



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR

Planning Commission Staff Report Agenda Item No. 3 March 3, 2016

SUBJECT: Initial Study Application No. 6977 and Unclassified Conditional Use Permit Application No. 3499

Allow a new wireless communications facility with a 100-foot monopole and associated equipment, including coax and cabling, outdoor cabinets, and a standby generator, on a 50-foot by 50-foot lease area on a 15.18-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6977 and approve Unclassified Conditional Use Permit Application No. 3499 with Findings and Conditions.

LOCATION: The project site is located on the northeast corner of the intersection of South Columbia Avenue and East Central Avenue, approximately four miles north of the nearest city limits of the City of Reedley (SUP. DIST. 4) (APN 360-190-26).

OWNER: Jessie Mae Sorensen and Karen Ann Sorensen
APPLICANT: Verizon Wireless

STAFF CONTACT: Christina Monfette, Planner
(559) 600-4245

Eric VonBerg, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 6977; and
- Approve Unclassified Conditional Use Permit Application No. 3499 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 Plan and Elevations
6. Verizon Wireless Coverage Maps
7. Applicant’s Operational Statement
8. Public Comment
9. Summary of Initial Study Application No. 6977

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	15.18 acres	No change
Project Site	Two single-family residences, ag-exempt building, orange orchard	Add a 100-foot monopole and associated equipment, including coax and cabling, outdoor cabinets, and a standby generator, on a 50-foot by 50-foot fenced lease area.
Structural Improvements	Same as above.	100-foot monopole, outdoor cabinets on a 4-foot by 14-foot concrete pad, eight-foot slatted chain-link fence with barbed wire and a standby generator on a 6-foot by 12-foot concrete pad
Nearest Residence	Approximately 600 feet southeast of the project site	No change
Surrounding Development	Orchards and single-family residences	No change
Operational Features	N/A	Unmanned wireless communications facility

Criteria	Existing	Proposed
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Residential traffic	Add one additional trip per month by maintenance crew.
Lighting	Residential lighting	Add four service lights located on the ground equipment.
Hours of Operation	N/A	The wireless communications facility will function continuously.

EXISTING VIOLATION 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: January 29, 2016.

PUBLIC NOTICE:

Notices were sent to 45 property owners within 1320 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 Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

This proposal entails the establishment of a new wireless communications facility consisting of a 100-foot monopole tower with twelve monopole panel antennas, two microwave antennas, outdoor shelters for equipment, and a 30KW Generac standby generator with a 132-gallon diesel tank. The lease area is located to the rear of a 15.18-acre parcel and will be screened by a pre-existing orange orchard on the property. The addition of the lease area will require the removal of 11 trees. Access to the site will be via a 12-foot access and utility easement north of the project site. This easement is connected to a County road (E. Central Avenue) by S. Columbia Avenue, a dirt road running along the western edge of the parcel.

The proposed facility is approximately four miles north of the nearest city limits of the city of Reedley. The facility is designed to add capacity to the existing Verizon Wireless Southeast Fresno County Sites. There are five other towers in the area: Alta, Reedley, Parlier, Sanger and East Sanger. The facility will provide enhanced coverage and increase public safety in the neighborhoods near the project site, and will provide co-location opportunities for other carriers.

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (south): 500+ feet Side (east): 500+ feet Side (west): 31 feet Rear (north): 105 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	No change	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: Permits must be obtained for all improvements proposed as a part of this application, including fences exceeding six feet in height. The project is in the Reedley Municipal Airport horizontal zone.

Building and Safety Section of the Fresno County Department of Public Works and Planning: 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.

Development Engineering Section of the Fresno County Department of Public Works and Planning: The subject parcel is not subject to flooding from the 1% chance (100-year) storm.

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

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 exceeds the minimum building setback requirements of the AE-20 Zone District. The project was reviewed by the Airport Land Use Commission at its hearing on February 1, 2016, which found that the project would be consistent with the existing Reedley Airport Plan.

Adequate area is available on the subject 15.18-acre property to accommodate the proposed improvements, and the 12-foot access and utility easement is adequate to provide access to the project site. The removal of trees represents a less than significant impact to the current production on the parcel.

Staff finds that the site is adequate in size and shape 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.

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Central Avenue	No change
Direct Access to Public Road	Yes	Central Avenue	No change
Road ADT		Unknown	No change
Road Classification		Local	No change
Road Width		Two-lane	No change
Road Surface		Paved	No change
Traffic Trips		Residential	One additional trip per month
Traffic Impact Study (TIS) Prepared	No	N/A	No significant increase to traffic expected
Road Improvements Required		N/A	None required.

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

Development Engineering Section of the Fresno County Department of Public Works and Planning: A grading permit or voucher is required for any grading proposed with this application.

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 comment.

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 a single round trip per month to local roads. No additional right-of-way is required and no concerns regarding impacts on County roadways resultant of the project were expressed by either the Design or Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning or Caltrans. Based on the above information, staff believes that the section of East Central Avenue at the project site will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest* Residence:
North	25.52 acres	Agricultural/Residential	AE-20	1,200 feet
South	98.24 acres	Agricultural	AE-20	None
East	8.48 acres	Agricultural/Residential	AE-20	970 feet
West	57.55 acres	Agricultural	AE-20	None

*As measured from the 50-foot by 50-foot lease (project) area

Reviewing Agency/Department Comments:

Alta Irrigation District: No comments.

Fresno County Fire Protection District: Fresno County Fire Protection District (FCFPD) has performed a preliminary review of the project, and has not identified any significant concerns with the overall proposal. The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.

The proposed project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join CFD based on the application.

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

All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.

The proposed project may result in short-term localized noise impacts due to intermittent use/maintenance of the generator. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Noise-generating activities should be limited to daytime hours.

Southern San Joaquin Valley Information Center: This area has never been surveyed for cultural resources. Therefore, it is not known if any exist there. The Center recommends that a survey be conducted on this project area by a qualified, professional archaeologist prior to ground-disturbance activities to determine if cultural resources are present.

Southern San Joaquin Valley Unified Air Pollution Control District: No comments.

Fresno County Department of Agriculture: 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 100-foot tower and associated equipment on a 50-foot by 50-foot lease area located on the northwestern corner of an existing orange orchard. Aesthetics is typically the concern associated with this type of use because of 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. The proposed tower is of monopole design and will have 12 eight-foot antennas.

The project site is located in an area of agricultural uses. Parcels on all sides of the subject property are in agricultural production and the nearest single-family residences to the project site are more than 600 feet from the lease area. The tower will be set back from East Central Avenue by approximately 800 feet.

Concerns with aesthetics were addressed by the Initial Study prepared for this application. Two mitigation measures were placed on the project which mitigate the aesthetics 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. With these measures included in the project design, visual impacts on the surrounding properties will be limited.

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 impacts to cultural resources will be less than significant and it is not necessary to perform a preliminary survey.

The project site is located within the Reedley Municipal Airport Horizontal Zone. Aeronautical Study No. 2015-AWP-9876-OE determined that the proposal will not cause a hazard to air navigation. The Federal Aviation Administration (FAA) requires that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within five days after the construction reaches its greatest height. The application was presented to the Airport Land Use Commission (ALUC) on February 1, 2016. The ALUC found that the tower would be consistent with the Airport Land Use Plan for Reedley Airport and did not submit any additional requirements to the project.

Based on the above information and with adherence to the recommended Conditions of Approval, Project Notes, and Mitigation Measures 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 and Mitigation Measures attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<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 describe the bases 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: There are no General Plan concerns with the Application. The subject parcel is not subject to an Agricultural Land Conservation Contract.

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

Analysis:

General Plan Policy PF-J.4 requires compliance with the Wireless Communication Guidelines.

The Wireless Communications Guidelines address several concerns with cell towers, including site placement, co-location opportunities, and alternative site locations. The wireless guidelines support the placement of the tower along the edge of the orchard and the coverage maps provided by the Applicant show a need for coverage in southeast Fresno. Additionally, the response from the Applicant indicated the following: there are no towers within five miles of the proposed site and so Verizon Wireless did not pursue co-location opportunities; the lease agreement with the owner includes a provision for co-location on the subject tower; and several other homeowners in the area were approached with the lease opportunity prior to the decision of Verizon Wireless to build on the subject parcel.

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:

One letter of support for this application was received from the public. This letter is included as Exhibit 8. The letter cites concerns that spotty coverage often leads to disconnected service in the area of the project, and urges the Planning Commission to approve the application. The coverage maps included as Exhibit 6 show that the area surrounding the project site typically has poor handoff coverage, increasing to good outdoor coverage closer to the other towers in the area. The proposed tower would bring coverage in this area to excellent coverage and significantly reduce the areas with poor to handoff coverage.

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. 3499, 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. 6977; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3499, 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. 3499; 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.

