



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR

Planning Commission Staff Report Agenda Item No. 4 March 3, 2016

SUBJECT: Initial Study Application No. 7063 and Unclassified Conditional Use Permit Application No. 3522

Allow a new wireless telecommunications facility with a 150-foot lattice tower and associated equipment on a 50-foot by 50-foot lease area on a 566-acre property in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7063 and approve Unclassified Conditional Use Permit Application No. 3522 with Findings and Conditions.

LOCATION: The project site is located on the southeastern corner of the intersection of South Monterey Avenue and West Excelsior Avenue, approximately 14 miles north of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 058-040-60S).

OWNER: MP Farms
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. 7063; and
- Approve Unclassified Conditional Use Permit No. 3522 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 Detail Drawing
6. Verizon Wireless Coverage Maps
7. Applicant’s Operational Statement
8. Summary of Initial Study Application No. 7063

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	566.41 acres	No change
Project Site	Active Agricultural uses (orchard and field crops), two pumps, sump	Add a 150-foot lattice tower and associated equipment on a 50-foot by 50-foot lease area
Structural Improvements	Two agricultural pumps, sump	150-foot lattice tower, outdoor cabinets on a four-foot by fourteen-foot concrete pad, eight-foot chain-link fence with barbed wire, and a standby generator on a four-foot by five-foot concrete pad
Nearest Residence	No residences within two miles	No change
Surrounding Development	Agricultural uses	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	Agricultural Traffic	One additional trip per month by maintenance crew
Lighting	None	Four service lights located on the ground equipment
Hours of Operation	N/A	Wireless communications facility will function continuously

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 8.

Notice of Intent of Mitigated Negative Declaration publication date: February 3, 2016.

PUBLIC NOTICE:

Notices were sent to 12 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit 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 a Classified 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 150-foot lattice tower with twelve eight-foot panel antennas, two microwave antennas, outdoor shelters for equipment, and a 15KW standby generator with 54-gallon diesel tank. The lease area is located in the southeast corner of a 566.44-acre parcel. South Derrick Avenue (Coalinga-Mendota) intersects the subject parcel through its northwestern and southeastern

corners and the project site is on the north side of this road. The lease area is currently unimproved. The edge of the orchard north of the project site is approximately 25 feet south of the tree line. Access to the site will be by a twelve-foot access and utility easement west of the project site. This easement connects to South Derrick Avenue (Coalinga-Mendota), which is classified as a local road. A five-foot side utility easement is proposed to run from the southeastern corner of the lease site northeast to an existing transformer pole.

The proposed facility is approximately fourteen miles north of the nearest city limits of the city of Coalinga. The facility is designed to add capacity to the existing Verizon Wireless I-5/ Southwestern Fresno County sites. There are three other towers in the area: West Kamm, Three Rocks, and South Tuolumne. The facility will provide enhanced coverage and increase public safety along Interstate 5 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 Street Side: 35 feet Interior Side: 20 feet Rear: 20 feet	Front (southwest): 141 feet Side (east): 52 feet Rear (north): 100+ feet Side (northwest): 100+ 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: Permits must be obtained for all improvements proposed as a part of this application.

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: According to FEMA FIRM Panel 2800H, the subject parcel is subject to flooding from the 1% chance (100-year) storm.

According to the U.S.G.S Quad maps, there is an existing drainage channel (creek) adjacent or running through the subject parcel. Any work in or near the channel (creek) requires written permission from the channel owner.

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.

An Elevation Certification, pre- and post-construction, is required when building within a flood zone. Work outside the flood zone but within 200 feet of the flood zone requires a Map of Survey. All structures and/or equipment installed within the flood zone must be elevated per County Ordinance or flood-proofed (certification and calculations required).

A grading permit or voucher is required for any grading proposed with this application.

Westlands Water District: No comments: the project does not propose to use water.

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

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

Analysis:

The subject parcel is bisected through the northwestern and southeastern corners by South Derrick Avenue (Coalinga-Mendota). The front setbacks are measured from the existing right-of-way for South Derrick Avenue northeast to the project site. Additional front setbacks would be measured southwest from South Derrick Avenue, but no buildings are proposed in that area of the parcel. A rear lot line is defined as being the furthest lot line that is opposite the front line (Derrick Avenue). Interstate 5 runs along the northeastern portion of the parcel, forming the rear property line. Distance to this line was measured directly north from the project site. Distance to the northern side was measured parallel to South Derrick Avenue. Staff review of the Site Plan demonstrates that the proposed facility exceeds the minimum building setback requirements of

the AE-20 Zone District.

