



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 December 10, 2020

SUBJECT: Unclassified Conditional Use Permit Application No. 3684 and Initial Study No. 7787

Allow unmanned telecommunications tower equipment on an existing PG&E transmission tower as well as ground equipment associated with the tower on a 80.19-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. (AE-40). The project site is located approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate Route 5, approximately 5.9 miles of the nearest Community of Three Rocks (SUP. DIST. 1) (APN 038-130-85S).

LOCATION: The project site is located approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate 5, approximately 5.9-miles northwest of the unincorporated community of Three Rocks (Sup. Dist. 1) (APN 038-130-85S).

OWNER: Lee and Joanne Osnas
APPLICANT: Kevin Gallagher, Complete Wireless

STAFF CONTACT: Ethan Davis, Planner
(559) 600-9669

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration and Mitigation & Monitoring Program based on Initial Study (IS) No. 7787; and
- Approve Unclassified Conditional Use Permit No. 3684 with recommended Findings and Conditions of Approval; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes

2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans, Elevations, and Detail Drawings
6. Applicant's Operational Statement
7. Summary of Initial Study Application No. 7787

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agricultural	Agricultural
Zoning	AE-40	No Change
Parcel Size	274.95	No Change
Project Site	PG&E Lattice Tower	Equipment closet and fencing at the base of the existing tower
Structural Improvements	PG&E Lattice Tower	Addition of a 12-foot antenna and corresponding ground equipment
Nearest Residence	N/A	N/A
Surrounding Development	PG&E Lattice Tower	No Change
Operational Features	PG&E Lattice Tower	Addition of a 12-foot Telecommunications Antenna and an equipment cabinet
Employees	N/A	N/A
Traffic Trips	None	At least one maintenance visit per month
Lighting	None	Hooded Lights
Hours of Operation	24/7 PG&E Lattice Tower	Unmanned telecommunications facility will be in operation 24 hours per day, seven days per week, year-round

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7787 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 (8).

Notice of Intent of Mitigated Negative Declaration publication date: November 9, 2020.

PUBLIC NOTICE:

Notices were sent to 9 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 the five 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 addition of a 12-foot antenna on an existing PG&E lattice tower and related facilities within the existing towers footprint, approximately a 17' x 17' concrete pad. The ground equipment will be secured by an 8' tall chain link fence. The proposed wireless communications facility is intended to improve capacity for customers in the area and will serve to increase applicants' coverage area.

REQUIRED FINDINGS:

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front Yard: 35 Feet Side Yard: 20 Feet Rear Yard: 20 Feet	Front Yard: 107 Feet Side Yard: 1,600 Feet Rear Yard: 1,000 Feet	Y
Parking	No Requirement	No Requirement	Y
Lot Coverage	No Requirement	No Requirement	Y
Space Between Buildings	No Requirement	No Requirement	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	No Requirement	No Requirement	Y
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	N/A	N/A	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Fresno County Zoning Division: All proposed improvements including fences/gates entrances exceeding 7-feet in height will require permits.

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

Analysis Finding 1:

The proposed telecommunications addition to the existing PG&E lattice tower meets all setback requirements of the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The proposed telecommunications antenna and equipment are located in excess of required setbacks.

Recommended Conditions of Approval:

None.

Conclusion Finding 1:

The proposed project meets all set back requirements therefore finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	Yes	Dirt Access Road	No Change
Public Road Frontage	No	No Public Road Frontage	No Change
Direct Access to Public Road	Yes	Access from Kamm Avenue	No Change
Road ADT		N/A	N/A
Road Classification		Private Dirt Road	No Change
Road Width		Private Dirt Road	No Change

		Existing Conditions	Proposed Operation
Road Surface		Private Dirt Road	No Change
Traffic Trips		N/A	At least one maintenance trip per month.
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 Section of the Fresno County Department of Public Works and Planning: Access to the project site is through an existing dirt access road off Kamm Avenue. The subject parcel does not front any county-maintained roads and no effect on any county-maintained roads is expected.

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

Analysis Finding 2:

One round trip (two one-way trips) per month will occur once the proposed tower is constructed. The tower will be accessed via an existing private road. No reviewing agency expressed concerns regarding impacts on county-maintained roads. Based on the existing nature and similar proposed use, staff believes that the project will not have a significant impact on county-maintained roads and will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion Finding 2:

The proposed project site is accessed through a private road and will not increase traffic significantly in the area therefore finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	39.8-acre 18.33-acre	Agricultural	AE40	No Residence Identified within 2 miles
South	80.19-acre	Agricultural	AE40	No Residence Identified within 2 miles

Surrounding Parcels				
East	160-acre	Agricultural	AE40	No Residence Identified within 2 miles
West	102.01-acre	Agricultural	AE40	No Residence Identified within 2 miles

Reviewing Agency/Department Comments:

Fresno County Fire Protection District: Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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

Analysis Finding 3:

The project site is within the existing footprint of a PG&E lattice tower approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate 5. Properties in all directions are similar in agricultural uses. Once construction is complete the existing tower and fencing will effectively screen the project site from ground level. The antenna will add an additional 12-feet to the existing 132-foot PG&E tower. With the existing nature of several PG&E towers already in the area several with telecommunication antennas the proposed project will not cause any adverse impacts on abutting properties or surrounding parcels.

Staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

None.

Conclusion Finding 3:

All surrounding parcels in the area are ag related. There are several properties in the area with similar antennas on top of PG&E lattice towers. With similar uses in the area the proposed project will not have adverse impacts on the surrounding area therefore, finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
Policy PF-J.4: The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County	Staff acknowledges that the applicant has provided supplemental project information in accordance with the County’s Wireless Communication Guidelines.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is currently enrolled in a Williamson Act Contract.

Mitigation Measure:

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.*

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

Analysis Finding 4:

General Plan Policy PF-J.4 requires compliance with the Wireless Communications Guidelines, which address several concerns related to the development of cell towers, including site placement, colocation opportunities, and alternative locations, The applicant indicates the proposal will expand capacity and coverage for the surrounding area.

County Wireless Guidelines require that the towers should be sited to minimize aesthetic impact to adjacent homesites on surrounding properties. Based on the site plans submitted by the Applicant, the proposed antenna will add another 12' feet to the existing tower.

The proposed unmanned telecommunications antenna complies with the Fresno County Wireless Communications Guidelines and will have a less than significant effect on the surrounding environment.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion Finding 4:

Based on the above information, and with adherence to the Mitigation Measures, Conditions and Project Notes, staff believes that the proposed Unclassified Conditional Use Permit will not have an adverse effect upon surrounding properties and is consistent with the General Plan. 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.*

Reviewing Agency/Department Comments:

Refer to the Reviewing Agency/Department Comments in Findings 1-4 of this report.

Analysis Finding 5:

The proposed mitigation measures and conditions of approval were developed based on studies and consultation with specifically qualified staff, consultants and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety and welfare. Additional comments and projects notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgment agreeing to the proposed mitigation measures and has not advised staff of any specific objection to the proposed conditions of approval.

Recommended Conditions of Approval:

None.

Conclusion Finding 5:

Based on the above information, the proposed mitigation measures and conditions of approval are necessary to protect the public health, safety and general welfare. Finding 5 can be made.

PUBLIC COMMENT:

None.

SUMMARY CONCLUSION:

The Conditions of Approval for this project, included as Exhibit 1 are based upon comments and recommendations received from reviewing agencies and departments. Finding 1 addresses the adequacy of the subject parcel and determines whether the parcel is of sufficient size to accommodate the proposed use. Potential impacts to adjacent roadways were analyzed under Finding 2, impacts to surrounding property under Finding 4. Finding 4 addresses the project's consistency with the General Plan, which guides the development of the County through conformance with the applicable goals and policies contained in the individual elements. The recommended Mitigation Measures under CEQA, Conditions of Approval and Project Notes are all considered mandatory conditions of approval upon adoption of the mitigated Negative Declaration and approval of the Classified Conditional Use Permit for this project.

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. 3684, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative/Negative Declaration prepared for Initial Study Application No. 7787; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3684, 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. 3684; 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.

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**Mitigation Monitoring and Reporting Program
Initial Study Application NO. 7787
Unclassified Conditional Use Permit Application No. 3684
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
5.	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
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.				
2.	The approval shall expire in the event that use of the tower ceases for a period in excess of two years. At such time the tower and related facilities shall be removed and lease the area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50				
3.	Prior to building permits being issued for the project proposal, the Applicant submit an updated lease agreement that reflects the proposed lease area, and so that staff can verify colocation of the project site is accommodated in the agreement.				
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.					
Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.	Facilities that 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 California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.				

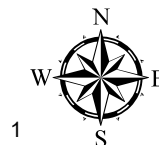
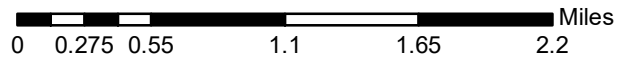
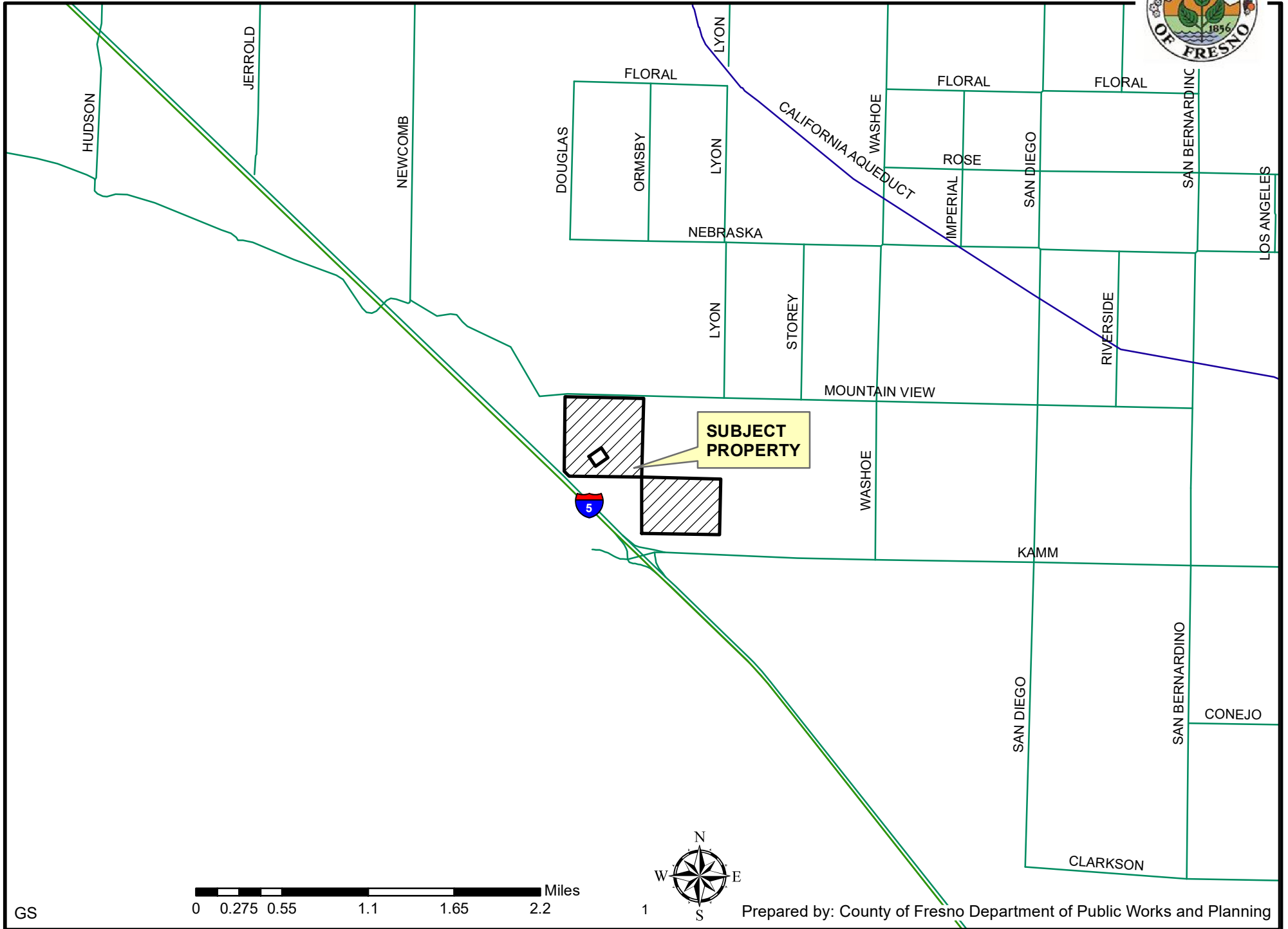
Notes	
2.	Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
3.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
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.	All proposed improvements including fences/gates entrances exceeding 7 feet in height will require building permits.
6.	Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.