CMM

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 6977/Unclassified Conditional Use Permit Application No. 3499
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No. *	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	Ground equipment shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color.	Applicant	Applicant/ Fresno County Public Works and Planning (PW&P)	Ongoing
*2.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties and public streets.	Applicant	Applicant/PW&P	Ongoing
*3.	Cultural Resources	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.	Applicant	Applicant/PW&P	During ground-disturbing activities.
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevation, and Operational Statement approved by the Commission.				
2.	The approval of this application shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				
3.	The 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 required 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.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for				

Notes

	<p>review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.</p>
2.	<p>The proposed project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join CFD based on the application.</p>
3.	<p>All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.</p>
4.	<p>Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Noise-generating activities, such as maintenance, shall be limited to daytime hours.</p>
5.	<p>A grading permit or voucher is required for any grading proposed with this application.</p>
6.	<p>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.</p>

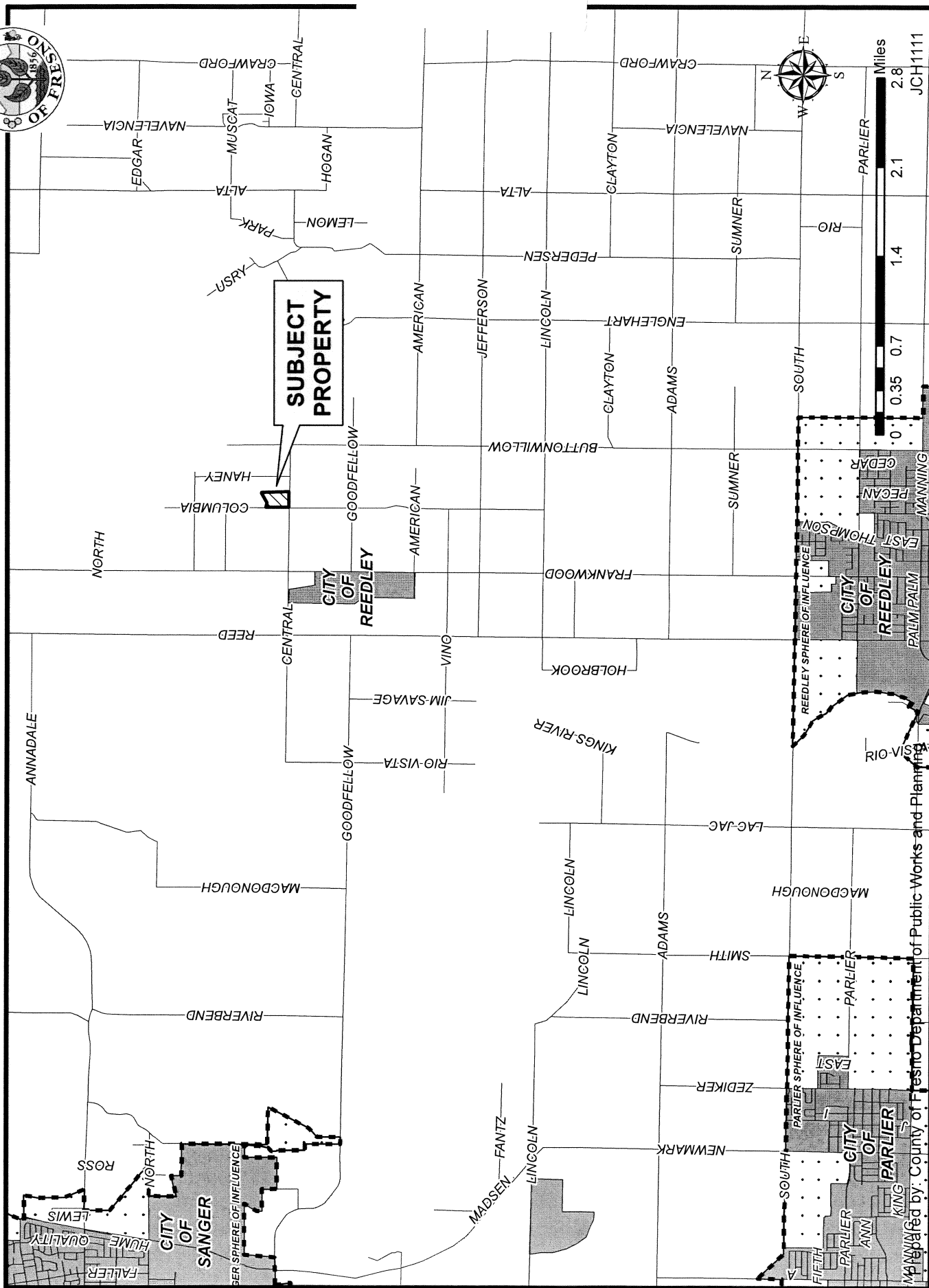
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EXHIBIT 2

LOCATION MAP

UCUP 3499, IS 6977



EXISTING ZONING MAP



EXHIBIT 3

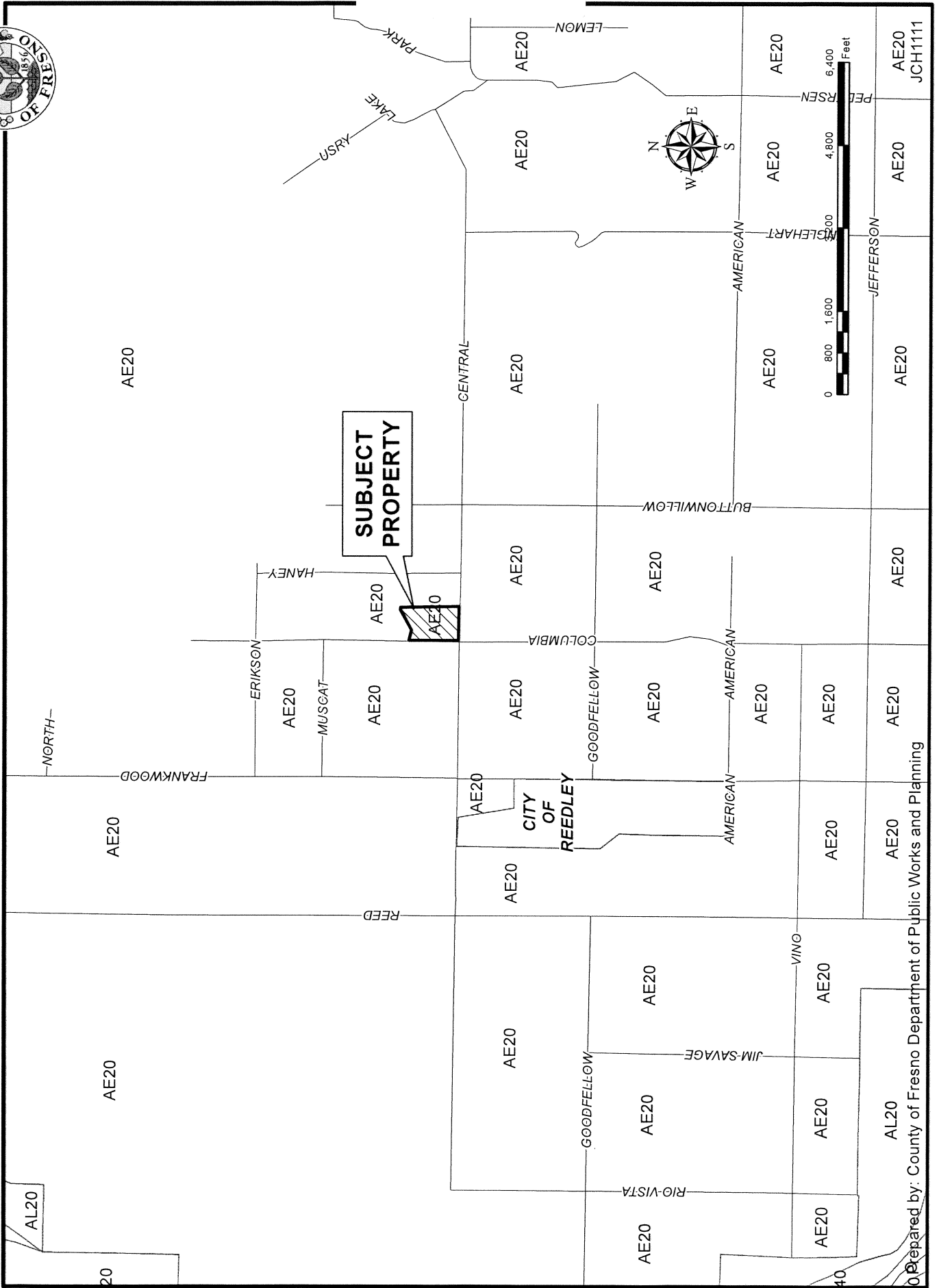
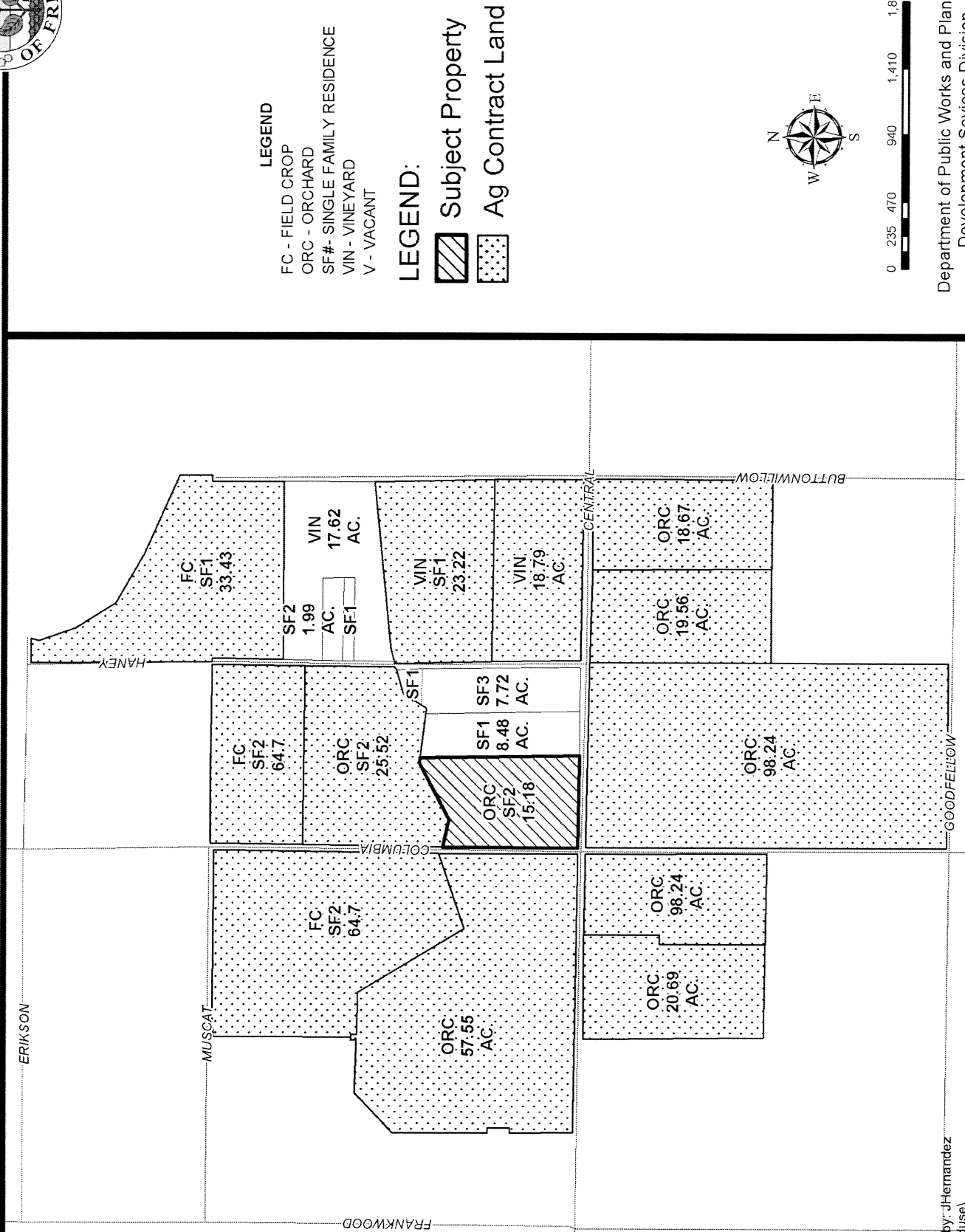


