



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 August 11, 2016

**SUBJECT:** Initial Study Application No. 7108 and Unclassified Conditional Use Permit Application No. 3529

Allow a 180-foot-high lattice cellular tower and related facilities on an 18.48-acre parcel within the Interstate Freeway Interchange Area in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

**LOCATION:** The subject parcel is located on the south side of Nees Avenue between Interstate 5 and Poleline Road, approximately 16 miles west of the City of Firebaugh and approximately one half-mile east of Interstate 5 (53555 W. Nees Avenue) (Sup. Dist. 1) (APN 005-120-53S).

**OWNER:** Earl Butler Revocable Trust  
**APPLICANT:** Verizon Wireless

**STAFF CONTACT:** Daniel Brannick, Planner  
(559) 600-4297

Chris Motta, Principal Planner  
(559) 600-4227

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7108; and
- Approve Unclassified Conditional Use Permit (CUP) No. 3529 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. Site Plans
6. Elevations and Detail Drawings
7. Applicant’s Operational Statement and Project Support Statement
8. Photo Simulations of Proposed Wireless Tower
9. Summary of Initial Study Application No. 7108
10. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Public Facilities	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size, Interstate Freeway Interchange Area)	No change
Parcel Size	18.48 acres	No change
Project Site	The subject parcel is currently used for truck and equipment storage.	A 180-foot wireless communication tower would be added to the southeastern portion of the parcel, with existing structures and operations to remain unchanged
Structural Improvements	Three existing buildings measuring 17,150 square feet, 2,880 square feet, and 800 square feet	Existing improvements to remain, plus add a 180-foot-high lattice tower with wireless communication equipment
Nearest Residence	One half-mile north of the subject parcel	No change
Surrounding Development	Agriculture	No change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Operational Features	See "Project Site" above	See "Project Site" above
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Trips related to truck and equipment storage operations on subject parcel	1-2 additional trips per month
Lighting	Limited operational lighting on buildings	Motion-sensor lighting located on ground equipment of proposed tower, plus any FAA-required safety lighting on tower
Hours of Operation	N/A	N/A

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

**ENVIRONMENTAL ANALYSIS:**

An Initial Study 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: June 22, 2016.

**PUBLIC NOTICE:**

Notices were sent to seven property owners within one quarter-mile of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

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

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

**BACKGROUND INFORMATION:**

This proposal entails development of a 180-foot-high lattice tower plus related equipment on an 18.48-acre parcel. The area surrounding the project site is made up of primarily agricultural uses. The subject parcel is currently used for truck and equipment storage. The proposed cell tower would be located in the southern portion of the parcel away from the existing truck and equipment storage facilities.

The structures and equipment included as part of the proposed facility include a 180-foot-high lattice tower, 12 panel antennas, 12 remote radio head units, outdoor equipment cabinets, and two hooded and down-tilted security lights. The cell tower and equipment will be located in a 30-foot by 40-foot lease area, which will be enclosed with six-foot chain-link fencing topped with barbed wire and a 12-foot-wide access gate. The facilities will be unmanned; a technician will visit the site approximately twice a month to inspect the facility and perform maintenance.

The project site is located in the northwestern corner of Fresno County near Interstate 5 and Nees Avenue, approximately 16 miles west of the City of Firebaugh. Per the Applicant's Operational Statement, the purpose of the proposed tower is to add coverage and capacity to Verizon Wireless' cellular network in the area near Interstate 5 between the City of Los Banos and Shields Avenue.

Staff notes that this project was originally scheduled to be heard by the Planning Commission on July 21, 2016, but was not presented due to a lack of quorum.

***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	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 400+ feet Side: 35 feet Rear: 200+ feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	No requirement	No requirement	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

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

Zoning Section of the Fresno County Department of Public Works and Planning: No concerns with the subject proposal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 1375H, the parcel is not subject to flooding from the

one-percent chance storm. Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standards. A grading permit or voucher may be required for this application.

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

**Analysis:**

Staff review of the Site Plan demonstrates that the proposed facility meets the minimum building setback requirements of the AE-40 Zone District. The proposed 1,200 square-foot lease area will be set back 35 feet from the southwestern property line (20-foot minimum required) and several hundred feet from both the front and rear property lines. Adequate area is available on the subject 18.48-acre site to accommodate the cell tower and proposed improvements, including a 20-foot-wide access road connecting the drilling site to Nees Avenue as shown on the Site Plan (Exhibit 5).

Based on the above, staff finds that the project site is adequate in shape and size to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**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	20-foot-wide joint access utilities easement	No change
Public Road Frontage	Yes	Nees Avenue	No change
Direct Access to Public Road	Yes	Nees Avenue	No change
Road ADT		1,800	No change
Road Classification		Expressway	No change
Road Width		Nees Avenue: 31.6 feet (50-foot right-of-way south of section line)	No change
Road Surface		Access road: Unimproved	No change

		Existing Conditions	Proposed Operation
		Nees Avenue: Asphalt Concrete Paved	
Traffic Trips		Trips related to truck and equipment storage operations on subject parcel	1-2 additional trips per month
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		N/A	None required

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

Design Division of the Fresno County Department of Public Works and Planning: No comments.

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. If not already present, on-site turnarounds are required for vehicles leaving the site to enter the expressway in a forward motion so that vehicles do not back out onto the road. No new access points are allowed without prior approval.

California Department of Transportation (Caltrans): No comments.

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

**Analysis:**

Once construction of the tower is completed, the project will add up to two round trips per month on local roads. No additional right-of-way is required and no concerns regarding impacts on County roadways resultant of the project were expressed by the Department of Public Works and Planning’s Design Division and Road Maintenance and Operations Division or by Caltrans. Based on the above information, staff believes that the section of Nees Avenue at the project site will remain adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 2 can be made.

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

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	107.98 acres	Vacant	AE-40	None
	12.34 acres	Vacant	AE-40	None
East	23.00 acres	San Luis Canal	AE-40	None
	70.00 acres	San Luis Canal	AE-40	None
Southwest	119.24 acres	Orchard	AE-40	None

**Reviewing Agency/Department Comments:**

Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning: No comments.

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans, permits and inspections are required, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.

Fresno County Department of Public Health, Environmental Health Division: All footings and foundations for the cell tower and related facilities shall meet the mandatory setback requirements as established in the California Plumbing Code. 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. These comments are included as Project Notes.

Fresno County Department of Agriculture: No comments.

Fresno County Fire Protection District: No concerns regarding the subject proposal.

Fresno County Sheriff’s Department: No comments.

San Joaquin Valley Air Pollution Control District: No comments.

Regional Water Quality Control Board: No comments.

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

**Analysis:**

The proposal entails the establishment of a new wireless communications facility, consisting of a 180-foot-high lattice tower and associated equipment on a 30-foot by 40-foot lease area

located in the southern portion of an 18.48-acre parcel currently used for truck and equipment storage. Aesthetic impacts are typically a concern associated with this type of use due to the height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the general public.

As mentioned above, the project site is located in an area of primarily agricultural uses. Parcels on all sides of the subject property are in agricultural production. The nearest residence to the project site is located over one half-mile north of the project site, and there are no other residences within a one-mile radius of the proposed lease area. Additionally, the proposed tower location is near a number existing electrical transmission towers and power poles. To further control for any potential adverse aesthetic impacts, two mitigation measures were placed on the project which staff believes will reduce aesthetic impacts to a less than significant level: first, that the ground equipment shall be screened from view by a slatted chain fence, and second, that all lighting shall be hooded and directed downward.

An additional mitigation measure was added to the project which requires that all work be halted if cultural artifacts are uncovered during ground-disturbing activities. With this measure in place, staff has determined that any potential impacts to cultural resources will be less than significant.

Based on the above information and with adherence to the Mitigation Measures, recommended Conditions of Approval and Project Notes attached as Exhibit 1, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**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>
Policy LU-D.4: The County shall generally limit development at major or minor commercial interchanges to one-square mile of land centered on the freeway interchange structure.	The project site is located within a one-square mile area of the freeway interchange at Interstate 5 and Nees Avenue.
Policy LU-D.5: The County shall allow commercial uses only in the areas designated as major and minor commercial interchange subject to the provisions of the County Zoning Ordinance Section 860, entitled "Regulations for Inter-State Freeway Interchange Commercial Development." Both types of commercial interchanges shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses serving the needs of freeway users and the agricultural	The subject proposal is consistent with these policies, as wireless communication towers are a permissible use in Agriculturally-zoned areas as well as the Interstate Interchange Impact Area.



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>community, with major commercial centers allowing a broader range of uses than minor commercial centers.</p> <p>Policy LU-D.6: The County shall require commercial interchange development to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints.</p>	
<p>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.</p>	<p>The Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. With the information provided and analyzed by staff, the proposal has been determined to be consistent with this policy.</p>

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: *See policies identified above.*

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

**Analysis:**

The Wireless Communications Guidelines address several concerns related to the development of cell towers, including site placement, co-location opportunities, and alternative site locations. The wireless guidelines support the placement of the tower in the lower (southern) portion of the parcel, and the coverage maps provided by the Applicant show a need for coverage around this section of Interstate 5. In regard to co-location, the Applicant responded that there were no communication towers in a five-mile vicinity of the project site. The lease between Verizon Wireless and the property owner includes a provision for co-location on their tower and the placement of Verizon’s equipment on the tower leaves space for co-location beneath their antennas. Review of the site plan shows adequate space for additional ground equipment. Additionally, the Applicant indicated that at least six other sites were considered in the search for a suitable area to locate the proposed tower, and the other sites considered were met with nonresponse or no interest by property owners, or were found to be unsuitable due to site topography issues.

Interstate 5, which is located to the west of the project site, is a Scenic Highway according to the Fresno County General Plan. The General Plan has several policies which restrict development along scenic routes; however, the nearest part of the proposed lease area is more than a half-mile from Interstate 5 and the tower will be built in an area where other lattice structures and power poles already exist. Further, the proposed tower location is a greater distance from Interstate 5 than the existing lattice structures and power poles.

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

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3529, 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. 7108; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3529, 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. 3529; 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. 7108 and Unclassified Conditional Use Permit Application No. 3529**  
**(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, Lighting	a. Ground equipment shall be screened from view utilizing slatted chain-link fencing with a non-reflective or earth-tone color. b. All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties or public roadways.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing; for duration of project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	Ongoing during construction
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plan, Elevations, Operational Statement, and other application materials approved by the Commission.				
2.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.				
3.	Prior to the issuance of permits, evidence shall be submitted showing that a provision is included in the signed lease agreement that reserves co-location opportunities.				
4.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land.  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				

5. The Applicant shall e-file FAA Form 7460-2, Notice of Actual Construction or Alteration, when the project is abandoned or within five days after construction reaches its greatest height.

\*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.	If approved, plans, permits and inspections are required, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
2.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
3.	If not already present, on-site turnarounds are required for vehicles leaving the site to enter the expressway in a forward motion so that vehicles do not back out onto the road. No new access points are allowed without prior approval.
4.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standards.
5.	A grading permit or voucher may be required for any grading proposed with this application.
6.	All footings and foundations for the cell tower and related facilities will be required to meet the mandatory setback requirements as established in the California Plumbing Code.
7.	The Applicant will be required to complete a Hazardous Materials Business Plan submittal prior to commencing operations. All hazardous waste is required to be handled in accordance with 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.