Adequate area is available on the subject 566-acre property to accommodate the proposed improvements and the proposed 12-foot access easement is adequate to provide access to the project site.

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	Derrick Avenue (Coalinga-Mendota)	No change
Direct Access to Public Road	Yes	Derrick Avenue (Coalinga-Mendota)	No change
Road ADT		300	No change
Road Classification		Local	No change
Road Width		50 feet northeast of the centerline	No change
Road Surface		Paved	No change
Traffic Trips		Ag-related	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: 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, ten-foot by ten-foot corner cutoffs are necessary for sight distance at the proposed driveway onto Derrick Avenue (Coalinga-Mendota).

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.

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 Derrick Avenue (Coalinga-Mendota) 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	386 acres	Agricultural	AE-40	None
	194.28 acres	Agricultural	AE-40	None
Northeast	31.1 acres	Agricultural	AE-40	None
East	156.24 acres	Agricultural	AE-40	None
	68.22 acres	Agricultural	AE-40	None

Surrounding Parcels				
South	110 acres	Agricultural	AE-20	None
	50 acres	Agricultural	AE-20	None
	80 acres	Agricultural	AE-20	None
	80 acres	Agricultural	AE-20	None
West	78.99 acres	Agricultural	AE-20	None
	145.58 acres	Agricultural	AE-20	None
	10 acres	Agricultural	AE-20	None

Reviewing Agency/Department Comments:

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

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

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.

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 150-foot lattice tower and associated equipment on a 50-foot by 50-foot lease area located on the southeastern 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 project site is located in an area of agricultural uses. Parcels on all sides of the subject property are in agricultural production and there are no residences within several miles of the proposed lease area.

Concerns with aesthetics were addressed by the Initial Study prepared for this application. Two mitigation measures were placed on the project which brings 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. While there are no nearby residences, nearby parcels may build one or more homes on their properties by-right and these measures are necessary to mitigate potential impacts.

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.

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 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>
<p>Policy OS-L.3 The County Shall Manage the use of land adjacent to scenic drives and scenic highways based on the following principles: (...) (b) Proposed high voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way.</p>	<p>The proposed location of the 150-foot tower is more than 1,000 feet away from the nearest right-of-way for Interstate 5. The location is also proximate to several wooden power transmission towers. While the height of the tower will be greater than the other local towers, the addition of the transmission tower will not have a significant impact on the view from Scenic Highway Interstate 5 due to the distance from the right-of-way and surrounding development, and the addition of a mitigation measure to screen ground equipment from view.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site is under a Williamson Act, Agricultural Land Conservation Contract (ALCC). The use of parcels enrolled in the Williamson Act Program is limited to commercial agricultural and other compatible uses in exchange for the opportunity for reduced property tax valuation. The 566.41-acre parcel appears to be part of a commercial agricultural farming operation (almonds). Telecommunication towers are a compatible use to the extent that they do not significantly displace farmland on restricted land. Based on the proposed size of the lease area, this does not appear to be a concern.

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 in the corner 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 cell towers in the vicinity and that attempts to lease space from the nearby PG&E towers were not successful due to lack of response from the owners of the property and unwillingness to co-locate on a property that would leave land ownership uncertain. The lease between Verizon Wireless and the property owner includes a provision for colocation on their tower and Verizon’s equipment occupies space on the tower from 133 feet to the top, leaving colocation space beneath their antennas. Review of the site plan shows adequate space for additional ground equipment. Attempts by the Applicant to search for another site in the area were met with nonresponse or no interest by other nearby property owners.

Interstate 5, which runs along the rear of the property (along northeastern property line), 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 quarter-mile from I-5 and the tower will be built near existing power poles. The proposed lease area is a greater distance from I-5 than the existing 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. 3522, 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. 7063; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3522, 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. 3522; 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. 7063/Unclassified Conditional Use Permit Application No. 3522
(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.				

*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 review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.

