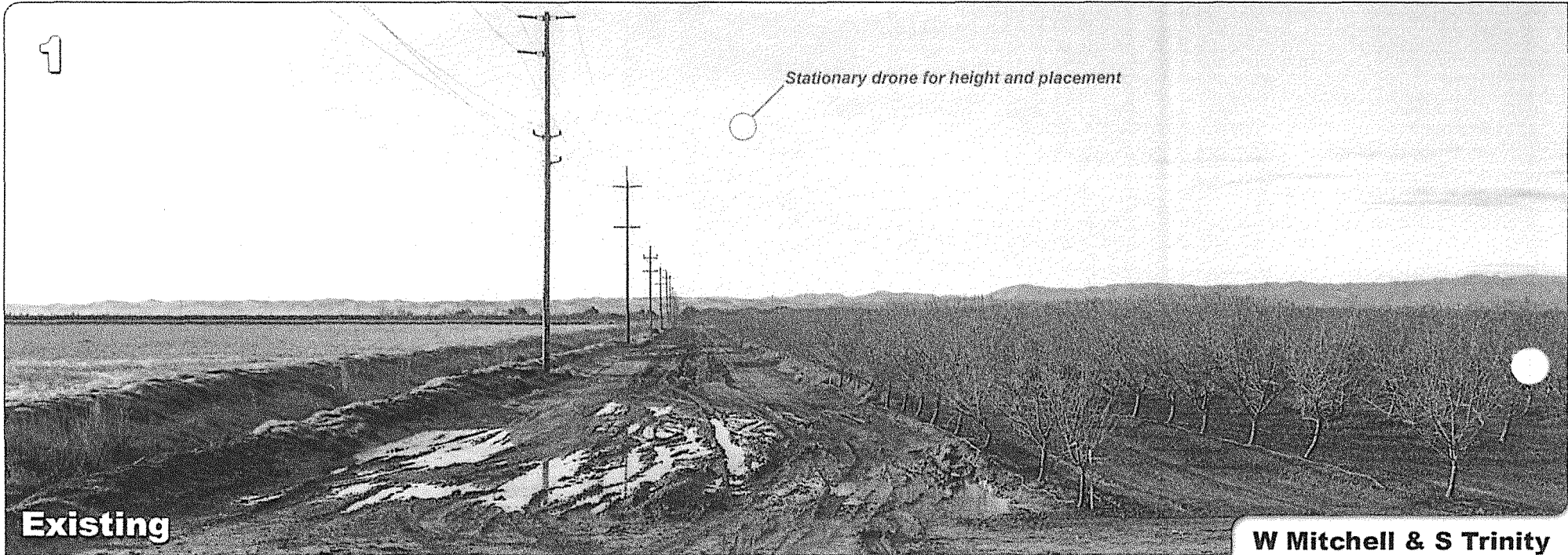
Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 220 ft)