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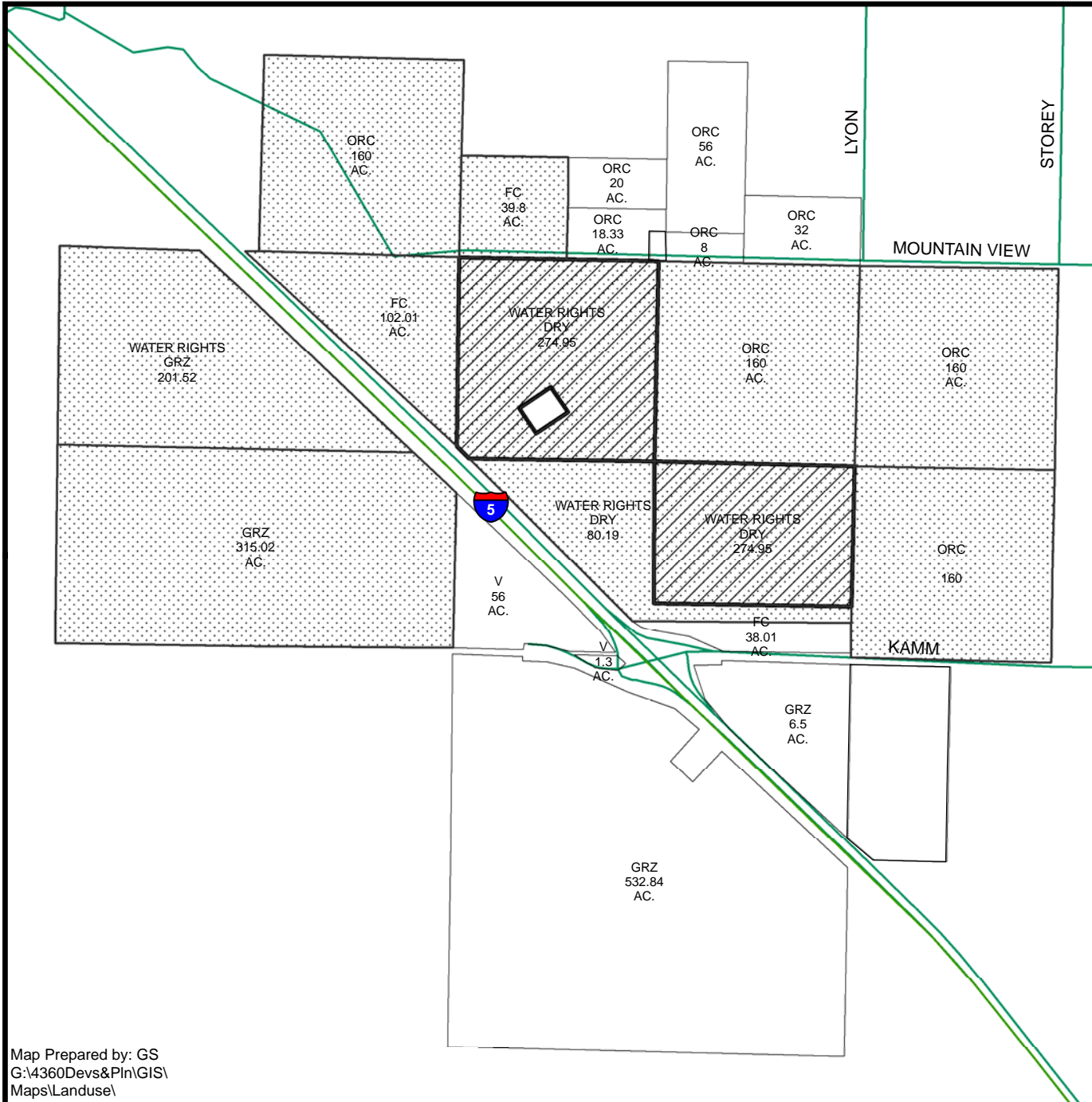
LOCATION MAP

CUP 3684



EXISTING LAND USE MAP

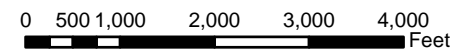
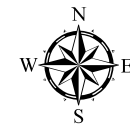
CUP 3684



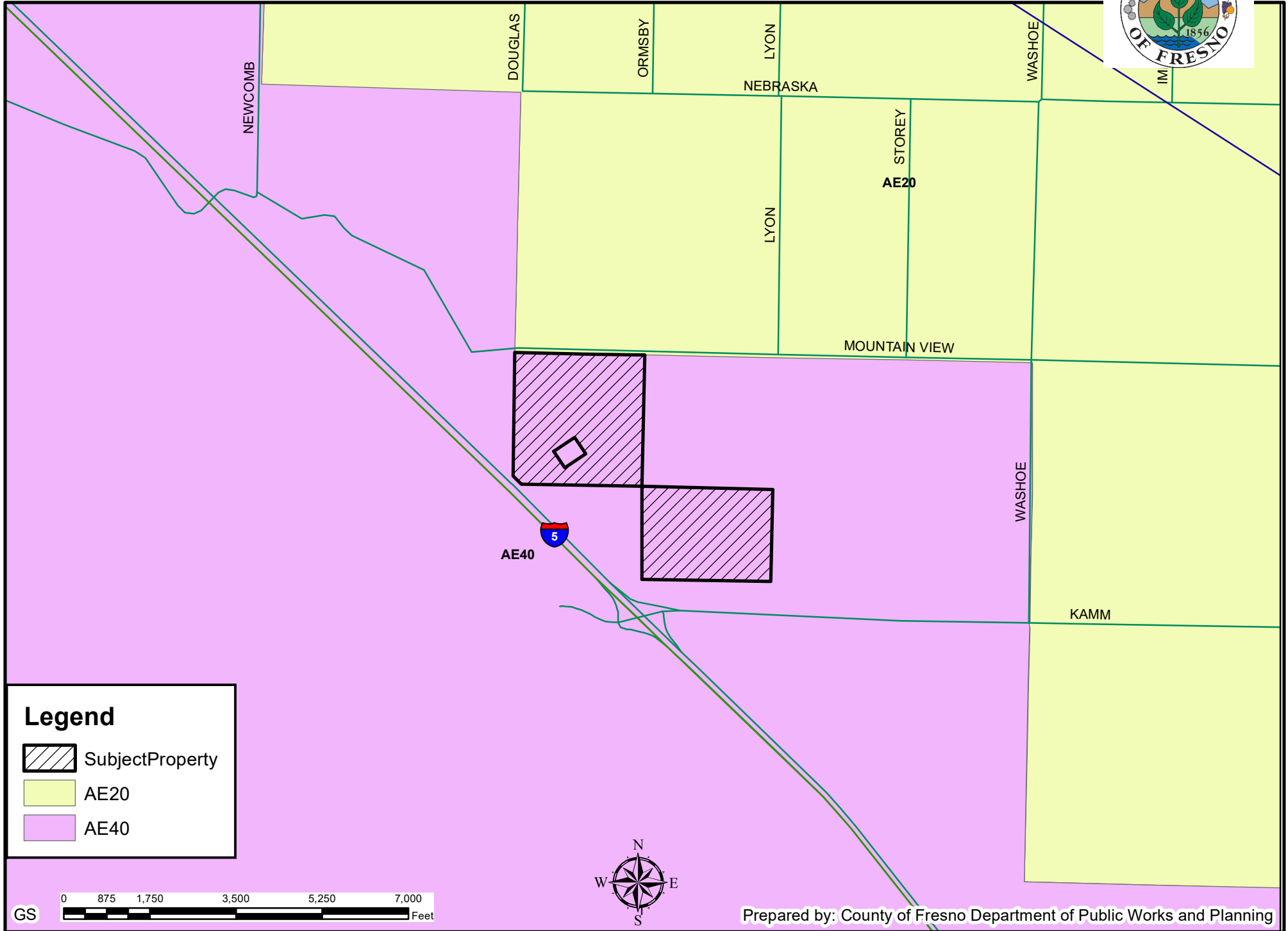
LEGEND	
DRY - DRY FARMING	
FC - FIELD CROP	
GRZ - GRAZING	
ORC - ORCHARD	
V - VACANT	

LEGEND:




- Subject Property
- Ag Contract Land

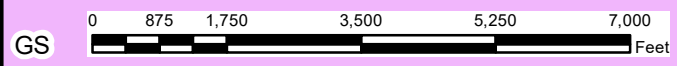


EXISTING ZONING MAP



Legend

-  SubjectProperty
-  AE20
-  AE40





at&t

FA CODE: 14638039
USID#: 253590

SITE NUMBER: CVL06203

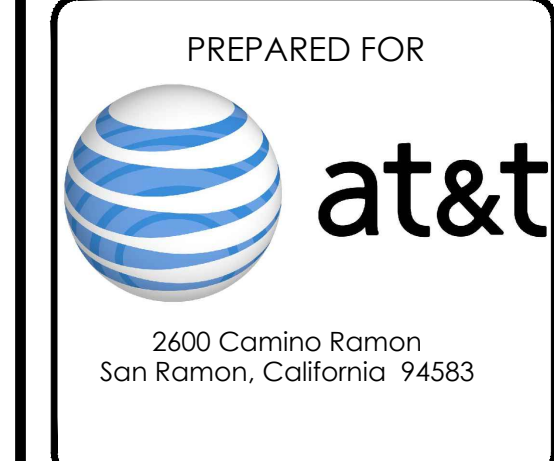
SITE NAME: I5 & W. KAMM - PG&E COLO B

WEST MOUNTAIN VIEW AVENUE
FRESNO, CA 93640
JURISDICTION: FRESNO COUNTY
APN: 038-130-85S

SITE TYPE: OUTDOOR EQUIPMENT / EXISTING PG&E TOWER

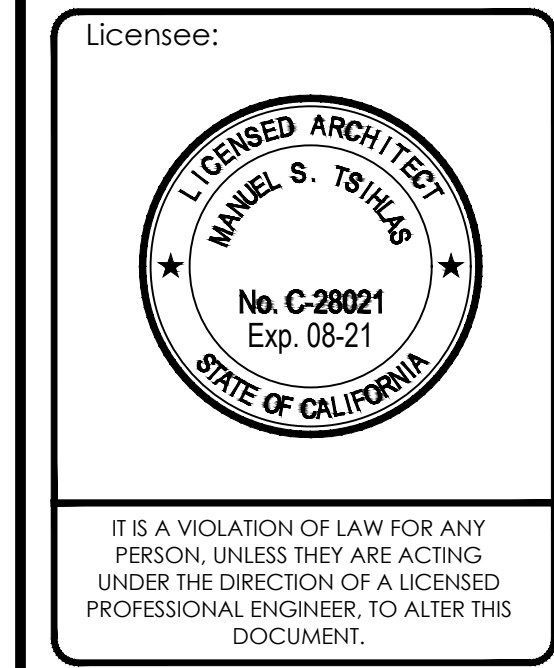
Issued For:
CVL06203
I5 & W. KAMM -
PG&E COLO B