# LOCATION MAP

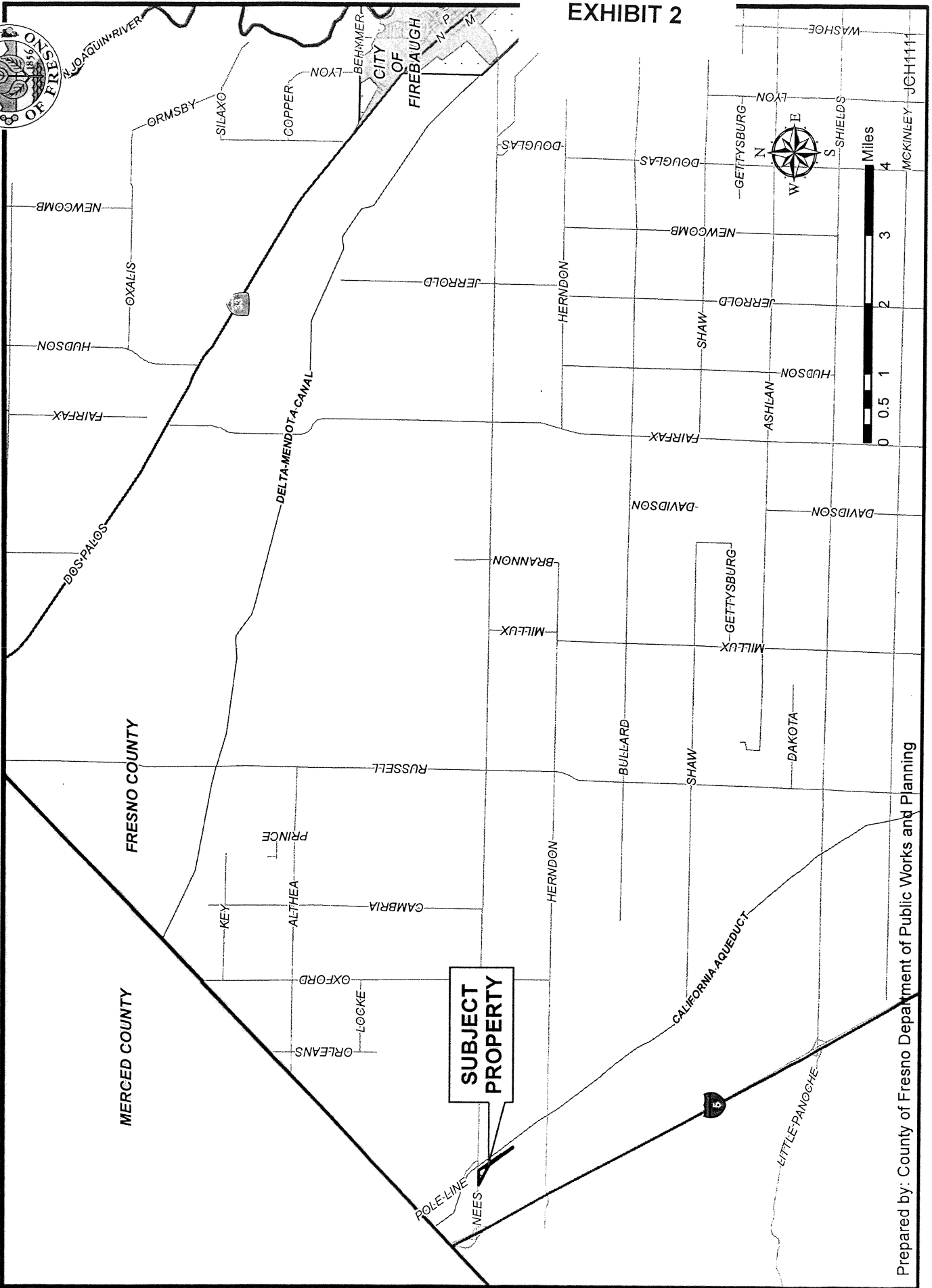
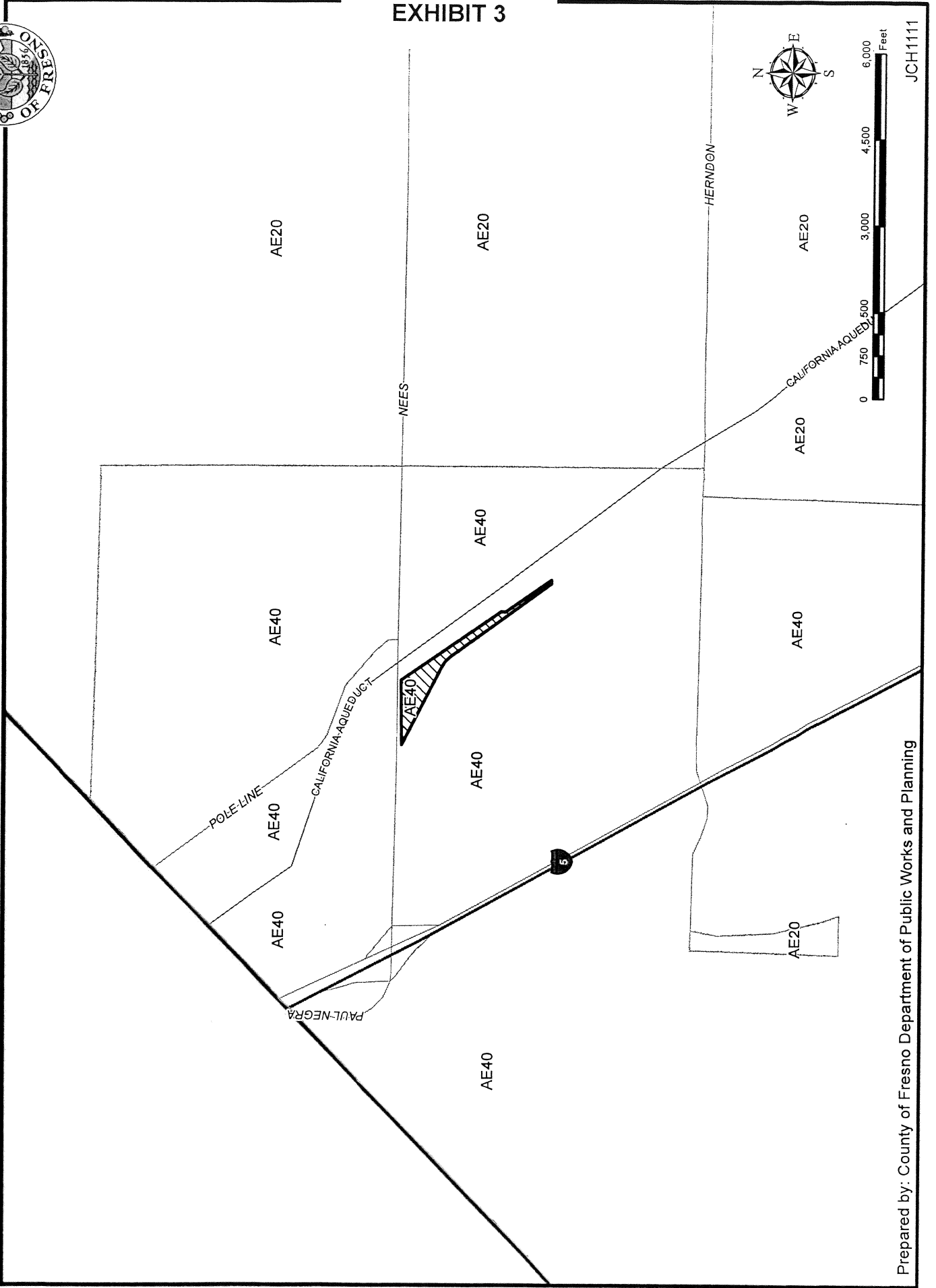


EXHIBIT 2

# EXISTING ZONING MAP



## EXHIBIT 3





# EXHIBIT 4

## EXISTING LAND USE MAP

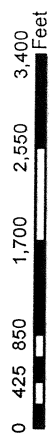
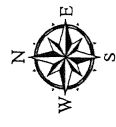
CUP 3529, IS 7108

MERCED COUNTY

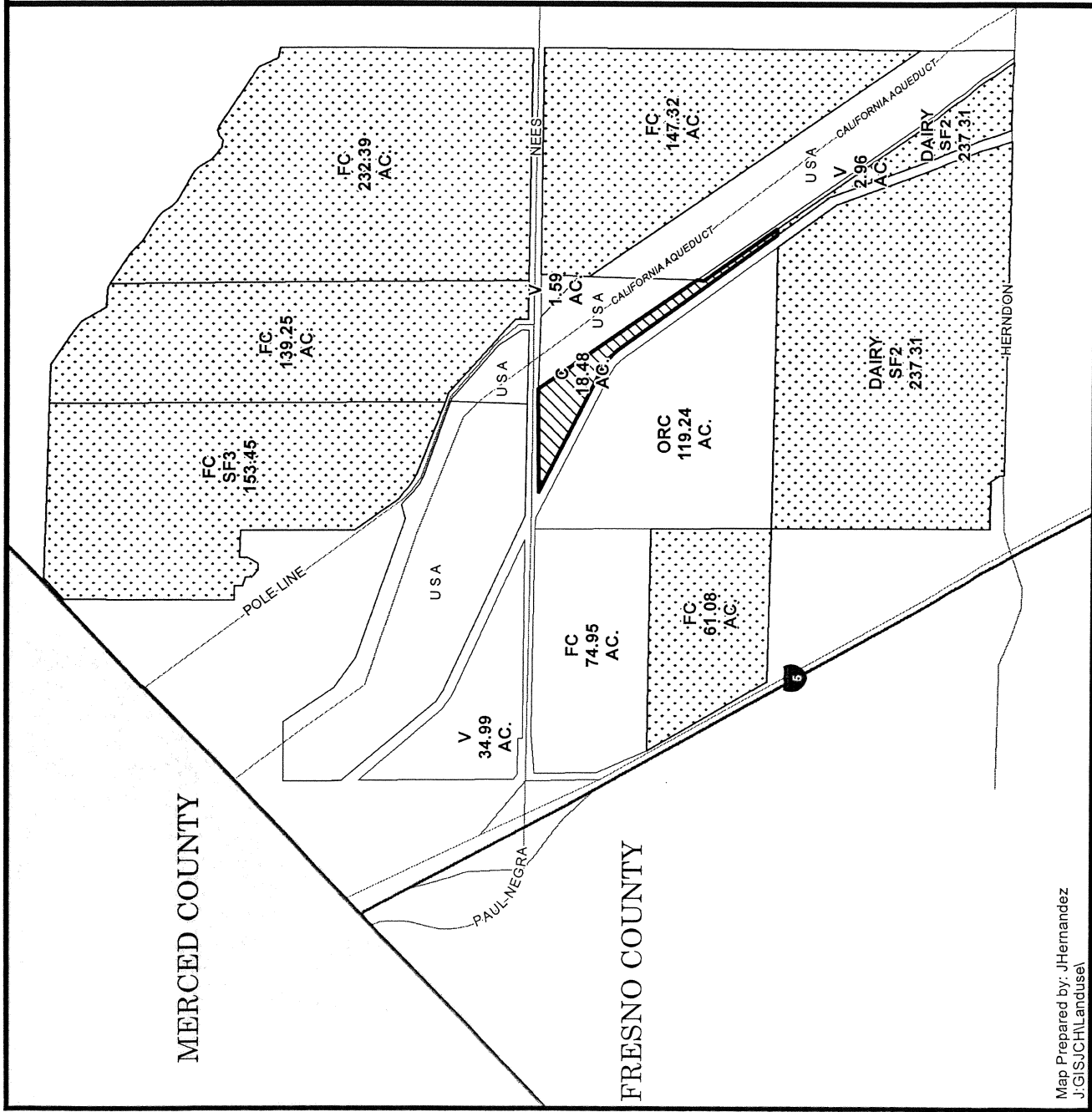
FRESNO COUNTY

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

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



Department of Public Works and Planning  
Development Services Division



Map Prepared by: JHernandez  
J:GIS\JCH\Landuse\



# EXHIBIT 5

**Phil Auer Surveying**  
 14477 Granddave Road  
 Rosemead, CA 91768  
 Telephone: (626) 714-2224  
 Fax: (626) 714-2224  
 E-Mail: info@philauer.com

**Verizon Wireless**  
 POLELINE RD. & I-5  
 53555 W. NEES AVENUE  
 FRESNO, CA 93622-9643

PROJECT NO. 17-001  
 DATE: 12/27/13  
 DRAWN BY: N/A  
 CHECKED BY: N/A  
 SCALE: AS SHOWN  
 DATE: 12/27/13  
 SHEET NO. 17-001

LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	SPOT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PARENT PANEL LINE
	ARISE ABOVE MEAN SEA LEVEL
	ARISE ABOVE GROUND LEVEL
	FIELD CONTROL POINT

DATE OF FIELD VISIT: 10/10/13  
 SURVEYED BY / OR UNDER THE DIRECTION OF: Chris P. Auer  
 U.S. 4079

**NOTES:**  
 THIS IS A PRELIMINARY SURVEY. THE CLIENT HAS BEEN ADVISED THAT THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CLIENT HAS BEEN ADVISED THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE SURVEY.

