



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 January 23, 2020

**SUBJECT:** Initial Study Application No. 7718 and Unclassified Conditional Use Permit Application No. 3659

Allow construction of a 195-foot telecommunications tower and associated equipment on a 3,000 square-foot portion of a 241.02-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the north side of West Elkhorn Avenue, approximately 268 feet east of its nearest intersection with South Lassen Avenue (State Route 145), and is approximately 7.72 miles southwest of the nearest city limits of the City of San Joaquin (SUP. DIST. 1) (APN 040-130-31S).

**OWNER:** Pier and Darlene Van der Hoek, Trustees  
**APPLICANT:** Lisa Elliott, Streamline Engineering, on behalf of Crown Castle

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

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7718; and
- Approve Unclassified Conditional Use Permit Application No. 3659 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Approved Cell Tower Applications within a Five-Mile Radius Map
6. Site Plans, Detail Drawings, and Elevations
7. Applicant's Operational Statement
8. Coverage Maps
9. Summary of Initial Study Application No. 7718
10. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agricultural	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	241.02 acres	No change
Project Site	N/A	Approximately 3,000 square-foot fenced area
Structural Improvements	Single-family residences and farm labor housing	195-foot telecommunications tower and associated equipment
Nearest Residence	N/A	Approximately 102.56 feet south of the project site
Surrounding Development	Agricultural, single-family residence, and an existing telecommunications tower.	195-foot telecommunications tower and associated equipment
Operational Features	N/A	The proposed telecommunications tower will operate 24 hours a

Criteria	Existing	Proposed
		day, 7 days a week. A proposed generator is expected to only be used when main power to the facility has been turned off.
Employees	N/A	None
Customers	N/A	None
Traffic Trips	Residential	No change
Lighting	Residential	No change
Hours of Operation	N/A	24 hours a day

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

**ENVIRONMENTAL ANALYSIS:**

Initial Study No. 7718 was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 9.

Notice of Intent of Mitigated Negative Declaration publication date: December 20, 2019

The California Department of Toxic Substances Control (DTSC) has reviewed the subject Initial Study and provided concerns regarding the Hazards and Hazardous Materials Section of the Initial Study. Revisions were made to the Initial Study and are depicted in bold type. Revisions addressing concerns brought by the DTSC did not cause a change in any of the determinations regarding impact findings; therefore, the Initial Study was not redistributed for additional review.

**PUBLIC NOTICE:**

Notices were sent to 11 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

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

The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

The proposal entails the construction of a 195-foot telecommunications tower and related

equipment. The project will be built on a 3,000 square-foot portion of a 241.02-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The Applicant intends to replace the existing tower approximately 65.78 feet west of the proposed tower to maintain coverage needs of the carriers installed on the existing tower. The Applicant stated that the telecommunications facility owner was unable to renegotiate the lease agreement for the existing site. Therefore, a new site was sought to maintain coverage for the area. The existing tower will be decommissioned and removed upon construction of the new telecommunications facility.

On March 4, 1972, the Fresno County Parcel Map Ordinance went into effect requiring a mapping procedure to be completed for the subdivision of land into four or less parcels. Prior to implementation of the Parcel Map Ordinance, a parcel of any size and dimension could be created through the recordation of a deed. However, parcels created in such a manner were still subject to the development standards prescribed by the Zoning Ordinance. On June 8, 1960, the Fresno County Zoning Ordinance was adopted by the Board of Supervisors with the subject parcel originally zoned A-1 (Agricultural). The subject parcels zoning then changed from the A-1 Zone District to an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District on August 31, 1976, by approval of County-initiated Amendment Application No. 2870 (AA No. 2870). Based on the 1971-72 Assessor Map Rolls, the subject parcel is in the same configuration today. The A-1 Zone District has a minimum parcel size of 100,000 square feet and the AE-20 Zone District has a minimum parcel size of 20 acres. The subject 241.02-acre parcel meets both current and past minimum parcel size standards. As the subject parcel is in the same configuration compared to the 1971-72 Assessor Map Rolls and meets the original and current zone district parcel size standards, the subject parcel is considered a legal lot.

Building permit records for the project site show that building permits for a single-family dwelling and garage were issued on August 25, 1966 with notes on the permit indicating that the proposed single-family residence is for hired help. An existing single-family residence is also present, indicating that the existing single-family residence was built prior to 1958, when building permits were not required. On May 31, 2012, building permits were issued for the installation of a mobile home for farm employees. The proposed project site will be located north of the mobile home.

***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*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	AE-20  Front yard: 35 feet  Side yard: 20 feet  Rear yard: 20 feet	Front yard: Approximately 186.3 feet  Side yard: Approximately 27 feet  Rear yard: Approximately 5,025 feet	Y
Parking	No requirement	None	Y
Lot Coverage	No requirement	None	Y

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Space Between Buildings	No animal or fowl pen, coop, stable, barn or corral shall be located within forty (40) feet of any dwelling or other building used for human habitation	None	Y
Wall Requirements	No requirement unless a pool is present	None	Y
Septic Replacement Area	100 percent replacement	100 percent replacement	Y
Water Well Separation	Septic Tank: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

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

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

**Analysis:**

The proposed 3,000 square-foot enclosed area is located toward the southern property line near Elkhorn Avenue. Based on the submitted site plan, the proposed telecommunications tower will be located outside the required yard setbacks established by the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Based on the conducted analysis, staff believes that the project site is adequate in shape and size to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

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

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	Yes	A private dirt road is utilized on site to access residential units	An access road will be built off the existing private dirt road to access the project site.
Public Road Frontage	No	The subject parcel fronts West Elkhorn Avenue	The 3,000 square-foot project site will not front West Elkhorn Avenue, but an access road off West Elkhorn Avenue will be utilized to access the project site.
Direct Access to Public Road	Yes	An existing driveway on West Elkhorn Avenue provides access to and from the public road.	A proposed 12-foot access road utilizing the existing driveway on West Elkhorn Avenue
Road ADT		300 VPD	No change
Road Classification		Local	No change
Road Width		50 feet with 24 feet of pavement width	No change
Road Surface		Pavement	No change
Traffic Trips		Residential	No change
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase in traffic expected
Road Improvements Required		N/A	None required

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

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: An encroachment permit from Fresno County Road Maintenance and Operations Division is required for any work in the County road right-of-way. **This shall be included as a Project Note.**

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

**Analysis:**

Per information provided by the Applicant, the telecommunications facility will be unmanned and not require employees to be on site to operate the facility. Operation of the facility is not expected to significantly increase traffic trips on Elkhorn Avenue, as an existing facility located

on the adjacent parcel to the proposed facility is present. Based on this information, staff believes that traffic resulting from the project will be unchanged and that Finding 2 can be made.

**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*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	627.92 acres	Dairy and Single-Family Residential	AE-20	Approximately 5,647 feet
South	1.6 acres	Single-Family Residential	AE-20	Approximately 136 feet
	55.39 acres	Field Crop	AE-20	
	19.09 acres	Field Crop	AE-20	
East	203.37 acres	Field Crops	AE-20	N/A
West	479.65 acres	Field Crops	AE-20	N/A
	159.89 acres	Field Crops	AE-20	

**Reviewing Agency/Department Comments:**

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. The default State reporting thresholds that apply are:  $\geq 55$  gallons (liquids),  $\geq 500$  pounds (solids),  $\geq 200$  cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances. **This shall be included as a Project Note.**

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

Fresno County Fire Protection District: The Application shall comply with California Code of Regulations (CCR) Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the 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. **This shall be included as a Project Note.**

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

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

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

### **Analysis:**

The project site is located in a predominantly agricultural area. The subject 241.02-acre parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and is utilized mainly for agricultural purposes. The subject parcel also contains three residential units (based on existing building permit records) which are located towards the southern property line fronting Elkhorn Avenue. Surrounding parcels are used for agricultural operations, with a dairy located to the north and a small farm labor housing area located westerly adjacent to the project parcel. Additionally, the westerly adjacent parcel is also improved with a telecommunications facility. The existing telecommunications facility is proposed to be decommissioned and removed by the Applicant once the proposed facility is constructed. The proposed telecommunications tower is located approximately 186 feet north of Elkhorn Avenue. The base of the tower and ground equipment will be located behind an existing farm labor housing unit, which provides screening of the project from public view.

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

The Department of Public Health, Environmental Health Division and the Fresno County Fire Protection District have reviewed the project and provided requirements that further reduce the potential adverse effects that the project could have on abutting properties.

A Site-Specific Evaluation prepared by Airspace Safety Analysis and Compliance (ASAC) was submitted to staff for review. The evaluation determined that the proposed tower was below thresholds established by the Federal Aviation Administration (FAA) for noticing of the tower to the FAA, and is under thresholds to require tower hazard lighting and painting. As established by the FAA, thresholds for noticing is 200 feet of height above ground level (AGL) and 393 feet above mean sea level (AMSL), and the threshold for requiring hazard lighting and painting is 200 AGL and 393 AMSL. Based on the submitted study, the proposed tower is 195 feet AGL and 388 feet AMSL. The Lemoore Naval Air Station (NAS) was notified of the subject application. No concerns were expressed by Lemoore NAS to indicate that the proposed project would interfere with the facility.

Based on the above analysis, staff believes the proposal will not have an adverse effect upon surrounding properties.



**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 3 can be made.

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

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy LU-A.3: The County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria:</p> <p>Policy LU-A.3.a: The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</p> <p>Policy LU-A.3.b: The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.</p> <p>Policy LU-A.3.c: The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4)-mile radius.</p> <p>Policy LU-A.3.d: A probable workforce should be located nearby or be readily available.</p>	<p>In regard to Criteria “a”, the proposed use is location based and cannot be located more efficiently in an urban area. The intent of the project is to maintain coverage for the area, as an existing tower located adjacent to the subject parcel is expected to be decommissioned.</p> <p>In regard to Criteria “b”, the majority of the subject parcel is utilized for agricultural purposes. A small portion of land fronting Elkhorn Avenue is utilized for residential purposes. The land utilized for residential purposes is where the proposed telecommunications facility will be located and will not convert productive agricultural land.</p> <p>In regard to Criteria “c”, the proposed use is for an unmanned telecommunications facility and does not propose the use of water resources for operation.</p> <p>In regard to Criteria “d”, the subject parcel is located approximately 7.72 miles southwest of the nearest city limits of the City of San Joaquin. Although a large community is located 7.72 miles away, the project site is located within proximity of State Route 145 (Lassen Avenue) which provides a major thoroughfare to allow ease of access to the project site. Additionally, the project proposal does not require a large workforce to operate, as the use is for an unmanned facility.</p>
<p>General Plan Policy PF-J.4: The County shall require compliance with the Wireless Communications Guideline</p>	<p>Per the Fresno County Wireless Communications Guidelines, Applicants are required to submit evidence regarding alternative sites, aesthetics,</p>

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
for siting of communication towers in unincorporated areas of the County.	<p>placement of the tower, and colocation opportunities on the project site.</p> <p>In the case of this application, an Alternative Site Analysis was provided to staff, but adjacent property was selected as the only viable option, as it currently contains an existing telecommunications facility. The Applicant intends to remove the existing facility if the proposed facility is approved and constructed. The intent of the application is to maintain coverage in the area and it will not result in another tower being located in close proximity of an existing facility.</p> <p>The telecommunications tower will be located behind a farm labor housing unit and will have access to a public road via an existing driveway. The project will not result in the conversion of agricultural utilized land.</p> <p>Colocation opportunities are addressed in the Applicant's lease agreement with the property owner and on submitted site plans.</p>

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated as Agricultural in the Fresno County General Plan.

The subject parcel is enrolled in the Williamson Act Program under Contract No. 263. A Statement of Intended Use (SIU) was received by the Policy Planning Section for review. Upon review, the SIU adequately provided information as to the subject parcel's eligibility to remain enrolled in the Williamson Act Program.

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

**Analysis:**

General Plan Policy PF-J.4 requires compliance with the Fresno County Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative site locations. The Applicant indicates that the proposal will maintain coverage for the area, as an existing tower is set to be decommissioned and removed. According to County records, there are six approved cell towers located within a five-mile radius of the project site. This count includes the tower that is set to be decommissioned. As a Condition of Approval, the Applicant will be required to enter into an agreement with the County to remove the tower and obtain a demolition permit for the existing tower prior to final inspection of the proposed wireless telecommunications facility.

Fresno County Wireless Communication Guidelines require that towers be sited to minimize aesthetic impacts to adjacent properties. The proposed site is located approximately 186 feet away from Elkhorn Avenue. The cell tower is located approximately 27 feet from the westerly adjacent parcel that is improved with residential units and an existing telecommunications facility. Other surrounding parcels are utilized solely for agricultural purposes, therefore aesthetic impacts to adjacent properties is minimal due to the existing tower on the westerly adjacent parcel. The existing tower will be removed, and the proposed tower located within proximity to the point where the relocation will have a minimal impact.

Based on the submitted Alternative Site Analysis, no other alternate site was located that met the Applicant's desire to maintain similar coverage to what is already existing. Colocation opportunities of the existing equipment to maintain coverage was not possible according to the Applicant's Alternative Site Analysis; therefore, the only solution was to propose a new telecommunications facility in close proximity of the existing cell tower to maintain coverage.

Colocation opportunities of the proposed telecommunications facility are shown in the submitted site plan and provided in the lease agreement signed by the Applicant and the property owner.

Based on these factors, staff believes that the proposed project is consistent with the Fresno County General Plan and Fresno County Wireless Communications Guidelines.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

*Finding 5:* *That the conditions stated in the Resolution are deemed necessary to protect the public health, safety and general welfare*

Per Section 873-F of the Fresno County Zoning Ordinance, Finding 5 addresses whether the included Mitigation Measures, Conditions of Approval, and Project Notes can be deemed necessary to protect the public health, safety, and general welfare of the public and such other conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division.

**Reviewing Agency/Department Comments:**

Comments received from reviewing Agencies and Departments have been analyzed and included in corresponding Findings. Any comments that have been determined to be included as Mitigation Measures, Conditions of Approval, and Project Notes for this project are provided in Exhibit 1.

**Analysis**

Mitigation Measures, Conditions of Approval, and Project Notes are based upon comments and recommendations received from reviewing Agencies and Departments. Finding 1 addresses the adequacy of the subject parcel/project site and determines whether or not the subject parcel is sufficient in size to accommodate the proposed use while maintaining development standards set forth by the underlying zone district, which is in place to provide standardizations to all

parcels under a certain zone district and protect adjacent parcels through setbacks and buffers. Finding 2 addresses potential impacts to roadways adjacent to the subject parcel and the adequacy of the facility in terms of traffic generation and roadway quality. Finding 3 analyzes impacts to surrounding parcels. Finding 4 focuses on the project's consistency with the Fresno County General Plan, which guides development of the County through conformance with applicable goals and policies.

Staff believes that the proposed Mitigation Measures, Conditions of Approval, and Project Notes included as Exhibit 1, should be adopted to protect the public health, safety and general welfare and such other conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division.

**Conclusion:**

Finding 5 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3659, 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. 7718; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3659, 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. 3659; 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.

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7718  
Unclassified Conditional Use Permit Application No. 3659  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources/ Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities
3.	Energy	The idling of on-site vehicles and equipment will be avoided to the most possible extent to avoid wasteful or inefficient energy consumption during the construction and demolition of the project.	Applicant	PW&P	During construction and demolition of project
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Commission.				
2.	The approval shall expire in the event that use of the tower ceases operation 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 near as practical to its original condition. This stipulation shall be recorded as an Agreement.  Note: this Department will prepare the Agreement upon receipt of the standard processing fee, which is currently \$243.50.				

**EXHIBIT 1**

3.	<p>The Applicant will enter into an agreement with the County to remove the existing tower within six-months after the date the proposed tower becomes operational, provide an engineer's estimate for the cost of the tower removal, and provide a bond in the amount of the engineer's estimate.</p> <p>The Applicant must apply for and receive a demolition permit for the existing tower located on APN 040-130-31S prior to final inspection of the proposed tower.</p> <p>Note: this Department will prepare the Agreement upon receipt of the standard processing fee, which is currently \$243.50.</p>
4.	Prior to issuance of a building permit, the Applicant shall obtain Federal Aviation Administration (FAA) approval of the tower.