1



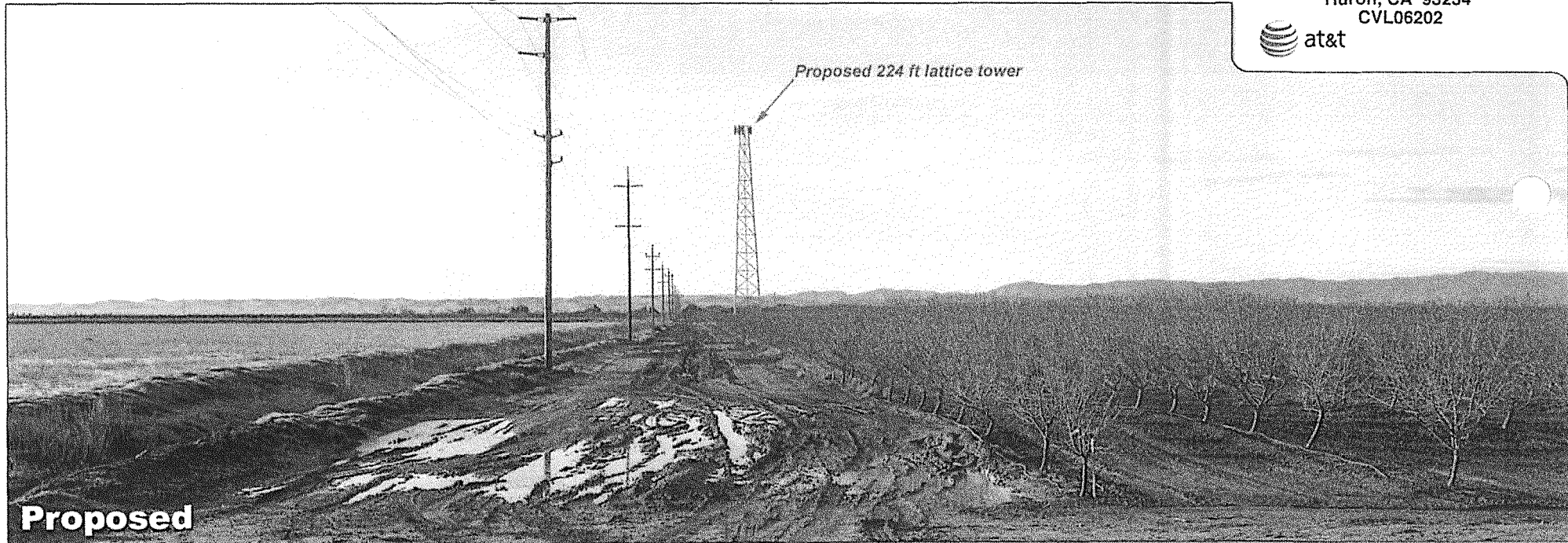
Existing

W Mitchell & S Trinity

South Trinity Ave
Huron, CA 93234
CVL06202



Photomontage of the view looking south from the S Trinity Ave, a half mile north of the site.



Proposed

2

Stationary drone for height and placement



Existing

W Mitchell & S Trinity

South Trinity Ave
Huron, CA 93234
CVL06202



Photosimulation of the view looking north along S Trinity Ave, a dirt agricultural access road.

Proposed 224 ft lattice tower



Proposed

3

Stationary drone for height and placement

Existing

Photosimulation of the view looking west-southwest from the turn-off at S Lassen Ave.

W Mitchell & S Trinity

South Trinity Ave
Huron, CA 93234
CVL06202



Proposed 224 ft lattice tower

Proposed



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Complete Wireless Consulting on behalf of AT&T Mobility
- APPLICATION NOS.: Initial Study Application No. 7604 and Unclassified
Conditional Use Permit Application No. 3641
- DESCRIPTION: Allow the construction of a new unmanned wireless telecommunication facility consisting of a 224.8-foot-tall lattice tower with 9 antennas, one microwave dish, and related ground equipment, within a 2,500 square-foot fenced lease area, including new access and utility easements, on a 151.4-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the northwest corner of Trinity and Mitchell Avenues approximately 2.2 miles northwest of the City of Huron (APN: 068-100-21S) (Sup. Dist. 4).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is located in a predominantly agricultural area approximately 2.2 miles northwest of the City of Huron. The site is not located along a designated Scenic Highway. No scenic vistas or scenic resources, including trees, rock outcroppings, and historic buildings were identified on or near the site that may be impacted by this proposal. The project will have no impact on scenic resources.

- C. 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 points.) 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 WITH MITIGATION
INCORPORATED:

Currently planted in orchard, the project site is surrounded by agricultural fields. The orchard will be removed to accommodate the tower site (includes 2,500 square-foot lease area with a 20-foot-wide gravel access road) within the southeast corner of the property.

Aesthetics is typically the concern associated with this type of use because of the height of towers, which support communication antennas. The proposed 224-foot-tall lattice tower is surrounded by large agricultural fields with no residential improvements nearby. The nearest residential development is approximately 1.4 miles northeast of the tower site. The nearest public roads (State Route 198 and State Route 269) are located approximately one mile to the north and one mile to the east of the site.

According to the Applicant's Operational Statement, the height of the proposed tower is a function of its intended use, which is to provide broadband internet as well as improve cellular coverage in the area. The Applicant's Operational Statement also indicates that the height of the proposed tower at 224 feet, is at its minimum functioning height necessary to achieve the desired extent of coverage.

As discussed above, the proposed 224.8-foot-tall tower will be located on agricultural land in a remote agricultural area, away from public roads and with no residential development in the immediate vicinity. Given the rural nature of the area, distance from public roads, and lack of residential development, the visual impact of the tower to the surrounding area would be less than significant. The visual impact will be reduced with a Mitigation Measure requiring that slatted fencing be provided around the lease area.

* **Mitigation Measures**

1. *Ground equipment within the 50-foot by 50-foot lease area shall be screened behind slatted, chain-link fencing provided in an earth-tone (brown) color.*

- 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:

Per the Applicant's Operational Statement, work lights will be installed in front and in back of a walk-in cabinet for service technicians.

To reduce any lighting and glare impact resulting from outdoor lighting, a Mitigation Measure would require that all lighting shall be hooded and directed as to not shine toward adjacent properties and public streets.

* **Mitigation Measure**

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

The project proposes to install a Federal Aviation Administration (FAA) obstruction light at the top of the tower to improve safety for agricultural aircraft.