WEST MOUNTAIN VIEW AVE
FRESNO, CA 93640



AT&T SITE NO:	CVL06203
PROJECT NO:	162.2491
DRAWN BY:	TLS
CHECKED BY:	SV

REV	DATE	DESCRIPTION
	09/10/19	100% ZD REV 1
	06/10/19	100% ZD
	05/06/19	90% ZD



SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

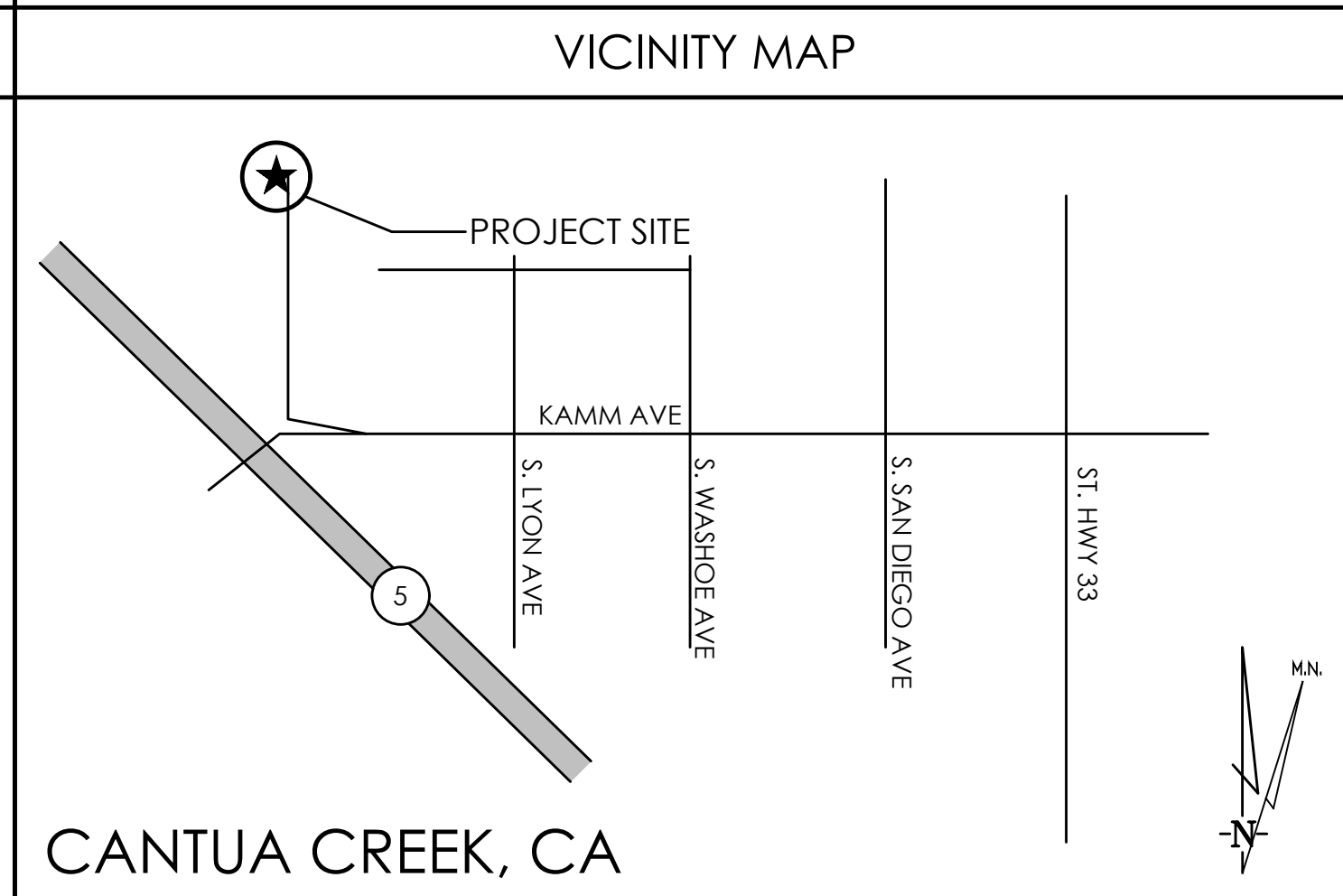
PROJECT DESCRIPTION
NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.
1. BRING POWER / TELCO / FIBER TO SITE LOCATION.
2. INSTALL AT&T APPROVED OUTDOOR EQUIPMENT CABINETS & ASSOCIATED EQUIPMENT.
3. ADD STANDBY GENERATOR WITH FUEL TANK.
4. PROPOSED AT&T ANTENNAS & ASSOCIATED TOWER-MOUNTED EQUIPMENT ON AN EXISTING PG&E TOWER.
5. PROPOSED AT&T GPS ANTENNA.

PROJECT INFORMATION	
PROPERTY INFORMATION:	LANDLORD:
SITE NAME: I5 & W. KAMM - PG&E COLO B	OS-CAR RANCH LLC 20300 PEIRCE LANE GRASS VALLEY, CA 95945
SITE NUMBER: CVL06203	PG&E:
SITE ADDRESS: WEST MOUNTAIN VIEW AVE FRESNO, CA 93640	SAP #: 40760659 TOWER #: 009/045 LINE NAME & VOLTAGE: PANOCH-EXCELSIOR 115KV
A.P.N. NUMBER: 038-130-85S	
CURRENT ZONING: AE-40	
JURISDICTION: FRESNO COUNTY	
LATITUDE: N36° 32' 31.28" NAD 83	
LONGITUDE: W120° 29' 18.70" NAD 83	
GROUND ELEVATION: 538 FT. AMSL	
ACREAGE: 274.95 ACRES	

PROJECT TEAM	
APPLICANT / LESSEE:	ARCHITECT / ENGINEER:
AT&T 2600 CAMINO RAMON SAN RAMON, CA 94583	MST ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 CONTACT: MANUEL S. TSHILAS EMAIL: manuel@mstarchitects.com PH: (916) 567-9630
CONSTRUCTION MANGER:	SITE ACQUISITION:
BECHTEL 3180 CROW CANYON PL SUITE 205 SAN RAMON, CA 94583 CONTACT: GRACIANO DONGALA EMAIL: gdongala@bechtel.com PH: (925) 856-0065	COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: KEVIN GALLAGHER EMAIL: kgallagher@completewireless.net PH: (916) 764-2632
RF ENGINEER:	ZONING MANAGER:
AT&T 5555 E. OLIVE AVENUE FRESNO, CA. 93727 CONTACT: JAKE BALUYUT EMAIL: jrb7714@att.com PH: (559) 454-5694	COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 CONTACT: GERIE JOHNSON EMAIL: GJohnson@completewireless.net PH: (916) 709-2057

SHEET INDEX		REV
1.	T-1	#
2.	GN-1	#
3.	C-1	#
4.	A-1	#
5.	A-1.1	#
6.	A-2	#
7.	A-3	#
8.	A-3.1	#
9.	A-4.1	#
10.	A-4.2	#

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
2) 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2)
3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5)
4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4)
7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5)
8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 NEC (PART 3)
9) 2016 CALIFORNIA ENERGY CODE (CEC)
10) ANSI / EIA-TIA-222-G
11) 2015 NFPA 101, LIFE SAFETY CODE
12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2016 NFPA 13, FIRE SPRINKLER CODE



DIRECTIONS FROM AT&T
DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA
1. MERGE ONTO I-680 SOUTH
2. MERGE ONTO I-580 EAST
3. CONTINUE ONTO I-5 SOUTH
4. TAKE EXIT ONTO WEST KAMM AVENUE
5. TURN LEFT ONTO SITE ACCESS ROAD
6. SITE WILL BE ON THE LEFT

APPROVALS		
APPROVED BY:	INITIALS:	DATE:
AT&T:		
VENDOR:		
R.F.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

OCCUPANCY AND CONSTRUCTION TYPE
OCCUPANCY : S-2 (UNMANNED TELECOMMUNICATIONS FACILITY), U (TOWER)
CONSTRUCTION TYPE: V-B
HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.

GENERAL CONTRACTOR NOTES	
DO NOT SCALE DRAWINGS	
THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.	



Project Name: CVL06203 I-5 & West Kamm
 Project Site Location: West Mountain Avenue
 Fresno, CA 93640
 Fresno County

Assessor's Parcel Number: 038-130-855
 038-130-855

Date of Observation: 04-02-19

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder
 Geo XT post processed with Pathfinder Office software.