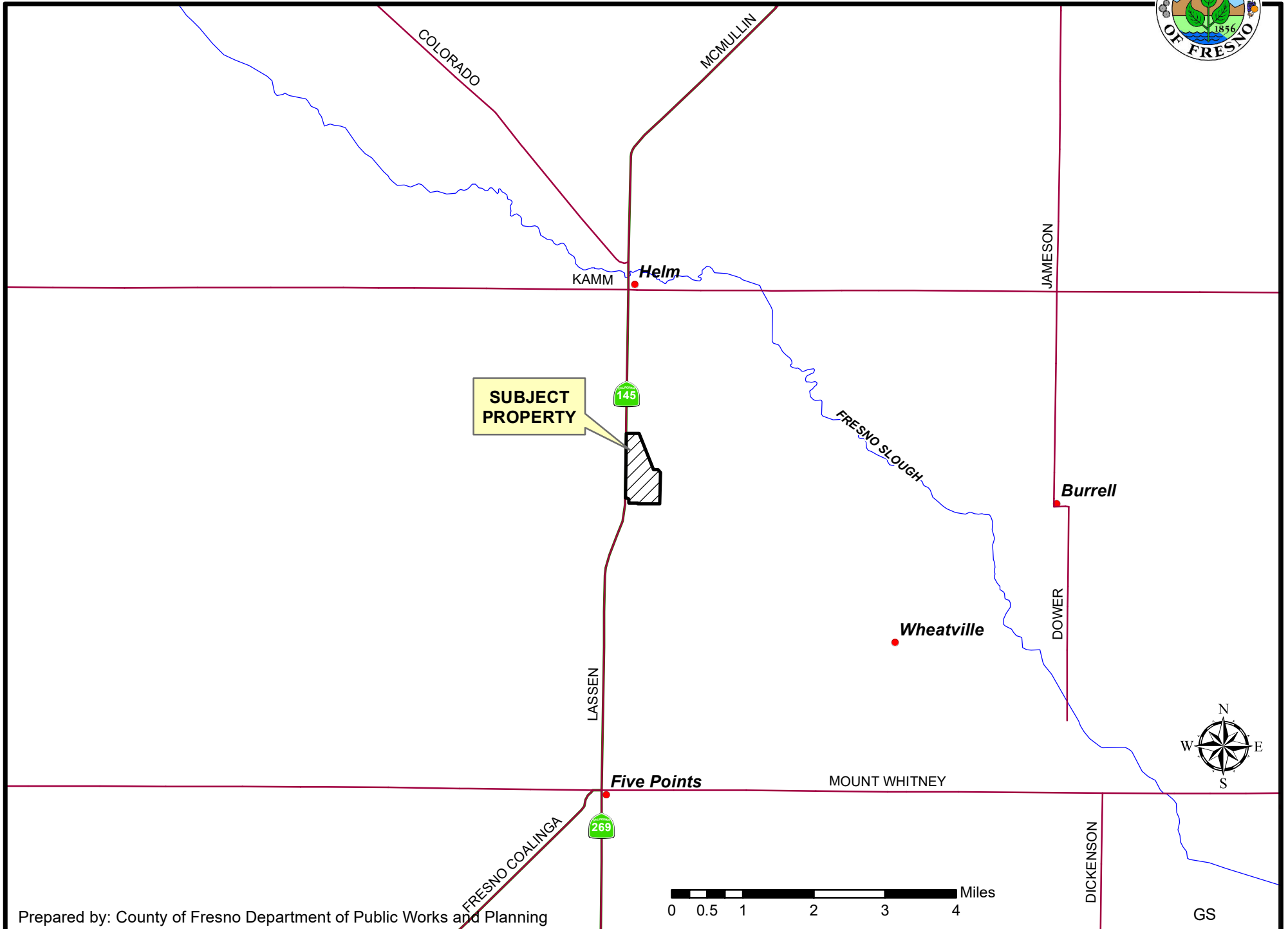
\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Plans, permits, and inspections will be required for all onsite improvements.
2.	An encroachment permit from the Fresno County Road Maintenance and Operations Division is required for any work in the County right-of-way.
3.	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. The default State reporting thresholds that apply are: $\geq 55$ gallons (liquids), $\geq 500$ pounds (solids), $\geq 200$ cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.
4.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes.
5.	The Application shall comply with California Code of Regulations (CCR), Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the 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.
6.	Project/Development including: Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into Community Facilities District No. 2010-01 of FCFPD.
7.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

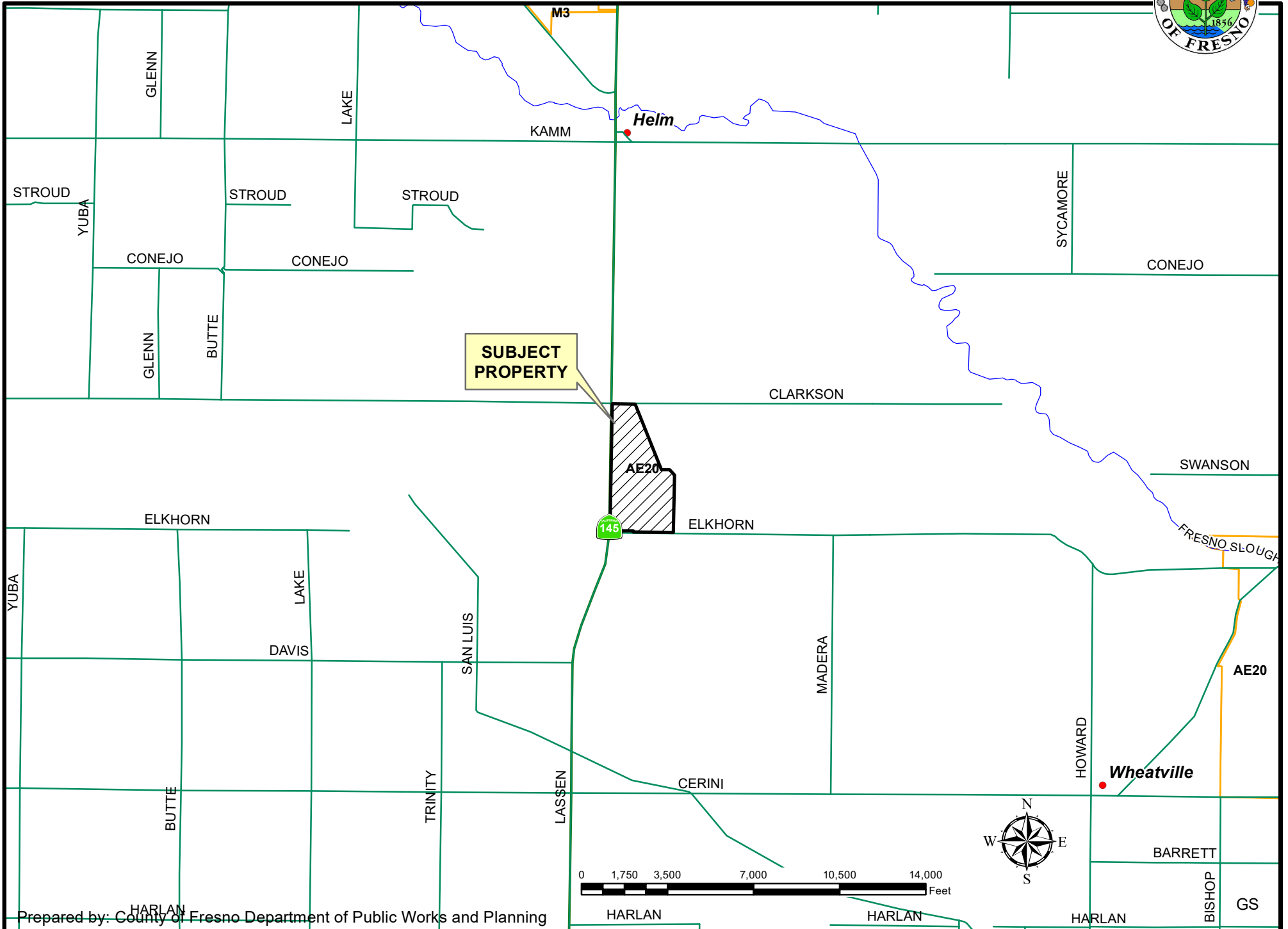
TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3659\SR\CUP 3659 MMRP (Ex 1).docx

# LOCATION MAP



# EXISTING ZONING MAP



**SUBJECT  
PROPERTY**

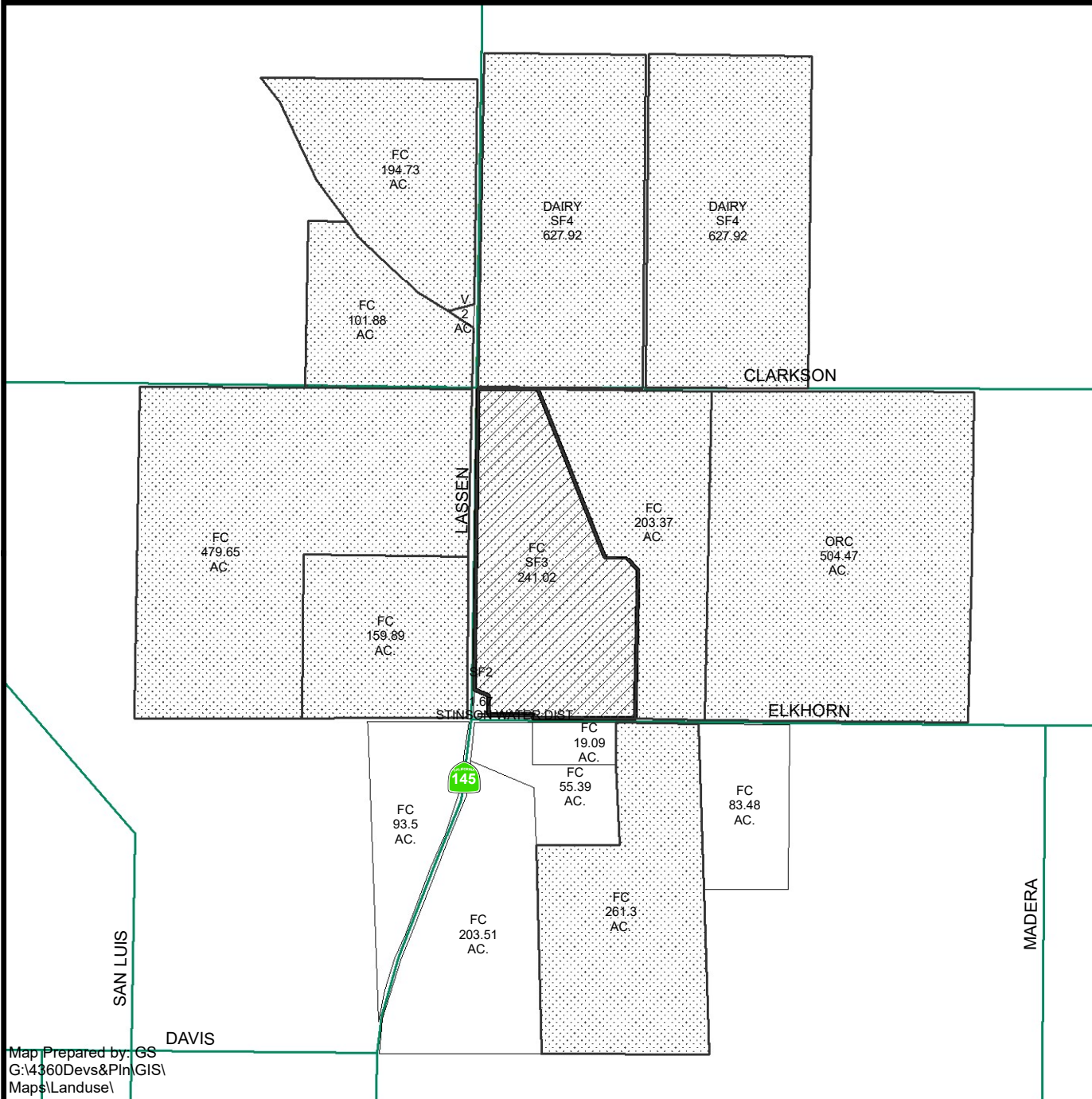
145

0 1,750 3,500 7,000 10,500 14,000 Feet





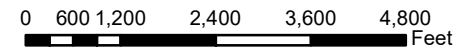
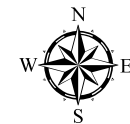
# EXISTING LAND USE MAP



LEGEND	
DAIRY	
FC - FIELD CROP	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

### LEGEND:

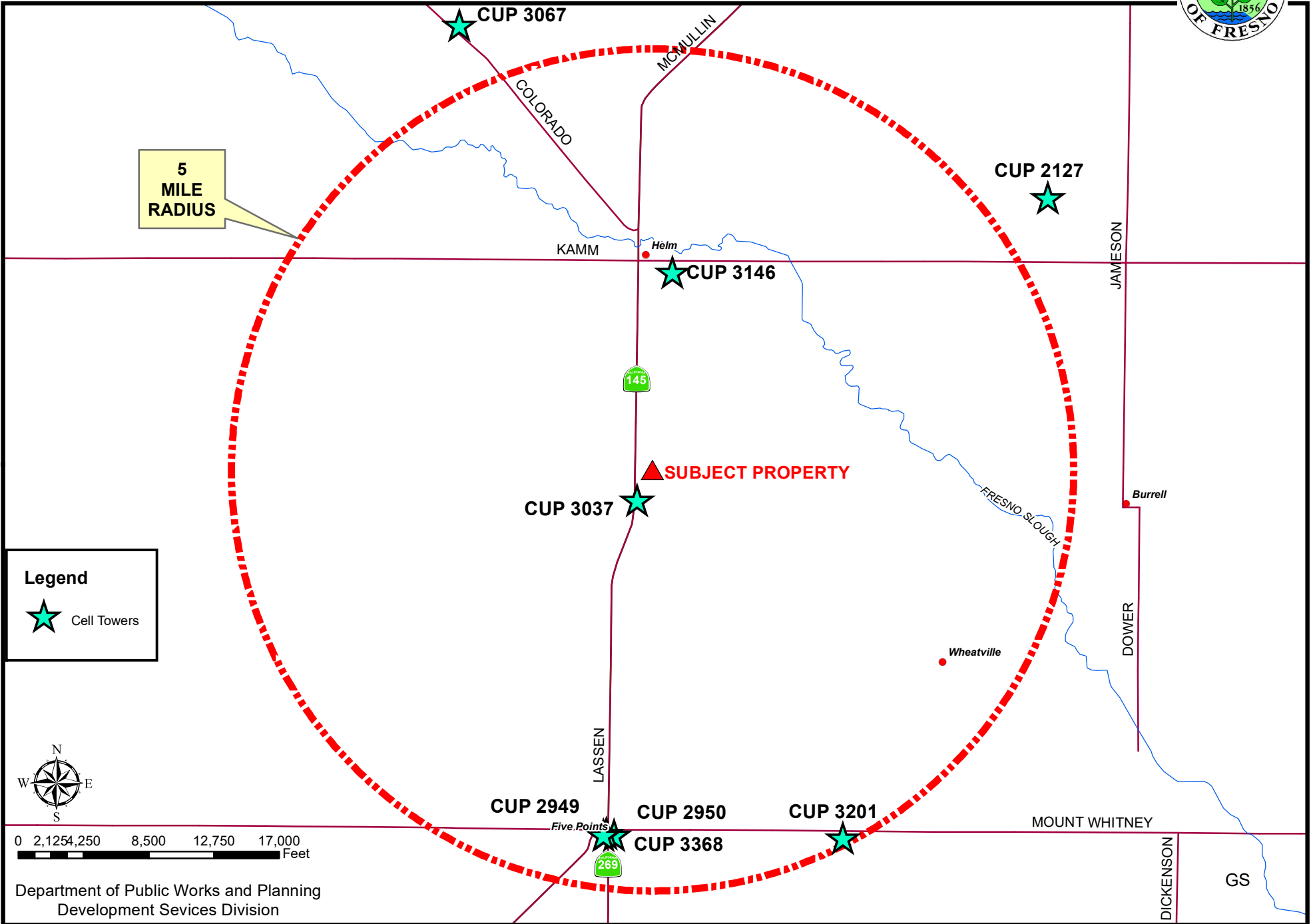
- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
G:\4360Devs&Plan\GIS\Maps\Landuse\

# CELL TOWERS WITHIN A FIVE-MILE RADIUS



**EXHIBIT 5**

# CC CROWN CASTLE

STARK  
16858 W ELKHORN AVE  
HELM, CA 93627  
831177

STARK

831177  
16858 W ELKHORN AVE  
HELM, CA 93627

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/11/19	ZD 90%	D.G.
	05/24/19	ZD 100%	D.G.
	09/17/19	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA

CHECKED BY: S. SAVIG

APPROVED BY: -

DATE: 09/17/19

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE COMPLETED OR NOT. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. Copyright © 2008, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

**CROWN CASTLE**

1 PARK PLACE, SUITE 200  
DUBLIN, CA 94568

SHEET TITLE:  
TITLE  
SHEET NUMBER:  
**T-1**

PROJECT DESCRIPTION

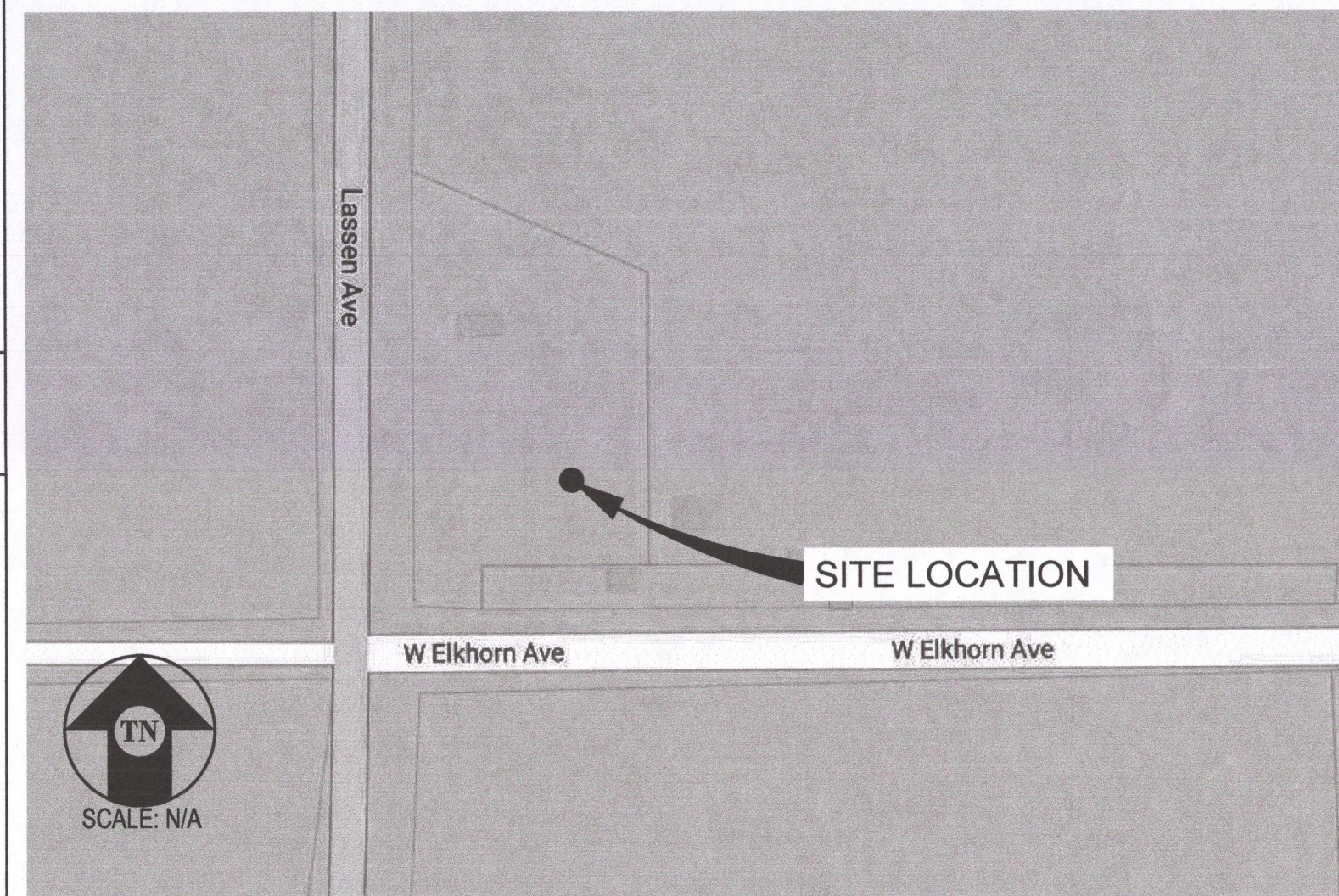
INSTALL A (N) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