EXHIBIT 4



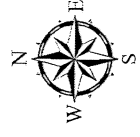
EXISTING LAND USE MAP

UCUP 3499, IS 6977



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

LEGEND:
 Subject Property
 Ag Contract Land



Department of Public Works and Planning
 Development Services Division

CITY OF REEDLEY

Map Prepared by: JHernandez
 J:GISJCH(Landuse)

ISSUE STATUS

REV	DATE	SUBSCRIPTION	BY
0	02/06/09	PLANNING SUBMITAL	AG

SAC WIRELESS

verizon wireless

228 MITCHELL DRIVE, BLDG 8
REEDLEY, CA 93654

E. CENTRAL AVE.
PSL # 269249
REEDLEY, CA 93654

SHEET TITLE:
TITLE SHEET

T-1

verizon wireless

E. CENTRAL AVE.
PSL # 269249
19558 CENTRAL AVE.
REEDLEY, CA 93654

RECEIVED
JUN 22 2009
PLANNING DIVISION
CITY OF REEDLEY

811
Know what's below.
Call before you dig.

FOR THE ADVANCE OF PUBLIC SAFETY
AND TO PROTECT THE ENVIRONMENT,
UNDEGROUND UTILITIES LOCATED ON
YOUR PROPERTY MUST BE IDENTIFIED
BEFORE ANY EXCAVATION WORK IS PERFORMED.
CALL 811 AT LEAST 48 HOURS BEFORE
YOUR EXCAVATION WORK BEGINS. THIS SERVICE IS
AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK.
WWW.811.CA.GOV

UCUPT 009

SHEET	DESCRIPTION	REV
1-1	TITLE SHEET	0
1-2	SITE SURVEY	3
2-1	SITE IMPACT	0
3-1	DETAILED INCLUDED SITE PLAN	0
4-1	EQUIPMENT ANTENNA LAYOUT	0
5-1	ROCK & EASE ELEVATIONS	0
6-1	ROCK EASE ELEVATIONS	0
7-1	EQUIPMENT ELEVATIONS	0

PROJECT SUMMARY

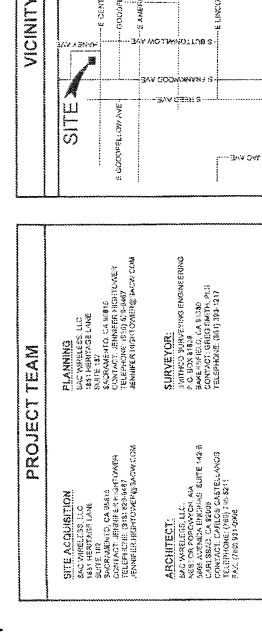
APPLICANT: VERIZON WIRELESS

APPLICANT'S REPRESENTATIVE: VERIZON WIRELESS
1000 W. CALIFORNIA AVE., SUITE 200
REEDLEY, CA 93654

PROPERTY OWNER: VERIZON WIRELESS
1000 W. CALIFORNIA AVE., SUITE 200
REEDLEY, CA 93654

PROPERTY INFORMATION:
ADDRESS: 19558 CENTRAL AVE., REEDLEY, CA 93654
SITE ADDRESS: 19558 CENTRAL AVE., REEDLEY, CA 93654

COMPARISON INFORMATION:
AREA OF CONSTRUCTION: 80' x 40' x 100' x 100' x 100' x 100'
ZONING: M-2
CURRENT ZONING: M-2



DRIVING DIRECTIONS

FROM: 228 MITCHELL DRIVE, BLDG 8
REEDLEY, CA 93654

1. DEPART MITCHELL DR. TOWARD N. WAGNER ST.
2. TURN RIGHT ONTO WAGNER ST. AND R. ON WAGNER ST.
3. TAKE RIGHT TURN ONTO CENTRAL AVE.
4. TURN LEFT TOWARD E. WASHINGTON AVE.
5. TURN RIGHT ONTO E. WASHINGTON AVE.

PROJECT SITE IS LOCATED AT THE CORNER OF E. CENTRAL AVE AND E. WASHINGTON AVE.

GENERAL CONTRACTOR NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK ON ANY UTILITIES CROSSING THE PROJECT SITE AND SHALL MAKE SURE A COPY OF THE LOCATION MAPS IS FILED WITH THE CITY ENGINEER BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE DAMAGE.

CODE COMPLIANCE

• 200 CALIFORNIA CIVIL CODE, TITLE 12
• 200 CALIFORNIA PUBLIC WORKS AND CONSTRUCTION CODE
• 200 CALIFORNIA ELECTRICAL CODE

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
PLANNING		
PROJECT ADMINISTRATION		
UTILITY COORDINATOR		

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
PLANNING		
PROJECT ADMINISTRATION		
UTILITY COORDINATOR		

PROJECT TEAM

SITE ACQUISITION:
SAC WIRELESS, LLC
144 W. WASHINGTON AVE., SUITE 200
REEDLEY, CA 93654
TELEPHONE: (562) 809-2847
WWW.VERIZONWIRELESS.COM

PLANNING:
SAC WIRELESS, LLC
144 W. WASHINGTON AVE., SUITE 200
REEDLEY, CA 93654
TELEPHONE: (562) 809-2847
WWW.VERIZONWIRELESS.COM

ARCHITECT:
JACOBSON ENGINEERING
1000 W. CALIFORNIA AVE., SUITE 200
REEDLEY, CA 93654
TELEPHONE: (562) 809-2847

UTILITY COORDINATOR:
REEDLEY, CA 93654
TELEPHONE: (562) 809-2847

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
PLANNING		
PROJECT ADMINISTRATION		
UTILITY COORDINATOR		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNIMPERMANENT TELECOMMUNICATIONS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

1. NEW WIRELESS SERVICE NETWORK (N.W.S.)
2. NEW WIRELESS SERVICE NETWORK (N.W.S.)
3. NEW WIRELESS SERVICE NETWORK (N.W.S.)
4. NEW WIRELESS SERVICE NETWORK (N.W.S.)
5. NEW WIRELESS SERVICE NETWORK (N.W.S.)
6. NEW WIRELESS SERVICE NETWORK (N.W.S.)
7. NEW WIRELESS SERVICE NETWORK (N.W.S.)
8. NEW WIRELESS SERVICE NETWORK (N.W.S.)
9. NEW WIRELESS SERVICE NETWORK (N.W.S.)
10. NEW WIRELESS SERVICE NETWORK (N.W.S.)
11. NEW WIRELESS SERVICE NETWORK (N.W.S.)
12. NEW WIRELESS SERVICE NETWORK (N.W.S.)

ISSUE STATUS	
NO.	DESCRIPTION
1	18/02/2014 PREPARED
2	18/02/2014 ISSUED/REVISED
3	18/02/2014 FOR APPROVAL



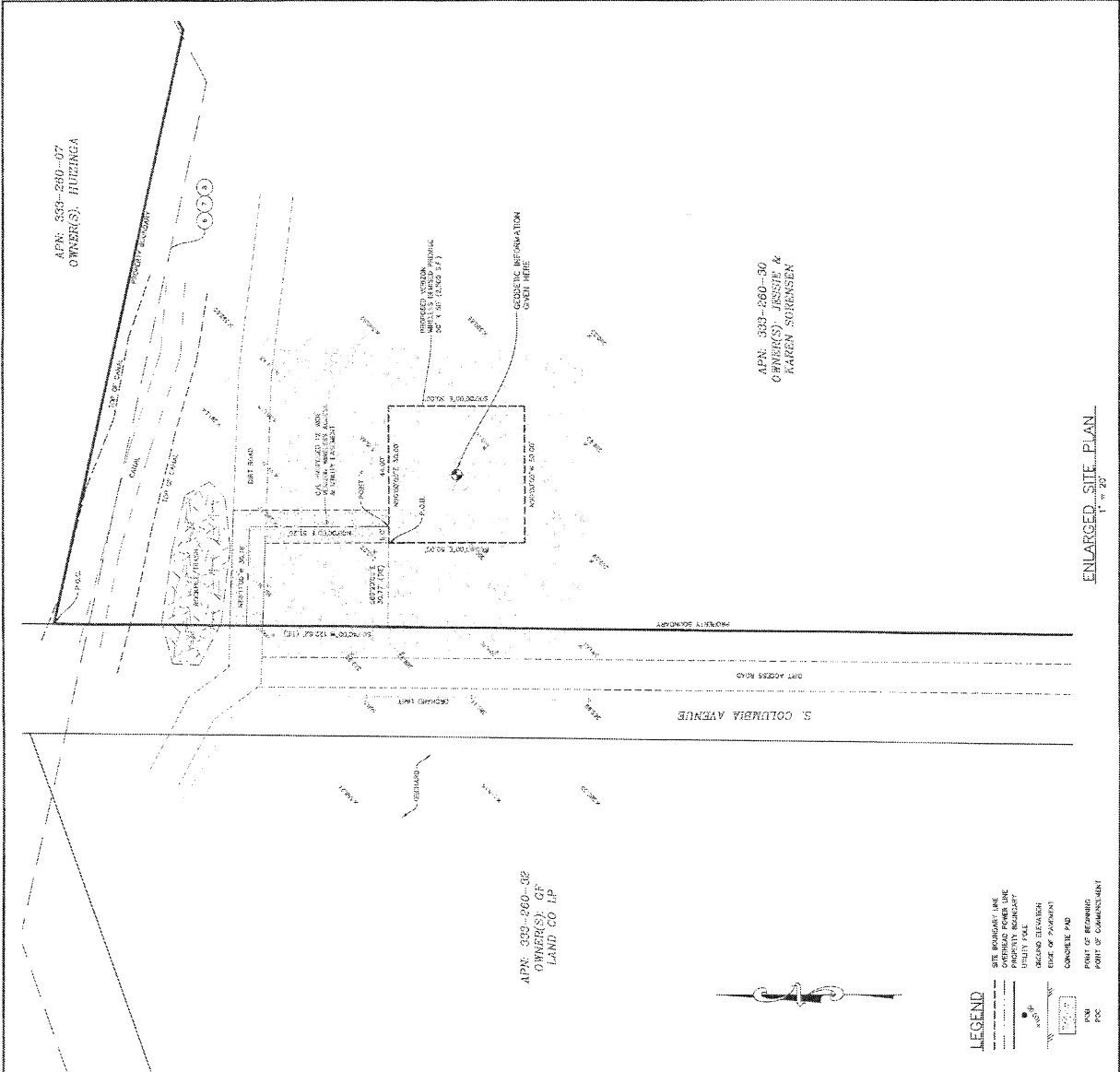
SMITHCO SURVEYING & CONSULTING
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 TEL: (925) 938-4444
 FAX: (925) 938-4444

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SMITHCO SURVEYING & CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF SMITHCO SURVEYING & CONSULTING.

Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

269249
E CENTRAL AVE
 19558 CENTRAL AVE
 REEDLEY, CA 93654
 FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
 DATE: 02/18/2014
C-2



ENLARGED SITE PLAN
 1" = 20'

ENCLOSED, VERIZON WIRELESS, REMOVED, FENCE, DESCRIPTION:
 ALL THAT PORTION OF THE HEREIN DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 09°00'00" W, A DISTANCE OF 152.62 FEET; THENCE S 89°00'00" E, A DISTANCE OF 351.77 FEET TO THE TIME POINT OF BEGINNING;
 THENCE 1) S 89°00'00" E, A DISTANCE OF 8.00 FEET TO POINT 'A';
 THENCE 2) N 89°00'00" W, A DISTANCE OF 44.60 FEET;
 THENCE 3) S 89°00'00" W, A DISTANCE OF 50.00 FEET;
 THENCE 4) N 89°00'00" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
 CONTAINING 2500 SQUARE FEET, MORE OR LESS.

ENCLOSED, VERIZON WIRELESS, ACCESS, & UTILITIES CASHEMENT, DESCRIPTION:
 A 15.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES, LYING 6.00 FEET OR EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT THE ABOVE DESCRIBED POINT 'A';
 THENCE 1) N 00°00'00" E, A DISTANCE OF 51.20 FEET;
 THENCE 2) N 89°15'00" W, A DISTANCE OF 30.91 FEET TO THE EAST LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

APN: 059-060-02
 OWNER(S):
 LAND CO LP

APN: 059-280-30
 OWNER(S): JESSIE &
 KAREN SORENSEN

LEGEND
 --- SITE BOUNDARY LINE
 --- OVERHEAD POWER LINE
 --- PROPERTY BOUNDARY
 --- FENCE
 --- EASEMENT
 --- EJECTA DISTANCE
 --- EDGE OF PAVEMENT
 --- CONCRETE PAD
 --- POINT OF BEGINNING
 --- POINT OF CONNECTION

1"=20'
 N
 P.M.
 P.C.

SMITHCO
 SURVEYING & CONSULTING
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 TEL: (925) 938-4444
 FAX: (925) 938-4444

REV	DATE	DESCRIPTION	BY
1	07/20/11	ISSUE FOR PERMITTING	AC
2	07/20/11	ISSUE FOR PERMITTING	AC
3	07/20/11	ISSUE FOR PERMITTING	AC
4	07/20/11	ISSUE FOR PERMITTING	AC
5	07/20/11	ISSUE FOR PERMITTING	AC
6	07/20/11	ISSUE FOR PERMITTING	AC
7	07/20/11	ISSUE FOR PERMITTING	AC
8	07/20/11	ISSUE FOR PERMITTING	AC
9	07/20/11	ISSUE FOR PERMITTING	AC
10	07/20/11	ISSUE FOR PERMITTING	AC



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERIZON WIRELESS. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE PERMITTING APPLICATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

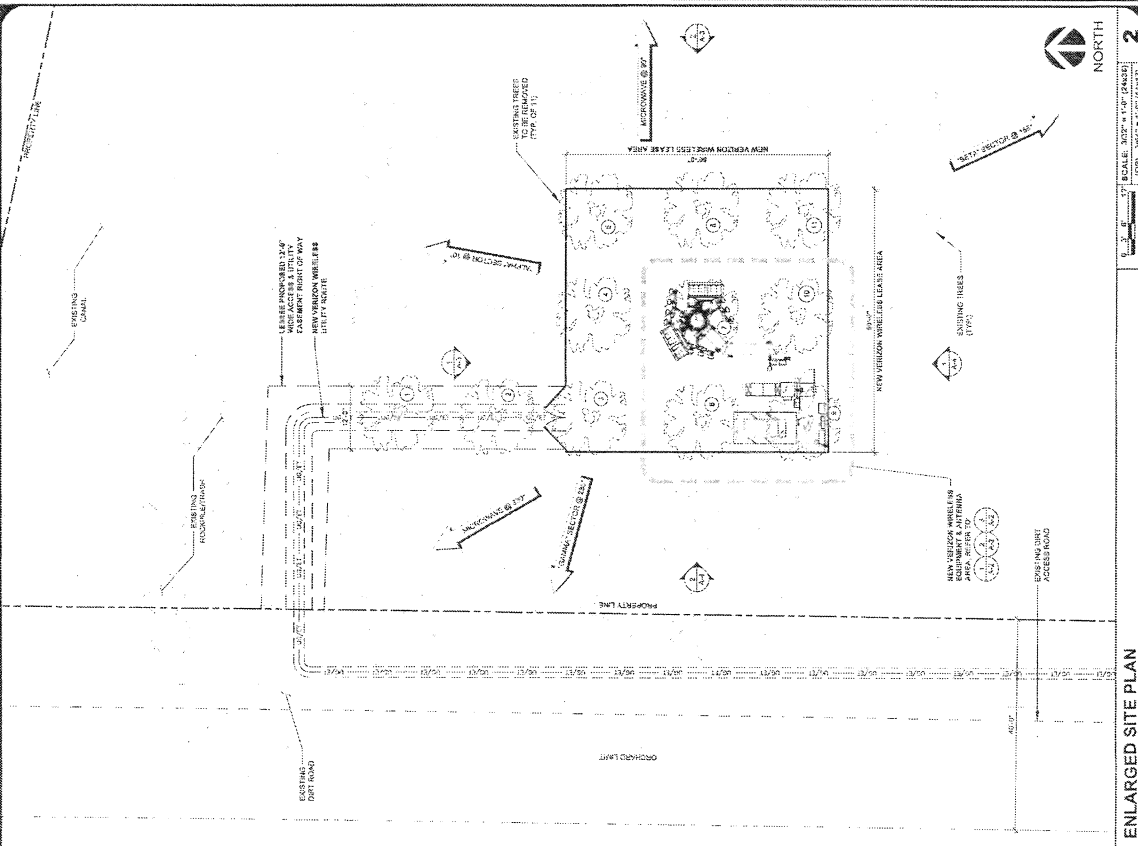
verizon wireless
 2755 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

E. CENTRAL
 AVE.
 PSL# 269249

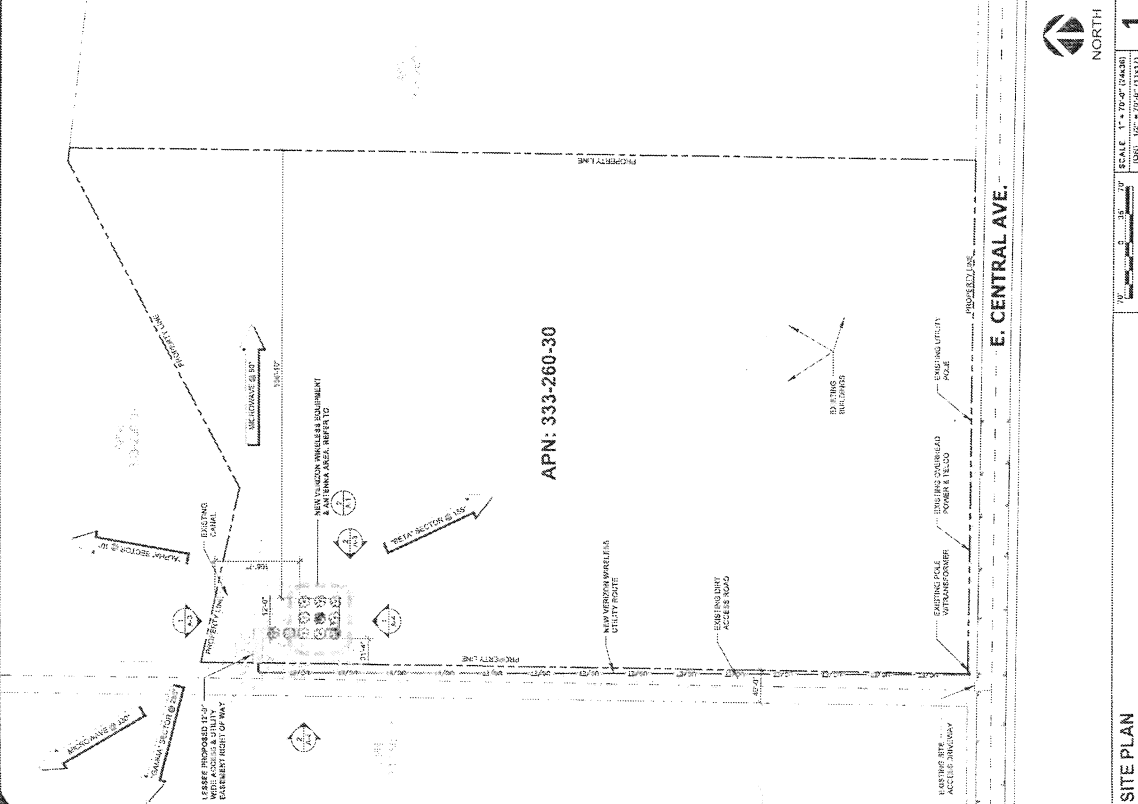
19588 CENTRAL AVE.
 REEDLEY, CA 93664

SHEET TITLE:
 SITE PLAN &
 ENLARGED SITE PLAN

A-1



SCALE: 3/8" = 1'-0" (4x8.5)
 DATE: 06/27/11 (11/07)