Type of Antenna Mount: Existing Transmission Tower

Coordinates

Latitude: N 36°32'31.28" (NAD83) N 36°32'31.46" (NAD27)
 Longitude: W 120°29'18.70" (NAD83) W 120°29'15.11" (NAD27)

Latitude: N 36.542022° (NAD83) N 36.542072° (NAD27)
 Longitude: W 120.488528° (NAD83) W 120.487531° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 538 AMSL
 Height of Structure: 134.3' AGL
 Overall Height: 134.3' AGL

DATE OF SURVEY: 04-02-19

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, RCE 14803

LOCATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

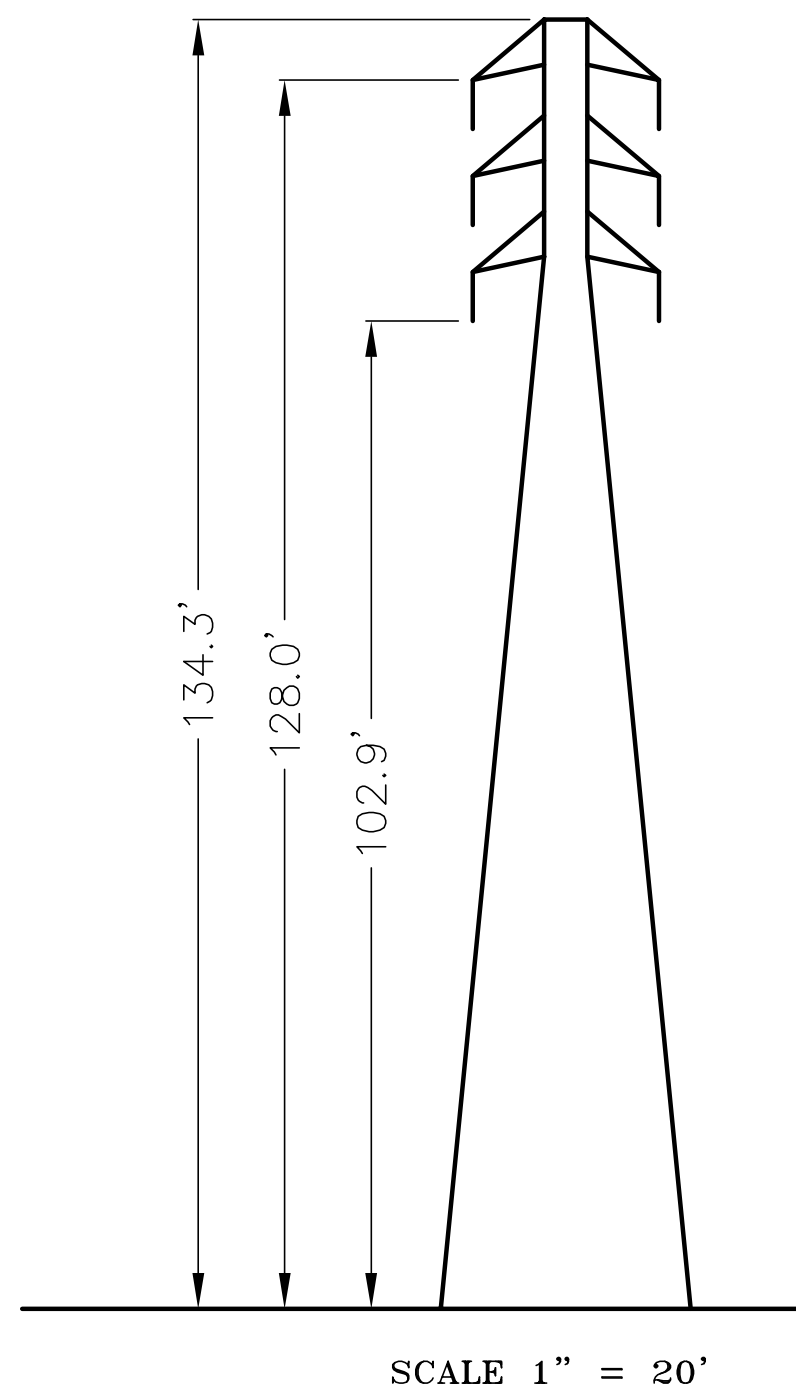
N.G.V.D. 1929 CORRECTION: SUBTRACT 3.00' FROM ELEVATIONS SHOWN.

FEMA FIRM:FLOOD ZONE X PER FIRM 06019C2500H, DATED 02-18-2009.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 038-130-855

LANDLORD(S): OS-CAR RANCH LLC
 20300 PEIRCE LANE
 GRASS VALLEY, CA 95945



CVL06203 I-5 & West Kamm
 Lease Area Description
 All that certain lease area being a portion of the Northwest quarter of Section 18, Township 16 North, Range 14 East M.D.M. and being more particularly described as follows:

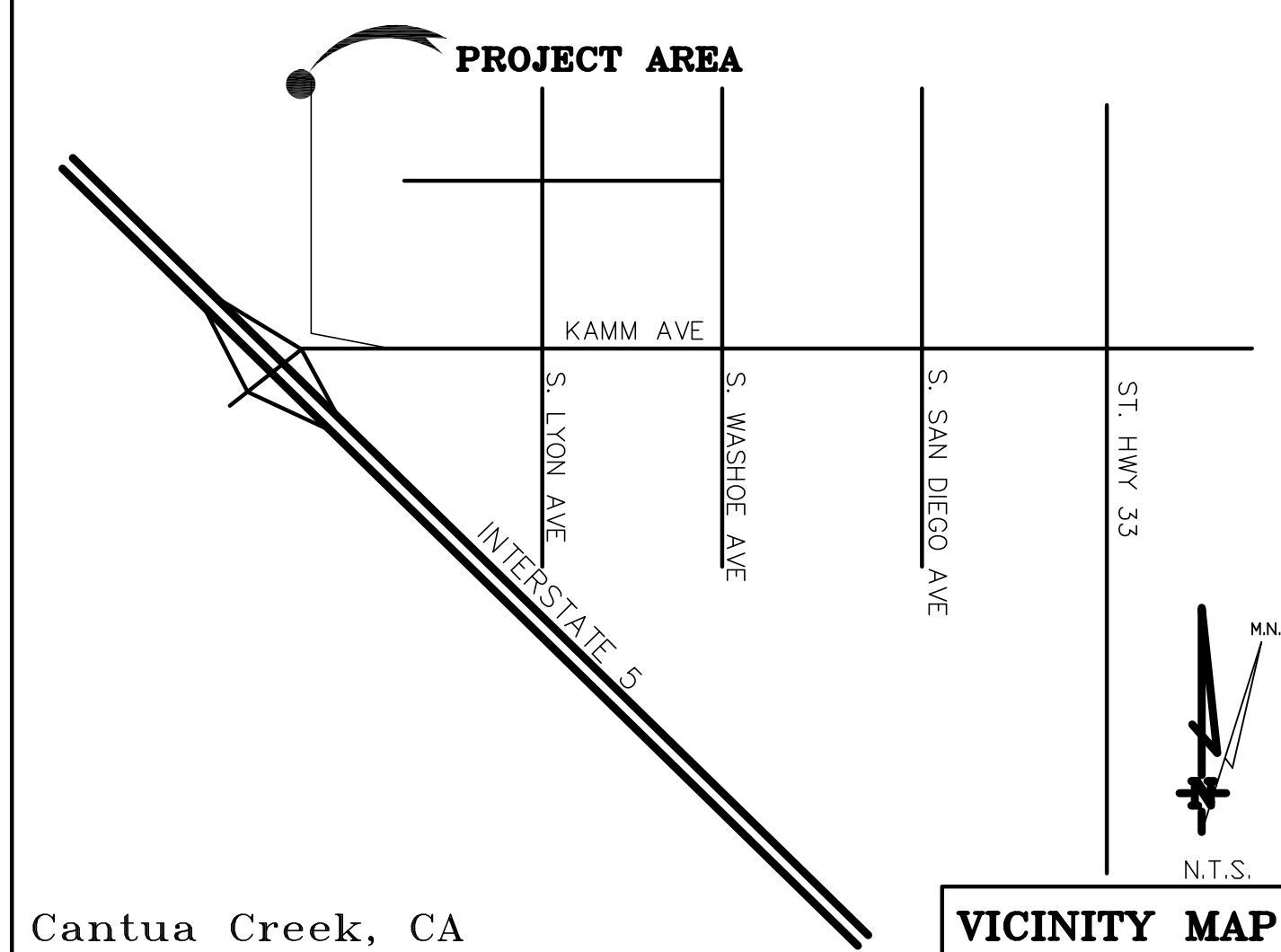
Equipment Lease Area
 Commencing at the Northern quarter corner of the aforementioned Section 18; thence along the center section line South 01°32'53" West 1300.32 feet; leaving said center section line North 88°27'07" West, 118.16 feet to the True Point of Beginning; thence from said point of beginning South 38°15'47" East, 17.25 feet; thence South 51°44'13" West, 17.25 feet; thence North 38°15'47" West, 17.25 feet; thence North 51°44'13" East, 17.25 feet to the point of beginning.

Together with easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the Southeast boundary of the above described lease area which bears South 51°44'13" East, 13.98 feet from the East corner thereof; thence from said point of beginning South 88°27'07" East, 107.9 feet more or less to a point which lies 10.0 feet East of the aforementioned center section line.

Also together with easement for access and utility purposes over and across the East 20.0 feet of the Northwest quarter of Section 18, Township 16 North, Range 14 East M.D.M. and the North 430.0 feet of the East 20.0 feet of the Southwest quarter of Section 18, Township 16 North, Range 14 East M.D.M.

Also together with easement for access and utility purposes over and across the West 20.0 feet of the Southeast quarter of Section 18, Township 16 North, Range 14 East M.D.M. excepting therefrom any portion lying within the public right of way.

Also together with easement for access and utility purposes, the centerline of which is described as follows: Beginning at a point on the Northern right of way of Kamm Avenue which bears South 87°21'28" East 983.79 feet and North 02°38'32" East 50.00 feet from the South quarter corner of the aforementioned Section 18; thence from said point of beginning North 75°39'33" West 392.06 feet; thence North 79°36'21" West 503.59 feet; thence North 36°18'05" West 154.23 feet more or less to a point which lies 10.0 feet Easterly of the center section line.