- INSTALLING (P) 50'-0"X60'-0" CROWN CASTLE EQUIPMENT COMPOUND & FENCE
- INSTALLING (P) 195' LATTICE TOWER
- INSTALLING (P) 600A ELECTRICAL SERVICE
- INSTALLING (P) FIBER SERVICE
- INSTALLING (P) ACCESS ROAD
- REMOVAL OF (E) TOWER & COMPOUND @ FINAL PHASE (APN: 040-130-57S)

PROJECT INFORMATION

SITE NAME:	STARK	SITE #:	831177
COUNTY:	FRESNO	JURISDICTION:	FRESNO COUNTY
APN:	040-130-315	POWER:	PG&E
SITE ADDRESS:	16858 W ELKHORN AVE HELM, CA 93627	TELEPHONE:	AT&T
CURRENT ZONING:	AGRICULTURAL EXCLUSIVE -AE20		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	PIER VAN DER HOEK, TRUSTEE PO BOX 42 HELM, CA 93627		
APPLICANT:	CROWN CASTLE 1 PARK PLACE, SUITE 200 DUBLIN, CA 94568		
LEASING CONTACT:	SMARTLINK ATTN: DAVID ELLIOTT (808) 489-1191 DAVID.ELLIOTT@SMARTLINKLLC.COM		
ZONING CONTACT:	ATTN: LISA ELLIOTT (209) 605-2736		
CONSTRUCTION CONTACT:	CROWN CASTLE ATTN: JASON KIDD (707) 567-6994		
LATITUDE:	N 36° 29' 18.42" NAD 83 N 36.48845° NAD 83		
LONGITUDE:	W 120° 05' 49.80" NAD 83 W 120.097167° NAD 83		
AMSL:	±193.3'		

VICINITY MAP



DRIVING DIRECTIONS

- FROM: 1 PARK PLACE, DUBLIN, CA 94568  
TO: 16858 W ELKHORN AVE, HELM, CA 93660
1. HEAD SOUTH ON PARK PL TOWARD DUBLIN BLVD 200 FT
  2. TURN LEFT ONTO DUBLIN BLVD 0.1 MI
  3. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO HACIENDA DR 0.4 MI
  4. USE THE RIGHT LANE TO MERGE ONTO I-580 E VIA THE RAMP TO STOCKTON 0.2 MI
  5. MERGE ONTO I-580 E 12.7 MI
  6. KEEP LEFT TO STAY ON I-580 E 5.2 MI
  7. TAKE THE INTERSTATE 580 EXIT TOWARD INTERSTATE 5 S/FRESNO/LOS ANGELES 1.0 MI
  8. CONTINUE ONTO I-580 E 16.0 MI
  9. CONTINUE ONTO I-5 S 80.7 MI
  10. TAKE EXIT 365 FOR MANNING AVE 0.2 MI
  11. TURN LEFT ONTO MANNING AVE 22.5 MI
  12. TURN RIGHT ONTO S COLORADO AVE 6.6 MI
  13. TURN RIGHT ONTO CA-145 S 3.4 MI
  14. TURN LEFT ONTO W ELKHORN AVE DESTINATION WILL BE ON THE LEFT 377 FT

END AT: 16858 W ELKHORN AVE, HELM, CA 93660  
ESTIMATED TIME: 2 HOURS 26 MINUTES ESTIMATED DISTANCE: 149 MILES

EXHIBIT 6

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

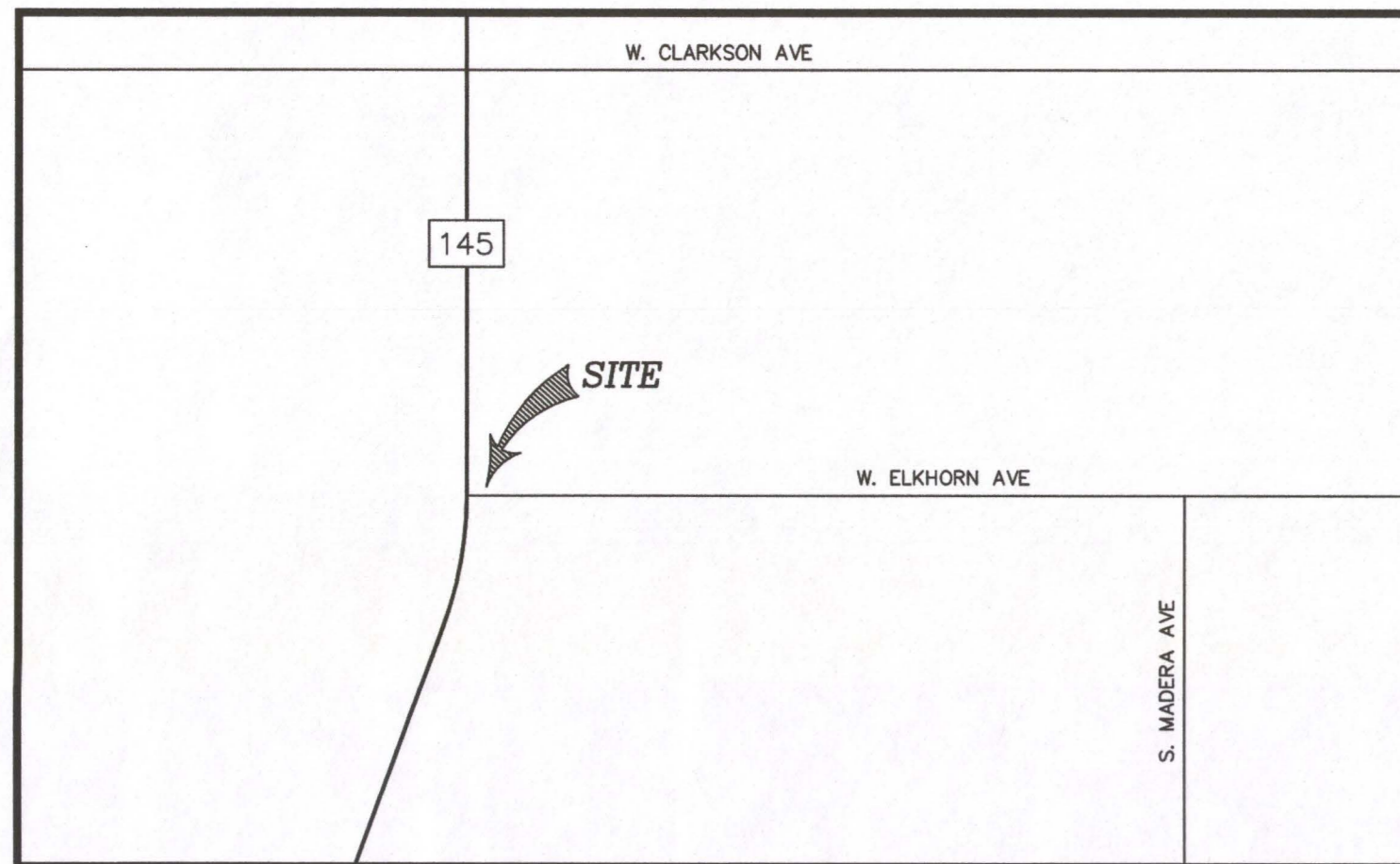
THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
C-3	TOPOGRAPHIC SURVEY	-
C-4	TOPOGRAPHIC SURVEY	-
C-5	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	LEASE AREA	-
A-3	ANTENNA PLAN	-
A-4	ELEVATIONS	-

APPROVAL

RF  
LEASING  
ZONING  
CONSTRUCTION  
AT&T



**SURVEYOR'S NOTES**

VICINITY MAP NOT TO SCALE

1. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GEODETIC, DETERMINED BY GPS OBSERVATION.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

**SURVEYOR'S CERTIFICATION**

I, d'Artagnan Alba, do hereby certify to Crown Castle, its subsidiaries, affiliates, successors and assigns and Stewart Title Guaranty Company, that this plat, and the information contained hereon, is a true and accurate representation of a survey that was performed by me, or under my direction and that, to the best of my knowledge, all tower improvements are contained within Crown Castle described area, unless shown otherwise.

**NOTES**

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

**FLOOD NOTE:**

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065029, PANEL NO. 2850J, DATED JANUARY 20, 2016, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**ZONING:**

AE20 - EXCLUSIVE AGRICULTURAL

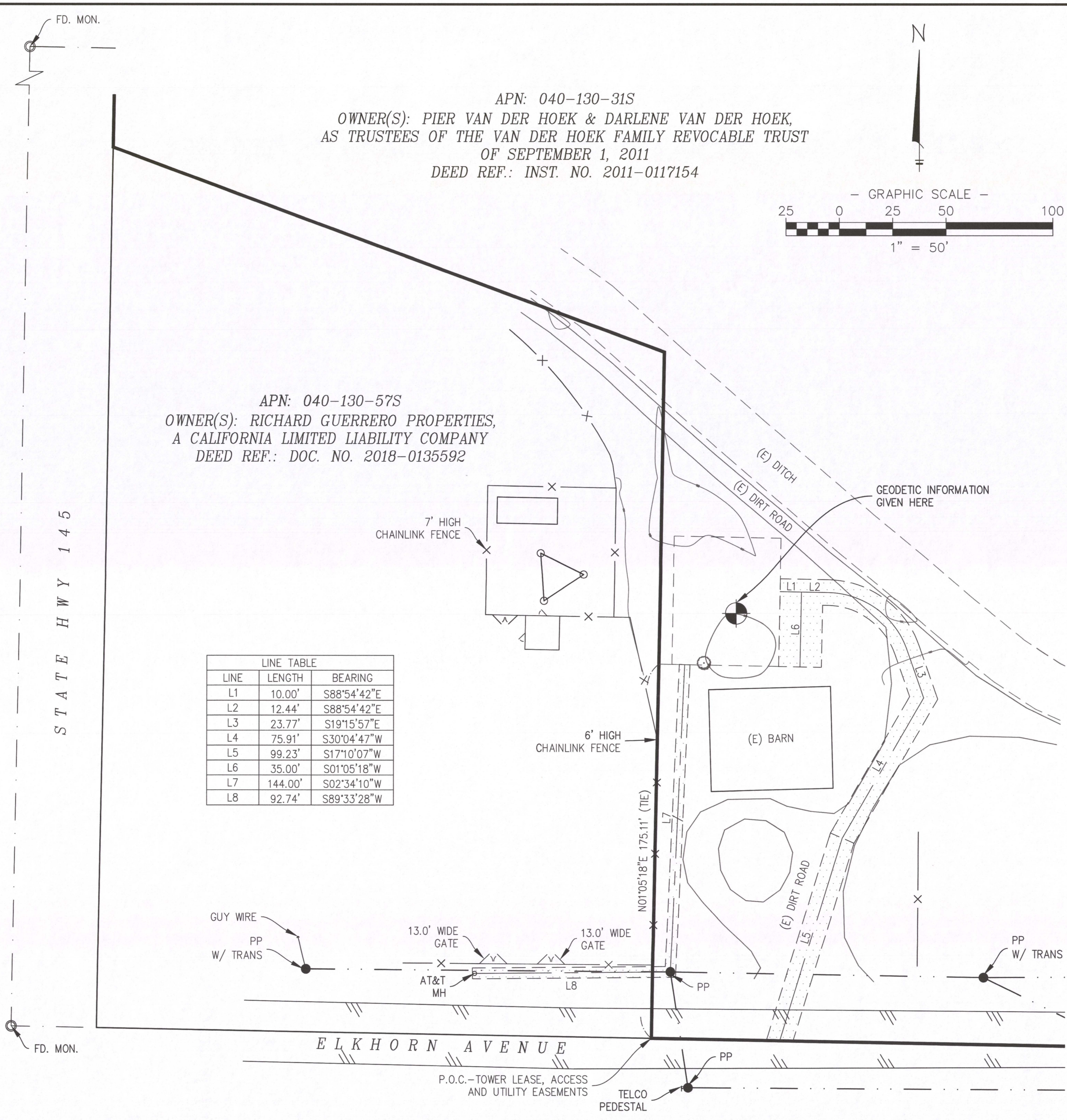
**LEGEND:**

- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- X - : FENCE AS NOTED
- - - : OVERHEAD UTILITY LINES
- : POWER POLE
- [E] : ELECTRIC TRANSFORMER
- [T] : TELCO PEDESTAL

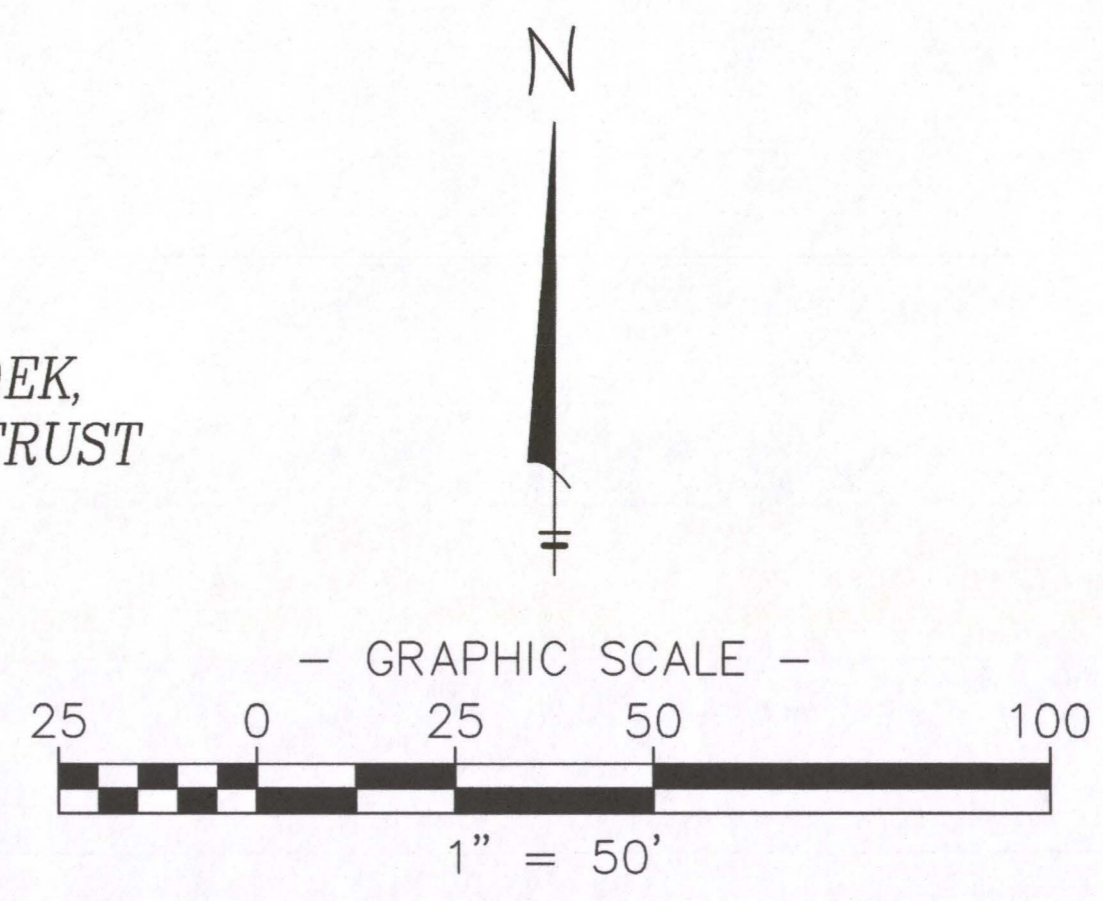
**LATITUDE & LONGITUDE**

LAT. 36° 29' 18.17" N. NAD 83  
 LONG. 120° 05' 49.72" W. NAD 83  
 ELEV. 193.0' NAVD 88 (BASIS OF DRAWING)

AREA TABLE	SQUARE FT.	ACREAGE
(A) PARENT PARCEL	±0	±0
(B) TOWER LEASE AREA	±3,000	±0.069
(C) ACCESS EASEMENT	±3,820	±0.088
(D) UTILITY EASEMENT	±1,184	±0.027



LINE	LENGTH	BEARING
L1	10.00'	S88°54'42"E
L2	12.44'	S88°54'42"E
L3	23.77'	S19°15'57"E
L4	75.91'	S30°04'47"W
L5	99.23'	S17°10'07"W
L6	35.00'	S01°05'18"W
L7	144.00'	S02°34'10"W
L8	92.74'	S89°33'28"W