**PARENT PANEL DESCRIPTION:**  
 SEE PRELIMINARY REPORT DESCRIPTION EXTRACT, L31 SHEET.

**LEASE AREA DESCRIPTION:**  
 SEE L31 SHEET.

**JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:**  
 SEE L31 SHEET.

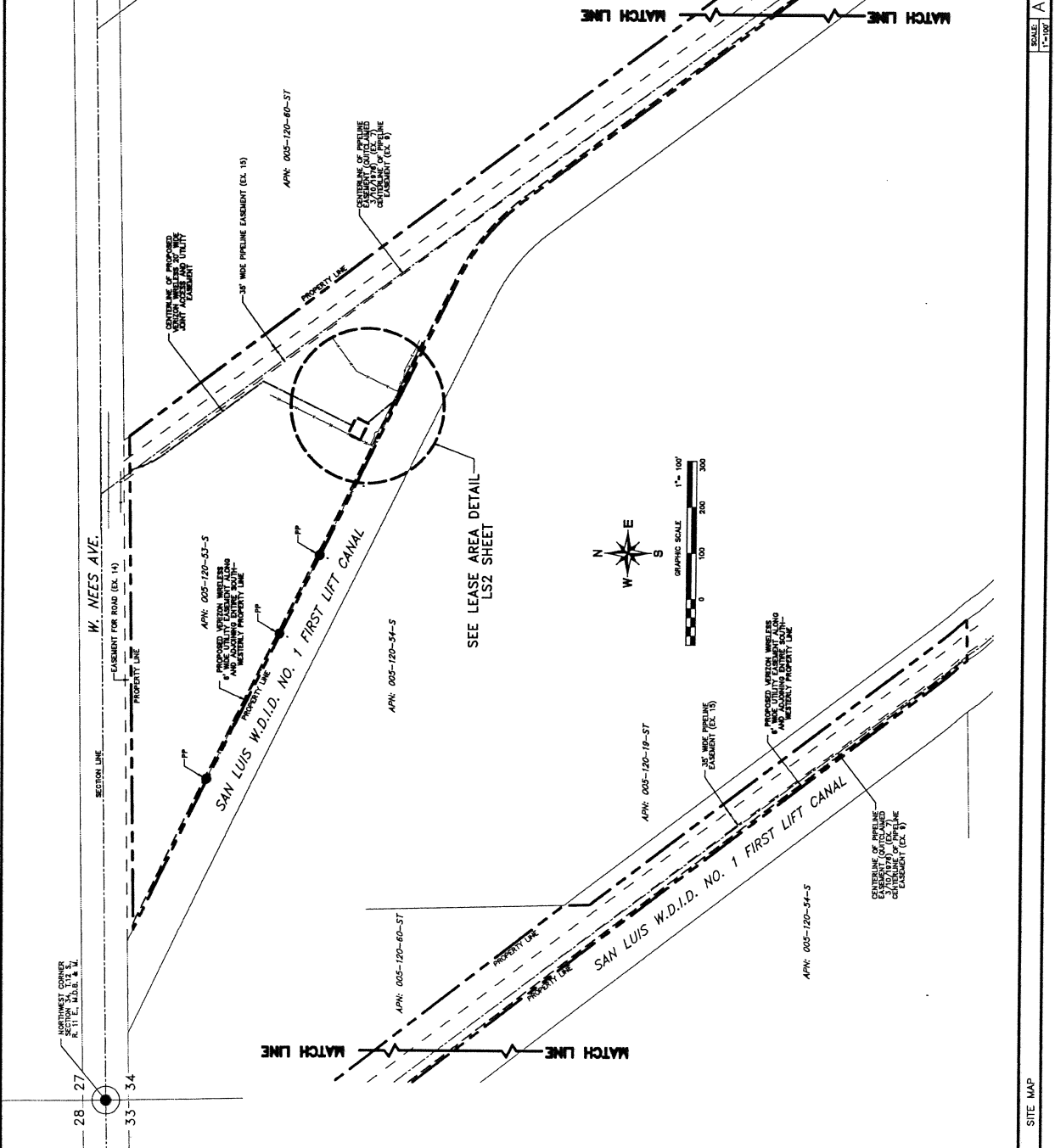
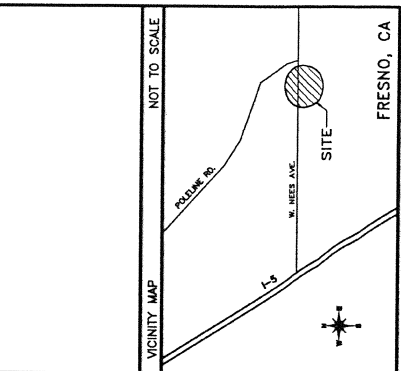
**UTILITY EASEMENT DESCRIPTIONS:**  
 SEE L31 SHEET.

**BASES OF ELEVATIONS:** NAVD 83  
**BASES OF BEARINGS:** CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4,  
 NAVD 83.  
**PROJECT BENCH:** SEE L31 SHEET.  
**LANDLORD INFORMATION:** EARL BUTLER, 1000  
 CAMPBELL, CA 95008

**NET AREA OF PANEL(S):** 15,436 AC.  
**UNDERLYING FLOOD HAZARD:** AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA  
 FIRM NUMBER 060470000, EFFECTIVE DATE 12/27/2006, PER  
 FMA 1A CERTIFICATION: 15,436 AC.

**DATE OF SURVEY:** 10/10/13  
**DATE OF PUBLICATION:** 12/27/13  
**DATE OF FIELD VISIT:** 10/10/13  
**DATE OF SURVEY:** 10/10/13  
**DATE OF PUBLICATION:** 12/27/13  
**DATE OF FIELD VISIT:** 10/10/13

**STRUCTURE ELEVATION:** N/A  
**ELEVATION OF GROUND AT GPS POINT:** 315.1' AMSL  
**LONGITUDE:** W120°45'28.10" (NAD 83)





**MST ARCHITECTS**  
 1320 Park Drive, San Ramon, CA 94583  
 (925) 467-9200  
 www.MSTArchitects.com

**CONCRETE**  
 Concrete Contracting, Inc.  
 1320 Park Drive, San Ramon, CA 94583  
 (925) 467-9200  
 www.MSTArchitects.com

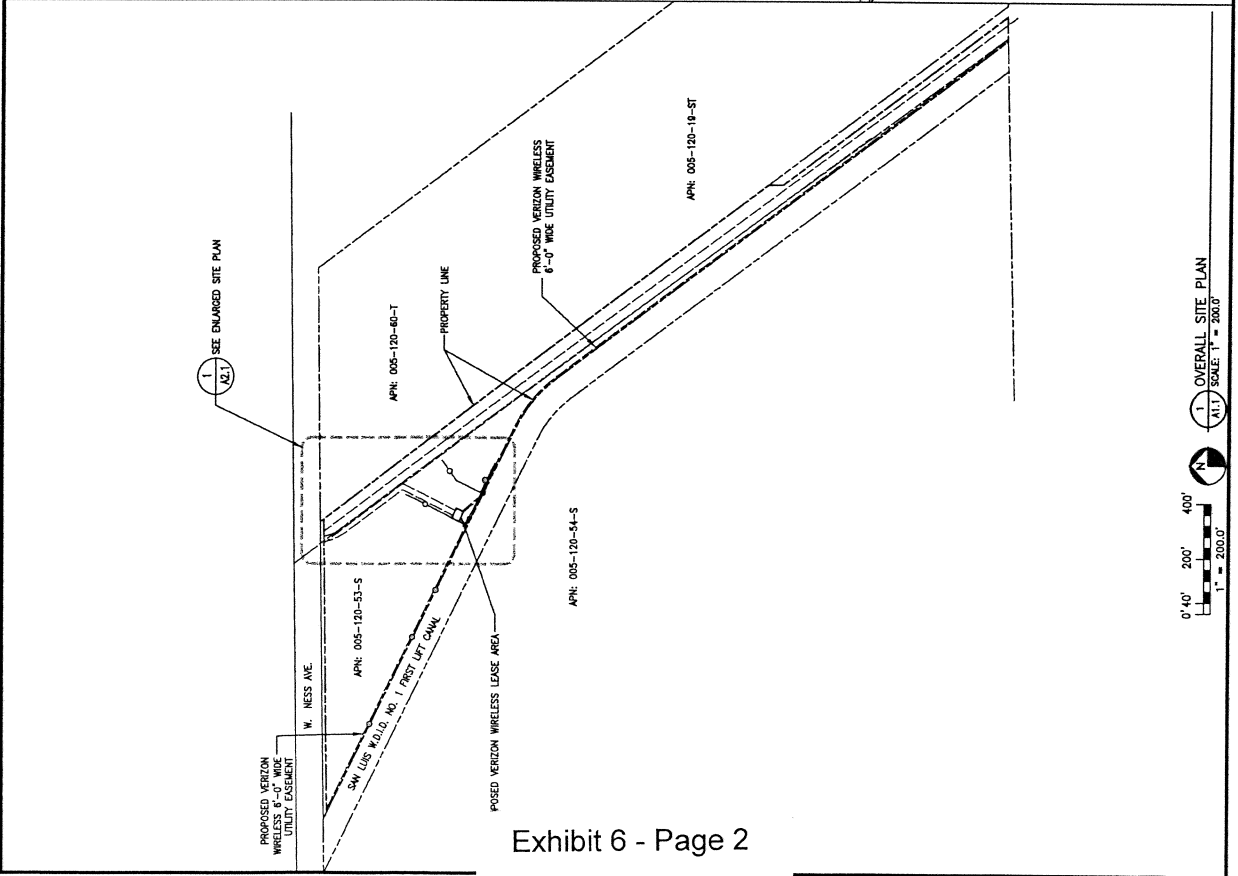
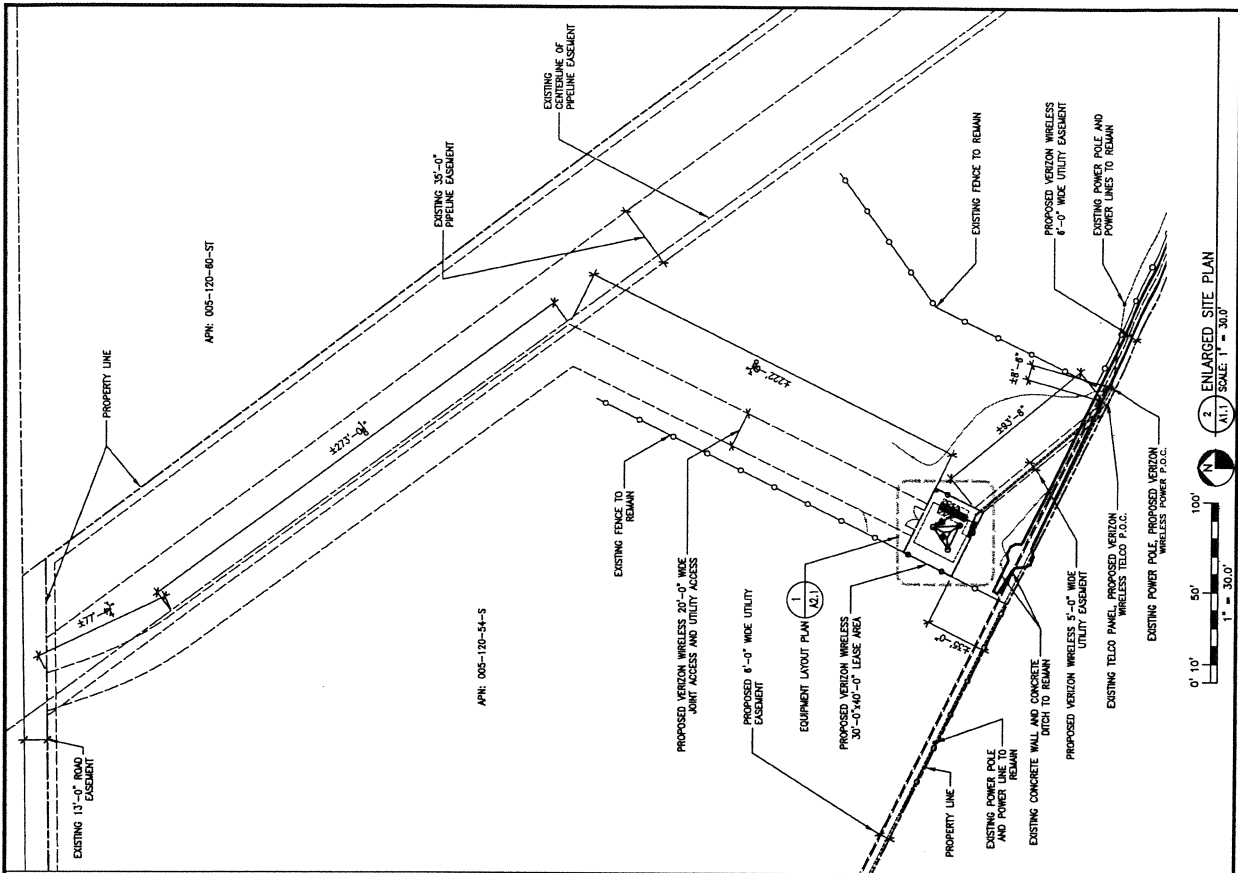
**verizon**  
 POLELINE RD. & I-5  
 FREENAUGH, CA 93622