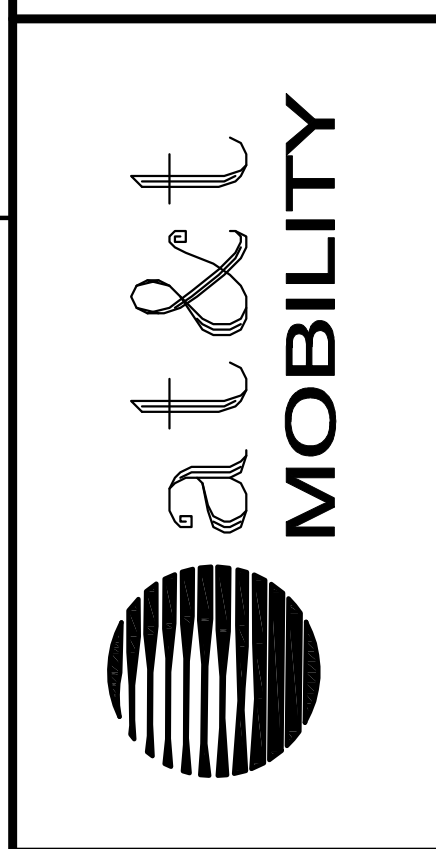
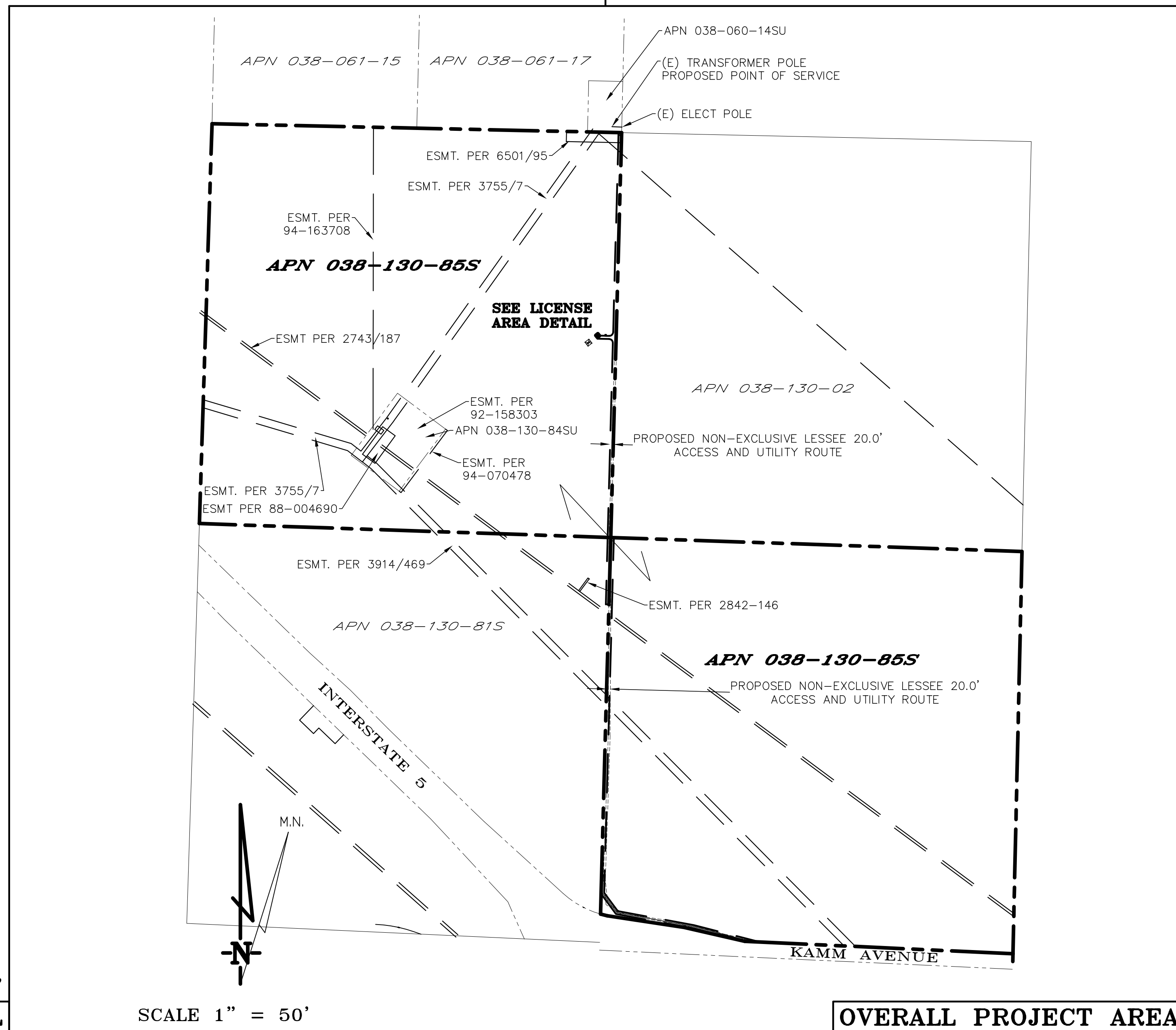
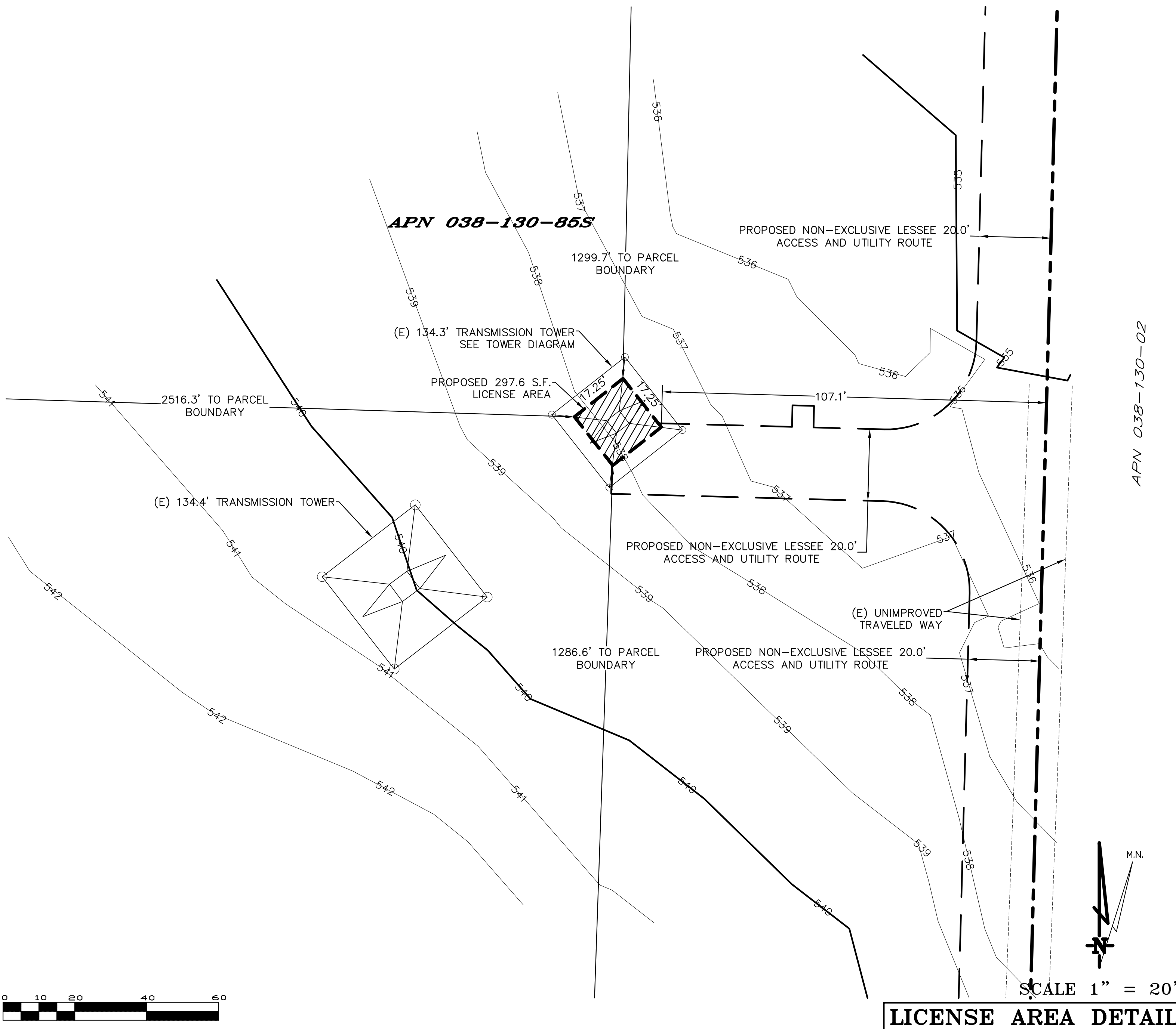


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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 825-0226
 Fax: (530) 825-0100



CVL06203 I-5 &
 West Kamm
 West Mountain View Avenue
 Fresno, CA 93640

PLOT PLAN AND
 SITE TOPOGRAPHY

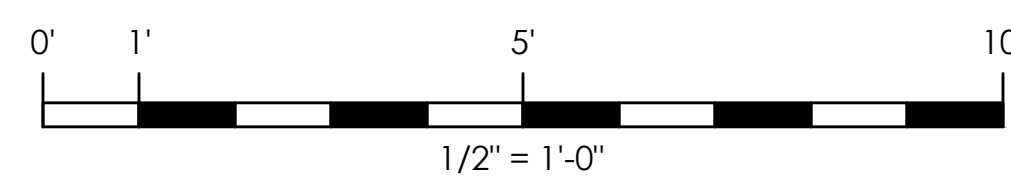
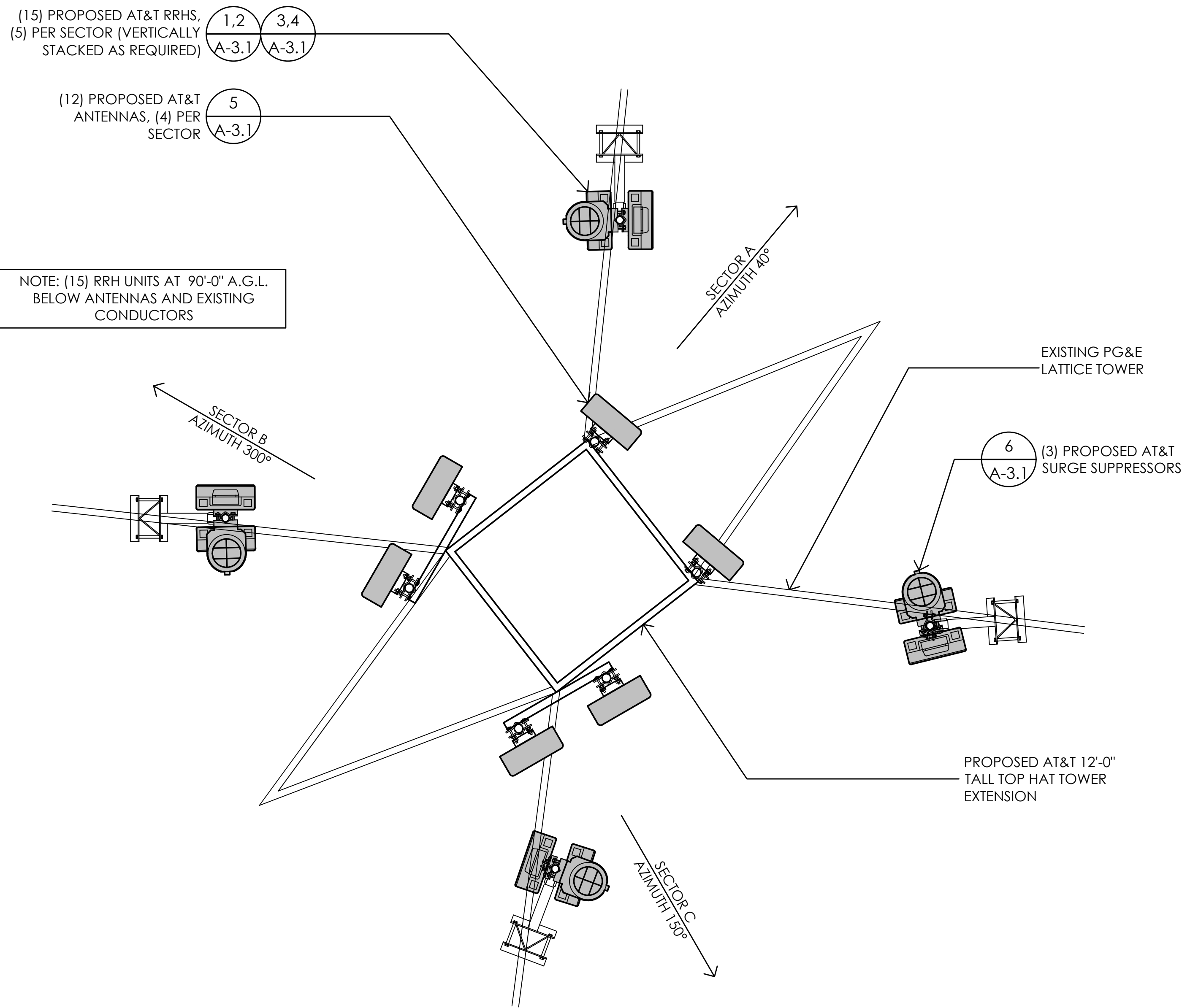
REV	DATE	DESCRIPTION
04-07-19	dg	Preliminary Drawing
05-31-19	dg	redlines
06-04-19	dg	rev. license area