**CROWN CASTLE**

**STREAMLINE ENGINEERING & DESIGN**

**SMITHCO SURVEYING ENGINEERING**

P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY	SL	04/08/19
2	LEASE/ESMNTS	SL	04/29/19

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: SL  
 CHECKED BY: DA  
 DATE DRAWN: 04/08/19  
 SMITHCO JOB #: 56-906

SITE NAME

SITE: VAN DER HOEK  
 BUN: 845804

SITE ADDRESS

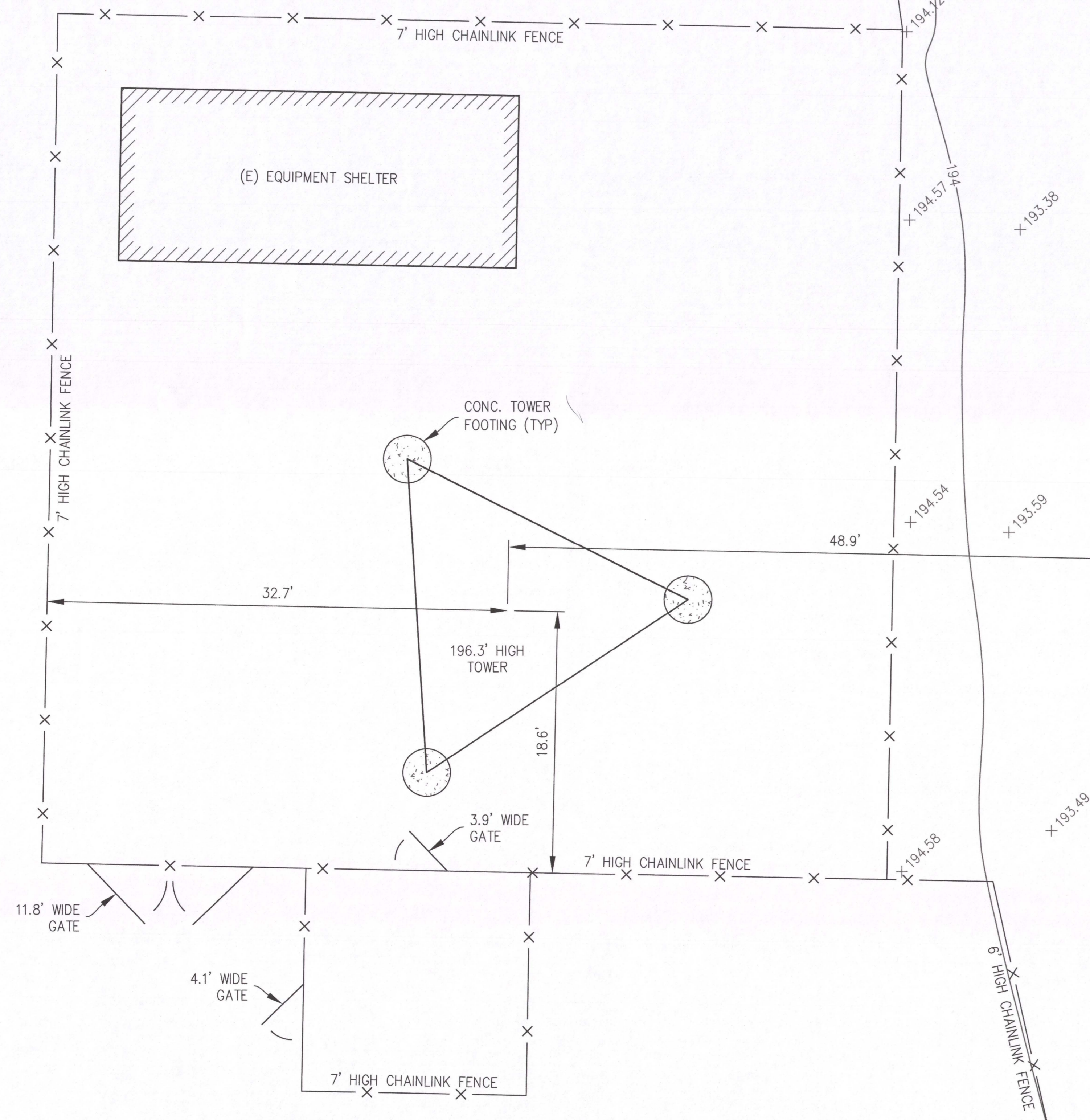
16858 W. ELKHORN AVENUE  
 SAN JOAQUIN, CA 93660  
 FRESNO COUNTY

SHEET TITLE

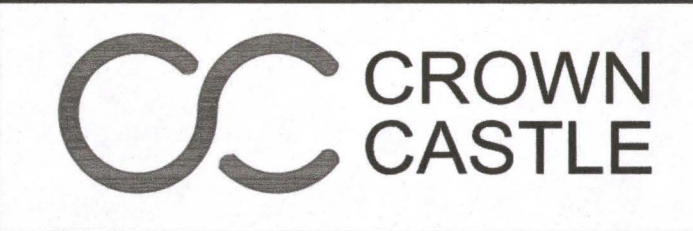
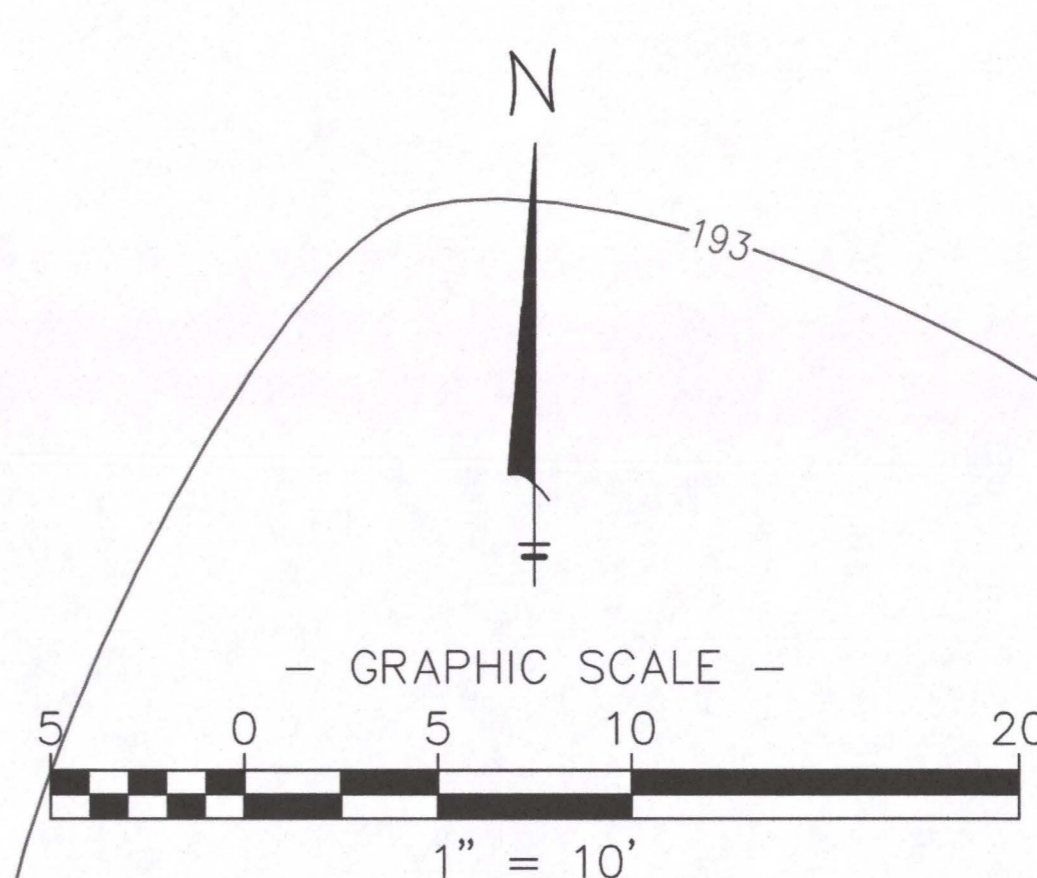
**AS-BUILT SURVEY**

FOR EXAMINATION ONLY  
 SHEET

APN: 040-130-57S  
 OWNER(S): RICHARD GUERRERO PROPERTIES,  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 DEED REF.: DOC. NO. 2018-0135592



APN: 040-130-31S  
 OWNER(S): PIER VAN DER HOEK &  
 DARLENE VAN DER HOEK,  
 AS TRUSTEES OF THE VAN DER HOEK FAMILY  
 REVOCABLE TRUST OF SEPTEMBER 1, 2011  
 DEED REF.: INST. NO. 2011-0117154



STREAMLINE  
 ENGINEERING  
 & DESIGN

SMITHCO  
 SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE

0	PRELIMINARY	SL	04/08/19
1	LEASE/ESMNTS	SL	04/29/19

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: SL  
 CHECKED BY: DA  
 DATE DRAWN: 04/08/19  
 SMITHCO JOB #: 56-906

SITE NAME

SITE: VAN DER HOEK  
 BUN: 845804

SITE ADDRESS

16858 W. ELKHORN AVENUE  
 SAN JOAQUIN, CA 93660  
 FRESNO COUNTY

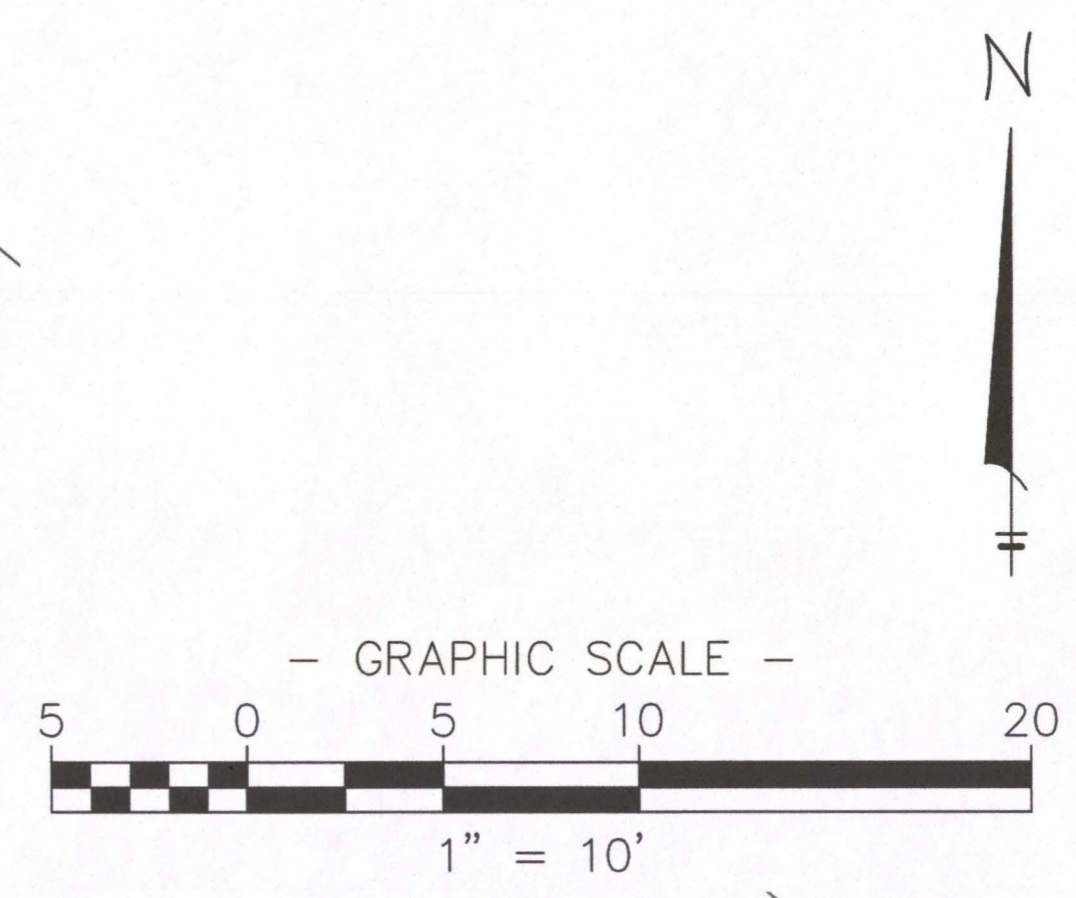
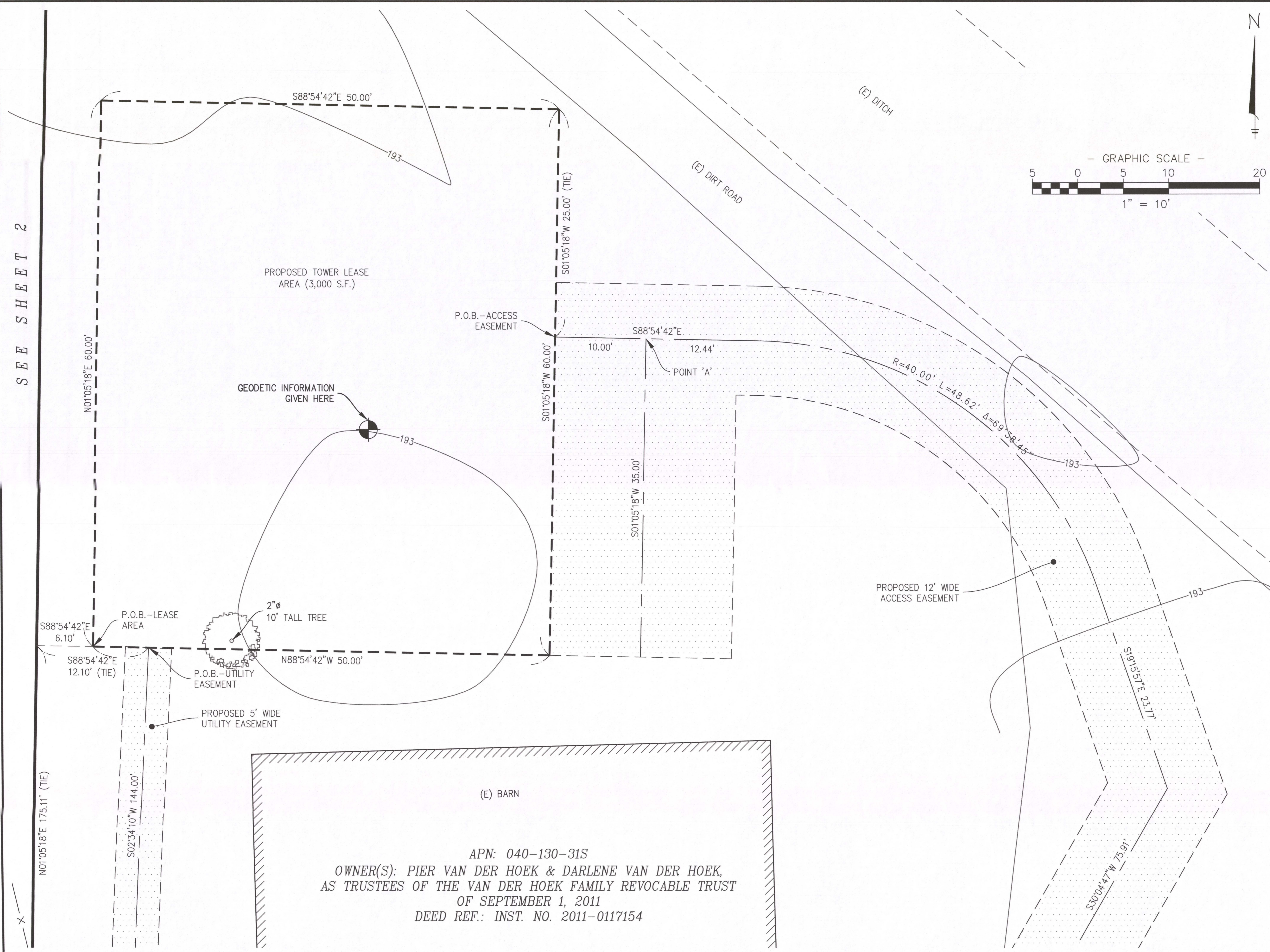
SHEET TITLE

AS-BUILT SURVEY

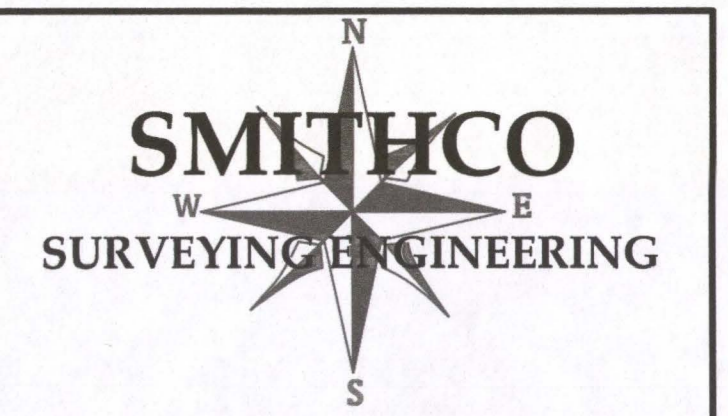
FOR EXAMINATION ONLY  
 SHEET

2 OF 5

SEE SHEET 2



STREAMLINE  
 ENGINEERING  
 & DESIGN



P.O. BOX 81626 BAKERSFIELD, CA 93380  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE

0	PRELIMINARY	SL	04/08/19
1	LEASE/ESMNTS	SL	04/29/19

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: SL  
 CHECKED BY: DA  
 DATE DRAWN: 04/08/19  
 SMITHCO JOB #: 56-906

SITE NAME

SITE: VAN DER HOEK  
 BUN: 845804

SITE ADDRESS

16858 W. ELKHORN AVENUE  
 SAN JOAQUIN, CA 93660  
 FRESNO COUNTY

SHEET TITLE

AS-BUILT SURVEY

FOR EXAMINATION ONLY  
 SHEET

3 OF 5

PARENT PARCEL LEGAL DESCRIPTION PER GRANT DEED RECORDED NOVEMBER 7, 2018 AS DOCUMENT NO. 2018-0135592 (EXISTING TOWER PARCEL):

PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 00° 00' EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 426 FEET, THENCE SOUTH 70°45' EAST, A DISTANCE OF 317.83 FEET; THENCE SOUTH 00°00' WEST, AND PARALLEL TO THE WEST LINE OF SAID SECTION, A DISTANCE OF 317.6 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 89°16' WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 300 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 40 FEET THEREOF; TOGETHER WITH A RIGHT OF WAY TO THE WALL AND PUMPING PLANT TO FURNISH DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO USE SAID WELL AND PUMPING PLANT TO FURNISH WATER FOR DOMESTIC PURPOSES ON UNTO THE LANDS ABOVE DESCRIBED.