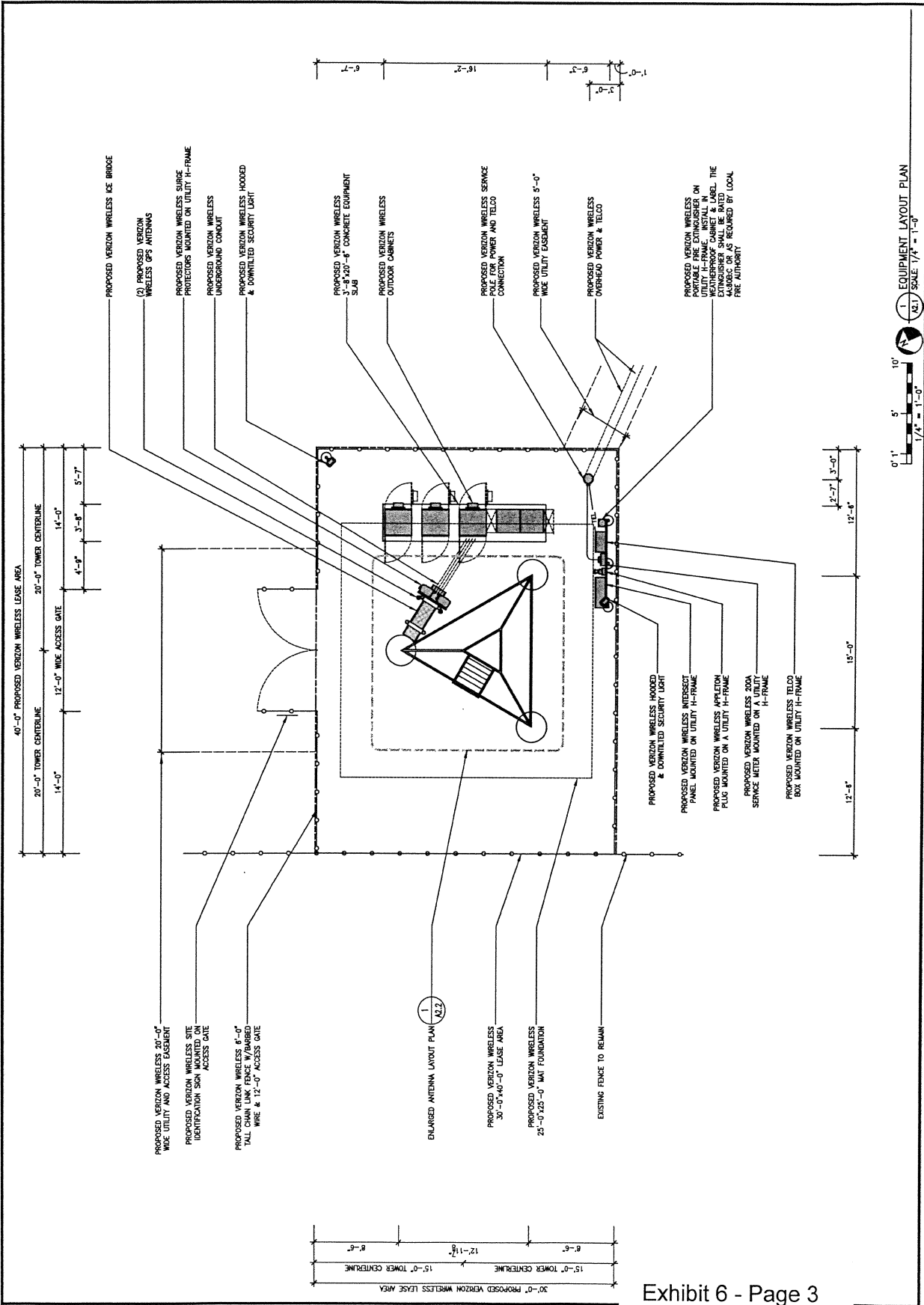
SHEET TITLE  
 OVERALL SITE PLAN

**A1.1**

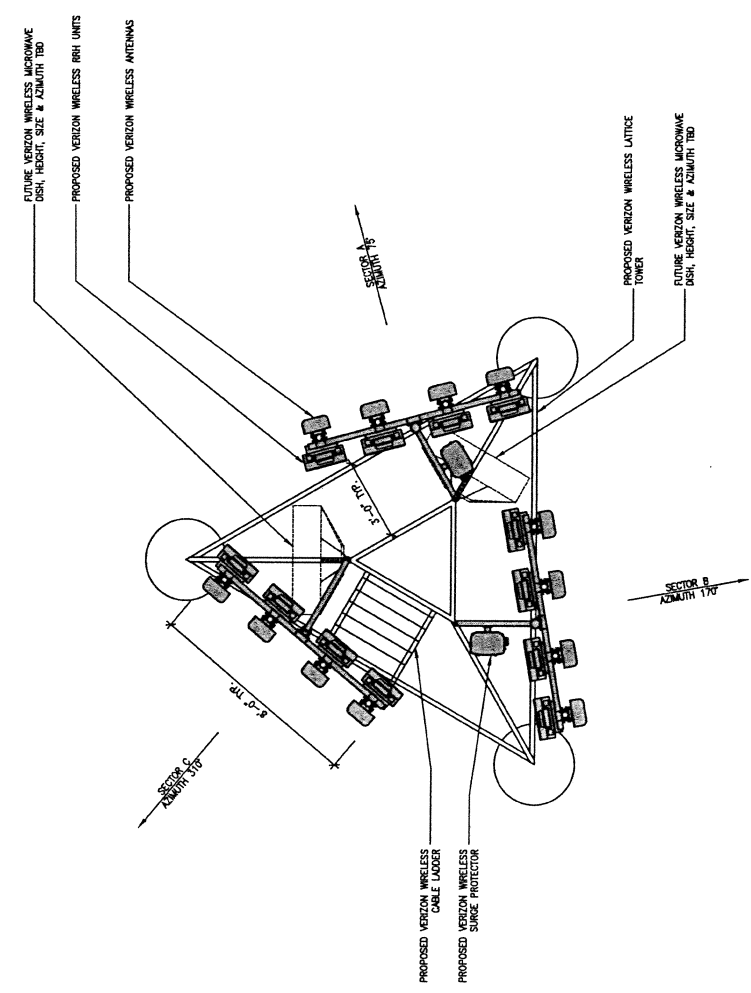
DATE: 07/20/14  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 DATE: 07/20/14

033 105 143241





EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	4	4	4	12
IRH	PHS12 M/A2 OR EQUIVALENT	4	4	4	12
TIA OR IMPEDE	MODEL T OR TO BE DETERMINED OR N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 OR DC1064 / HYBRID TRUNK CABLE	2/2	0	0	2/2
COAXIAL CABLE	N/A	0	0	0	0
RET. CABLE	5/16" RET. CABLE OR N/A	0	0	0	0



**MST ARCHITECTS**  
 5145 24th Street, Suite 100  
 San Diego, CA 92111  
 619.454.2424  
 www.mstarchitects.com

**COMPLETE**  
 12000 La Jolla Village Drive, Suite 100  
 San Diego, CA 92121  
 619.454.2424

**Verizon**  
 POLELINE RD. & I-5  
 FIREBAUGH, CA. 93622

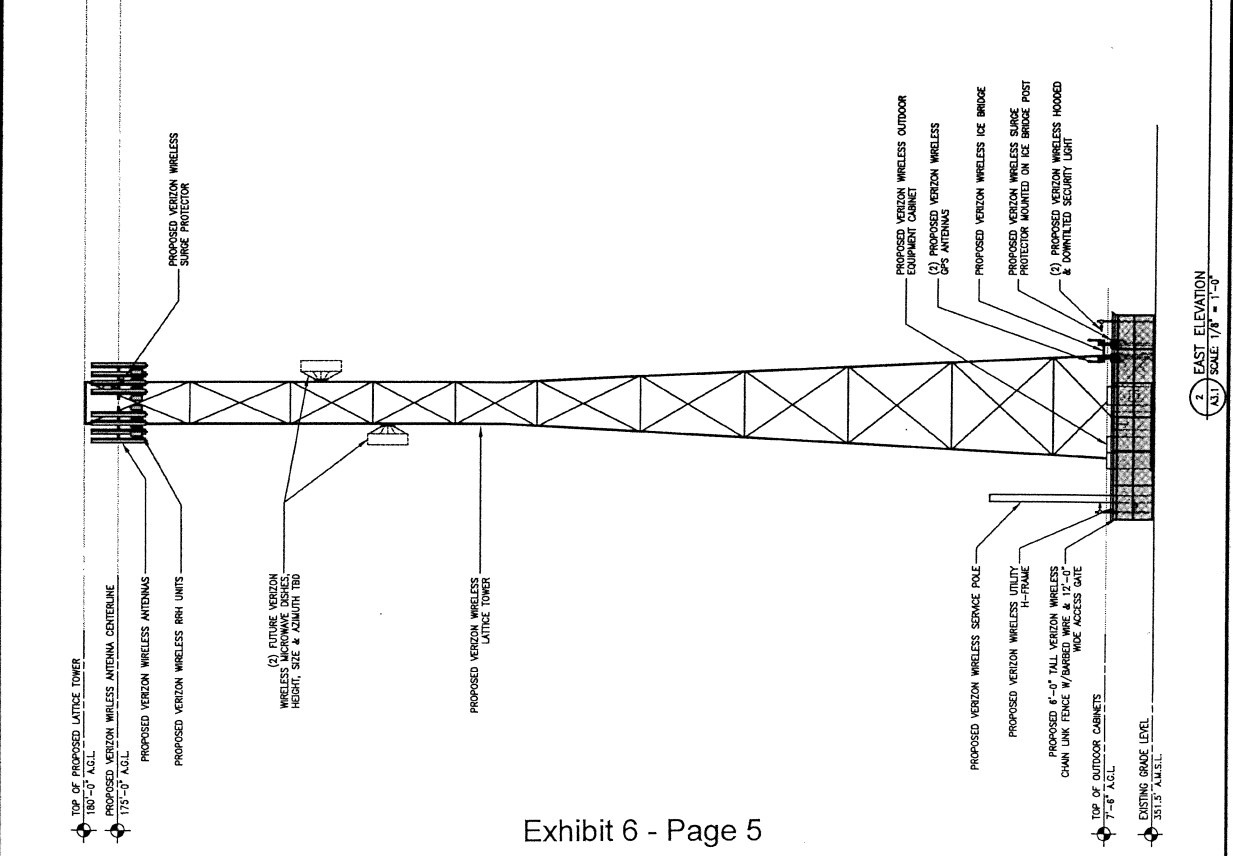
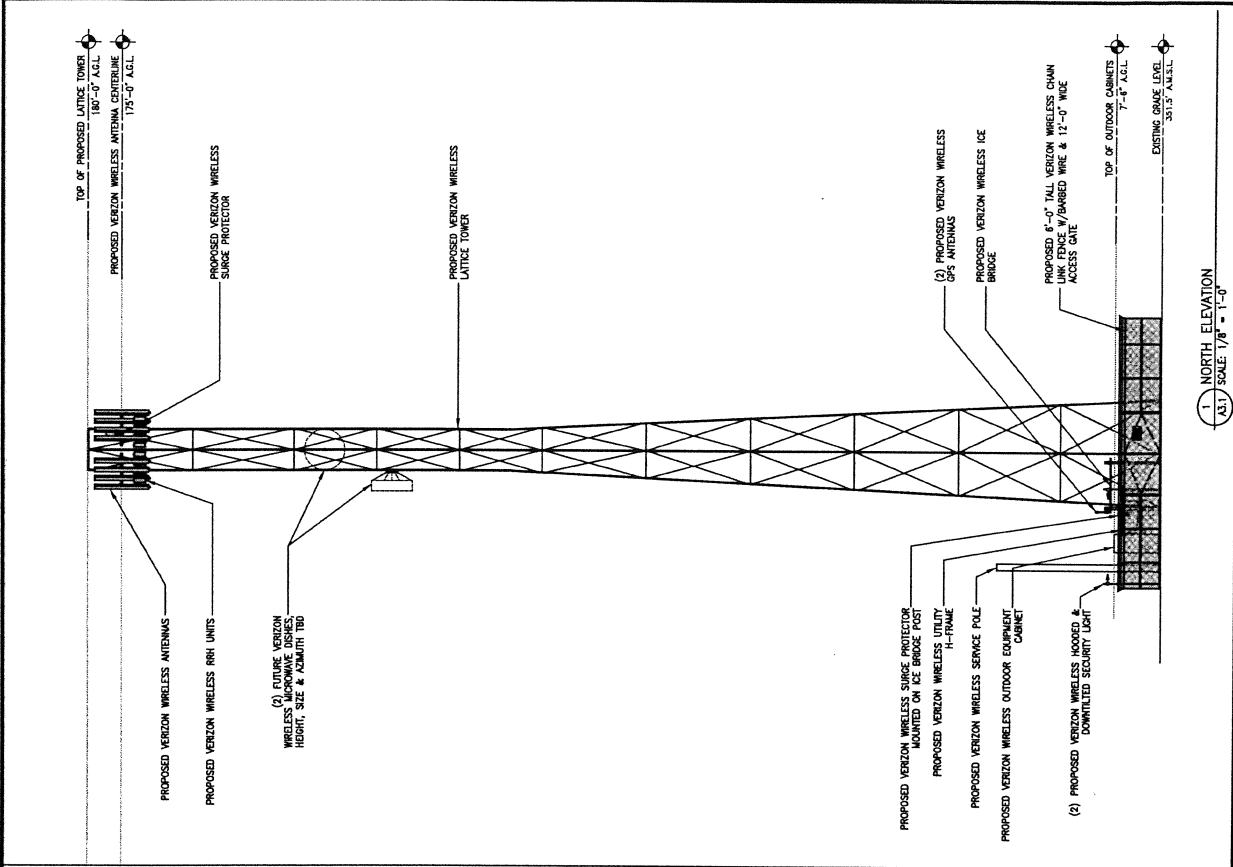
PROJECT ELEVATIONS