Sheet
C-1

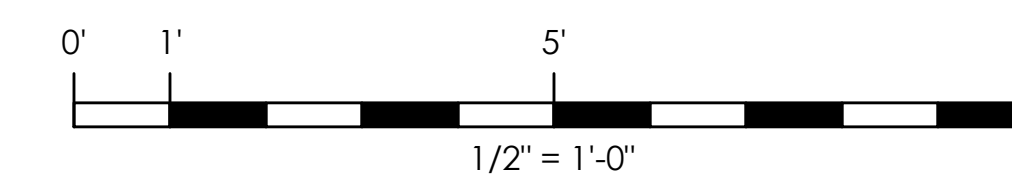
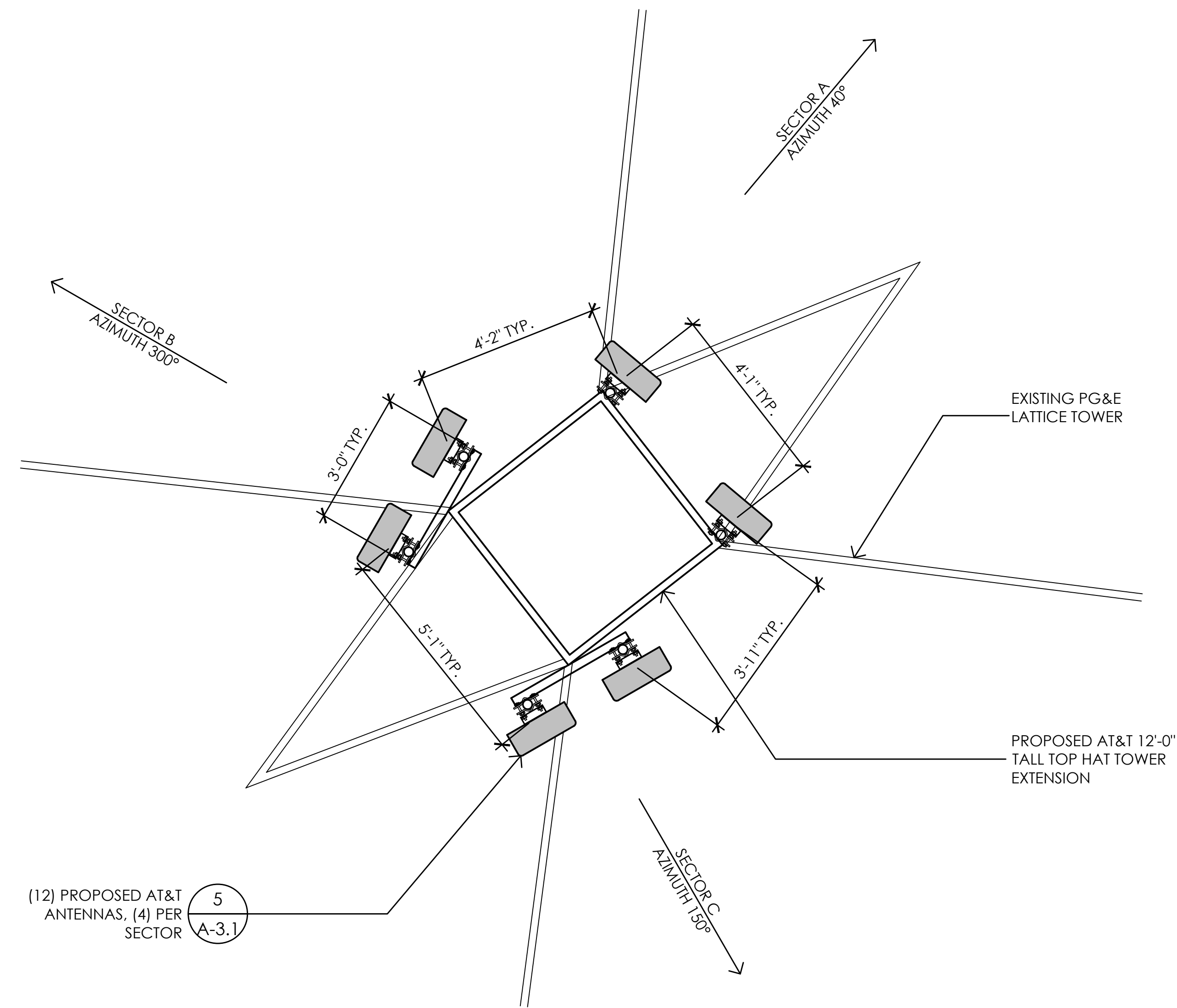
RF SCHEDULE										
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.	
A L P H A	A1	40°	± 144'-4"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 170'-0"	-	LDF4	(2)	
	A2	40°	± 144'-4"	-	-	-	-	LDF4	-	
	A3	40°	± 137'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 170'-0"	-	LDF4	(2)	
	A4	40°	± 137'-0"	(1) 4415 B30	-	± 170'-0"	-	LDF4	(1)	
B E T A	B1	300°	± 144'-4"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 170'-0"	-	LDF4	(2)	
	B2	300°	± 144'-4"	-	-	-	-	-	-	
	B3	300°	± 137'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 170'-0"	-	LDF4	(2)	
	B4	300°	± 137'-0"	(1) 4415 B30	-	± 170'-0"	-	LDF4	(1)	
G A M M A	C1	150°	± 144'-4"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 170'-0"	-	LDF4	(2)	
	C2	150°	± 144'-4"	-	-	-	-	-	-	
	C3	150°	± 137'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 170'-0"	-	LDF4	(2)	
	C4	150°	± 137'-0"	(1) 4415 B30	-	± 170'-0"	-	LDF4	(1)	

RF DATA SHEET V1.00.4 DATED 09/03/2019 NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

3 RF SCHEDULE
NO SCALE

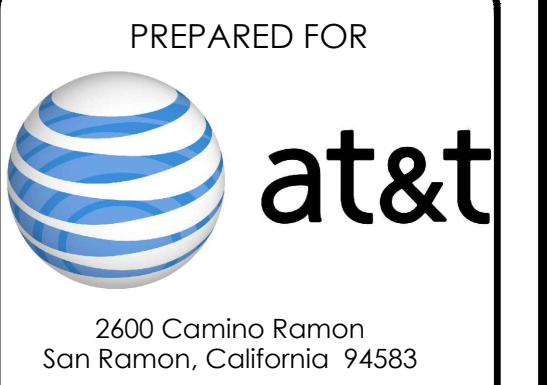


2 ANTENNA LAYOUT PLAN @ 137'-0" A.G.L.
1/2" = 1'-0"



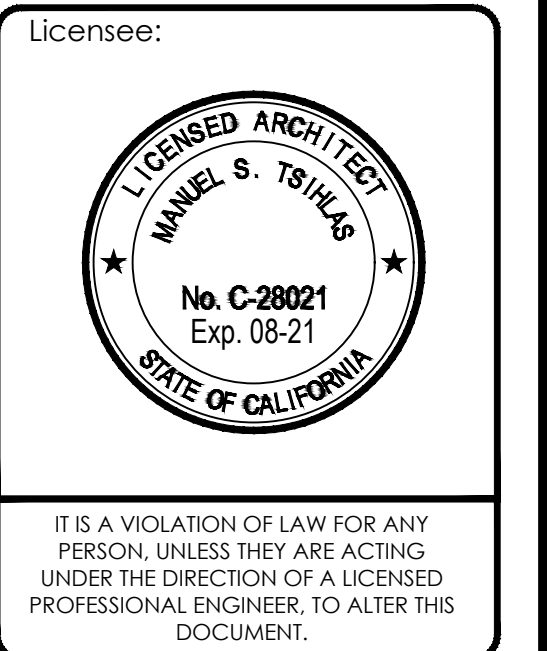
1 ANTENNA LAYOUT PLAN @ 144'-0" A.G.L.
1/2" = 1'-0"

Issued For:
CVL06203
15 & W. KAMM -
PG&E COLO B
WEST MOUNTAIN VIEW AVE
FRESNO, CA 93640



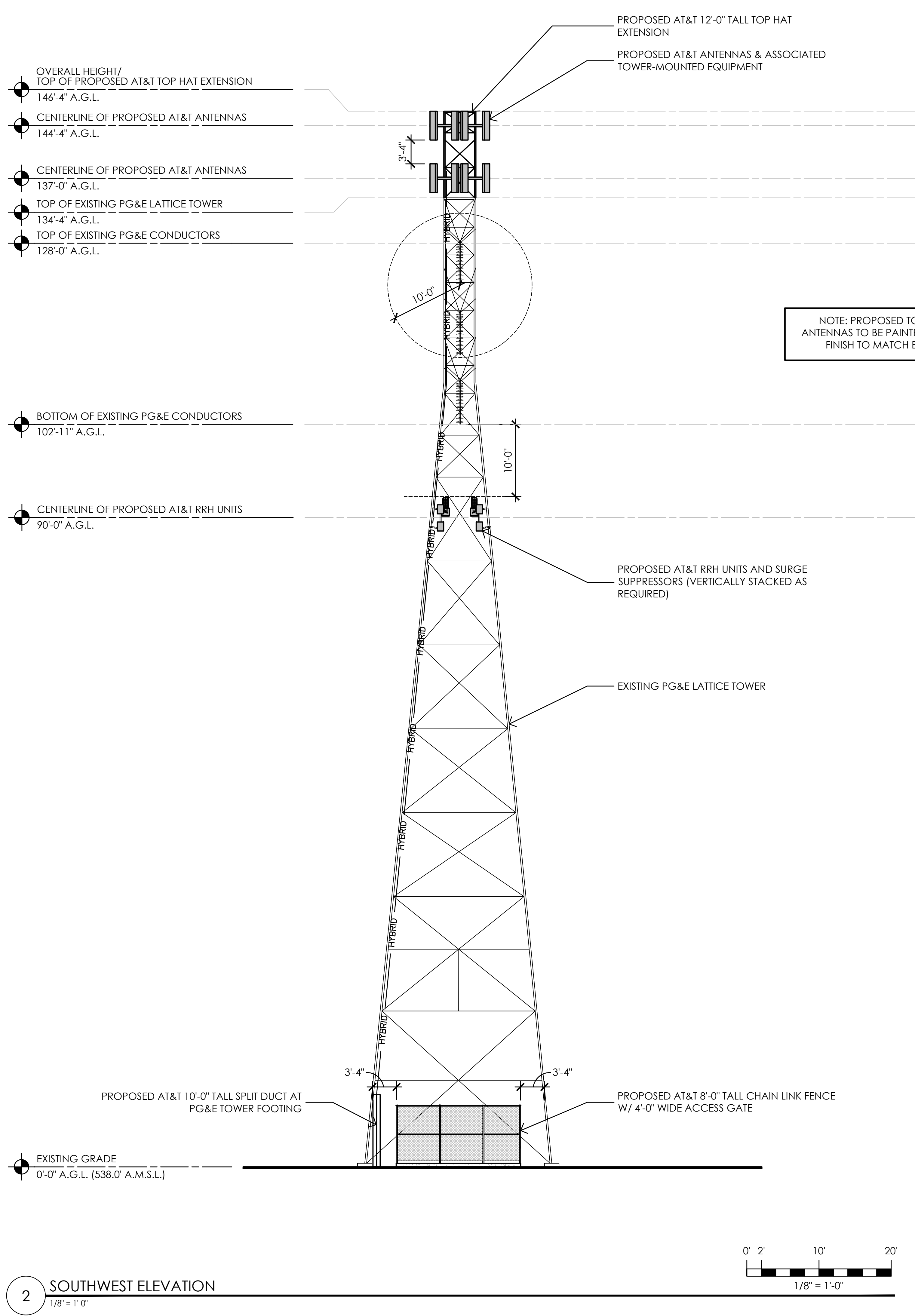
AT&T SITE NO: CVL06203
PROJECT NO: 162.2491
DRAWN BY: TLS
CHECKED BY: SV