PARENT PARCEL LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CRC-1144391-C, DATED AUGUST 2, 2018 (PROPOSED TOWER PARCEL):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, CITY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3: THAT PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, LYING SOUTH AND WEST OF THE UNITED STATES SEGREGATION LINE, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, EXCEPT THEREFROM THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 35, 22 95 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE NORTH 21 01 CHAINS TO A POINT ON THE SWAMP OVERFLOW LINE, THENCE FOLLOWING THE MEANDERS OF SAID SEGREGATION LINE NORTH 51° WEST 17.21 CHAINS, THENCE NORTH 40° WEST 5.94 CHAINS, THENCE SOUTH 36.57 CHAINS TO THE SOUTH LINE OF SAID SECTION, THENCE EAST 17.19 CHAINS TO THE POINT OF BEGINNING.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 7 CHAINS TO THE SWAMP AND OVERFLOW LINE, THENCE FOLLOWING THE MEANDERS OF SAID SWAMP AND OVERFLOW LINE, THENCE FOLLOWING THE MEANDERS OF SAID SWAMP AND OVERFLOW LINE NORTH 60° WEST 24 CHAINS, THENCE NORTH 51° WEST 2.79 CHAINS, THENCE SOUTH 21.01 CHAINS TO A POINT ON THE SOUTH LINE OF SAID SECTION, THENCE EAST 22.95 CHAINS TO THE POINT OF BEGINNING.

COMMENCING AT A POINT 15 CHAINS NORTH 89°25' EAST OF THE NORTHWEST CORNER OF SAID SECTION 35, THENCE SOUTH 23°20" EAST 43.53 CHAINS, THENCE NORTH 89°24' EAST 4.52 CHAINS, THENCE NORTH 40° WEST 5.17 CHAINS, THENCE NORTH 24° WEST 20 CHAINS, THENCE NORTH 27° WEST 18.30 CHAINS, THENCE NORTH 1.50 CHAINS, THENCE SOUTH 89°25' WEST 2.00 CHAINS TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35-16/17, AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SECTION 35 A DISTANCE OF 338.06 FEET TO A POINT, THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SECTION 35 A DISTANCE OF 130.0 FEET TO A POINT, THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SECTION 35 A DISTANCE OF 335.08 FEET TO A POINT ON THE SOUTH LINE OF SECTION 35, THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 130.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEEDED TO PEARL CASTRO IN GRANT DEED RECORDED IN BOOK 4081 OF OFFICIAL RECORDS AT PAGE 199, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS, AS PREVIOUSLY RESERVED OF RECORD.

PARCEL ID #040-130-31S

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO PIER VAN DER HOEK AND DARLENE VAN DER HOEK, AS TRUSTEES OF THE VAN DER HOEK FAMILY REVOCABLE TRUST OF SEPTEMBER 1, 2011 FROM PIER VAN DER HOEK AND DARLENE VAN DER HOEK, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, IN A DEED DATED SEPTEMBER 1, 2011 AND RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0117154.

TOWER LEASE AREA DESCRIPTION (PREPARED BY THIS OFFICE):

BEING A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0117154, FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

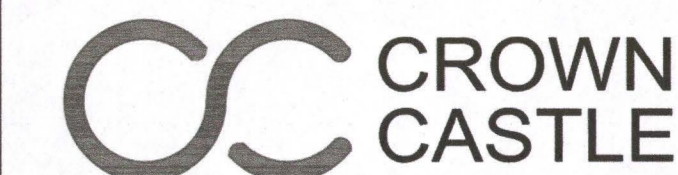
COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LAND, THENCE N 01°05'18" E, ALONG THE WEST LINE OF SAID LAND, A DISTANCE OF 175.11 FEET; THENCE LEAVING SAID WEST LINE, S 88°54'42" E, A DISTANCE OF 6.10 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 01°05'18" E, A DISTANCE OF 60.00 FEET;  
COURSE 2) THENCE S 88°54'42" E, A DISTANCE OF 50.00 FEET;  
COURSE 3) THENCE S 01°05'18" W, A DISTANCE OF 60.00 FEET;  
COURSE 4) THENCE N 88°54'42" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,000 SQUARE FEET (0.069 ACRES), MORE OR LESS.

APN: 040-130-31S  
OWNER(S): PIER VAN DER HOEK & DARLENE VAN DER HOEK, AS TRUSTEES OF THE VAN DER HOEK FAMILY REVOCABLE TRUST OF SEPTEMBER 1, 2011  
DEED REF.: DOC. NO. 2011-0117154

SEE SHEET 5 FOR ACCESS AND UTILITY EASEMENT DESCRIPTIONS.



STREAMLINE ENGINEERING & DESIGN



SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION

NO.	DESCRIPTION	BY	DATE
-----	-------------	----	------

0	PRELIMINARY	SL	04/08/19
1	LEASE/ESMNTS	SL	04/29/19

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND IT'S AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: SL  
CHECKED BY: DA  
DATE DRAWN: 04/08/19  
SMITHCO JOB #: 56-906

SITE NAME

SITE: VAN DER HOEK  
BUN: 845804

SITE ADDRESS

16858 W. ELKHORN AVENUE  
SAN JOAQUIN, CA 93660  
FRESNO COUNTY

SHEET TITLE

AS-BUILT SURVEY

FOR EXAMINATION ONLY  
SHEET

4 OF 5

ACCESS EASEMENT DESCRIPTION (PREPARED BY THIS OFFICE):

A 12.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0117154, FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LAND, THENCE N 01°05'18" E, ALONG THE WEST LINE OF SAID LAND, A DISTANCE OF 175.11 FEET; THENCE LEAVING SAID WEST LINE, S 88°54'42" E, A DISTANCE OF 6.10 FEET; THENCE N 01°05'18" E, A DISTANCE OF 60.00 FEET; THENCE S 88°54'42" E, A DISTANCE OF 50.00 FEET; THENCE S 01°05'18" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE S 88°54'42" E, A DISTANCE OF 10.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'A';
- COURSE 2) THENCE CONTINUING S 88°54'42" E, A DISTANCE OF 12.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET;
- COURSE 3) THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°38'45", AN ARC DISTANCE OF 48.62 FEET;
- COURSE 4) THENCE S 19°15'57" E, A DISTANCE OF 23.77 FEET;
- COURSE 5) THENCE S 30°04'47" W, A DISTANCE OF 75.91 FEET;
- COURSE 6) THENCE S 17°10'07" W, A DISTANCE OF 99.23 FEET TO THE SOUTH LINE OF SAID LAND AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 20.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0117154, FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE S 01°05'18" W, A DISTANCE OF 35.00 FEET TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 3,820 SQUARE FEET (0.088 ACRES), MORE OR LESS.

APN: 040-130-31S  
OWNER(S): PIER VAN DER HOEK & DARLENE VAN DER HOEK, AS TRUSTEES OF THE VAN DER HOEK FAMILY REVOCABLE TRUST OF SEPTEMBER 1, 2011  
DEED REF.: DOC. NO. 2011-0117154

UTILITY EASEMENT DESCRIPTION (PREPARED BY THIS OFFICE):

A 5.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND THROUGH A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2011-0117154, FRESNO COUNTY RECORDS, STATE OF CALIFORNIA AND THE GRANT DEED RECORDED NOVEMBER 7, 2018 AS INSTRUMENT NO. 2018-0135592, FRESNO COUNTY RECORDS, STATE OF CALIFORNIA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LAND, THENCE N 01°05'18" E, ALONG THE WEST LINE OF SAID LAND, A DISTANCE OF 175.11 FEET; THENCE LEAVING SAID WEST LINE, S 88°54'42" E, A DISTANCE OF 12.10 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE S 02°34'10" W, A DISTANCE OF 144.00 FEET;
- COURSE 2) THENCE S 89°33'28" W, A DISTANCE OF 92.74 FEET TO THE TERMINUS OF THIS DESCRIPTION.

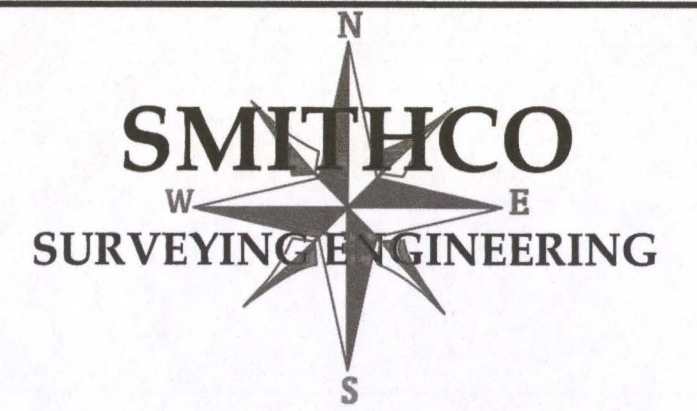
CONTAINING 1,184 SQUARE FEET (0.027 ACRES), MORE OR LESS.

APN: 040-130-31S  
OWNER(S): PIER VAN DER HOEK & DARLENE VAN DER HOEK, AS TRUSTEES OF THE VAN DER HOEK FAMILY REVOCABLE TRUST OF SEPTEMBER 1, 2011  
DEED REF.: DOC. NO. 2011-0117154

APN: 040-130-57S  
OWNER(S): RICHARD GUERRERO PROPERTIES, A CALIFORNIA LIMITED LIABILITY COMPANY  
DEED REF.: DOC. NO. 2018-0135592



**STREAMLINE  
ENGINEERING  
& DESIGN**



P.O. BOX 81626 BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217 FAX: (661) 393-1218

SPACE RESERVED FOR PROFESSIONAL SEAL

**REVISION**

NO.	DESCRIPTION	BY	DATE
-----	-------------	----	------

△	PRELIMINARY	SL	04/08/19
△	LEASE/ESMNTS	SL	04/29/19
△			
△			
△			

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND IT'S AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: SL  
CHECKED BY: DA  
DATE DRAWN: 04/08/19  
SMITHCO JOB #: 56-906

**SITE NAME**

**SITE: VAN DER HOEK  
BUN: 845804**

**SITE ADDRESS**

**16858 W. ELKHORN AVENUE  
SAN JOAQUIN, CA 93660  
FRESNO COUNTY**

**SHEET TITLE**

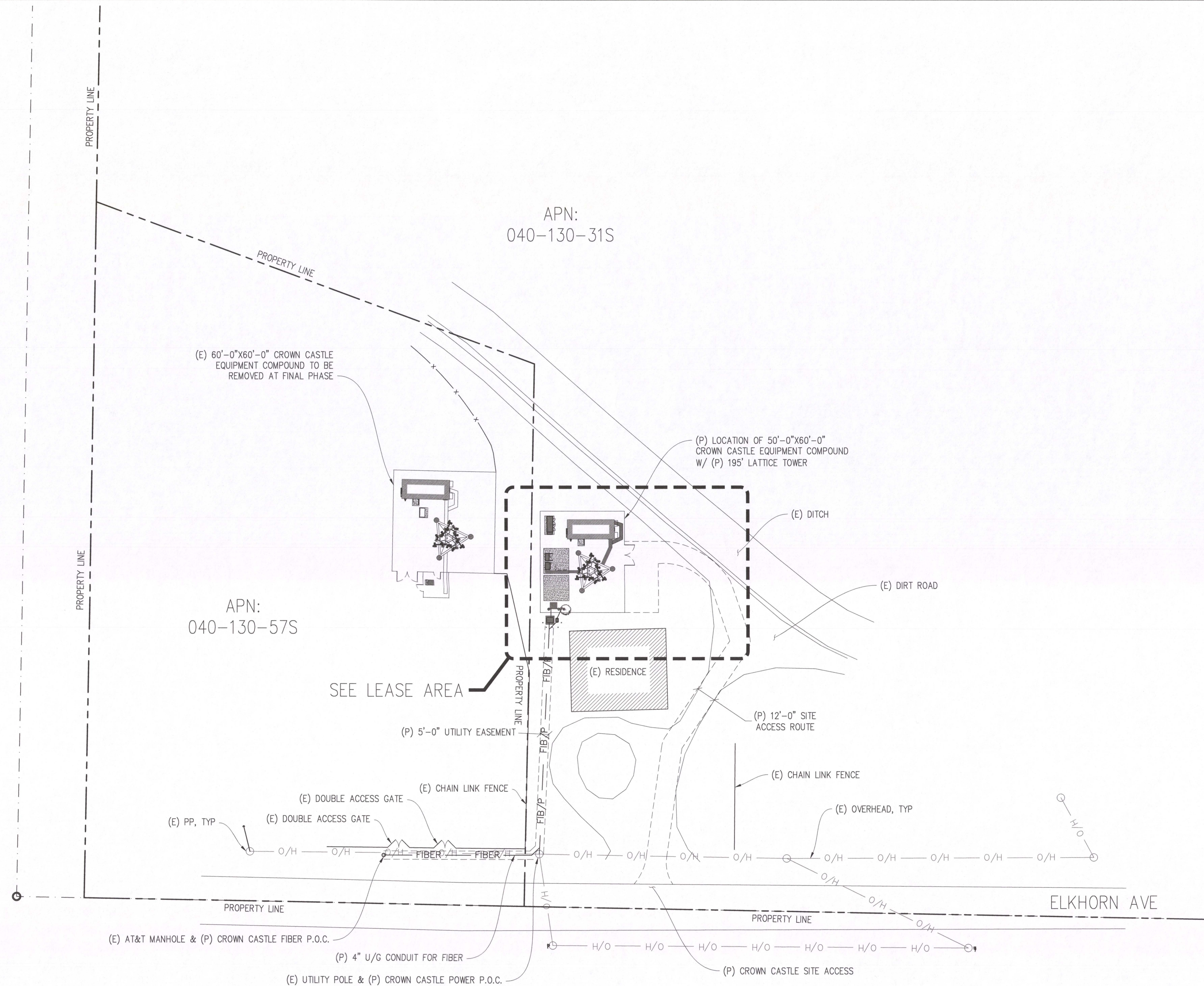
**AS-BUILT SURVEY**

FOR EXAMINATION ONLY  
**SHEET**



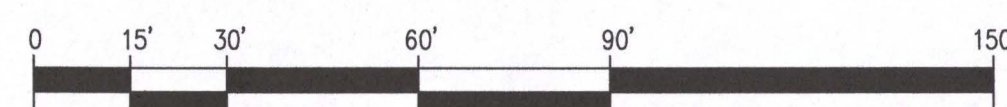
**PROJECT GENERAL NOTES**

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.