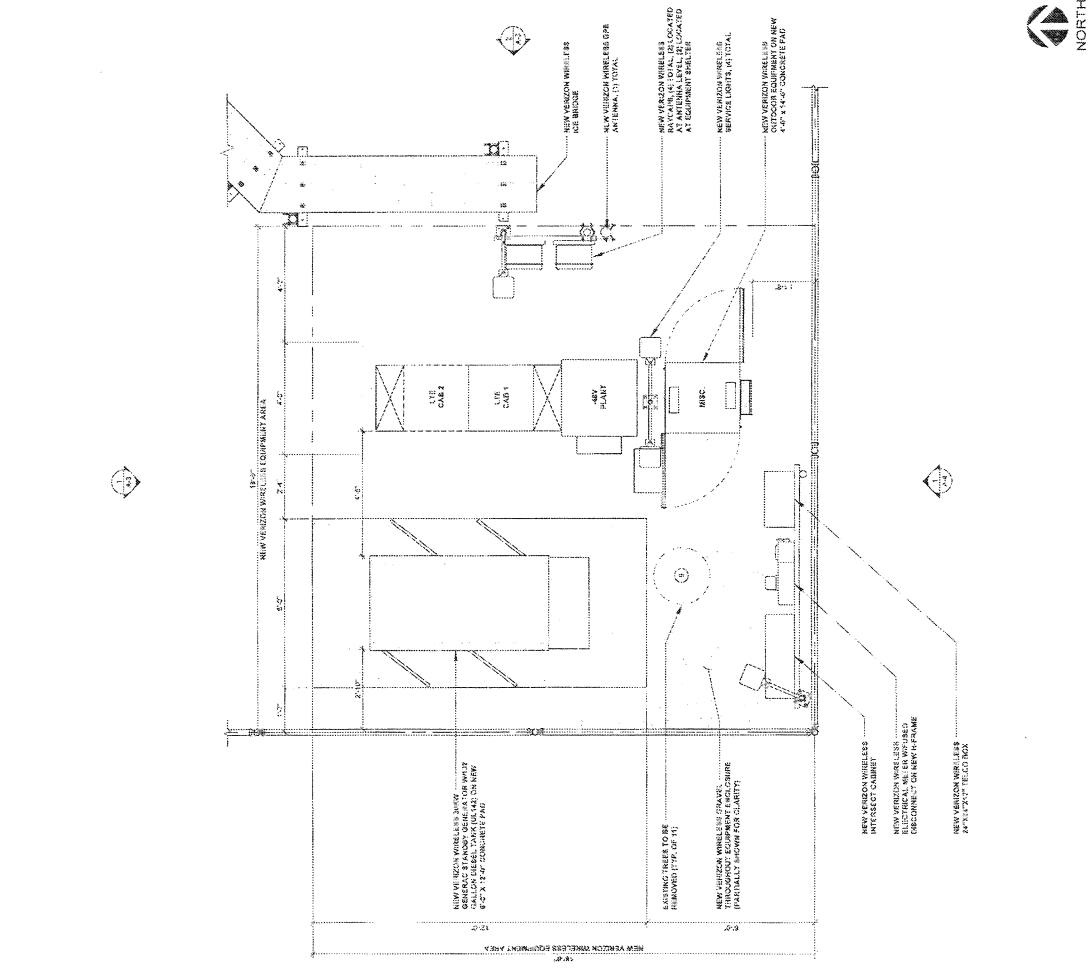
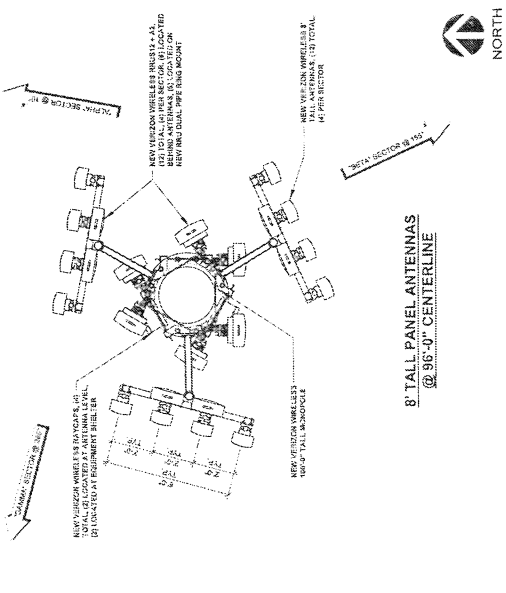
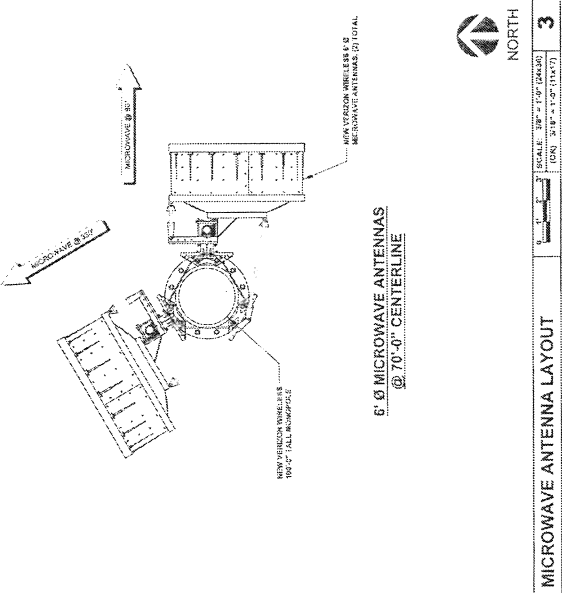
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 DATE: 06/27/11 (11/07)

ISSUE STATUS	CONTRACT NO.	DATE	DESCRIPTION	BY	STATUS

verizon wireless
2726 MICHIGAN DRIVE, BLDG 6
WALNUT CREEK, CA 94598

E. CENTRAL AVE.
PSL# 269249
19558 CENTRAL AVE.
REEDLEY, CA 93654

A-2
SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS



REV.	DATE	DESCRIPTION	BY
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1	01/11/18	REVISED PER COMMENTS	AV

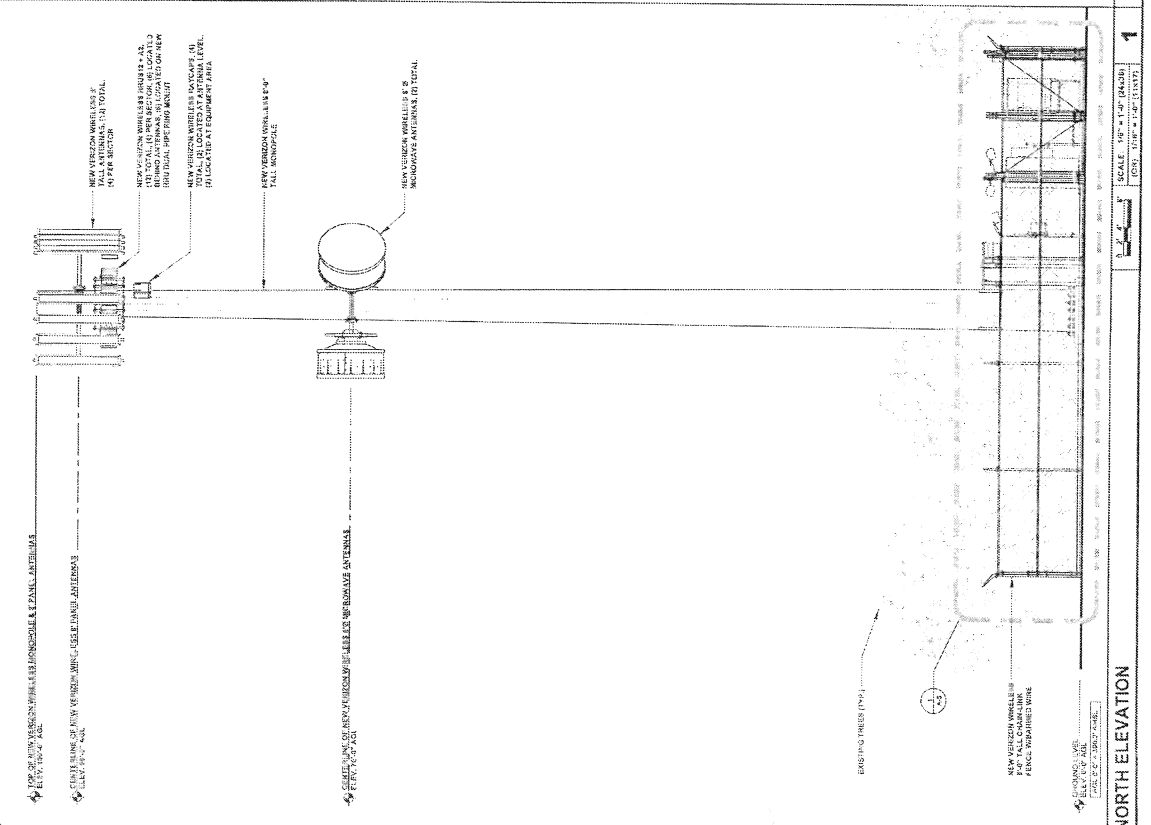
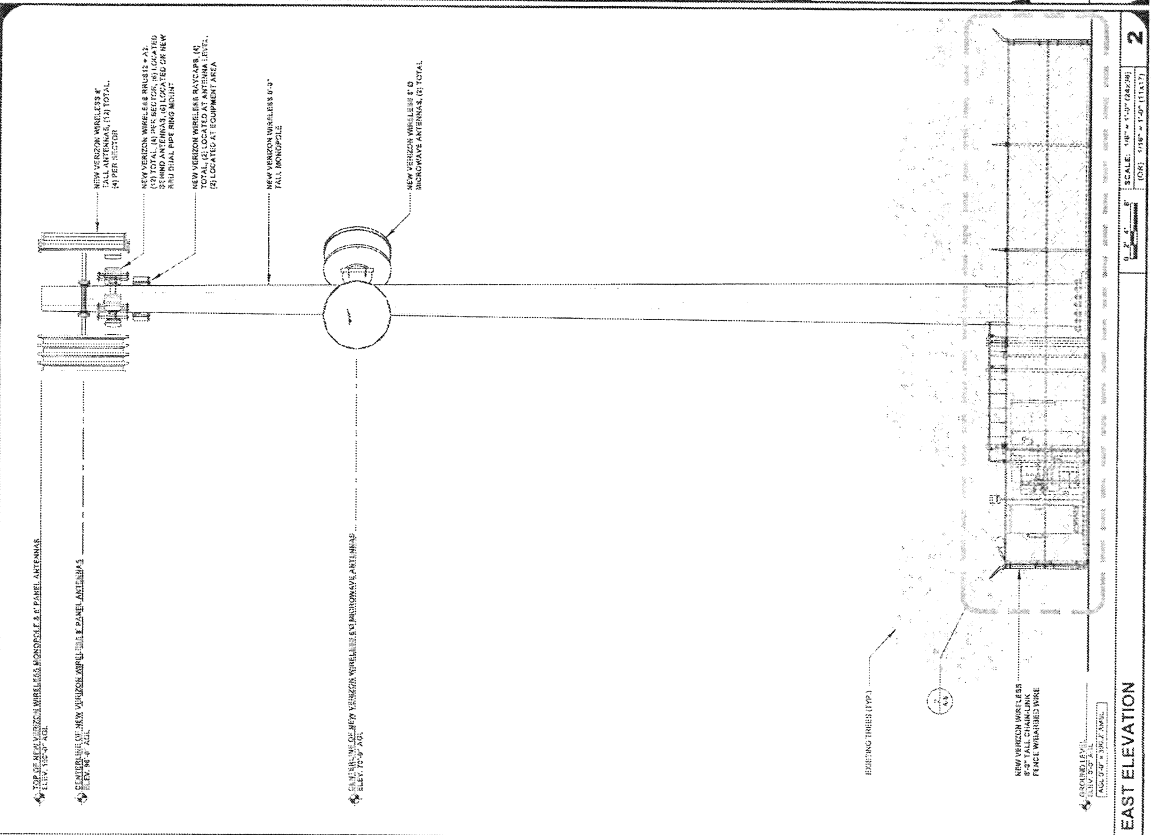