SHEET TITLE

**A3.1**

DATE: 05/20/2014  
 SCALE: AS SHOWN  
 CHECKED BY: JTI  
 DRAWN BY: WMT  
 FILE: 12111411.dwg

DATE: 05/20/2014  
 SCALE: AS SHOWN  
 CHECKED BY: JTI  
 DRAWN BY: WMT  
 FILE: 12111411.dwg



**OPERATIONAL STATEMENT**

**EXHIBIT 7**

VERIZON WIRELESS SITE "POLELINE & I-5"  
53555 W. NEES AVENUE, FIREBAUGH, CA 93622  
APN: 005-120-53-S

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**Response to Operational Statement Checklist**

**Nature of the operation--what do you propose to do? Describe in detail.**

Verizon Wireless is proposing a wireless telecommunications facility for this location. This is an un-manned, remotely monitored facility that operates 24 hours per day, 7 days per week, 365 days per year, to improve the existing significant coverage gaps currently existing in this location.

*Included as part of this wireless facility will be the following:*

- 30' x 40' Fenced, secured lease area including:*
  - 180' lattice tower with (3) Antenna sectors with (4) antennas per sector*
  - 12 Remote Radio Heads*
  - Outdoor equipment cabinets*
  - 15KW diesel standby generator*
  - 6' fence with 12' access gate.*

**Operational time limits:**

*This unmanned facility will provide service 24 hours a day, 7 days a week.*

**Number of customers or visitors:**

*The facility will not be open for visitors or customers.*

**Number of employees:**

*The site is an unmanned facility. A service technician will visit the site on an average of once per month for routine maintenance. The site will be entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.*

**Service and delivery vehicles:**

*The service technicians will most likely be driving their own cars. Typically the vehicles are Ford or Toyota trucks. No regular delivery services, including mail, are scheduled for this facility.*

**Access to the site:**

*Access to the site is from W. Nees Avenue.*

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

*This project has been designed to take up no parking spaces. There is adequate space for a technician to park during monthly site visits. Although the facility will be in constant operation, there will be no regular full time employees, customers and/or service staff that will report to the facility on a daily basis. A Verizon Wireless facilities maintenance employee will perform monthly site visits to the location.*

**Are any goods to be sold on-site?**

**If so, are these goods grown or produced on-site or at some other location?**

*No. Not applicable.*

**OPERATIONAL STATEMENT – VERIZON WIRELESS SITE “POLELINE & I-5”**

**What equipment is used?**

*Wireless telecommunications related equipment and a 15 KW standby generator will be installed at the project.*

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

*Please see above.*

**Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?**

*Please review the site plans and photosims regarding project appearance.*

*The only two sources of sound associated with the proposed facility will be 1) self-cooled outdoor equipment cabinets, and 2) the standby generator, which will be operated for an average of 30 minutes per month for maintenance purposes. The generator will be utilized during power outages. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation.*

*There are no sources of glare, dust, or odor associated with the operations of the project.*

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

*Not applicable.*

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

*Not applicable.*

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

*Not applicable.*

**Will existing buildings be used or will new buildings be constructed?**

*A new 180' lattice tower will be constructed at the location. As well as pre-fabricated outdoor equipment cabinets will be installed inside the lease area.*

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

*Pre-fabricated outdoor equipment cabinets will be used to house technology equipment at this location.*

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

*A hooded and down-tilted security light is proposed.*

**Landscaping or fencing proposed?**

*A 6' security fence will surround the entire 30' X 40' proposed project area.*

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

*Please review project drawings, project support statement, photo-simulations, RF report, noise study, and coverage maps.*

**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.**

*Earl Butler Revocable Trust*



**PROJECT SUPPORT STATEMENT  
DEVELOPMENT APPLICATION FOR VERIZON WIRELESS COMMUNICATIONS SITE  
POLELINE & I-5**

53555 W. Nees Avenue, Firebaugh, CA 93622  
APN: 005-120-53-S

---

**INTRODUCTION**

Verizon Wireless (Verizon) is seeking to improve communication services in Fresno County. More specifically, Verizon would like to bring improved cellular coverage to the area south of Los Banos along the Interstate 5 corridor. The service objective is to add both coverage and additional capacity by offloading the Los Banos and West Shields facilities (existing Verizon sites). Presently, this area of Fresno County suffers from poor coverage and low capacity levels, which can cause reoccurring lost calls and ineffective service. To remedy these problems, Verizon proposes to construct a new 180' lattice tower on the above referenced parcel. The need for this proposed facility is due to complaints from Verizon Wireless customers, businesses, and travelers along the Interstate 5 corridor.

The proposed unmanned telecommunications facility will include a 180' lattice tower, 12 panel antennas (3) antenna sectors with (4) antennas per sector), (12) remote radio head (RRH) units, outdoor equipment cabinets, and (2) hooded and down tilted security lights located within a 30' x 40' lease area surrounded by a 6' tall chain link fence with barbed wire and a 12' wide access gate.

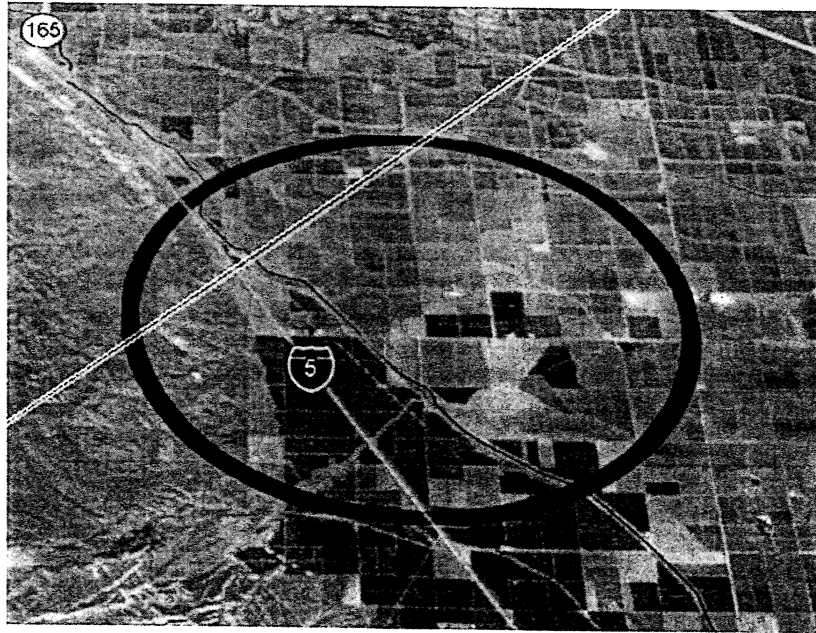
**PROJECT LOCATION**

This project is located on a parcel zoned AE-40 (Exclusive Agriculture) and is surrounded by parcels with the same zoning designation. This facility is intended to improve coverage to visitors, residents, businesses and emergency response personnel in and around I-5 south of Los Banos. The parcel is currently used for equipment storage.



**POLELINE & I-5 SEARCH RING**

## PROJECT SUPPORT STATEMENT – POLELINE & I-5



The Poleline & I-5 search ring is located within Fresno County with Interstate 5 running through the area from north to south. Prominent roads within the search ring include West Nees Ave., Poleline Rd., and West Cambria Ave. This search ring is mostly comprised of flat terrain and agricultural parcels. A portion of the ring west of I-5 is significantly higher in elevation than the rest of the search ring. The facility will serve to support Verizon Wireless Customers along the Interstate 5 corridor.

### ALTERNATIVE SITES

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

#### Alternate candidates considered:

- A. Thommen Dairy: **53955 W. Nees Avenue / APN 005-120-30S**: Proposed location too close to I-5 to adequately function within the network.
- B. Davidson Trust, **15516 S. Walnut Avenue / 009-021-20S**: Landowner did not respond to attempts to contact via mail or telephone.
- C. **255 W. Julian Street/ APN: 009-021-16S**: Landowner did not respond to attempts to contact via mail or telephone. Access road would have required multiple party easements.
- D. **51579 W. Nees Avenue / APN: 005-130-17S**: RF Engineer found elevation too low to cover Interstate 5.
- E. **17599 Ward Road / APN: 090-190-013** RF Engineer found elevation too low to cover Interstate 5.
- F. **48845 W. Nees Avenue / APN: 005-480-08S**: Landowner did not respond to attempts to contact via mail or telephone.

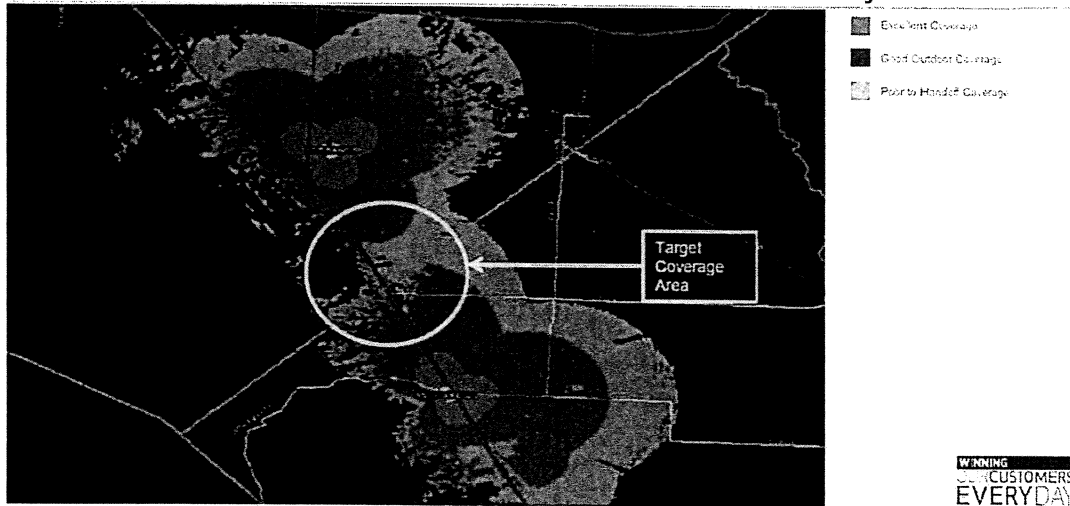
### COVERAGE MAPS

PROJECT SUPPORT STATEMENT – POLELINE & I-5

Below is a visual depiction of the improved coverage to be provided by the proposed facility. The green areas represents “Excellent” coverage, the dark blue represents “Good Outdoor” coverage and the light blue represents “Poor to Handoff” coverage.