**SITE PLAN**

1"=30'-0"



**STARK**

831177  
16858 W ELKHORN AVE  
HELM, CA 93627

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	04/11/19	ZD 90%	D.G.
	05/24/19	ZD 100%	D.G.
	09/17/19	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA  
CHECKED BY: S. SAVIG  
APPROVED BY: -  
DATE: 09/17/19

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2009, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

KEVIN R. SORENSEN  
S4469

**CROWN CASTLE**

1 PARK PLACE, SUITE 200  
DUBLIN, CA 94568

SHEET TITLE:  
SITE PLAN  
SHEET NUMBER:  
**A-1**

**STARK**

831177  
16858 W ELKHORN AVE  
HELM, CA 93627

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	BY
	04/11/19	ZD 90%	D.G.
	05/24/19	ZD 100%	D.G.
	09/17/19	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA

CHECKED BY: S. SAVG

APPROVED BY: -

DATE: 09/17/19

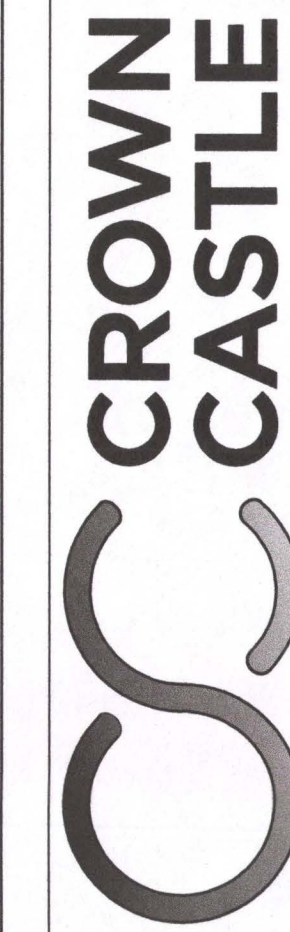
**Streamline Engineering and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. Copyright 2009, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469



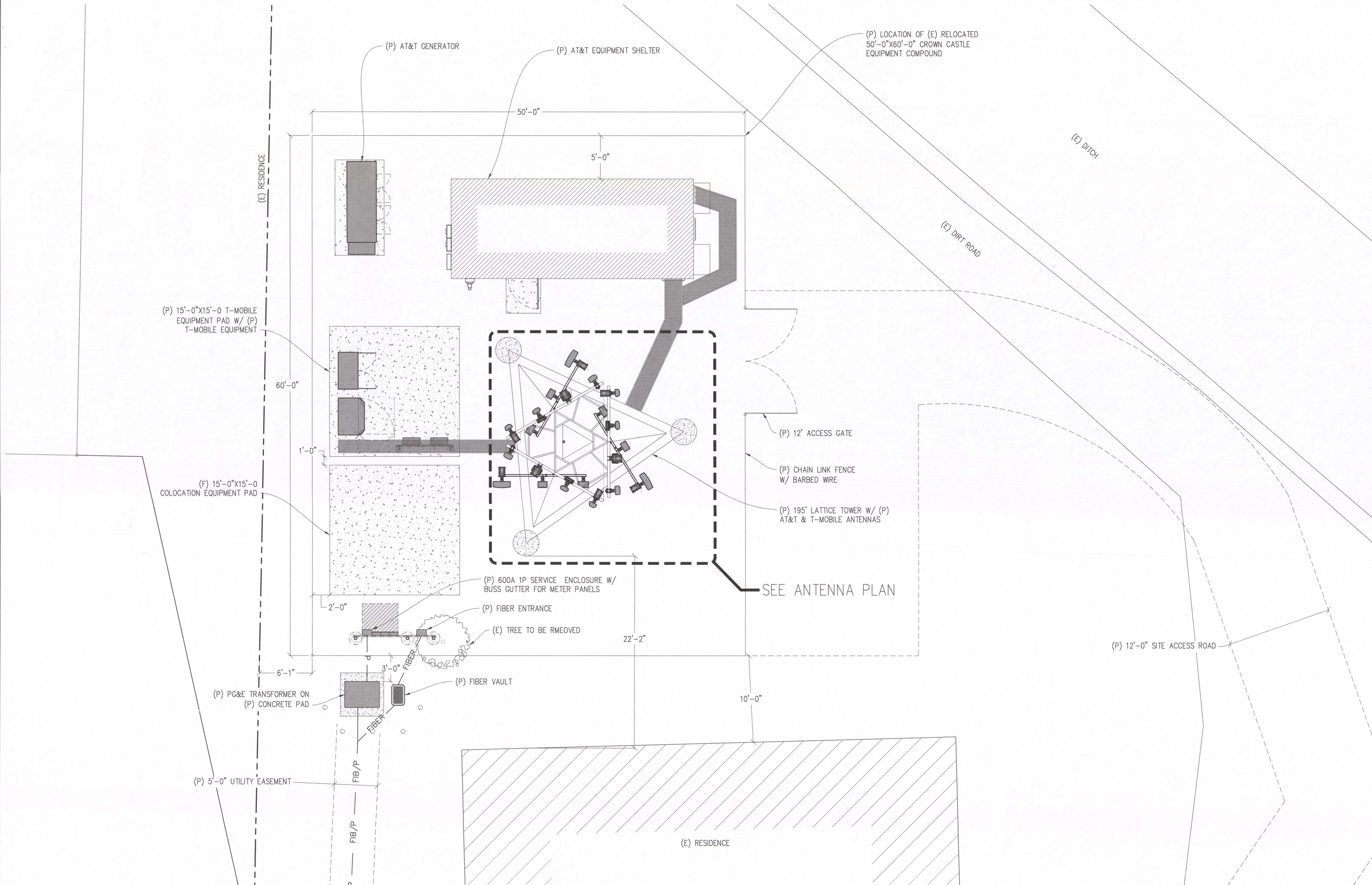
1 PARK PLACE, SUITE 200  
DUBLIN, CA 94568

SHEET TITLE:

LEASE AREA

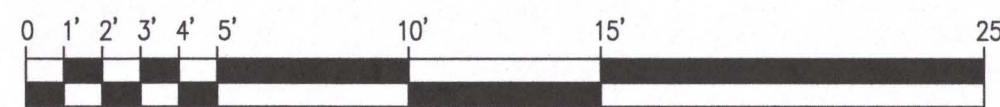
SHEET NUMBER:

A-2



LEASE AREA

1"=5'-0"



STARK

831177  
16858 W ELKHORN AVE  
HELM, CA 93627

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/11/19	ZD 90%	D.G.
	05/24/19	ZD 100%	D.G.
	09/17/19	CLIENT REV	D.G.
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA

CHECKED BY: S. SAWG

APPROVED BY: -

DATE: 09/17/19

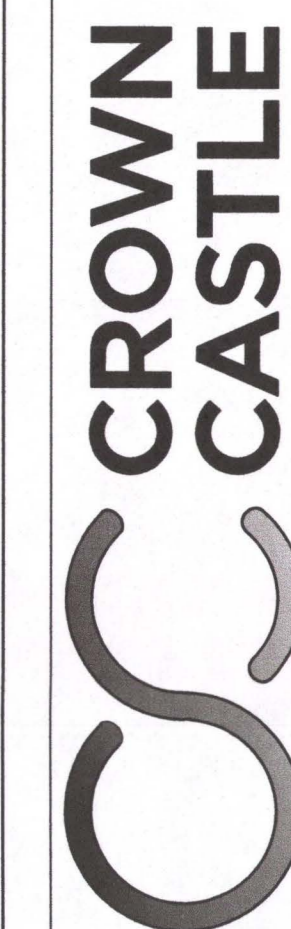
**Streamline Engineering and Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
 Contact: Larry Houghtby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER OR NOT THESE INFORMATION ARE REPRODUCED OR NOT. THESE INFORMATION ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2019, STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469



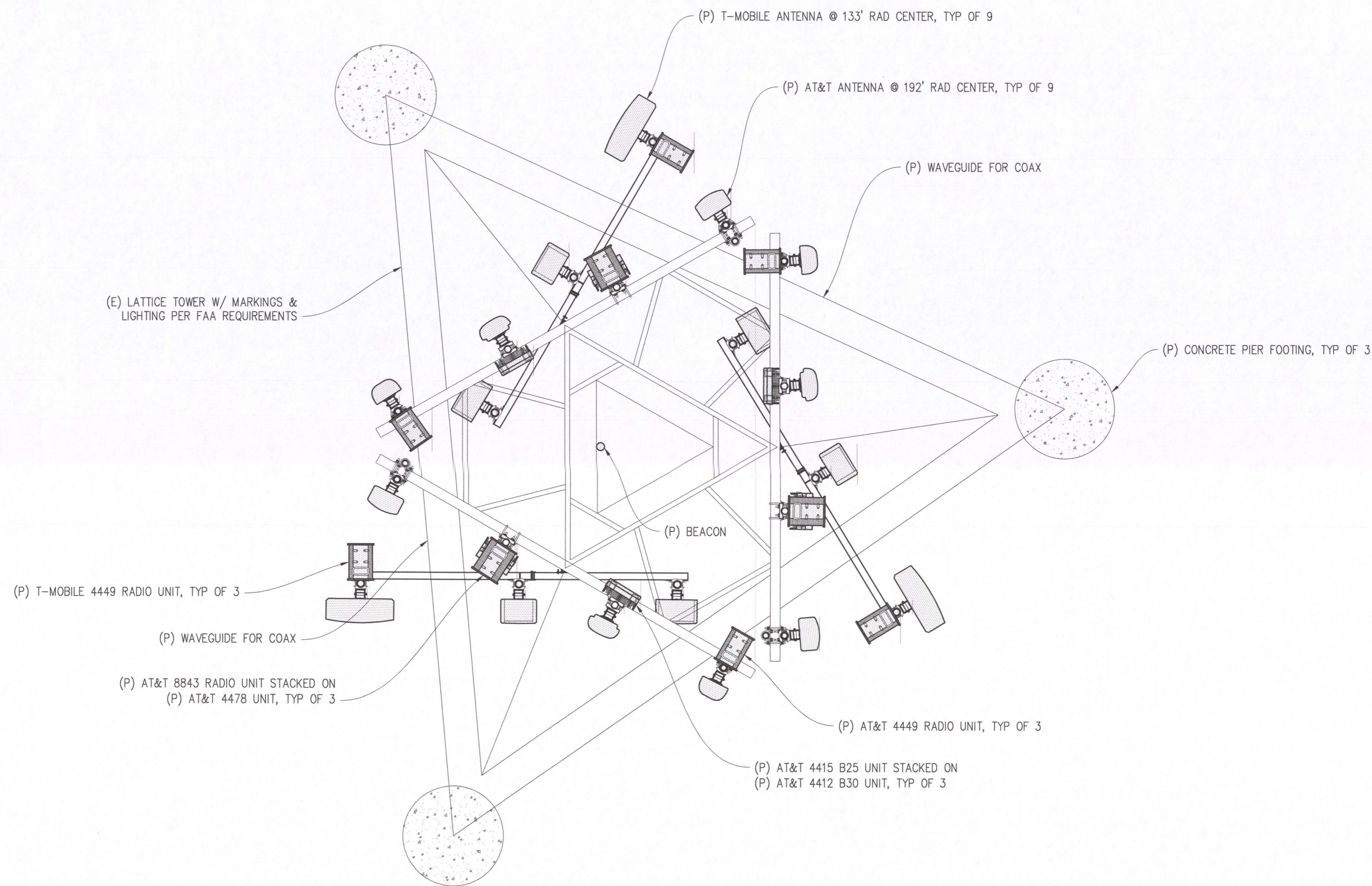
1 PARK PLACE, SUITE 200  
DUBLIN, CA 94568

SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-3



ANTENNA PLAN

1/2"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	04/11/19	ZD 90%	D.G.
	05/24/19	ZD 100%	D.G.
	09/17/19	CLIENT REV	D.G.
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA

CHECKED BY: S. SAWG

APPROVED BY: -

DATE: 09/17/19

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Larry Houghtby, Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com, Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. Copyright © 2008, Streamline Engineering and Design, Inc. All Rights Reserved.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

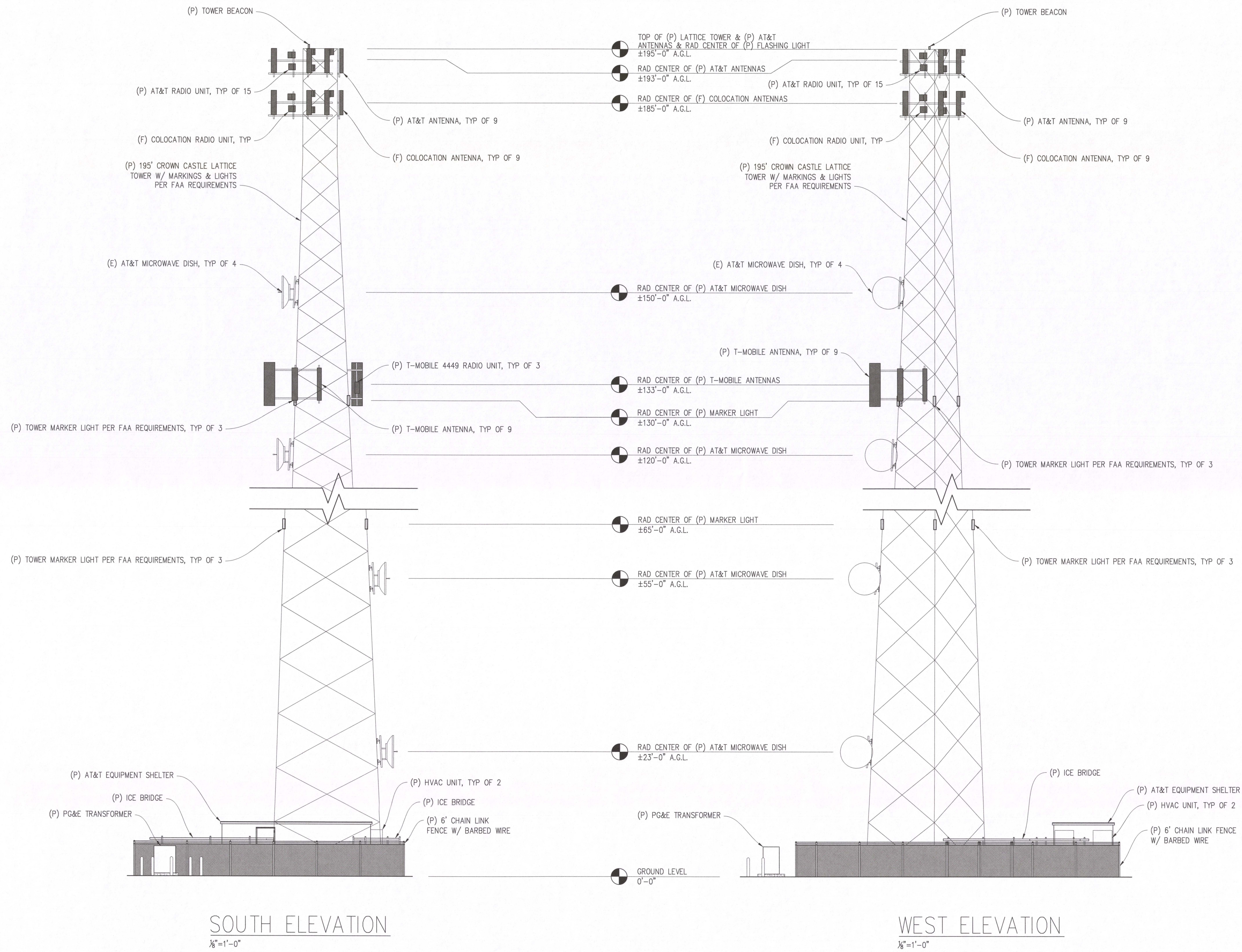
KEVIN R. SORENSEN  
S4469

**CROWN CASTLE**

1 PARK PLACE, SUITE 200  
DUBLIN, CA 94568

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
**A-4**



OP Stetson



Crown Castle  
One Park Place  
Suite 300  
Dublin, CA 94568

RECEIVED  
COUNTY OF FRESNO

SEP 24 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

September 16, 2019

Via: email

Thomas Kobayashi – Planner  
Department of Public Works and Planning  
2220 Tulare St. 6<sup>th</sup> Floor Fresno, CA 93721  
Phone 559-600-4224

RE: Application for a new WCF  
16858 W Elkhorn Ave  
Helm, CA 93627 – File # 19-103584

**Operational Statement**

- 1. **Nature of the operation.**  
New wireless communication facility (cell tower).
- 2. **Operational time limits:**  
Months: 12 - Days per week: 7 - Hours: 24/7 – Total hours per day: 24 Special activities: None – Indoors or Outdoors? None
- 3. **Number of customers or visitors:**  
Average number per day: none Maximum number per day: None - Hours: None
- 4. **Number of employees:**  
Current: None – Future: None – Hours they work: No hours – Do they live onsite: No
- 5. **Service and delivery vehicles:** None
- 6. **Access to the site:**  
Public Road: Yes – proposed site is closest to the intersection of Hwy 145 and W. Elkhorn Avenue – both roads are paved with asphalt.
- 7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**  
None – facility is un-maned and does not require parking.
- 8. **Are any goods to be sold on-site?**  
No

The pathway to possible.  
CrownCastle.com

**9. What equipment is used?**

All equipment is shown on the zoning drawings – see sheet A-2 for; new cell tower structure, new concrete equipment pads, new AT&T generator, new AT&T equipment shelter, new electrical and telco equipment cabinets.

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

No materials or supplies are used or are stored on site.

**11. Does the use cause an unsightly appearance?**

No. This project proposes to replace an existing cell tower site with a new cell tower site less than 100' from the existing cell tower site.

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

The proposed facility does not generate any solid or liquid wastes.

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

None. No water is required for the operation of a cell tower.

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

No advertising proposed.

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

No existing buildings will be used. A new prefabricated AT&T shelter will be used to store equipment inside the equipment compound.

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

One new prefabricated shelter will be used to store AT&T equipment. No other buildings are proposed.

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

No lighting proposed.

**18. Landscaping or fencing proposed?**

No landscaping proposed. The equipment compound will be fenced with a chain link fence mounted with barbwire. See sheet A-4.

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

This application seeks to replace the existing wireless communication facility with a new one. Crown Castle has been unable to extend the existing lease that we have with the current landowner. We make this request to ensure the existing coverage, both for subscribers and emergency services, is maintained with a new long-term lease with the

new landowner. Once the new tower is fully operational we will remove the existing cell tower so there is not net increase and the number of towers present today.

**20. Identify all Owners, Officers, and/or Board Member for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

**Landowner:**

VAN DER HOEK PIER & DARLENE (TRUSTEES) 16858 W ELKHORN SAN JOAQUIN, CA 93660 Piervdhoek@hotmail.com. Tele 559-866-5490

**Tower Owner:**

Crown Castle International Corporation – a publicly traded company

**AT&T:**

Proposed tenant on tower

**T-Mobile:**

Proposed tenant on tower.

Thank you for your assistance with this application and if you need additional information please contact me 916-622-6323 or [tim.page@crowncastle.com](mailto:tim.page@crowncastle.com)

Sincerely

*Tim Page*

Tim Page, AICP

Real Estate Program Manager



Development  
Services and  
Capital Projects  
Division

Operational Statement Checklist

Department of Public Works and Planning

It is important that the Operational Statement provides for a complete understanding of your proposal. The Operational Statement that you submit must address all of the following that apply to your proposal. Your Operational Statement must be typed or written in a legible manner on a separate sheet(s) of paper. Do not submit this checklist as your Operational Statement. It should serve only as a guide for preparing a complete Statement.