VERIZON WIRELESS
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94596

E. CENTRAL AVE.
 PSL# 269249
 REEDLEY, CA 93654

SHEET TITLE
 NORTH & EAST ELEVATIONS

A-3



REV.	DATE	DESCRIPTION	BY
0	12/15/17	ISSUE STATUS	AV
1	01/11/18	REVISED PER COMMENTS	AV

VERIZON WIRELESS
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94596

E. CENTRAL AVE.
 PSL# 269249
 REEDLEY, CA 93654

SHEET TITLE
 NORTH & EAST ELEVATIONS

A-3

SCALE: 1/8" = 1'-0" (AS SHOWN)
 SCALE: 1/8" = 1'-0" (AS SHOWN)

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	07/21/11	ISSUE FOR PERMIT	DL
2	07/21/11	ISSUE FOR PERMIT	DL

SS WIRELESS
 2700 UNIVERSITY AVENUE, SUITE 200
 SAN ANTONIO, TEXAS 78205

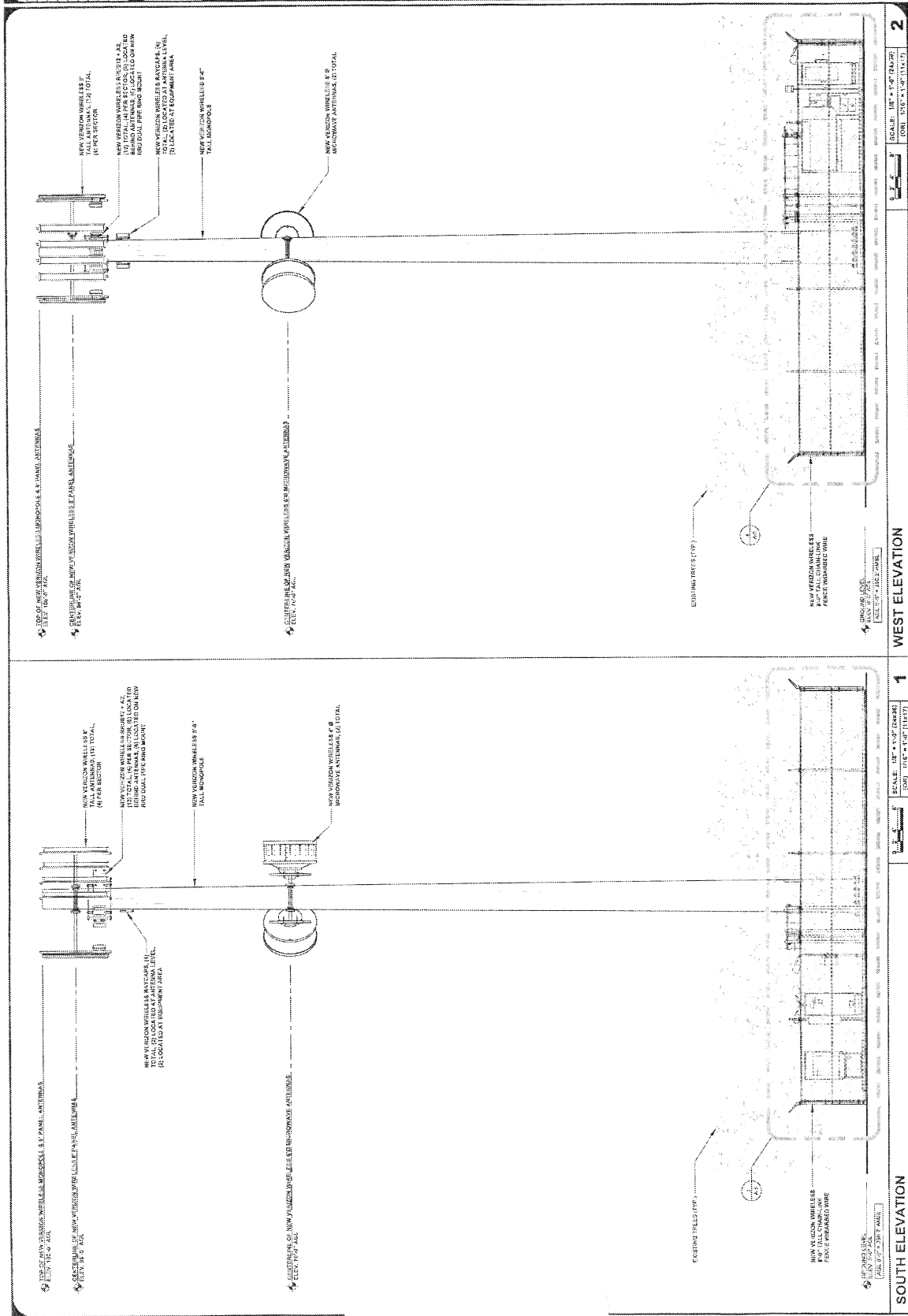
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SS WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SS WIRELESS.

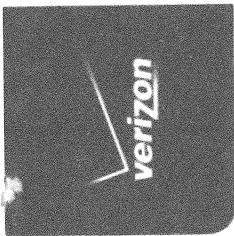
Verizon Wireless
 2700 MITCHELL DRIVE, SUITE 8
 WAXHUT CREEK, CA 94688

E. CENTRAL AVE.
 19588 CENTRAL AVE.
 REEDLEY, CA 93664
 PSL# 269249

SHEET TITLE:
 SOUTH & WEST ELEVATIONS

A-4





E Central Current Coverage

Objective: Increase coverage/capacity in Southeast Fresno County

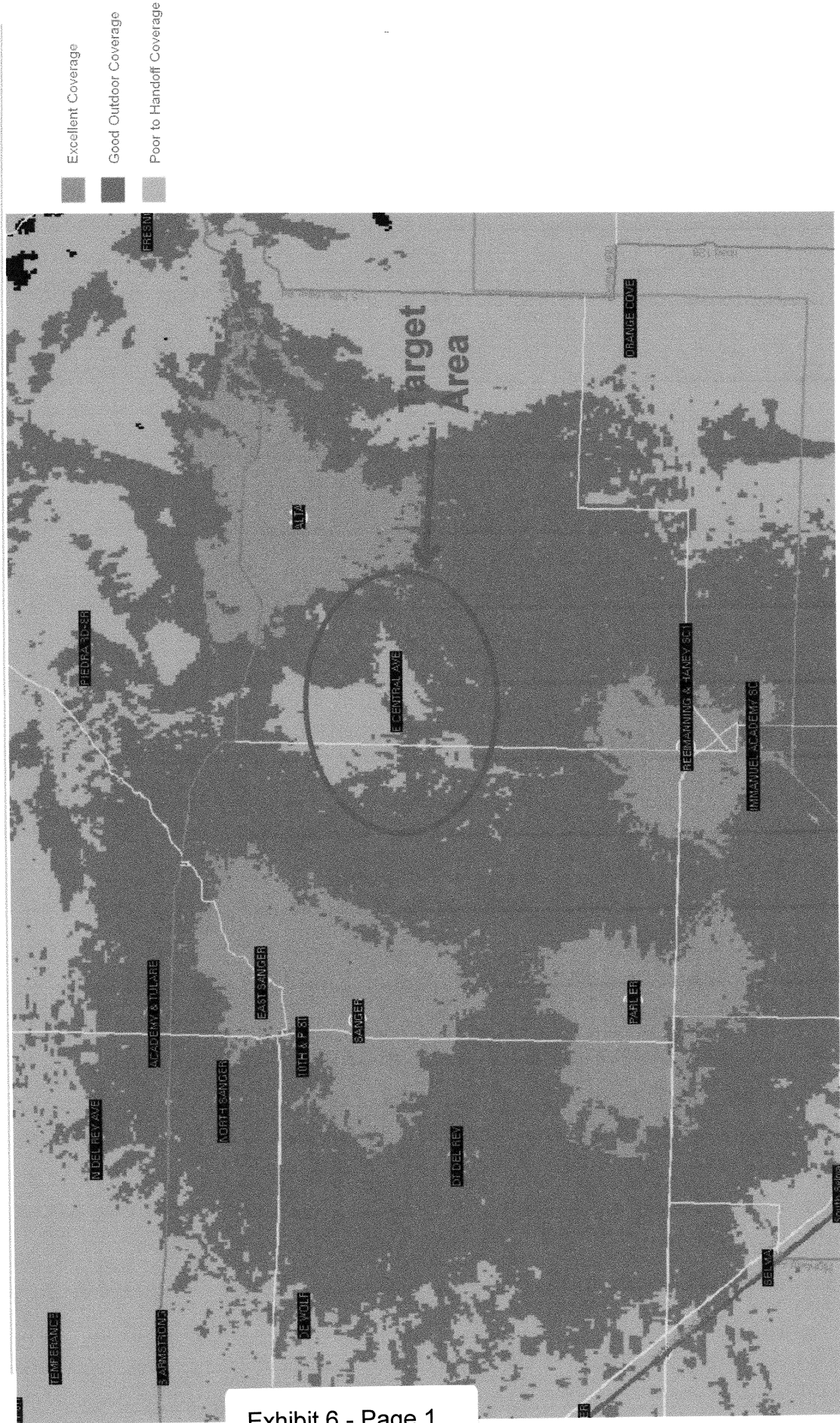
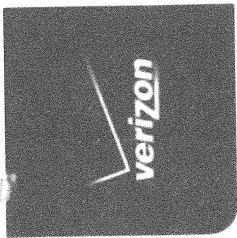