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06/10/19	100% ZD	
05/06/19	90% ZD	

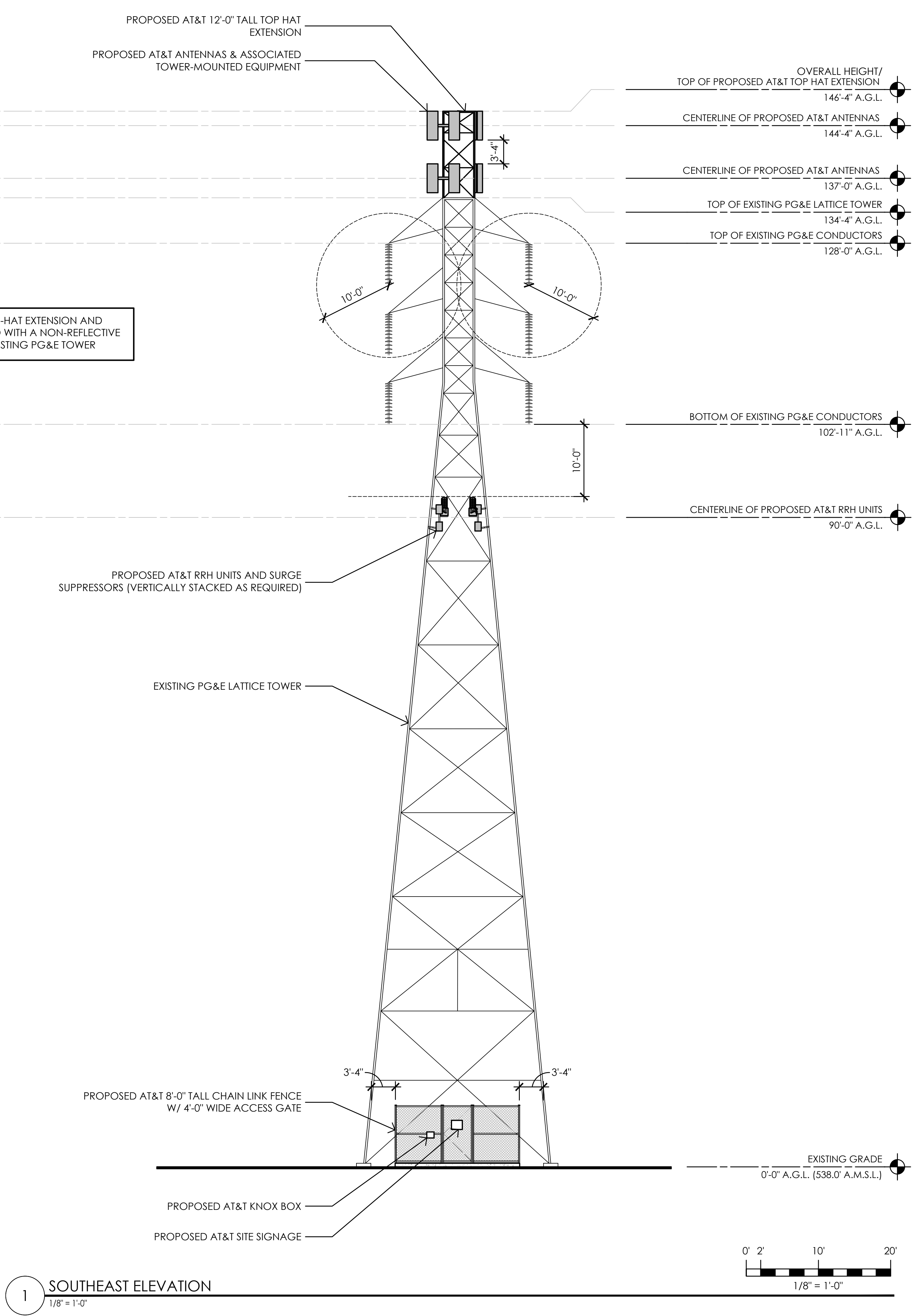


SHEET TITLE:
ANTENNA PLANS
& SCHEDULE

SHEET NUMBER:
A-3



2 SOUTHWEST ELEVATION
1/8" = 1'-0"



1 SOUTHEAST ELEVATION
1/8" = 1'-0"

Issued For:
CVL06203
15 & W. KAMM -
PG&E COLO B
WEST MOUNTAIN VIEW AVE
FRESNO, CA 93640

PREPARED FOR
 at&t
2600 Camino Ramon
San Ramon, California 94583

Vendor:
 COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVL06203
PROJECT NO: 162.2491
DRAWN BY: TLS
CHECKED BY: SV

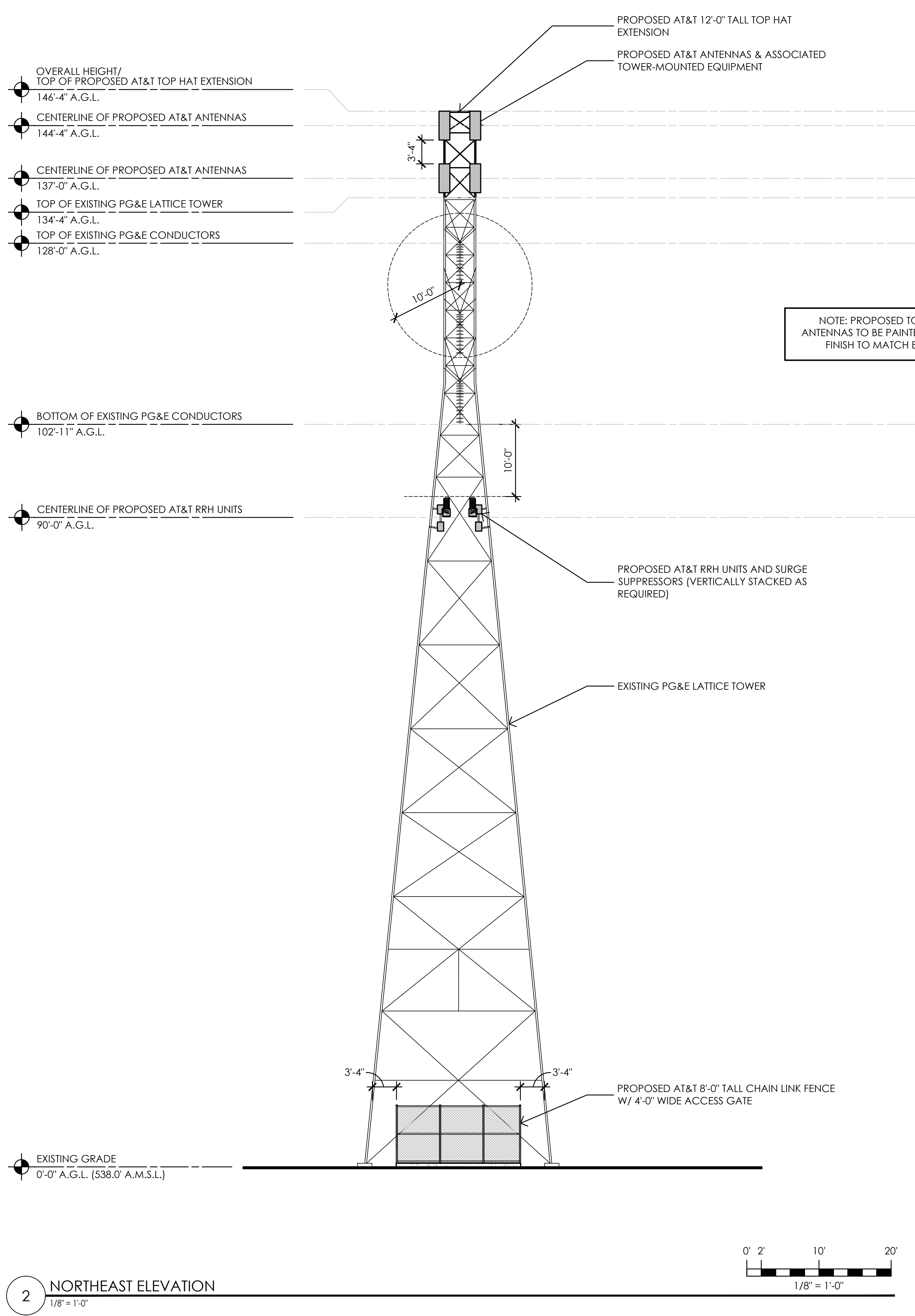
REV	DATE	DESCRIPTION
09/10/19	100% ZD	REV 1
06/10/19	100% ZD	
05/06/19	90% ZD	

Licensee:
 MANUEL S. TSIKAS
No. C-28021
Exp. 08-21
STATE OF CALIFORNIA
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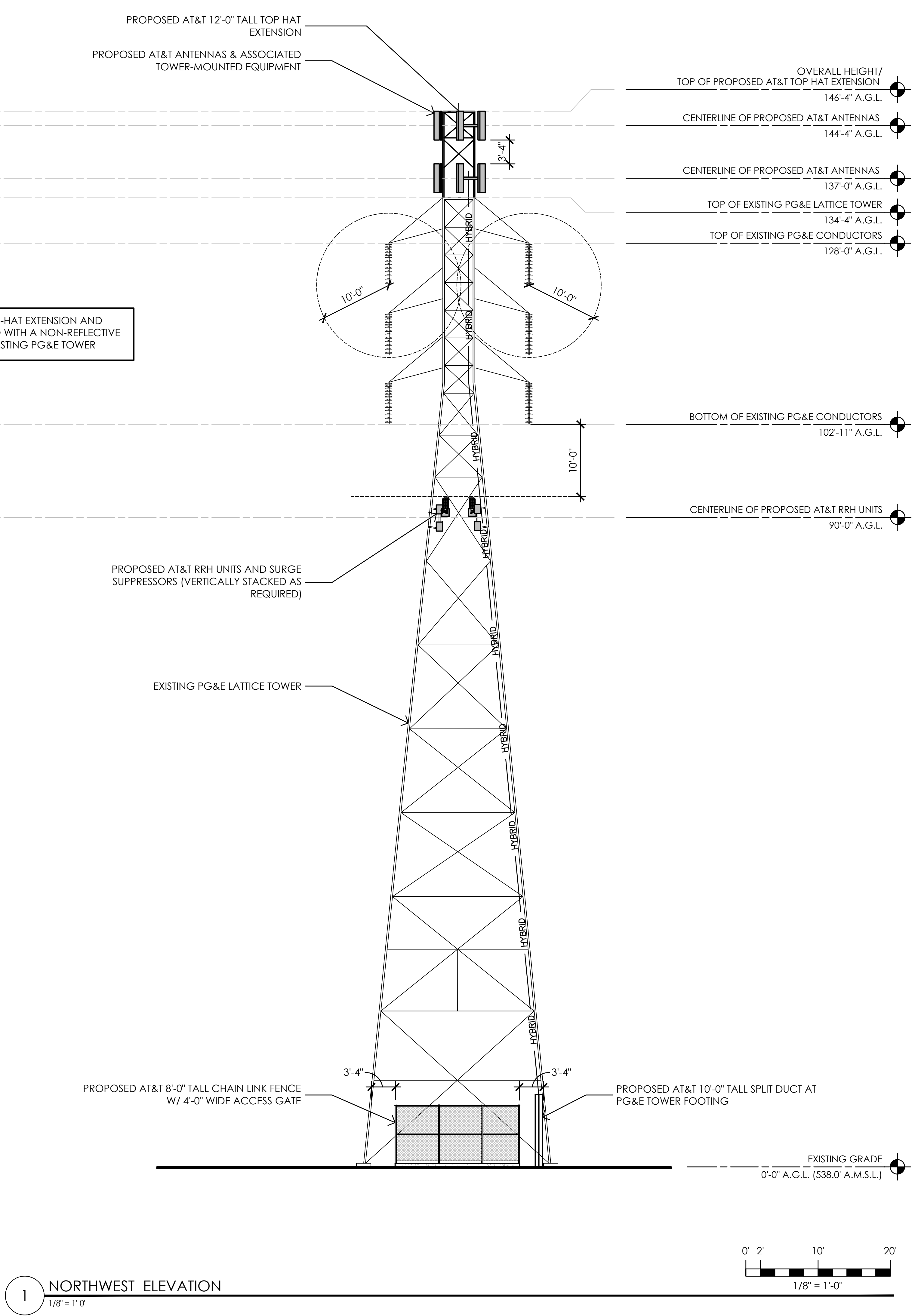
Architect:
 MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-4.1