### Current Verizon Coverage along Nees & I-5 Objective to provide better coverage & capacity along the I-5 corridor in northeastern Fresno County



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Green represents “Excellent” Coverage, Blue represents “Good” Outdoor Coverage, Light Blue represents “Poor” to Handoff Coverage



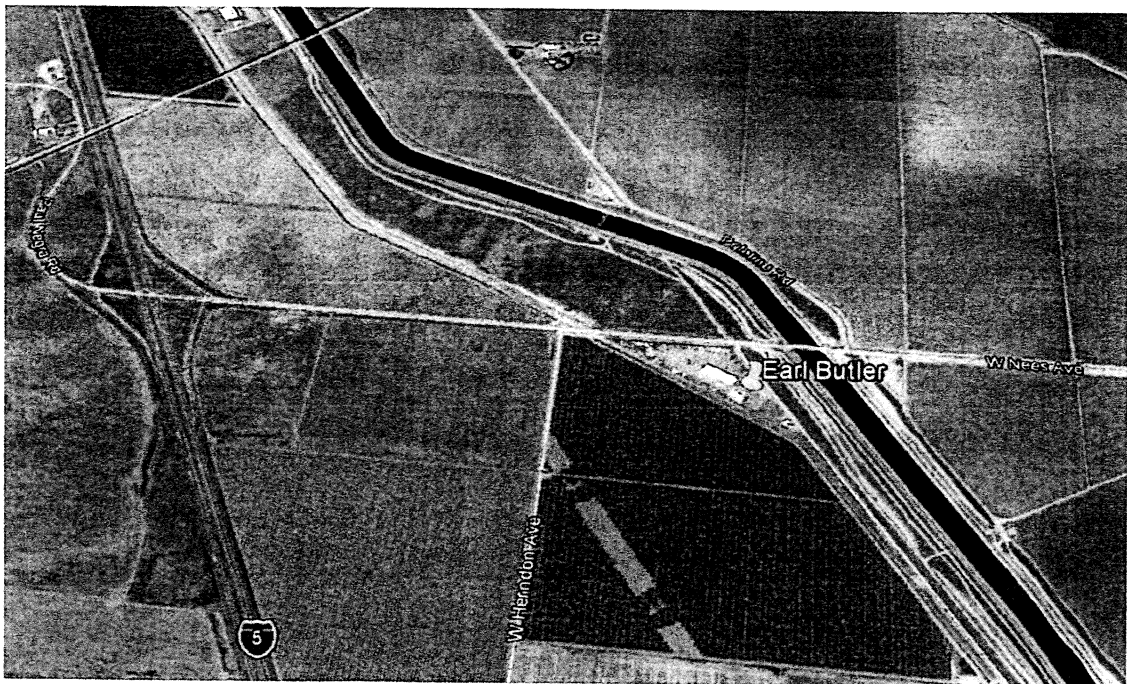
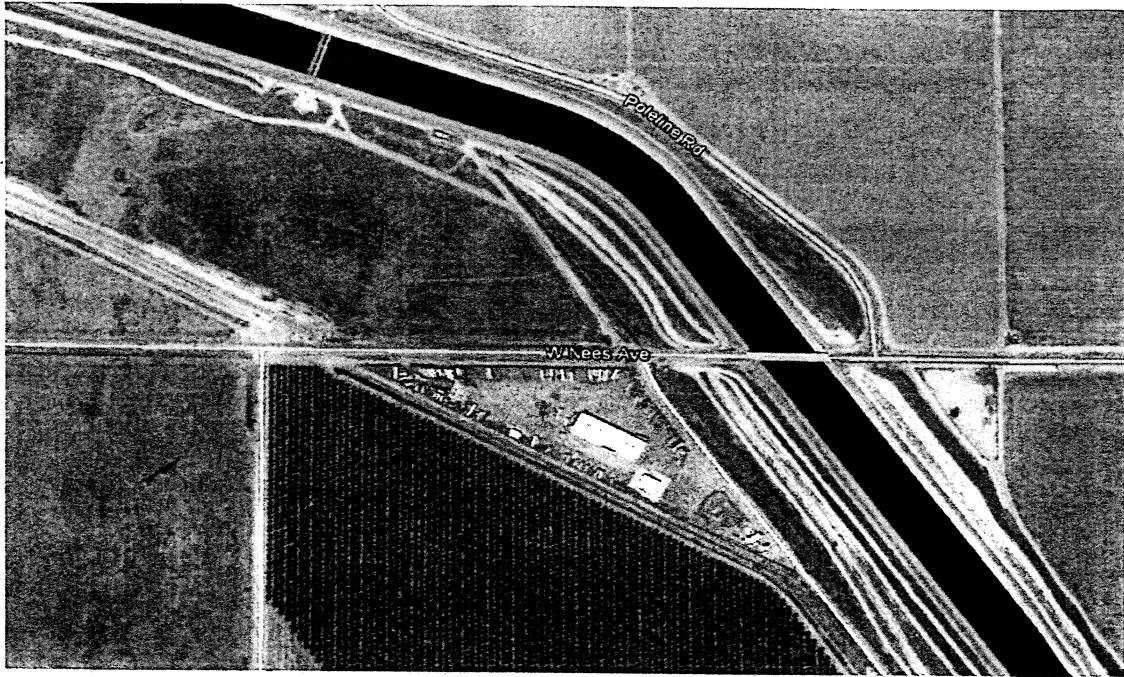
### Total Combined Coverage with Proposed Verizon Site Poleline & I-5



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AREA PHOTOGRAPHS

PROJECT SUPPORT STATEMENT – POLELINE & I-5



**REQUIRED FINDINGS NECESSARY FOR GRANTING A CONDITIONAL USE PERMIT APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

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 land and uses in the neighborhood.

*The proposed facility will be located on a parcel that is primarily being used for equipment storage in an AE-40 zoned area. There is adequate space for this facility within the 18.48 acre parcel.*

2. The site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by proposed use.

*The proposed project is an unmanned telecommunication facility. There will be on average 1-2 trips to the site per month. This facility will not impact the existing roadway system.*

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

*The proposed project has been designed to comply with Fresno County guidelines and zoning code. The abutting property and surrounding neighborhood/area is zone for agricultural uses and being used in that way.*

4. That the proposed development is consistent with the General Plan.

*The proposed facility is consistent with the General Plan.*

**FRESNO COUNTY WIRELESS GUIDELINES**

1. The need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures which can adversely impact other segments of the community.

*Per Eric Von Berg in the Fresno County Planning Department, there are no existing or approved future tower sites within a five mile radius of the proposed site.*

2. The land use permitting process should rely on general guidelines and policies rather than specific standards which are not flexible enough to accommodate the evolving technology.

*The proposed facility was designed to take into account Fresno County Zoning Code and Guidelines.*

3. Applicants for new tower permits should be required to submit detailed information in their applications to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).

*Please see above for search ring and specific site selection criteria. Coverage maps are included in the application package and show the Los Banos and West Shields facilities (existing facilities).*

PROJECT SUPPORT STATEMENT – POLELINE & I-5

4. Applicants for new tower permits should be required to submit evidence regarding alternative sites considered, information regarding potential colocation opportunities, and evidence for colocation on other existing towers where such opportunities exist.
  - A. Alternatives sites considered:
    1. Thommen Dairy: **53955 W. Nees Avenue / APN 005-120-30S**: Proposed location too close to I-5 to adequately function within the network.
    2. Davidson Trust, **15516 S. Walnut / 009-021-20S**: Landowner did not respond to attempts to contact via mail or telephone.
    3. **255 W. Julian Street/ APN: 009-021-16S**: Landowner did not respond to attempts to contact via mail or telephone. Access road would have required multiple party easements.
    4. **51579 W. Nees Avenue / APN: 005-130-17S**: RF Engineer found elevation too low to cover Interstate 5.
    5. **17599 Ward Road / APN: 090-190-013** RF Engineer found elevation too low to cover Interstate 5.
    6. **48845 W. Nees Avenue / APN: 005-480-08S**: Landowner did not respond to attempts to contact via mail or telephone.
  - B. Information regarding potential colocation opportunities:

*Per Eric Von Berg in the Fresno County Planning Department, there are no existing or approved future tower sites within a five mile radius of the proposed site.*
  - C. Evidence for colocation on other existing towers where such opportunities exist.

*Per Eric Von Berg in the Fresno County Planning Department, there are no existing or approved future tower sites within a five mile radius of the proposed site.*
5. A map documenting the location of all existing towers in the County should be maintained by the County.

*The above referenced database was accessed to search for existing or future towers with a 5 mile radius of the proposed site by Eric Von Berg.*
6. Applications for new tower sites with one-half mile of the boundary of the Cities of Fresno and Clovis should give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).

*The proposed facility is located in the unincorporated area of Fresno County near Firebaugh.*
7. Siting of towers in rural areas should be subject to the following criteria and requirements:
  - a. Tower sites should be selected to minimize disruption to agricultural aircraft operations, farm irrigation systems, and movement of farm equipment. Applicants should describe factors specific to the property that have been addressed in the site selection. If site selection negotiation is conducted with an absentee owner, a supporting statement from the farm manager should be provided.

PROJECT SUPPORT STATEMENT – POLELINE & I-5

*The proposed project is located on an 18.48 acre parcel that is currently being used primarily for equipment storage. The proposed tower location will not interfere with the other functions on the parcel.*

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

*The proposed facility is located in an unused area on the parcel near a building and will not interfere with existing activities.*

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

*No guyed wires have been incorporated into the facility design.*

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

*There are no adjacent homesites on the surrounding properties.*

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

*The project has been sited to minimize impacts to adjacent farming operations.*

**INFORMATION REQUIREMENTS FOR COMMUNICATION TOWER APPLICANTS**

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

*This information has been included above.*

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

*The requested copies are included in the submittal package.*

- Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.

*Per Eric Von Berg in the Fresno County Planning Department, there are no existing or approved future tower sites within a five mile radius of the proposed site.*

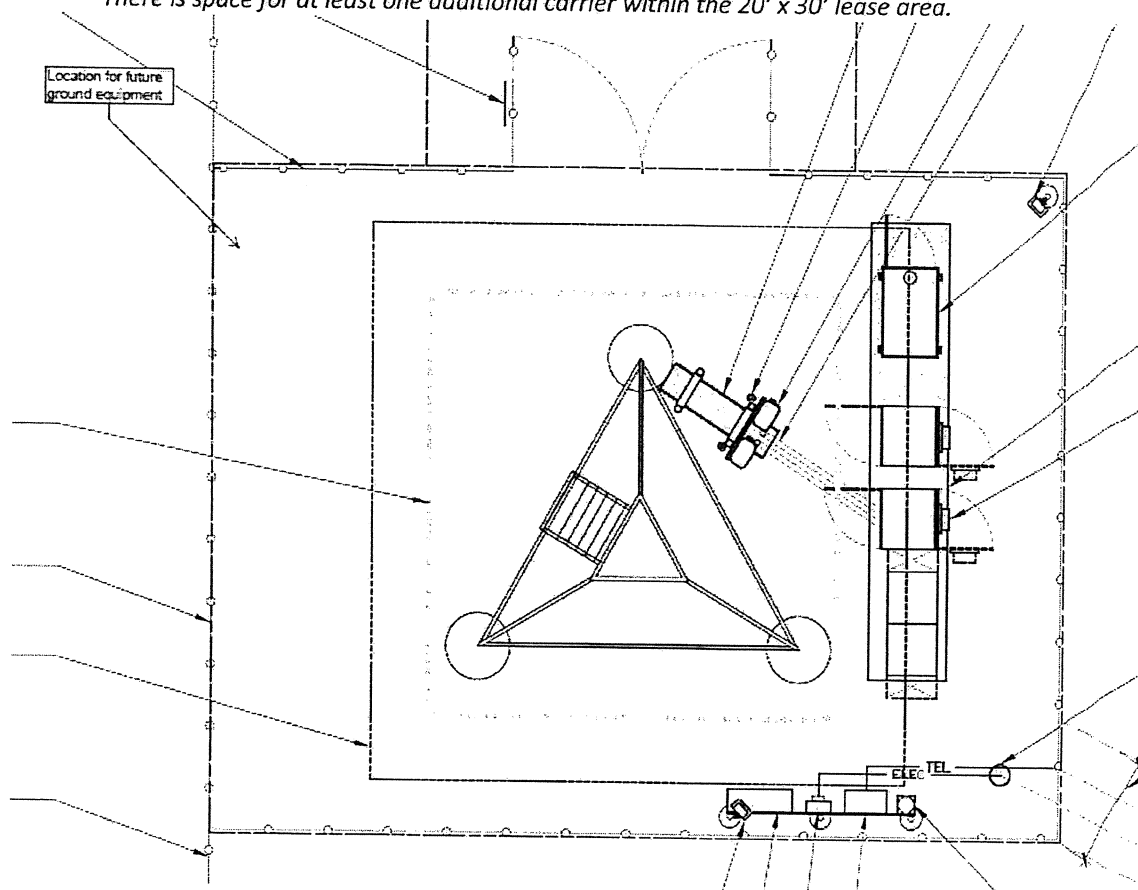
- Provide documentation that provisions are included in your lease agreement that reserves “co-location” opportunities for other service providers.

PROJECT SUPPORT STATEMENT – POLELINE & I-5

*The proposed facility has been designed to accommodate future colocation by other carriers as preferred by the County when technically and economically feasible.*

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

*There is space for at least one additional carrier within the 20' x 30' lease area.*



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

*There are no residences within one-quarter mile from the proposed tower site.*

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

*There are no airstrips or airports within a five-mile radius of the proposed tower site.*

- Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.



PROJECT SUPPORT STATEMENT – POLELINE & I-5

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

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

*The proposed project is located on an 18.48 acre parcel that is primarily used for equipment storage. The proposed tower location is in a clearing near a building and will not interfere with the other functions on the parcel.*

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

*The proposed tower is located near an existing building in order to not interfere with the items stored on the site.*

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

*No guyed wires have been incorporated into the facility design.*

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

*There are no adjacent homesites on the surrounding properties.*

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

*The project has been sited to minimize impacts to adjacent farming operations.*

- Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to the City-adopted Guidelines.