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 Department 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:

The project is not in conflict with Agriculture zoning on the property and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The subject property is classified as Prime Farmland on the 2014 Fresno County Important Farmland Map and currently enrolled in a Williamson Act Land Conservation Contract (AP 1931).

Loss of Prime Farmland due to the project (tower site) occupying a 2,500 square-foot area of prime farmland for a non-agricultural use in comparison to the remainder of the 151.4 acres of the site to remain in farming operation is insignificant. As such, impact on Prime Farmland would be less than significant.

According to the Policy Planning Section of the Fresno County Department of Public Works and Planning, telecommunication towers could be allowed on contracted land provided a Statement of Intended Use (SIU) is submitted. The applicant has submitted an SIU which has been reviewed and approved by Policy Planning.

- 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 subject proposal is not in conflict with the current zoning of AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) on the property. Likewise, the project site is an active farmland and not a forest land.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed unmanned wireless communication facility will occupy a 2,500 square-foot portion of farmland. Once operational, the facility will not hinder onsite farming operations (orchard) or farming operations on adjacent land. The project will result in less than significant changes to the area's existing environment.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project. The tower will comply with Federal Aviation Administration (FAA) requirements.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

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

IV. BIOLOGICAL RESOURCES

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

FINDING: NO IMPACT:

The U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) reviewed this proposal and expressed no concerns with the project. As such, no impacts were identified concerning any candidate, sensitive or special-status species, or any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS.

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

FINDING: NO IMPACT:

No federally-protected or other wetlands were identified near the project site during the analysis.

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

FINDING: NO IMPACT:

No concerns related to the project interfering with the movement of native resident or migratory fish or wildlife species, or interference with migratory wildlife corridors or the use of native wildlife nursery sites, were identified by any reviewing agency.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

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: NO IMPACT:

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

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?

FINDING: NO IMPACT:

The construction or operation of the proposed telecommunications facility would result in no negative impact on energy resources.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not obstruct a state or local plan for renewable energy.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-2 of the Fresno County General Plan Background Report (FCGPBR), the project site is located in an area which has 10 percent probability of seismic hazard in 50 years. With the project development complying with applicable Seismic Design Standards, the impact would be less than significant. The project site is not located in an area of landslide hazards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-2 of the Fresno County General Plan Background Report, the project site is located in an area of erosion hazards. Although grading activities resulting from this proposal may result in loss of some topsoil, the impact would be less than significant in that the area of disturbance is limited to 2,500 square feet and a 20-foot-wide access and utility easement that serves it.

Per the comments provided by the Development Engineering Section of the Development Services and Capital Projects Division, a Project Note would require that engineered grading plans shall be provided and a Grading Permit or Voucher shall be obtained for any grading proposed with this application.

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

FINDING: NO IMPACT:

The project site is flat with stable soil. The project will not result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

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

FINDING: NO IMPACT:

The project site is not located in an area of expansive soils as identified by Figure 7-1 of the 2000 Fresno County General Plan Background Report.

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

FINDING: NO IMPACT:

The proposed communications facility is unmanned and requires no onsite restroom facility.

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

FINDING: NO IMPACT:

See discussion in Section V. Cultural Resources above.

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:

Temporary impacts related to greenhouse gas emission may occur during the construction of the project when workers and construction vehicles will be mobilized to and from the project site. However, negligible or no greenhouse gas emission would occur during operation of the facility. Due to being an unmanned facility, there will be no traffic trips to the site during its operation except for one truck per month visiting the site for maintenance purposes. It is expected that any greenhouse gas emission generated during construction will be offset during facility operation.

IX. 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 Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires that facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Additionally, any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95, and all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. With adherence to these requirements, the proposed use will have a less than significant impact related to hazardous materials.

- 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:

There is no school within one quarter-mile of the project site.

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

FINDING: NO IMPACT:

The project site is active farmland and not a hazardous material site.

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

FINDING: NO IMPACT:

The proposed telecommunication facility is an unmanned facility and is not located within an Airport Land Use Plan area, two miles of a public use airport, or near a private airstrip.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

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

FINDING: NO IMPACT:

The project site is not located in an area of wildfire hazards. Approval of the project will not impair implementation of an adopted Emergency Response or Evacuation Plan.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

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

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

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns related to water availability/sustainability for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

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 off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No existing natural drainage channels run through the property that may be impacted by the project.

The primary area of ground disturbance with this proposal involves the grading of approximately 2,500 square feet of lease area and the access and utility easement to serve it. Both the lease area and access easement will utilize gravel as ground cover and therefore not substantially increase the impervious surface area or result in substantial erosion on or off site. As noted above, a grading permit or voucher will be required for any grading proposed with this application.