EXHIBIT 6



E Central Proposed Coverage

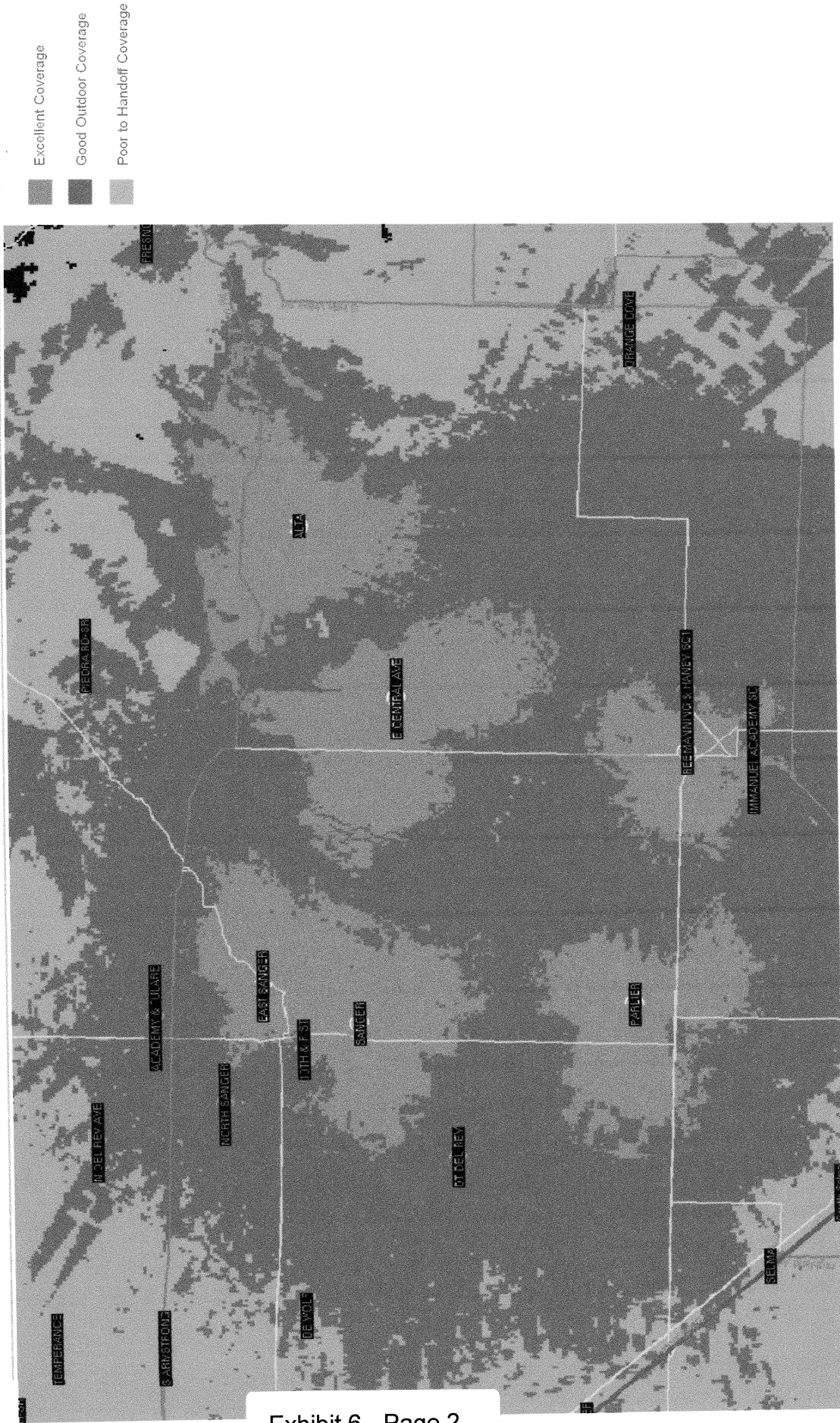


EXHIBIT 7



RECEIVED
COUNTY OF FRESNO

OCT 02 2015

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CWP 3499



PROJECT DESCRIPTION & OPERATIONAL STATEMENT

FOR PROPOSED WIRELESS FACILITY: "E CENTRAL AVE"
19558 E Central Ave, Reedley, CA 93654

Project Description:

PURPOSE: Verizon Wireless continues to strive to provide continued superior service to its customers. In order to meet its purpose, the proposed new wireless facility will provide LTE coverage and capacity to southeast area of Fresno County. Coverage Maps, an Operational Statement and site plans are submitted along with this application.

Proposed Wireless Site: This site will consist of a 50' x 50' lease area located to the rear of agriculturally zoned property. The proposal is to have a 100' monopole with 12 - 8' antennas, associated equipment including coax and cabling, outdoor cabinets and a standby generator.

Colocation Opportunities: There are no known existing or approved towers within 5 miles of the proposed new wireless site therefore there were no negotiations to engage in colocation opportunities.

Other Considered Property Locations (other than existing towers): See attached copies of letters sent to property owners in the area that were consulted with who fell within the search ring created by the RF engineer to meet the demands of the coverage and capacity objectives.

Documentation that provides the lease language agreement that reserves "co-location" opportunities for other service providers: Without waiver of the objection that the lease between the property owner and Verizon wireless is proprietary information, the applicable lease provision provides the following paragraph:

"In the event LESSEE and LESSOR mutually desire to co-locate a third-party communications provider ("Sublessee(s)") on the Premises or Property, such Sublessee(s) shall be required to obtain a separate ground lease from LESSOR for ground space on the Property and a separate lease from LESSEE for space on LESSEE's antenna structure. The Parties understand that: (i) LESSOR and LESSEE shall reasonably cooperate to locate additional Sublessee(s) on the Property; (ii)



LESSOR may not charge any fee to LESSEE for subleasing space on the Premises, LESSEE's antenna structure or Property; and (iii) LESSEE shall not be liable to LESSOR in any way for failure to enter into, maintain or renew a sublease with Sublessee for the use of LESSEE's antenna structure."

Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers: Applicant requests that after full review of the site plans that this requirement be implemented with any other requirements prior to submittal to the planning commission so that all corrections may be addressed at one time.

The area: The area is largely rural with mostly single story buildings or residences. There are no other colocatable structures to collocate on to meet the coverage objectives.

Nearest residence: The nearest residence is located on the same parcel as the proposed wireless facility and is approximately 630' south of the proposed site.

Nearest Airport/Airstrip: The Reedley Municipal airport is approximately 1 mile from the proposed wireless site. Peg Field is approximately 2.85 miles from the proposed wireless site.

Total number of existing towers in Fresno County: 87

Total number of existing tower sites on which co-location has occurred with other communication carriers: 32 (Please note: The colocation information is the best estimate as there is not a system in place to pull just "colocation sites," however, if there are multiple carriers at one site these were deemed colocation sites.

Indicate total number of tower sites planned for location in Fresno County. 31
(Please Note: The planned site number is based on current active search rings and is a fluid number based on many factors that arise when planning for a future wireless facility [planning, landlord, title issues, etc.]

Operational Statement:

1. This is a proposed new wireless facility. The wireless facility will consist of a 50' x 50' lease area to be fenced within a 8' chain link fence. The proposed site area is located to the rear of agriculturally zoned property, the ground equipment will be blocked from view by the existing agriculture. The proposal is to have a 100' monopole with 12- 8' antennas, associated equipment including coax and



cabling, cabinets and a standby generator. There are (4) proposed service lights located on the ground equipment.

The purpose of the site is to provide LTE coverage and capacity to southeast area of Fresno County.

2. The proposed site will be unmanned and will be in operation 24 hours a day, seven days a week.
3. Maintenance will be limited to routine site checks by a cell tech to ensure proper service on a regular monthly basis.
4. The wireless facility is unmanned during normal operation.
5. Monthly visits by a cell tech will occur in standard maintenance vehicles.
6. Access is immediately off of a small public road named S. Columbia Ave.
7. There are no proposed parking spaces associated with the proposed wireless facility as there is room along the side of S. Columbia Ave to park the maintenance vehicle.
8. There are no goods to be sold at the proposed wireless facility.
9. The wireless facility will consist of a 50' x 50' fenced lease area. The proposal is to have a 100' monopole with 12- 8' antennas, associated equipment including coax and cabling, locked outdoor cabinets and a standby generator.
10. This is a proposed new wireless facility. The wireless facility will consist of a 50' x 50' fenced lease area located to the rear of agriculturally zoned property. The proposal is to have a 100' monopole with 12- 8' antennas, associated equipment including coax and cabling, outdoor locked cabinetry and a standby generator.
11. Construction is not expected to exceed more than 8 weeks during normal business hours. The proposed monopole is not unlike monopoles in the Fresno County area. The monopole is a galvanized steel color (much like that of the utility towers found throughout Fresno County and the rest of Central California) set in a largely agricultural community. The equipment does not exceed the standard noise levels permitted. The standby generator does not exceed standard noise levels when periodically tested or during that time period when a backup power source would be required. All other associated noises from the standby generator would be limited to monthly testing periods not exceed 30 minutes generally.