*The proposed project is not located within the incorporated areas of Fresno and Clovis within Fresno County.*

- Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other Aesthetically sensitive areas (e/g/ river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g.substantial setback from major road, trees, stealth tower design, slim-line monopole).

PROJECT SUPPORT STATEMENT – POLELINE & I-5

*The proposed facility is located within an agriculturally zoned area and not adjacent to an area described above.*

- Identify total number of facilities towers in Fresno County.  
114
- Identify total number of tower sites on which co-location has occurred with other carriers.

*Verizon Wireless does not track the number of facilities which colocation has occurred.*

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

There is 1 application currently submitted to Fresno County for a new facility.

**SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE**

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With strong cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back-up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

**TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon Wireless offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Wireless service enhances public safety and emergency communications in the community.

**LIGHTING**

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

**NOISE**

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. Testing and maintenance will take place weekdays between 8:00 a.m. and 7:00 p.m.

During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

**HAZARDOUS MATERIALS**

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction.

**SITE MAINTENANCE**

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

**TEMPORARY SERVICE DURING CONSTRUCTION**

As part of this application, Verizon Wireless desires the ability to operate a temporary wireless site after the approval of this application, if necessary. This temporary facility will supply the community with wireless service between the time the planning permit has been obtained and the construction of the facility is complete. A typical temporary facility includes a mast with three antennas located on a utility trailer that is raised to the height approved. A generator powers radio equipment on the ground. This temporary facility will be easily removed upon completion of the permanent wireless site.

**COMPLIANCE WITH FCC STANDARDS**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. See accompanying RF Study.

**CONSTRUCTION SCHEDULE**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

**NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT**

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

Existing



Poleline Rd. & I-5  
53555 W Nees Avenue, Firebaugh, CA 93622

Proposed

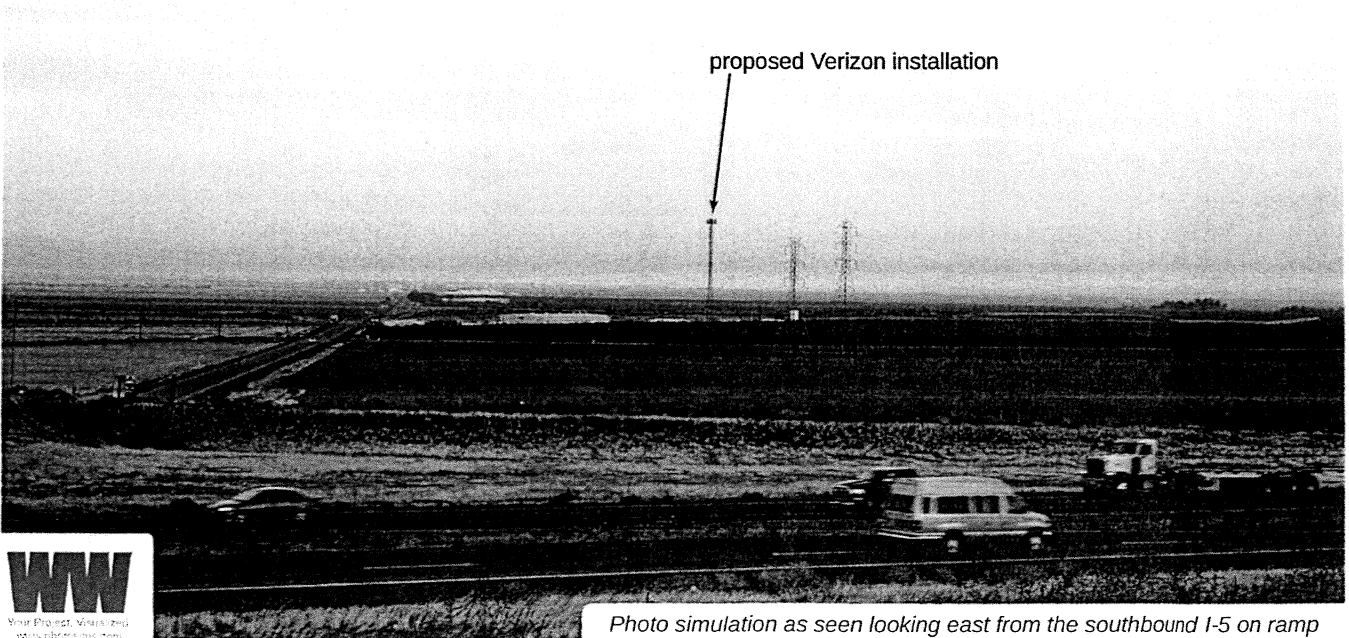


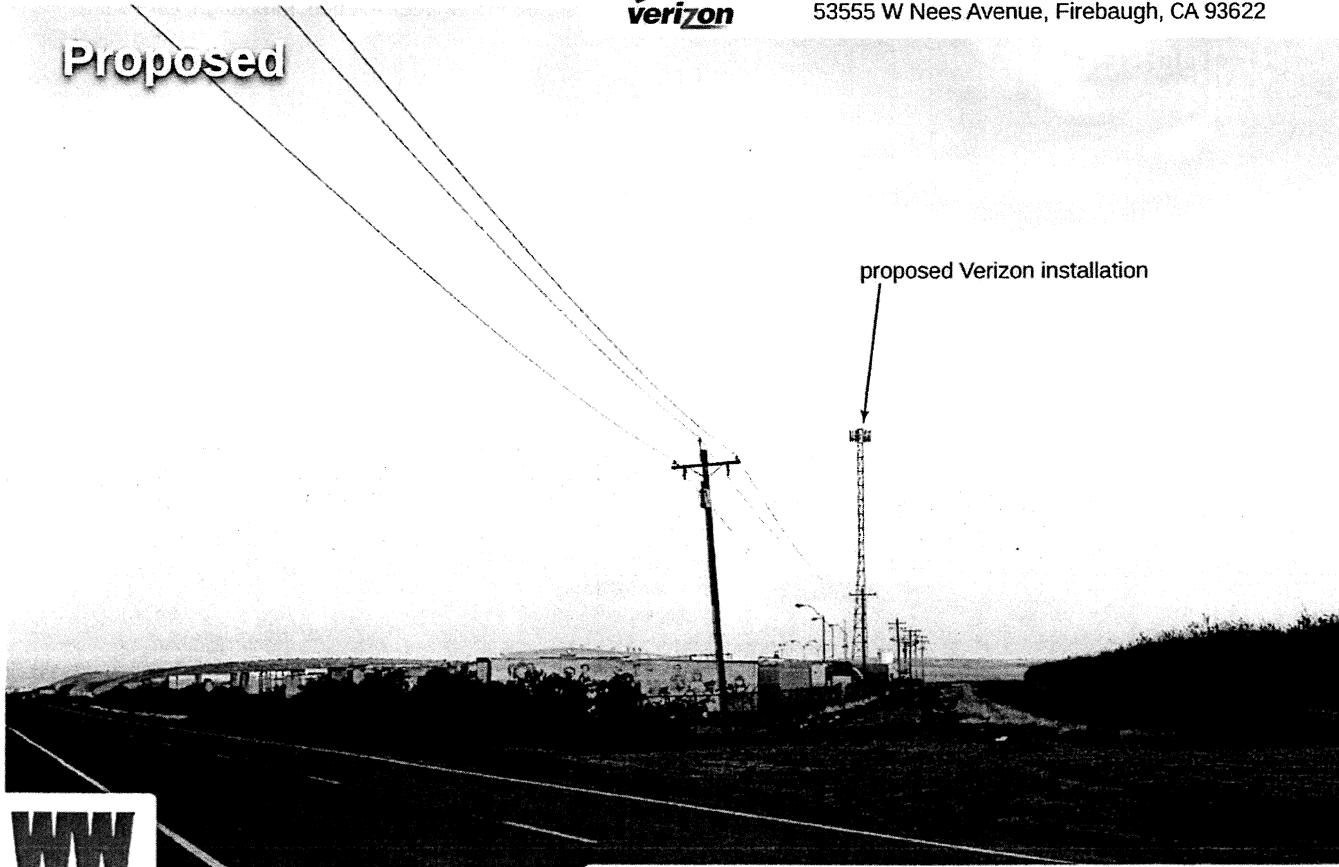
Photo simulation as seen looking east from the southbound I-5 on ramp

Existing



**Poleline Rd. & I-5**  
 53555 W Nees Avenue, Firebaugh, CA 93622

Proposed



proposed Verizon installation



Photo simulation as seen looking southeast from W Nees Avenue

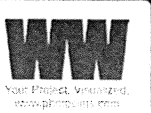
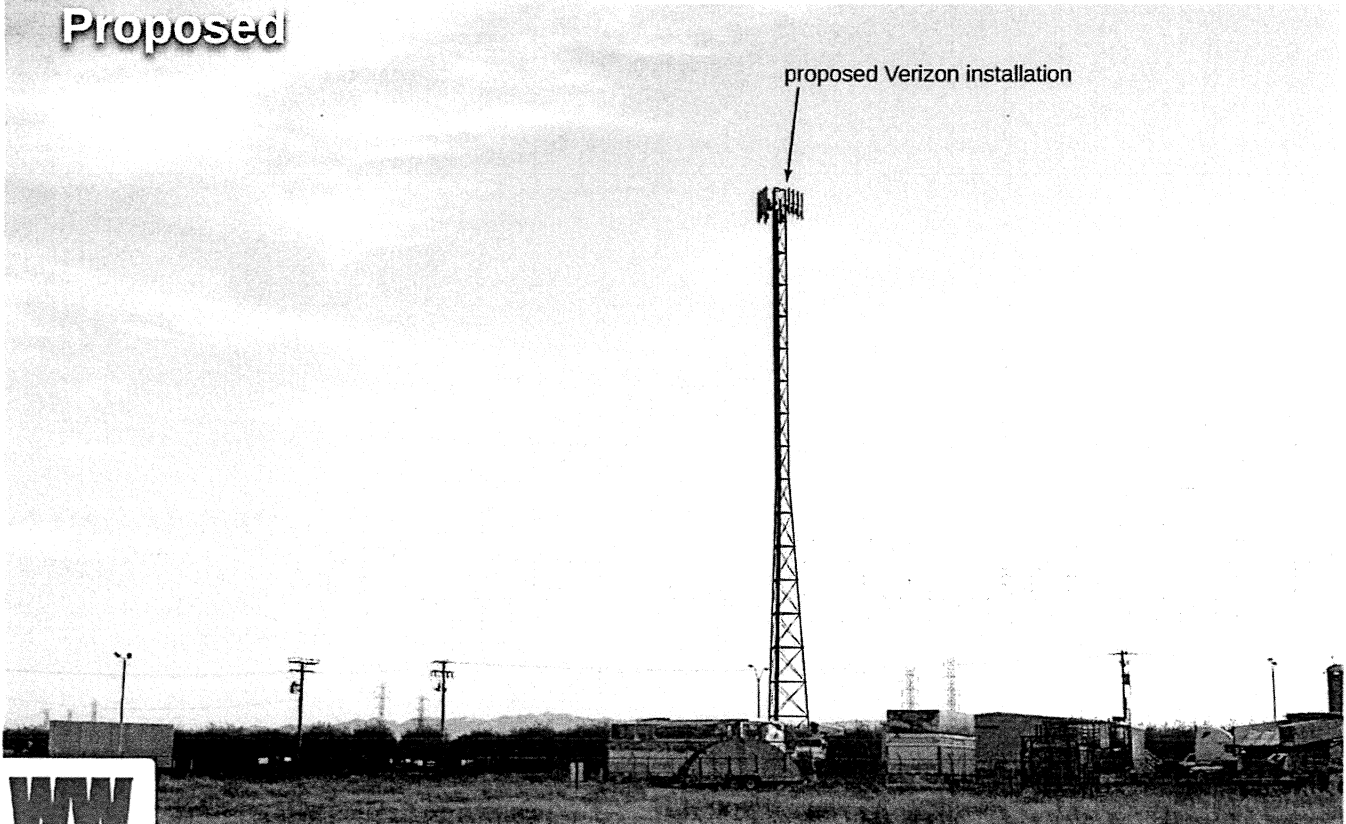
Existing

12.18.2015



**Poleline Rd. & I-5**  
53555 W Nees Avenue, Firebaugh, CA 93622

Proposed



*Photo simulation as seen looking south from W Nees Avenue*



## EXHIBIT 9

# County of Fresno

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

### EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Verizon Wireless
- APPLICATION NOS.: Initial Study Application No. 7108 and Unclassified Conditional Use Permit Application No. 3529
- DESCRIPTION: Allow a 180-foot-high lattice cellular tower and related facilities on an 18.48-acre parcel within the Interstate Freeway Interchange Area in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District
- LOCATION: The subject parcel is located on the south side of Nees Avenue between Interstate 5 and Poleline Road, approximately sixteen miles west of the City of Firebaugh and approximately one half-mile east of Interstate 5 (Address: 53555 W. Nees Avenue) (APN: 005-120-53S)

#### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*The subject parcel is an 18.48-acre parcel located in a primarily agricultural area. The parcel is currently utilized for truck and equipment storage. Surrounding development includes agriculture and agriculture-related uses as well as some interstate freeway-related development, including two state-managed rest areas located on either side of Interstate 5 approximately 1.5 miles northwest of the project site.*

*Interstate 5, which runs adjacent to the property, is designated as a scenic highway by the Fresno County General Plan. Policy OS-L.3 states "...cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way." The proposed location of the 180-foot tower is more than 2,500 feet east of the nearest right-of-way for Interstate 5. The location is also proximate to several existing lattice high-voltage transmission towers and wooden power poles. While the height of the tower will be greater than the other local towers, the addition of the transmission tower will not have*

DEVELOPMENT SERVICES DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
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*a significant impact on the view from Scenic Highway Interstate 5 due to the distance from the right-of-way and surrounding development as well as the addition of a mitigation measure to screen ground equipment from view.*

\* **Mitigation Measure**

1. *Ground equipment shall be screened from view utilizing slatted chain-link fencing with a non-reflective or earth-tone color.*

- D. Would the project 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:

*According to the Applicant's Operational Statement, the only lighting on the facility, apart from any required aviation lighting, will be two shielded motion-sensor security lights near the base of the tower. With inclusion of a Mitigation Measure that they shall be hooded and directed away from nearby properties, the impact of the lights on nighttime views will be less than significant.*

*The proposed tower may be subject to regulations that would require lighting intended to protect the cell tower from unintended collisions with passing aircraft. The nearest residence is one half-mile from the property, and there are fewer than five residences within a two-mile radius of the project site. Given the distance and scarcity of sensitive receptors, the impact of this lighting on night time views has been determined to be less than significant.*

\* **Mitigation Measure**

2. *All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties or public roadways.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?



FINDING: NO IMPACT:

*The subject parcel is located on lands that are classified by the 2014 Fresno County Important Farmland Map as Urban and Built-up Land, and the parcel is not under a Williamson Act Contract. The project site is not zoned for Timberland Production, or near any sites so zoned. The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project. The application does not propose any rezoning and proposes no changes to the environment that could result in the conversion of farmland or forestland to non-agricultural or non-forest use.*

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

*The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and expressed no concerns with the project.*

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

*The project will not create objectionable odors affecting people on or near the subject property. No concerns related to odor were expressed by the San Joaquin Valley Air Pollution Control District.*

### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project 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. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project 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 subject parcel is located in an agricultural area and has been previously disturbed as the property has been historically utilized for agricultural cultivation and commercial-agricultural purposes. Additionally, neighboring properties have also been historically utilized for agricultural and commercial-agricultural uses and, therefore, have also been previously disturbed. This proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns related to the project. This proposal was also referred to the California Department of Fish and Wildlife (CDFW), which also did not identify any concerns. Therefore, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; and 4) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or use of native wildlife nursery sites. This proposal will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.*

#### V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*The project site has been previously disturbed and is located in an area that has not been identified as highly or moderately sensitive for archeological finds. If previously unidentified cultural materials are unearthed during ground-disturbing activities, all work shall be halted in that area until a qualified archeologist can assess the significance of the find. Additional surveys may be required at that time.*

\* **Mitigation Measure(s)**

1. *If previously unidentified cultural materials are unearthed during ground disturbing activities, all work shall be halted in that area until a qualified archeologist can assess the significance of the find. Additional surveys may be required at that time.*

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake?

FINDING: NO IMPACT:

*The project site is not located along a known fault line and is not at risk of damage from an earthquake rupture.*

2. Strong seismic ground shaking?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The project site is located in an area that has a peak horizontal ground acceleration of 40-60 percent per Figure 9-5 in the Fresno County General Plan Background Report (FCGPBR), with a 10 percent chance of exceeding that percentage in 50 years. However, the wireless communications facility will be unmanned and no agencies expressed concerns specific to seismic hazards.*

3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

*The project site is not located in an area at risk of Seismic Hazards or Landslide Hazards per Figures 9-5 and 9-6 (FCGPBR) or per The California Geological Survey performed by the California Department of Conservation.*

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: NO IMPACT:

*The project is not located in an area at risk of substantial erosion, per Figure 7.3 (FCGPBR), nor does the project provide additional risk of erosion. Changes in topography of the site could result from grading activities. As noted by the Development Engineering Section of the Fresno County Department of Public Works and Planning: 1) any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards; and 2) a Grading Permit or Voucher shall be required for any grading proposed with this application.*

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

*The project is not located in an area of steep slopes per Figure 7-2 (FCGPBR), nor at risk of seismic hazards, per discussion above. The project was reviewed by the Water/Geology/Natural Resources Division which did not express any concerns with the application.*

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

*The project is not located in an area of expansive soils, per Figure 7-1 (FCGPBR).*

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

FINDING: NO IMPACT:

*The proposal is for an unmanned cell-phone tower and no septic tanks or other sanitary facilities are proposed as part of this project.*

## VII. GREENHOUSE GAS EMISSIONS

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

- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: NO IMPACT:

*Comments received from the Air District expressed no concerns with this proposal, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.*

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The proposed facility will utilize a 15-kilowatt (KW) 54 gallon diesel tank standby generator at the property. 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.*

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

*There are no schools located within one quarter-mile of the subject property.*

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

*Per review of the project area using the United States Environmental Protection Agency's NEPAAssist Tool, no hazardous materials sites are located within the boundaries of the subject parcel.*

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard 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 the project site is over five miles from the nearest public or private use airport.*

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

*The project site is not located within a wildland area.*

#### IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table; or
- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

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 a monthly visit by a technician and no sanitary facilities are required. Project runoff will be retained on site or disposed of, per County standards.*

- G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

*No housing is proposed with this application.*

- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

*According to FEMA FIRM Panel 1375H, the parcel is not subject to flooding from the one-percent chance storm.*

- I. Would the project expose persons or structures to levee or dam failure; or  
J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

*The project site is not located in an area at risk of dam failure flood inundation as defined by Figure 9-8 (FCGPBR), nor is the site prone to seiche, tsunami, or mudflow.*

#### X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

*There are fewer than five residences within a two-mile radius of the project site. The project will not physically divide an established community.*

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject property is designated Agriculture in the Fresno County General Plan and is located within the Interstate Freeway Overlay. The parcel is zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) and is located in an Interstate Interchange Impact Area as identified in Section 816.7 of the Fresno County Zoning Ordinance.*

*The Policy Planning Section reviewed the subject proposal and identified the following policies as applicable:*

- *Policy LU-D.4: The County shall generally limit development at major or minor commercial interchanges to one-square mile of land centered on the freeway interchange structure.*
- *Policy LU-D.5: The County shall allow commercial uses only in the areas designated as major and minor commercial interchange subject to the provisions of*

*the County Zoning Ordinance Section 860, entitled "Regulations for Inter-State Freeway Interchange Commercial Development." Both types of commercial interchanges shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses serving the needs of freeway users and the agricultural community, with major commercial centers allowing a broader range of uses than minor commercial centers.*

- *Policy LU-D.6: The County shall require commercial interchange development to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints.*

*The subject proposal is consistent with these policies, as wireless communication towers are a permissible use in Agriculturally-zoned areas as well as the Interstate Interchange Impact Area.*

*According to General Plan Policy PF-J.4, compliance with the Wireless Communications Guidelines is required for siting of communication towers in unincorporated areas of Fresno County. The Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding communities. According to Applicant-provided map of coverage along the I-5 Corridor in Northwest Fresno County, the two closest existing Verizon Wireless towers near the project area are a tower located near I-5 at West Shields Avenue and a tower near Mercy Springs Road north of I-5 in Merced County. There are no existing cellular communications towers within a five-mile radius of the project site. The site for this proposal was chosen due to the fact that it best meets Verizon's Wireless coverage objectives, will enhance coverage and increase public safety to the neighboring properties, and will enhance service to the areas that have poor service.*

*The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. According to the Applicant's response to the Fresno County Wireless Communication Guidelines, the lease agreement includes a requirement for co-location opportunities.*

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

*The project site is not located in an area subject to a Habitat Conservation Plan or Natural Community Conservation Plan.*

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or



- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General 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).*

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

*The project will not generate severe noise levels or excessive vibration. There will be no permanent increase in ambient noise levels in the project vicinity.*

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The project may result in short-term localized noise impacts due to intermittent use/maintenance of the generator. Equipment shall be maintained according to the manufacturer's specifications, and noise-generating equipment shall be equipped with mufflers. The closest residence to the project site is located one half-mile north of the property, and there are fewer than five residences within a two-mile radius, so the effect of short term noise on sensitive receptors is less than significant.*

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

*The subject parcel is not located in the vicinity of a public airport or private airstrip, and is not impacted by airport noise. The nearest airport or airstrip, Eagle Field, is located over five miles away from the project site.*

## XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

*No housing is proposed with this application. The project is an unmanned wireless telecommunications facility requiring no onsite employees. No housing or people will be displaced as a result of the application.*

#### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

*The project will not result in additional need for additional public services. The subject proposal was specifically reviewed by the Fresno County Fire Protection District and the Fresno County Sheriff's Department, both of which had no concerns regarding impacts on public services. There are no schools or parks within the project site vicinity.*

#### XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

*No impacts on recreational resources were identified in the project analysis.*

#### XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT:

*After construction, the tower will be unmanned. Maintenance workers will access the site from a proposed 20-foot wide joint access and utility easement off of Nees Avenue. It will not conflict with any plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or conflict with any congestion management program. The project will add one round trip per month, which is a less-than-significant increase to traffic on the roads.*

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

*The project site is not within the review zone of any airport. The nearest airport to the project site is Eagle Field airstrip, approximately five and a half miles northeast of the proposed telecommunications tower.*

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

*The project will not interfere with emergency access or any adopted plans, policies or programs regarding public transit, bicycle, or pedestrian facilities.*

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

*Once construction has been completed, the project will use no water, produce no liquid or solid waste, and will have no impact on existing utilities.*

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to 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, 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 prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*No impacts on biological resources were identified in the analysis. With incorporation of the Mitigation Measure indicated in Section V, any impacts on cultural resources from the project will be less than significant.*

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*The only cumulatively considerable impacts identified in the analysis were related to Aesthetics and Cultural Resources. These impacts have been reduced to less than significant with the Mitigation Measures discussed in Sections I and V.*

- C. Does the project have environmental impacts 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 Unclassified Conditional Use Permit Application No. 3529, 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 Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.

Potential impacts related to Geology and Soils, Hazards and Hazardous Materials, Land Use Planning, Noise, and Transportation/Traffic have been determined to be less than significant.

Potential impacts relating to Aesthetics and Cultural Resources have determined to be less than significant with compliance with the identified 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 southeast corner of Tulare and "M" Street, Fresno, California.

DB

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## EXHIBIT 10

File original and one copy with: <b>Fresno County Clerk          2221 Kern Street          Fresno, California 93721</b>		Space Below For County Clerk Only.  <div style="text-align: center; font-size: small;">CLK-2046.00 E04-73 R00-00</div>		
Agency File No: <b>IS 7108</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): Daniel Brannick, Planner	Area Code: 559	Telephone Number: 600-4297	Extension: N/A	
Applicant (Name): Verizon Wireless		Project Title: Unclassified Conditional Use Permit Application No. 3529		
Project Description: Allow a 180-foot-high lattice cellular tower and related facilities on an 18.48-acre parcel within the Interstate Freeway Interchange Area in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District				
Justification for Negative Declaration:  <p>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3529, 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 Agriculture, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, or Utilities and Service Systems.</p> <p>Potential impacts related to Geology and Soils, Hazards and Hazardous Materials, Land Use Planning, Noise, and Transportation/Traffic have been determined to be less than significant.</p> <p>Potential impacts to Aesthetics and Cultural Resources have been determined to be less than significant with the identified Mitigation Measures.</p>				
FINDING:  The proposed project will not have a significant impact on the environment.				
Newspaper and Date of Publication: Fresno Business Journal – June 8, 2016		Review Date Deadline: Planning Commission – June 30, 2016		
Date: June 1, 2016	Type or Print Signature: Chris Motta Principal Planner	Submitted by (Signature): Daniel Brannick Planner		

State 15083, 15085

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

### LOCAL AGENCY MITIGATED NEGATIVE DECLARATION