2 NORTHEAST ELEVATION
1/8" = 1'-0"



1 NORTHWEST ELEVATION
1/8" = 1'-0"

Issued For:
CVL06203
15 & W. KAMM -
PG&E COLO B
WEST MOUNTAIN VIEW AVE
FRESNO, CA 93640

PREPARED FOR
 at&t
2600 Camino Ramon
San Ramon, California 94583

Vendor:
 COMPLETE
Wireless Consulting, Inc.

AT&T SITE NO: CVL06203
PROJECT NO: 162.2491
DRAWN BY: TLS
CHECKED BY: SV

REV	DATE	DESCRIPTION
09/10/19	100% ZD REV 1	
06/10/19	100% ZD	
05/06/19	90% ZD	

Licensee:
 MANUEL S. TSIKAS
No. C-28021
Exp. 08-21
STATE OF CALIFORNIA
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Architect:
 MST ARCHITECTS
1520 River Park Drive
Sacramento, California 95815

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-4.2

AT&T MOBILITY OPERATIONAL STATEMENT

Site Name: CVL06203 – I-5 & W Kamm Ave
Site Address: (No Street Address Assigned)
APN: 038-130-85S

Operational Statement

The following operational statement has been prepared in accordance with the current operational statement checklist provided by County of Fresno staff.

This is a proposal for a wireless collocation on an existing transmission tower on the above referenced parcel in unincorporated Fresno County, just off the West Kamm Avenue exit off I-5. The proposed facility consists of the installation of twelve (12) antennas placed on a 12' extension of an existing 132'4" tall PG&E transmission tower, with ground equipment, including emergency backup generator, placed in the tower's footprint.

The proposed facility will be will operate twenty four hours a day, 365 days a year. There will be no customers or visitors in connection with the facility. The facility will be unmanned, with a service vehicle, a car or light truck, visiting approximately once a month to check on the equipment and perform any necessary maintenance.

The site will be accessed via an approximately 150' gravel extension of an existing 20' wide private dirt access road off of West Kamm Ave, a public right of way. The full access route is depicted in the enclosed site plan and includes a new graveled fire turnaround. Because the site is unmanned, no parking will be provided. When present, the service vehicle will be able to park in the private access road next to the facility.

No goods will be produced or sold onsite. Equipment to be installed onsite will consist of twelve antennas and 15 RRH units installed on the transmission tower, and three equipment cabinets, a 30 KW diesel generator, and a 132 gallon diesel fuel tank to be installed on the ground within the tower's footprint. A more detailed equipment schedule is included in the site plans.

The site will not cause an unsightly appearance, noise, dust, glare, or odor. No solid or liquid waste will be produced by the facility, nor will any water be used. There will be no advertisements; the only signage will be required RF safety signage and the emergency NOC contact number for the facility's operator.

The transmission tower is an existing structure. New equipment will be installed on the tower and within the tower's footprint.

No sound amplification equipment will be used. The only lights installed in the facility will be hooded, downward facing LED work lights installed by the ground equipment for use by service personnel. They will only be used when service personnel are onsite.

An 8' tall chain link fence is proposed within the footprint of the transmission tower to secure the ground equipment. It is depicted on the site plan and the elevation drawings. A more complete Project Support statement detailing the purpose and need for the facility has been provided.

AT&T Mobility Site: CVL06203 – I-5 & W Kamm Ave
APN 038-130-85S

The proposed facility will be operated by New Cingular Wireless PCS LLC, dba AT&T mobility. The transmission is owned by PG&E, while the underlying property is owned by Os-Car Ranch LLC. An LOA signed by Os-CAR Ranch LLC's manager, Joanne B. Osnas, has been provided.



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Kevin Gallagher

APPLICATION NOS.: Initial Study Application No. 7787 and Unclassified Conditional Use Permit Application No. 3684

DESCRIPTION: Allow unmanned telecommunications tower equipment on an existing PG&E transmission tower as well as ground equipment associated with the tower in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The project site is located approximately 3,800 feet north of the intersection of Kamm Avenue and Interstate Route 5, approximately 5.9 miles of the nearest Community of the Three Rocks. (APN: 038-130-85s)

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
- 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:

The only lighting for the project is two shielded, down tilted lights on the outside of the proposed equipment closet equipped with motion sensing and auto shut off timers. These lights are intended to provide light to technicians should a night visit for repair be required.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

- 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 forestland to non-forest use?

FINDING: NO IMPACT:

The proposed project will be placed on an existing PG&E lattice tower and will have no impact on farmland, forest

III. AIR QUALITY

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project involves the clearing of vegetation and grading of the proposed equipment area. While it is expected that there will be some dust and particulate matter released into the air during construction activities, the overall area of ground disturbance would be limited to the proposed lease areas.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan, or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard. The proposal will be subject to General Plan Policy OS-G.14, which requires that all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of the use.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is within an area identified as San Joaquin Kit Fox (*Vulpes Macroits Mutica*), however the proposed project will remain within existing facilities imprint and will have less than significant impact on habitat.

- 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; or

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will add a 12-foot antenna extension to an existing PG&E lattice tower and install an equipment closest within the existing imprint of the lattice tower. The new equipment will have less than significant impact by staying within existing facilities imprint.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed project doesn't have significant ground disturbance and is going to be implemented in the existing towers imprint. The follow mitigation measure should be implemented in the case any cultural resources are found or unearthed during construction.

* **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 shall be followed by photos, reports, video, and 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:

The project proposes the installation of an unmanned telecommunications tower with related group equipment. According to information provided by the applicant, the project construction phase will take approximately two to three months depending on site specific conditions. No specific information was provided regarding the fuel efficient of the off road construction time frame, and the fact that the facility will be unmanned, the project is not anticipated to have a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2. Strong seismic ground shaking?

Finding: LESS THAN SIGNIFICANT IMPACT:

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

- 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Figure 9-6 of the FCGPBR, the project is an area of shallow subsidence landslide hazard area. The project will be built within existing facilities imprint and be set to the California Building Code standards. Review Agencies and Departments did not express any concerns with regards to landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of the project is anticipated to take approximately two or three months, and upon completion will be unmanned. After construction there will be one to two maintenance trips per month to service the tower and related facilities. Any greenhouse gas emissions generated from the operation of construction equipment and vehicles would be temporary and not anticipated to result in significant impacts on the environment. Additionally, the project would not conflict with any plans, policies or regulations adopted for the reduction of greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
- E. 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; or
- F. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area; or
- G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- H. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the applicant, the project will not produce any hazardous waste. The project will not present a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Additionally, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Public Health, Environmental Health Division has reviewed the subject application and has commented on the project in the event that the project will use and/or store hazardous materials. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95 and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous wastes shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes. These requirements will be incorporated as project notes. Considering the Applicant's statements regarding the project proposal and the comments from the Environmental Health Division, a less than significant impact is seen.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The proposed wireless communication facility will be unmanned, will not require any water usage other than during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

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

FINDING: NO IMPACT:

The project site is not located near a body of water of sufficient size to cause seiche (such as a large lake) or tsunami (such as the ocean). Figure 9-6 shows that the parcel is not located in an area of moderate or high landslide hazard and local topography is generally flat. There will be no impacts to risk of seiche, tsunami, or mudflow based on the parcel's location.

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

FINDING: NO IMPACT:

The subject application does not include provisions for the use of water on site, and no such use is anticipated. The site will be generally unmanned, excepting one to two monthly visits by a technician. No sanitary facilities or potable water supplies are required. Project runoff will be retained on site or disposed of per County standards.

XI. LAND USE AND PLANNING

Would the project:

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

FINDING: NO IMPACT:

The project will not divide an established community and no conflicts with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigation an environment effect, were identified in the analysis.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The project site is not located in a mineral resources area identified in Figure 7-7 (FCGPBR).

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

No housing is proposed to be added or displaced with this application.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public services. The site will not be occupied excepting a few times each month for maintenance. Further, with the addition of broadband and high-speed internet, residents will have better internet access at home and this project may reduce use of internet-capable computers at local libraries. There are no schools or parks in the vicinity of the project site.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

No impacts on the use of existing parks or recreational resources were identified in the project analysis. This project proposes an unmanned telecommunications facility.

XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

The project will not conflict with programs or plans addressing transit facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Once constructed, the operation of the project will require approximately one service trip per month, which will not result in a significant impact to vehicle miles traveled.

- 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

FINDING: NO IMPACT:

The project will not change the existing road geometry.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not affect existing roadways, therefore emergency access will not be affected.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

In the occurrence that cultural or tribal resources are found during the construction phase of the project the follow mitigation measures will be implemented.

* **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 shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; 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 will not require wastewater treatment, utilize any local water source, generate any solid waste, except that which would be incidental to construction, and would be required to be removed and disposed of at any appropriate landfill, or other facility authorized to handle such construction waste. Additionally, the project will be required to comply with all applicable regulations pertaining to the reduction of solid waste.

XX. WILDFIRE

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

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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; or
- 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); or

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts identified in the analysis were related to Cultural Resources and Tribal Cultural Resources. These impacts are seen as being reduced to less than significant impact with incorporated Mitigation Measures discussed in sections V.V and XXI. B and C.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for 7787 Unclassified Conditional Use Permit Application No. 3684, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Hydrology, Land Use Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Agricultural and Forestry, Biological Resources, Energy, Geology and Soils, Green House Gas Emissions, Hazards and Hazardous Materials, Noise, Wildfire, and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with mitigation.

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

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