12. Once in operation there will not be solid or liquid wastes associated with the normal operation of the wireless facility.
13. There is no proposed water usage at this site.
14. Advertising will not be permitted, only required signs as required by the FCC and County of Fresno.
15. There are no proposed buildings; the supporting ground equipment will be enclosed in outdoor cabinets.
16. N/A, see No. 15 above.
17. There are (4) proposed service lights located on the ground equipment. There are no outdoor sound amplifications proposed.
18. There is a proposed 8' chain link fence (not viewable from Central Ave) with barbed wire at the top of the fence outlining the lease area.
19. Please see the associated photo simulations, site plans and coverage maps for further information pertaining to the proposed wireless site. The proposed site location will meet the LTE coverage and capacity demands for those who reside and work in the southeast area of Fresno County. With more and more homes and businesses abandoning traditional wired phone lines, wireless access and reliability is essential to the enjoyment and safety of those living and visiting Fresno County.

EXHIBIT 8

From: [Sharon Agrifoglio](#)
To: [Monfette, Christina](#)
Subject: Initial study application no. 6977
Date: Friday, February 05, 2016 8:02:58 AM

Christina,

I have received the Notice of Public Hearing on INITIAL STUDY APPLICATION NO. 6977 and UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3499 filed by VERIZON WIRELESS proposing a new wireless communications facility at Central and Columbia. I urge the Planning Commission grant this permit allowing Verizon to build the communications facility.

I live in the area and have very spotty coverage for my internet and I am hopeful this facility will correct that issue, allowing me to continue to work from my home without the continual disconnects due to the spotty coverage.

Sharon Agrifoglio

State Farm Insurance

Claim Specialist – Field Assignment

P O Box 52289

Phoenix, AZ 85072-2289

Phone 909-285-7685

Fax 800-377-0989



EXHIBIT 9

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Verizon Wireless
- APPLICATION NOS.: Initial Study Application No. 6977 and Unclassified Conditional Application No. 3499
- DESCRIPTION: Allow a 100-foot monopole cell tower on a 15.18-acre property in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: Project is located on the Northeast corner of East Central Avenue and South Columbia, addressed as 19558 Central Avenue. (APN 333-260-30)

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?

FINDING: NO IMPACT:

The subject 15.18-acre lot is farmland and is located in an agricultural area. Surrounding land contains orchards, vineyards, and field crops with single family residences. No scenic resources will be impacted by the proposal.

- 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 proposed 100-foot tall telecommunications tower will be located approximately 800 feet north of East Central Avenue. The closest single-family residence is approximately 600 feet southeast of the site and located on the subject parcel. The next-closest single-family residence is located more than 950 feet to the west of the project site. Given its location, the tower will not be highly visible either from the roadway or any of the residential developments on the neighboring properties. A Mitigation Measure will be included which will require that the proposed tower and related facilities within the 2,500 square-foot lease area be confined to that area and screened from view behind slatted fencing.

* **Mitigation Measure**

1. *Ground equipment shall be screened from view behind slatted fencing utilizing 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:

There are four proposed service lights located on the ground equipment. These lights have the potential to adversely affect nighttime views in the area; however, they will have some screening from adjacent properties by the crops on the property. With a mitigation measure that they shall be hooded and directed away from nearby properties, the impact will be less than significant. Based on the aeronautical study performed by the Federal Aviation Administration, marking and lighting are not necessary on the tower itself for aviation safety.

* **Mitigation Measure(s)**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located on lands that are classified as farmland of Statewide Importance by the 2014 Fresno County Important Farmland Map. According to the Policy Planning Section of the Fresno County Department of Public Works and Planning, wireless communication antennae and transmitters are compatible uses to the extent that they do not significantly displace agricultural operations on the restricted land. The subject proposal will cover 2,500 square feet of a 15.18-acre parcel and will not significantly displace the agricultural operation. The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

- 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 project site is not under Williamson Act Contract. It is also not zoned for Timberland Production or near any sites so zoned. The approval of this project will not cause any lands other than the project site to be converted to non-forest or non-agricultural uses.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project isolate 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?

FINDING: NO IMPACT:

The subject parcel is located in an agricultural area and has been previously disturbed, as said property has been historically utilized for agricultural cultivation. Additionally, neighboring properties all around the proposal area have also been historically utilized for agricultural cultivation and, therefore, have also been previously disturbed. This proposal was referred to the California Department of Fish and Wildlife (DFW) and the U.S. Fish and Wildlife Service (FWS) for review and comments and neither agency expressed any concerns that the project would have an adverse effect upon sensitive species or sensitive natural communities.

- 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: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources nor will it conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Review by the Southern San Joaquin Valley Information Center has determined that the area, which is designated as moderately sensitive for archeological finds, has never been surveyed for cultural resources and recommended that a survey be conducted on the area by a qualified, professional archaeologist. The subject property and all adjacent property have historically been used as farmland and have been heavily disturbed, and so it is unlikely that there are cultural resources present, therefore; a mitigation measure will be included stating that 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; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

The project is not located along a known fault line according to the most recent Alquist-Priolo Earthquake Fault Zoning Act maps. The project site is not located in an area at risk of Seismic Hazards or Landslide Hazards per Figures 9-5 and 9-6 of the Fresno County General Plan Background Report (FCGPBR).

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

FINDING: LESS THAN SIGNIFICANT 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) an Engineered grading and Drainage Plan may be required to show how additional storm

water runoff generated by the proposed development will be handled without adversely impacting adjacent properties; and 2) a Grading Permit or Voucher is 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 restroom 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 specific project-related concerns, 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 30-kilowatt (KW) 132-gallon diesel standby generator at the property. The Fresno County Department of Public Health, Environmental Health Division review of the proposal requires that Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. 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; or

FINDING: NO IMPACT:

The project site is not located within one quarter-mile of a school. The nearest school to the project site is Navelencia Middle School, about 2,900 feet to the north.

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

FINDING: NO IMPACT:

The project site is not located within one mile of any active hazardous materials site as reported by the Cal/EPA Cortese list.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within the Reedley Municipal Airport Horizontal zone; however since the project site will be unmanned, the risk of a safety hazard for people working within the project area is less than significant. Additionally, a determination of no hazard to air navigation was made by the FAA. Aeronautical Study No. 2015-AWP-9876-OE determined that the proposal will not cause a hazard to air navigation.

- 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; or

FINDING: NO IMPACT:

The project is not located near a private airstrip.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The project will not impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan.

- 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 in a wildland area, nor in an area of high hazards for wildfires.

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?

FINDING: NO IMPACT:

Being an unmanned wireless telecommunications facility, on-site restroom and water facilities are not required for the use. As such, the project will not degrade water quality or deplete groundwater supplies.

Additionally, the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning and the Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns relating to water or waste discharge requirement for the project.

- 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 property is located on agricultural land. Alta Irrigation has reviewed the application and found no conflicts with existing easements and facilities. There is a private canal existing on the property; however, as noted in Section VI.B Geology and Soils, any changes to the existing drainage pattern may require approval of an Engineered Grading and Drainage Plan and a Grading Permit or Voucher from the Development Engineering section of the Fresno County Department of Public Works and Planning.

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

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

FINDING: NO IMPACT:

There is no housing proposed with the project and the project site is not in an area subject to flooding from the 1% chance storm (FEMA FIRM panel 2200H).

I. Would the project expose persons or structures to levee or dam failure?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an area at risk of dam failure flood inundation as defined by Figure 9-8 (FCGPBR); however with compliance to Municipal Code Title 15 Chapter 15.48 Flood Hazards Areas, the impacts will be less than significant.

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject site is not prone to a seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project site is located in an area of agricultural use, four miles north of the nearest city limits of Reedley. The tower will be built in the corner of the parcel, between active crops and a canal. No established communities will be divided by the project.

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 County General Plan. 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 the County.

The Wireless Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding communities. According to Applicant-provided map of coverage in Southeast Fresno County, Verizon Wireless has five towers near the project area. They are located in Alta, Reedley, Parlier, Sanger, and East Sanger. 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 will not conflict with any 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; or
- 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 or maintenance of the generator; however, the nearest sensitive receptors are more than 600 feet from the project site and will be less than significantly impacted by the increase in noise levels.

- 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:

After construction, the project site will be unmanned and will not change the amount of noise generated by airports or airstrips.

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 and no housing will be removed 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 the need for additional public services.

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: NO IMPACT:

Once it has been constructed, the tower will be unmanned. Maintenance workers will access the site through an existing dirt road that runs next to the subject parcel. 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.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project was reviewed by the Federal Aviation Administration (FAA). The aeronautical study revealed that the proposed tower does not exceed obstruction standards and would not be a hazard to air navigation provided that FAA Form 7460-2. Notice of Actual

Construction or Alteration, be e-filed any time the project is abandoned, or within 5 days after the construction reaches its greatest height.

* **Mitigation Measure(s)**

1. *FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be e-filed any time the project is abandoned, or within 5 days after the construction reaches its greatest height.*

- 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: LESS THAN SIGNIFICANT IMPACT:

The only change to roads will be to add a small dirt access to the site, which is placed to the rear of the subject parcel. The project will add one round trip per month, which is a less than significant increase to traffic on the local roads.

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; or

FINDING: NO IMPACT:

No impacts on biological or cultural resources were identified in the project analysis.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The only cumulatively considerable impacts identified in the analysis were related to aesthetics, and transportation/traffic. These impacts have been reduced to a less than significant level with the Mitigation Measures discussed in Sections I. C. & D, XII.D, and XVI.C.

- 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. 3499, 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 Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Mineral Resources, Public Services, Recreation, and Utilities and Service Systems.

Potential impacts related to Agricultural and Forestry Resources, Hydrology and Water Quality, Geology and Soils, Noise, and Land Use Planning have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Transportation/Traffic have determined to be less than significant with the Mitigation Measures listed.

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.

CMM

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