- \_\_\_ 1. Nature of the operation--what do you propose to do? Describe in detail. *See Drawing S*
- \_\_\_ 2. Operational time limits: *un manned wireless facility*  
 Months (if seasonal): \_\_\_\_\_ Days per week: \_\_\_\_\_  
 Hours (from \_\_\_\_\_ to \_\_\_\_\_) Total hours per day: \_\_\_\_\_  
 Special activities: \_\_\_\_\_ Frequency: \_\_\_\_\_ Hours: \_\_\_\_\_ Are these indoors or outdoors?
- \_\_\_ 3. Number of customers or visitors: *0*  
 Average number per day: \_\_\_\_\_ Maximum number per day: \_\_\_\_\_ Hours (when they will be there): \_\_\_\_\_
- \_\_\_ 4. Number of employees: *Maintenance after build*  
 Current: \_\_\_\_\_ Future: *0* Hours they work: \_\_\_\_\_ Do any live on-site as a caretaker? *no*
- \_\_\_ 5. Service and delivery vehicles:  
 Number: \_\_\_\_\_ Type: \_\_\_\_\_ Frequency: \_\_\_\_\_
- \_\_\_ 6. Access to the site:  
 Public Road: \_\_\_\_\_ Private Road: \_\_\_\_\_ Surface: \_\_\_\_\_ Unpaved (dirt/gravel) / Paved: \_\_\_\_\_
- n/a* 7. Number of parking spaces for employees, customers, and service/delivery vehicles.  
 Type of surfacing on parking area.
- no* 8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.
- n/a* 9. What equipment is used? If appropriate, provide pictures or brochure.
- na* 10. What supplies or materials are used and how are they stored?
- no* 11. Does the use cause an unsightly appearance?  
 Noise? \_\_\_\_\_ Glare? \_\_\_\_\_ Dust? \_\_\_\_\_ Odor? \_\_\_\_\_  
 If so, explain how this will be reduced or eliminated.
- n/a* 12. List any solid or liquid wastes to be produced.  
 Estimated volume of wastes: \_\_\_\_\_ How and where is it stored? \_\_\_\_\_  
 How is it hauled, and where is it disposed? \_\_\_\_\_ How often? \_\_\_\_\_
- none* 13. Estimated volume of water to be used (gallons per day). Source of water?
- none* 14. Describe any proposed advertising including size, appearance, and placement.
- no* 15. Will existing buildings be used or will new buildings be constructed?  
 Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.
- n/a* 16. Explain which buildings or what portion of buildings will be used in the operation.
- no* 17. Will any outdoor lighting or an outdoor sound amplification system be used?  
 Describe and indicate when used.
- yes* 18. Landscaping or fencing proposed? Describe type and location. *Fence around compound*
- no* 19. Any other information that will provide a clear understanding of the project or operation.
- na* 20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

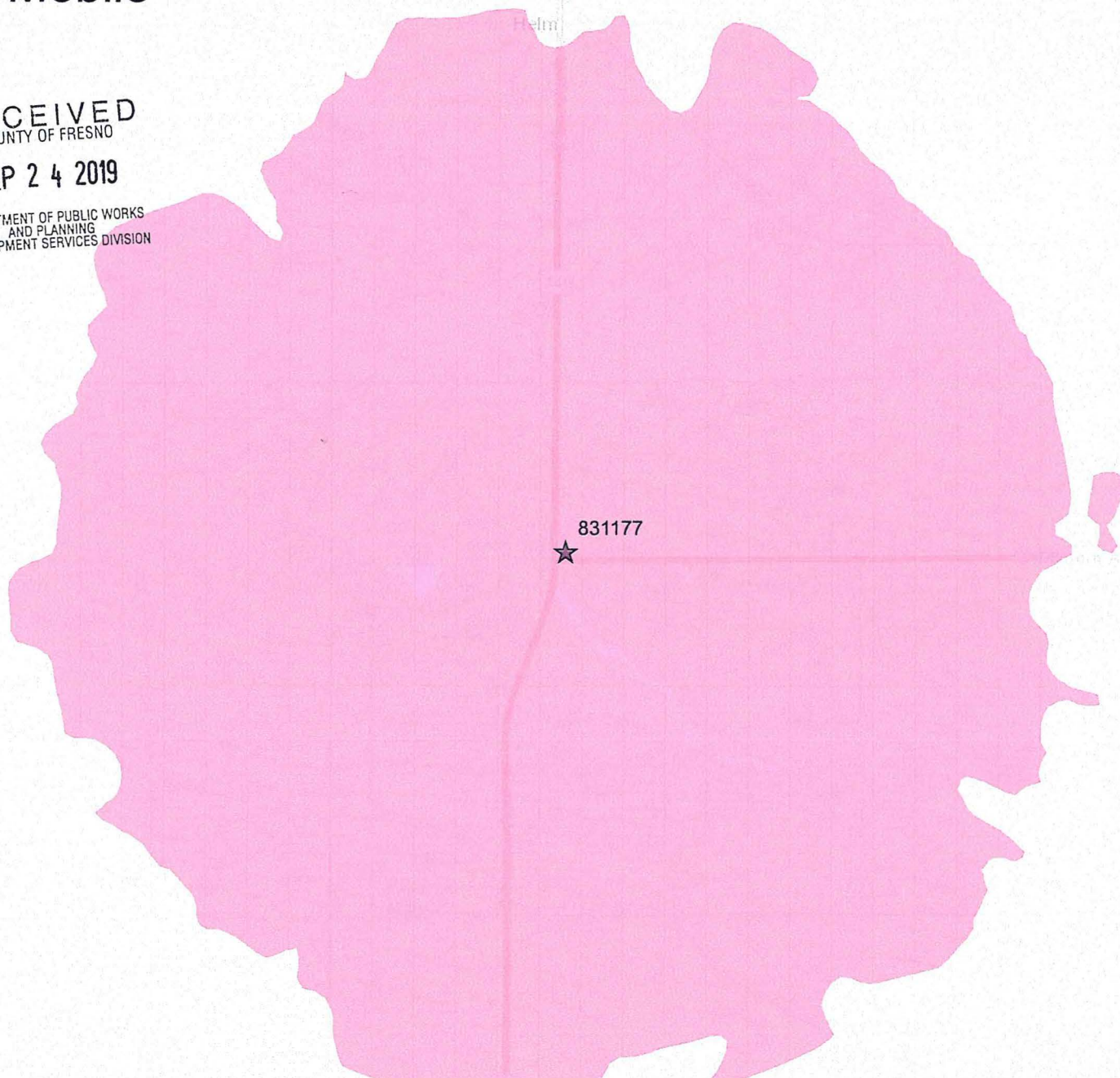


# 831177 T-Mobile

RECEIVED  
COUNTY OF FRESNO

SEP 24 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

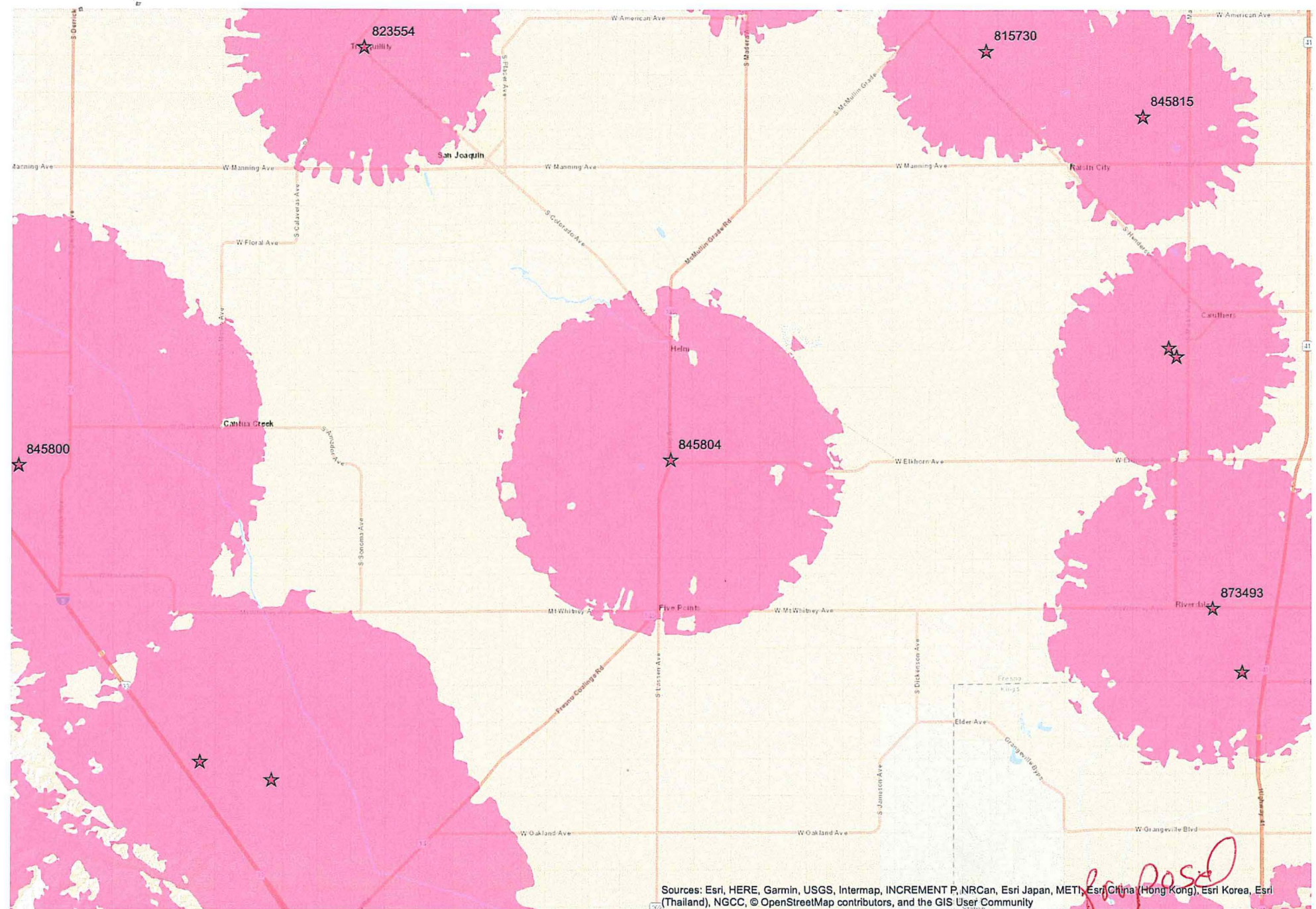


831177  
★

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



TMO Current Coverage



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

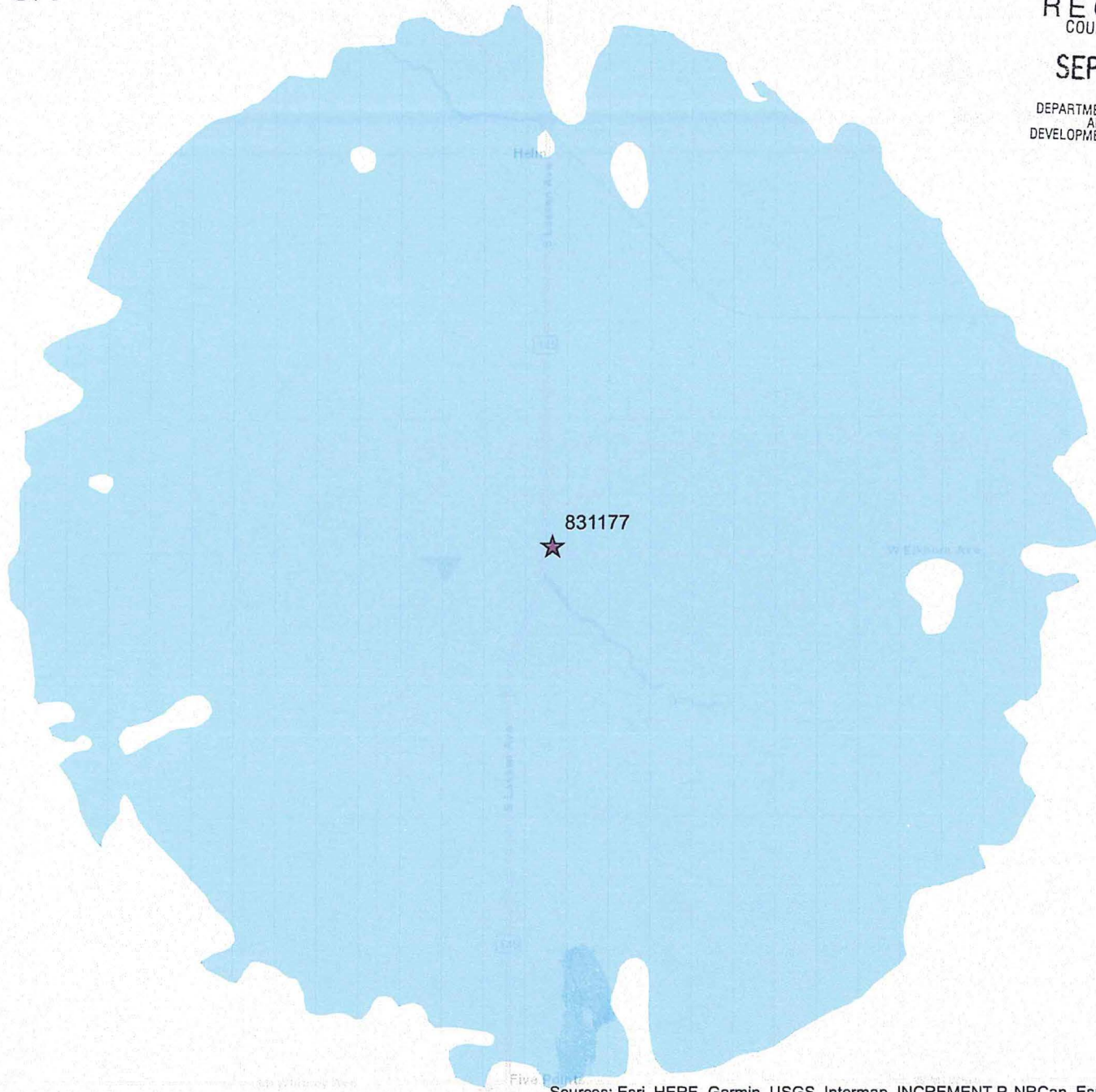
*for pose*

8311.77 AT&T

RECEIVED  
COUNTY OF FRESNO

SEP 24 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community







# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Lisa Elliott, Streamline Engineering on behalf of Crown Castle

APPLICATION NOS.: Initial Study Application No. 7718 and Unclassified  
Conditional Use Permit Application No. 3659

DESCRIPTION: Allow construction of a 195-foot telecommunications tower and associated equipment on a 3,000 square-foot portion of a 241.02-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the north side of West Elkhorn Avenue, approximately 268 feet east of its nearest intersection with South Lassen Avenue (State Route 145) and is approximately 7.72 miles southeast of the nearest city limits of the City of San Joaquin (APN: 040-130-31S) (16858 W. Elkhorn Avenue, Helm, CA).

### 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: LESS THAN SIGNIFICANT IMPACT:

There are no identified scenic resources on or near the project site. According to Figure OS-2 of the Fresno County General Plan, there are no scenic roadways on or near the project site. Additionally, an existing telecommunications tower is located on the adjacent property. The Applicant intends to decommission the existing tower and build the proposed tower on the adjacent parcel. As the current tower will be relocated to the adjacent property, there will be a less than significant 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 point). If the project is in an urbanized

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. An existing tower adjacent to the project site will be removed and the proposed tower will be built causing no significant change to the existing visual character of the area.

- 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:

The Applicant has indicated that no site lighting is being proposed with the application. Hazard lighting of the tower as indicated on the Applicants site plan will meet Federal Aviation Administration (FAA) standards. In the event that site lighting is installed, a Mitigation Measure will be included to reduce glare of the lighting on public right-of-way and adjacent properties.

\* **Mitigation Measure(s)**

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

## II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:



The subject parcel is enrolled in the Williamson Act Program under Contract Number 263. The Policy Planning Unit per Williamson Act Program guidelines requires that a Statement of Intended Use be provided to staff for review. After review of the provided Statement of Intended Use, it was determined that adequate information has been provided to justify the subject parcel's eligibility to remain enrolled in the Williamson Act Program. Based on the provided Statement of Intended Use and determination made by the Policy Planning Unit, the project does not conflict with the existing zoning and the Williamson Act Contract.

According to the 2016 Fresno County Important Farmland Map, the subject parcel is designated as Farmland of Statewide Importance and Semi-Agricultural and Rural Commercial Land. Although the project site is in land designated as Farmland of Statewide Importance, the project site is located on land not utilized towards the existing agricultural operation. The land that the project will be located on is unimproved with farm labor housing located south of the proposed facility. The project will convert a small portion of the parcel, not currently being used for agriculture, to a telecommunications facility and does not conflict with the agricultural zoning or the existing Williamson Act Contract, thereby having a less than significant impact on agriculture.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

An existing wireless telecommunications facility is located adjacent to the project site. The existing facility is planned to be decommissioned and removed from the site if the subject application is approved. The proposal is location based and is intended to maintain cellular coverage in the area. As the current facility did not proliferate development that would convert farmland to non-agricultural use or convert forestland to non-forest use, the current proposal is not expected to drastically change or result in the conversion of farmland to non-agricultural use.

### 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Temporary increases of criteria pollutants are expected from project construction, but operation of the wireless telecommunications facility will not considerably increase criteria pollutants compared to existing conditions. As an existing wireless telecommunications facility is planned to be removed and replaced with the proposed facility, the project will not significantly increase criteria pollutants above the baseline. The San Joaquin Valley Air Pollution Control District (SJVAPCD) was notified of the subject application and did not express concerns to indicate that the project would have an adverse impact on criteria pollutants or conflict with or obstruct implementation of an applicable Air Quality Plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Temporary increases in pollutant concentrations and other emissions may occur during construction of the project proposal but will not persist during operation of the proposed facility. The nearest sensitive receptor is a single-family residence located approximately 22 feet and 2 inches south of the proposed tower and is located on the same parcel as the proposed wireless telecommunications facility. The next closest receptor is located approximately 103 feet south of the proposed tower. There will be a less than significant impact because increases in pollutant concentrations and other emissions will be associated with construction of the facility and will be temporary. Operational emissions from the facility are not considered significant as minimal to no pollutant concentrations will be produced.