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

FINDING: NO IMPACT:

The project site does not contain nor is close to water features that could create seiche, tsunami, or mudflow conditions.

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

FINDING: NO IMPACT:

The project is not in conflict with any 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. The nearest community of Huron is approximately 2.2 miles southeast of the subject parcel.

- 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 subject property is designated Agriculture in the County General Plan and is not located within the Sphere of Influence of any city.

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

The Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community.

According to the applicant's response to the County Wireless Communication Guidelines, the entirety of the targeted search area (two-mile diameter) is located within agriculturally-zoned parcels; therefore, more favorably zoned parcels, such as commercial or industrial, were infeasible. Additionally, no existing facilities were found within the target area and consequently no colocation opportunities were available. Furthermore, none of the landowners within the target area were found to be interested in leasing land for the project except the owner of the subject property. The subject property was also determined to be better suited to meet coverage objectives.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve colocation opportunities. According to the applicant's response to the Fresno County Wireless Communication Guidelines, the proposed tower is designed to accommodate additional carriers with the option to install ground equipment. A Condition of Approval would require that prior to the issuance of building permits, evidence shall be submitted by the applicant showing provisions have been made to accommodate colocation.

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:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area as identified in Policy OS-C.2 of the General Plan.

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; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The project will install an onsite emergency back-up generator to allow the facility to continue running in case of power outage. Although the Fresno County Department of Public Health, Environmental Health Division (Health Department) expressed no concerns related to noise, a Condition of Approval would require that the testing of the generator for maintenance purposes be limited to daytime hours.

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:

No housing is proposed with this application.

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 following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the subject proposal and expressed no concerns with the project. The project will comply with the California Code of Regulations Title 24 – Fire Code, California Code of Regulations, Title 14 Natural Resources, and will require approval of County-approved site plans by the Fire

District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

The project will not result in the need for police protection, schools, parks or other any public 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:

No impact on recreational resources were identified in the analysis.

XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

The project will have no impacts on the performance of the traffic circulation system, congestion management programs, or traffic hazards.

According to the Applicant's Operational Statement, construction of the proposed telecommunications facility will take approximately 60 days while utilizing an average of

two to ten workers per day. Once operational, one service vehicle per month will visit the site to conduct routine maintenance.

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

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

The project entails an unmanned wireless telecommunication facility, which requires no regular daily traffic trips during operation. With no concerns expressed by the Design Division of the Fresno County Department of Public Works and Planning, the project will not be in conflict with or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: NO IMPACT:

Located within the southeast corner of the subject property, the proposed telecommunication facility will take access via Trinity Avenue, which is a private access road. The location of the facility or its design will not contribute to traffic hazards.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the project and did not identify any concerns related to emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. 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: NO IMPACT:

See discussion in Section V. Cultural Resources above.

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

FINDING: NO IMPACT:

The project is an unmanned wireless telecommunication facility, which does not require use of water, or produce wastewater. The project will not require the relocation or construction of new or expanded electric power or natural gas facilities.

- 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 does not require use of water, or produce wastewater.

- 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:

Operation of the proposed wireless communication facility will not generate any 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; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section XV. A. 1. Public Services above.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: NO IMPACT:

The project will have no impact on biological or cultural resources.

- 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:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3641, 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 Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

Potential impacts related to Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality Land Use and Planning, Noise, and Public Services have been determined to be less than significant.

Potential impacts relating to Aesthetics have determined to be less than significant with the included 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.

EA:

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00			
Agency File No: IS 7604		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno	
				Zip Code: 93721	
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204		Extension: N/A
Applicant (Name): Complete Wireless on behalf of AT&T Mobility		Project Title: Unclassified Conditional Use Permit Application No. 3641			
Project Description: Allow the construction of a new unmanned wireless telecommunication facility consisting of a 224.8-foot-tall lattice tower with 9 antennas, one microwave dish, and related ground equipment, within a 2,500 square-foot fenced lease area, including new access and utility easements, on a 151.4-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Trinity and Mitchell Avenues approximately 2.2 miles northwest of the City of Huron (Sup. Dist. 4) (APN 068-100-21S).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7604) prepared for Unclassified Conditional Use Permit Application No. 3641, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to Biological Resources, Cultural Resources, Energy, Mineral Resources, Population and Housing, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Potential impacts related to Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality Land Use and Planning, Noise, and Public Services have been determined to be less than significant. Potential impacts related to Aesthetics have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.					
FINDING: The proposed project will not have a significant impact on the environment.					
Newspaper and Date of Publication: Fresno Business Journal – June 7, 2019			Review Date Deadline: Planning Commission – July 18, 2019		
Date: June 5, 2019	Type or Print Name: Marianne Mollring, Senior Planner		Submitted by (Signature):		

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**