#### IV. BIOLOGICAL RESOURCES

Would the project:

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

According to the California Natural Diversity Database (CNDDDB) there are two reported occurrences of special status species in the vicinity of the project site, but the reported occurrences do not encompass the project site. The reported occurrence approximately 4,561 feet east of the project site is the Swainson's Hawk and was reported on April 29, 1912. The reported occurrence approximately 4,367 feet south of the project site is the Tricolored Blackbird and was reported on April 29, 1907. Both special status species are considered extant in their reported occurrence areas. The Swainson's Hawk has a reported accuracy of a one-mile radius while the Tricolored Blackbird has a reported accuracy of a five-mile radius.

According to Species Account II by the California Department of Fish and Wildlife the Tricolored Blackbird nest in colonies and prefer to nest above ground at heights ranging from a few centimeters to about 1.5 meters above water or ground in freshwater marshes and up to 3 meters in the canopies of willows and other riparian trees. Basic requirements for selecting breeding sites are open accessible water, a protected nesting substrate, including either flooded or thorny or spiny vegetation and suitable foraging space providing adequate insect prey within a few kilometers of the nesting colony. With loss of natural habitat, the Tricolored Blackbird now forage in artificial habitats with ideal foraging conditions being created from shallow flood-irrigation, mowing, or grazing that keeps the height greater than 15 centimeters. Preferred artificial foraging habitats include crops such as rice, alfalfa, irrigated pastures, and ripening or cut grain fields, as well as annual grasslands, cattle feedlots, and dairies. Tricolored Blackbirds also forage in remnant native habitats, including wet and dry vernal pools, and other seasonal wetlands, riparian scrub habitats, and open marsh borders. Vineyards, orchards, and row crops have been determined to not provide suitable nesting environments or foraging habitats for the Tricolored Blackbirds.

According to the 2016 Five Year Status Review for Swainson's Hawk by the State of California Department of Fish and Game, the Swainson's Hawk preferred foraging habitat has shifted from open grass-dominated vegetation and relatively sparse shrublands to agricultural fields, grassland, and pastures as the natural vegetation has been converted to agricultural use. Due to higher accessibility and abundance of prey, the Swainson's Hawk forage in mixed agricultural lands that support irrigated hay crops, dryland pastures, grassy ruderal lots, and some irrigated crops. Due to aboveground canopies that reduce accessibility for the Swainson's Hawk, orchards and vineyards do not provide suitable foraging habitat. Suitable nesting habitat for the Swainson's Hawk include trees within mature riparian forest or corridors, lone oak trees and oak groves, and mature roadside trees. It is thought that trees on the periphery of riparian habitats are preferred. The Swainson's Hawk has also been observed to select nest sites in greater densities when near large tracts of agricultural lands than when adjacent to non-agricultural land.

In considering the reported occurrences of the two listed species and its proximity to the project site, the project is not expected to have an adverse impact on the Tricolored Blackbird or Swainson's Hawk as the project site is located near disturbed land utilized

for residential and agricultural purposes. Agricultural land that would be deemed suitable for foraging will be undisturbed as the project site will not convert agricultural land. Additionally, the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife did not express concerns to indicate that project will have an adverse impact on special status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

According to the National Wetlands Inventory, the project site is not located on or near any identified wetland or riparian habitat. An agricultural ditch is located in close proximity of the project, but the project site will not require the filling in or modification of the agricultural ditch.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site will be located behind a farm-labor housing unit and will not interfere substantially with the movement of any native resident or migratory fish or wildlife species. An existing tower located on the adjacent property is currently providing an obstacle for avian wildlife species. The existing tower is proposed to be removed and the proposed facility will be constructed approximately 60 feet east of the existing. Based on the relocation of the facility, the project will have a less than significant impact on avian wildlife species. No wildlife corridor or wildlife nursery site has been identified on or near the project.

- 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 does not conflict with any local policies or ordinances protecting biological resources and does not conflict with the provisions of an adopted Habitat Conservation

Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Per Fresno County records, the project site is located in an area of medium archeological sensitivity. Although located in an archeological sensitive area, the project has already been disturbed with residential development and agricultural operations. Additionally, an existing wireless telecommunications facility is located approximately 60 feet away from the proposed project site and is planned to be removed if the new facility is approved. In considering the amount of development that has already occurred in the project area, it is anticipated that archeological resources are unlikely to occur at the site. However, in the event that archeological resources are discovered during construction, a Mitigation Measure will be implemented to address cultural resources.

\* **Mitigation Measure(s)**

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

## VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will be built to California Title 24, Building Code Standards and is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. According to the Applicant, the project will operate 24 hours a day, 7 days a week. Project operation is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. A Mitigation Measure will be implemented to ensure that project construction will not result in wasteful, inefficient, or unnecessary consumption of energy resources.

\* **Mitigation Measure(s)**

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

VII. GEOLOGY AND SOILS

Would the project:

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

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

FINDING: NO IMPACT:

According to the Earthquake Zones Application administered by the California Department of Conservation, the project site is not located within an Earthquake Fault Zone. Additionally, per Figure 9-2 and 9-3 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on or near regional faults of earthquake hazard zones.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-5 of the FCGPBR, the project site is located within an area defined as being a probabilistic seismic hazard with a 20%-40% peak horizontal ground acceleration. Although located in the identified seismic hazard area, the project will be built to current building standards. Additionally, no reviewing Agency/Department has expressed concerns to indicate that construction of the project will result in unsafe

conditions due to its location within an area defined as being a probabilistic seismic hazard. The FCGPBR states that soil types within the valley are not conducive to liquefaction due to being too coarse or too high in clay content. Areas subject to 0.3g acceleration or greater are located in a small section of the Sierra Nevada along the Fresno-Inyo Counties boundary, or along the Coast Range foothills. However, the depth to groundwater to facilitate liquefaction is greater than in the valley which minimizes liquefaction potential. The project will be engineered and built to current building standards and conform to site conditions to minimize risk due to strong seismic ground shaking and seismic-related ground failure, including liquefaction.

#### 4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 7-4 of the FCGPBR, the project site is not located on or near identified erosion hazard areas. The project will result in the loss of topsoil as foundations for the tower and equipment area is constructed. This loss of topsoil is not expected to have an adverse impact on the environment. Reviewing Agencies and Departments did not express concerns that the limited loss of topsoil will have a significant impact.

#### 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:

No geologic unit or unstable soil has been identified on the project site. Construction of wireless telecommunications facility will be subject to the standards set forth by the California Building Code, building permits, and grading permits which will verify that state and local standards are met to reduce risk of ground failure. Therefore, the project will not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

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

FINDING: NO IMPACT:

According to Figure 7-1 of the FCGPBR, the project site is not located on or near identified areas of expansive soils. Therefore, the project will not result in or create substantial direct or indirect risks to life or property.

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

FINDING: NO IMPACT:

The project is an unmanned wireless telecommunications facility and does not propose the installation or use of septic tanks or alternative waste water disposal systems. As the project does not propose the use of a septic tank or alternative waste water disposal system, no impact is seen.

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

FINDING: NO IMPACT:

No unique paleontological resource or unique geologic feature has been identified on the project site. The subject parcel is currently improved with residential units and an agricultural operation. As ground disturbance has previously occurred, the project proposal will not destroy paleontological resources or unique geologic features as no such feature has been identified from past improvements and ground disturbances.

## 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:

If approved, project construction will generate greenhouse gas emissions. The greenhouse gas emissions will be temporary as those emissions will be associated with the construction of the project. Operation of the project proposal will generate minimal to no greenhouse gas emissions. A generator is proposed to be onsite to supply electricity to maintain operation of the facility if the regular power supply is interrupted. The generator will generate greenhouse gas emissions, but is only utilized in emergency situations when the regular power supply is not available. Due to the temporary nature of the greenhouse gas emissions expected from construction of the project, there will be a less than significant impact on greenhouse gas emissions.



## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has reviewed and provided comments for the subject application related to the use and storage of hazardous materials. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. The default State reporting thresholds that apply are:  $\geq 55$  gallons (liquids),  $\geq 500$  pounds (solids),  $\geq 200$  cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage, and handling of hazardous wastes. With the subject project adhering to the aforementioned requirements, the project will have a less than significant impact on the public or the environment.

**Per the Applicant's submitted operational statement, no goods or materials will be stored onsite. As there is a generator proposed for the project site, it can be assumed that the generator will run off gasoline, but will only be utilized when main power to the facility has been unexpectedly turned off. Based on state reporting thresholds, if the thresholds are met, then the Applicant will be required to submit a Hazardous Materials Business Plan for review and approval to address proper storage, handling, and plans to remediate any spills that could occur.**

**There are no plans for demolition of existing structures on the project site that could result in the release of hazardous materials. Although an existing telecommunications facility on the adjacent parcel is planned to be decommissioned, demolition of the tower would take into account existing conditions and plan accordingly to reduce impacts.**

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

According to a NEPA Assist Report, the project site is not located on or near a hazardous material site. The project will not result in a significant hazard to the public or environment.

**There are no past land-use permits to indicate that the project site was utilized towards mining activities. Past aerial photographs and building permit records suggest that the project site south of the drainage ditch has been utilized for residential purposes while the rest of the site has been used for agriculture. The project is proposed on the residential utilized area and the underlying land is not suspected to be contaminated or has been utilized as a hazardous materials site.**

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

FINDING: NO IMPACT:

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

- 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 will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. According to the 2007 Fresno County Fire Hazard Severity Zones in LRA, the project site is not located in any identified fire hazard areas. The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

## X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The project proposes an unmanned wireless telecommunications facility and does not propose the use of water for operation. As no water use is proposed, the project will not violate water quality standards or waste discharge requirements and will not substantially degrade surface or groundwater quality. The project will not decrease groundwater supplies or interfere substantially with groundwater recharge.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - 1. Result in substantial erosion or siltation on- or off-site;
  - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
  - 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site will include the construction of impervious surfaces which could result in an increase in surface runoff. Although the proposed facility can increase surface runoff, the project is subject to building permits and grading permits that require the project to comply with current building code standards. The project will not result in substantial erosion or siltation, will not result in substantial on-site or off-site flooding and will not provide substantial additional sources of polluted runoff. There are no planned stormwater drainage systems, but there appears to be a drainage ditch surrounding the agricultural portion of the subject parcel which is assumed to be a private ditch. No stream or river has been identified on or near the project site.

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel C2850J, the project site is located in Zone X, Area of Minimal Flood Hazard. The project site is not located in a flood zone and will not impede or redirect flood flows.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure 9-7 of the FCGPBR, the project site is not located in identified 100-Year Flood Inundation Areas. Per Figure 9-8 of the FCGPBR, the project site is located in identified Dam Failure Flood Inundation Areas; however, the project is not expected to have a significant impact through release of pollutants due to project inundation. Minimal to no hazardous materials will be utilized for the operation of the proposal. The project site is not located near a body of water that would indicate the risk of tsunami or seiche, therefore the project will have a less than significant impact.

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

FINDING: NO IMPACT:

The project proposes to construct an unmanned wireless telecommunications facility and will not utilize water resources for the operation of the facility and will not obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is located on an agricultural and residential utilized parcel and is located approximately 171 feet north of Elkhorn Road.

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

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

Regarding Criteria “a” the Applicant states that the proposal is intended to replace an existing tower on an adjacent property due to an expiring lease that was unable to be renegotiated. The proposed tower will maintain wireless telecommunications coverage for the surrounding area. Coverage is based on the location of the communications facility and therefore could not be sited more efficiently in urban areas. Regarding Criteria “b”, the project site is located approximately 171 feet north of Elkhorn Road and is sited behind a farm labor residential unit. The majority of the subject parcel is actively farmed, but the project site is located on vacant space behind a residential unit. Regarding Criteria “c”, the project proposes an unmanned wireless telecommunications facility and will not utilize water resources for the operation of the project. Regarding Criteria “d”, the project site is located off State Route 145 (SR 145), approximately 7.72 miles southeast of the city limits of the City of San Joaquin. Although the project site is located approximately 7.72 miles away from the closest incorporated city, the project’s proximity to SR 145 provides the probable workforce identified in the City of San Joaquin a means to access the site efficiently. Based on the project’s proximity to SR 145, the project is considered consistent with Criteria “d”.

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

The Wireless Communication Guidelines indicate the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impact towers can have on the surrounding community. The Applicant provided an Alternate Site Analysis and stated that the only existing tower in the vicinity that could meet coverage needs is the existing tower on the property adjacent to the project site. The Applicant states that due to the existing lease being unable to be extended, the proposed tower and decommissioning of the existing tower will ensure existing coverage is maintained.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location

opportunities. The Applicant has provided to staff a redacted version of the lease agreement between the tower operations and the property owner. Colocation opportunity is discussed in the lease agreement and is depicted in the site plan and elevations of the proposed facility.

## 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: LESS THAN SIGNIFICANT IMPACT:

According to Figure 7-7 of the Fresno County General Plan Background Report (FCGPBR), the project is located on or near identified oil fields. Although located on an identified mineral resource location, the project footprint is small and is not expected to result in the loss of availability of the known mineral resource. Therefore, the project will have a less than significant on mineral resources.

## XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Temporary increases in noise levels will occur during project construction and demolition. Generation of ground-borne vibration and noise levels are also expected during project construction and demolition. Operation of the project will not generate noise levels in excess of standards established in the Fresno County Noise Ordinance. A less than significant impact is seen on noise as the increase in noise is temporary and only related to the construction of the new tower and demolition of the existing tower.

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

FINDING: NO IMPACT:

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

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not induce substantial unplanned population growth in the area. The project is intended to maintain wireless telecommunications service for the existing community. The project will not displace people or housing.

#### XV. PUBLIC SERVICES

Would the project:

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

1. Fire protection?

FINDING: NO IMPACT:

The Fresno County Fire Protection District (FCFPD) has reviewed the subject application and did not express concerns indicating that the project would result in the need for new or physically altered facilities related to fire safety and fire protection. Comments received from the FCFPD require that the structure comply with California Code of Regulations Title 24 – Fire Code and that the project will be subject to current Fire Code and Building Code standards when a building permit or certificate of occupancy is sought.

2. Police protection;

3. Schools;

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

Reviewing Departments and Agencies did not express concerns indicating that the project would result in the need to provide for or physically alter governmental facilities. The project is for an unmanned wireless telecommunications facility that will replace an existing facility which is located on the adjacent property.

#### XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not increase the use of existing neighborhood or regional parks or other recreational facilities. The project will also not result in the requirement to construct or expand recreational facilities.

#### XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An existing wireless telecommunications facility adjacent to the proposed site is planned to be decommissioned if the proposed facility is approved and constructed. Based on the Applicant's Operational Statement, project operation will not generate any traffic trips as the facility is unmanned and does not require employees to be onsite to operate the use. The project will not conflict with a program, plan, ordinance, or policy addressing the circulation system and does not conflict with or be inconsistent with 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)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project proposes to utilize an existing driveway located off W. Elkhorn Avenue and a proposed twelve-foot wide access road will be used to access the project site. No reviewing Agencies or Departments expressed concern to indicate the design of the project access is hazardous. Additionally, no concerns were received by staff to indicate that the project would result in inadequate emergency access. The Fresno County Fire Protection District (FCFPD) did not express concerns regarding emergency access.

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Assembly Bill 52 (AB52), participating Native American Tribes were given the opportunity to review and enter consultation with the County regarding the project proposal. No participating Native American Tribe expressed concerns regarding the project to indicate that a Tribal Cultural Resource would be adversely impacted by the proposal. In the event that a Tribal Cultural Resource is discovered during ground-disturbing activities, a mitigation measure will be implemented to adequately address tribal cultural resources.

\* **Mitigation Measure(s)**

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

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, or natural gas facilities. The project is expected to construct new connections to the existing electrical power grid and is not expected to have an adverse impact on the environment. The project proposes to construct a new wireless telecommunications facility that will replace an existing facility on the eastern adjacent property. The construction of the new facility and decommissioning of the existing facility will not have a significant impact on the environment.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project is an unmanned telecommunications facility and is not proposed to utilize available water supplies to operate. No wastewater treatment is necessary for the project as operation of the facility is off site. The project will not generate solid waste in excess of State or Local standard and will comply with federal, state and local management and reduction statutes and regulations related to solid waste.

## XX. WILDFIRE

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

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

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Map for Fresno County, administered by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in a State Responsibility Area or land classified as very high fire hazard severity zones. Therefore, there is no impact or risk from wildfires.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As stated in Section IV. Biological Resources, A., according to the California Natural Diversity Database, there are two reported occurrences of special status species located in proximity of the project site. The Tricolored Blackbird was reported on April 29, 1907 and the Swainson's Hawk on April 29, 1912. Based on the preferred nesting and foraging habitat of both species, the project is not expected to have a significant impact on the species. The project will not substantially degrade the quality of the environment as an existing facility has been operating with no impact on the listed species.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

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

FINDING: NO IMPACT:

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

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Initial Study Application No. 7718 and Unclassified Conditional Use Permit Application No. 3659, 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 Population and Housing, Public Services, Recreation, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Noise, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have been determined to be less than significant with compliance with the incorporated Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

TK

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3659\IS-CEQA\CUP 3659 IS Writeup.docx

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7718</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Lisa Elliott, Streamline Engineering on behalf of Crown Castle	Project Title: Unclassified Conditional Use Permit Application No. 3659		
Project Description: Allow construction of a 195-foot telecommunications tower and associated equipment on a 3,000 square-foot portion of a 241.02-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration:  Based upon the Initial Study prepared for Initial Study Application No. 7718 and Unclassified Conditional Use Permit Application No. 3659, 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 Population and Housing, Public Services, Recreation, and Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Mineral Resources, Noise, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have been determined to be less than significant with compliance with the incorporated Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – December 20, 2019		Review Date Deadline: Planning Commission – January 23, 2020	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**