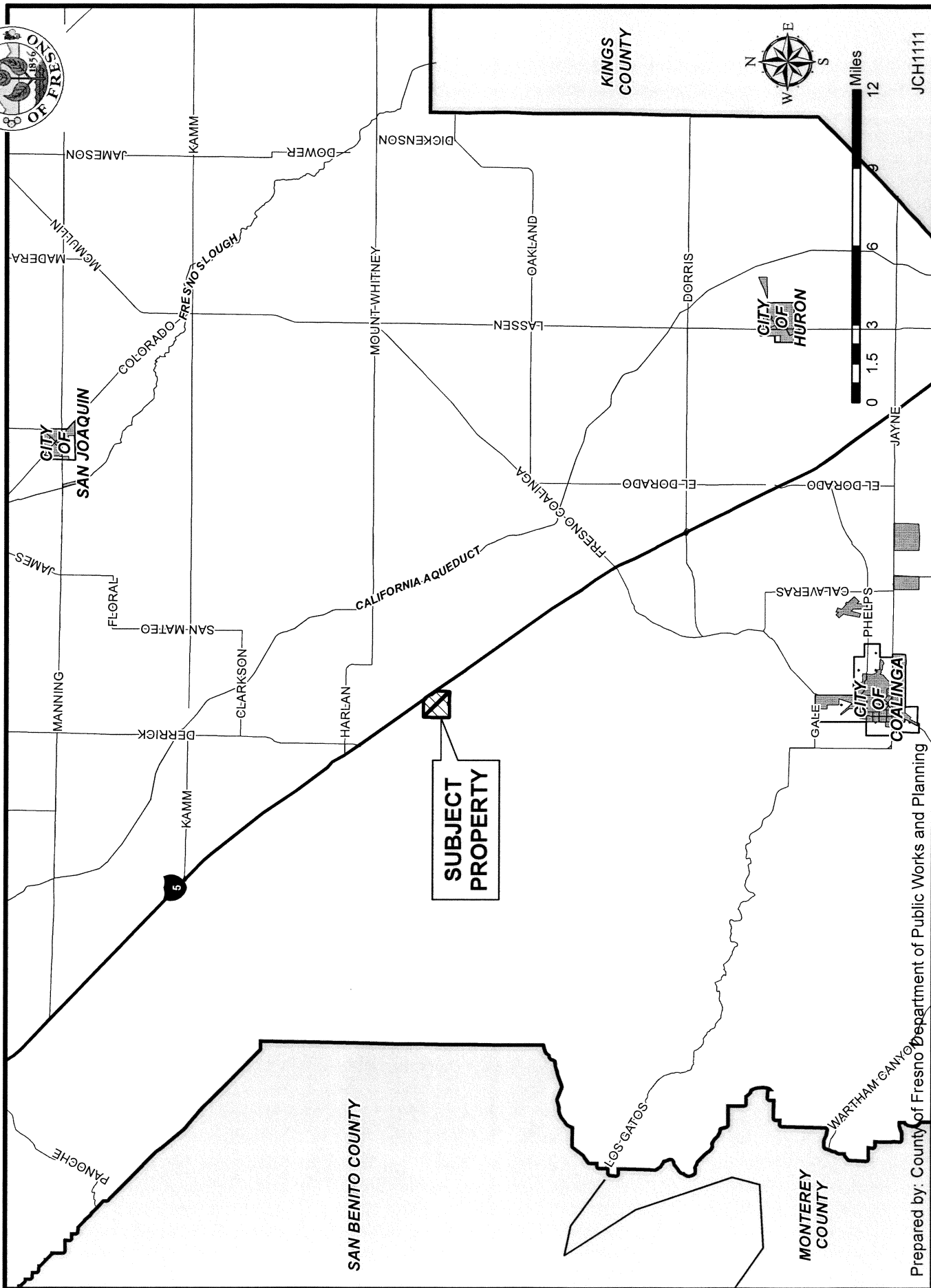
Notes

2.	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.
3.	All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.
5.	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.
6.	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.
7.	An Elevation Certification, pre- and post-construction is required when building within a flood zone. Work outside the flood zone but within 200 feet of the flood zone requires a Map of Survey. All structures and/or equipment installed within the flood zone must be elevated per County Ordinance or flood proofed (certification and calculations required).
8.	A grading permit or voucher is required for any grading proposed with this application.
9.	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 Operation Division.
10.	Ten-foot by ten-foot corner cutoffs are necessary for sight distance at the proposed driveway onto Derrick Avenue (Coalinga-Mendota).

LOCATION MAP



CUP 3522



CUP 3522
STR 5 - 18/15

EXISTING ZONING MAP

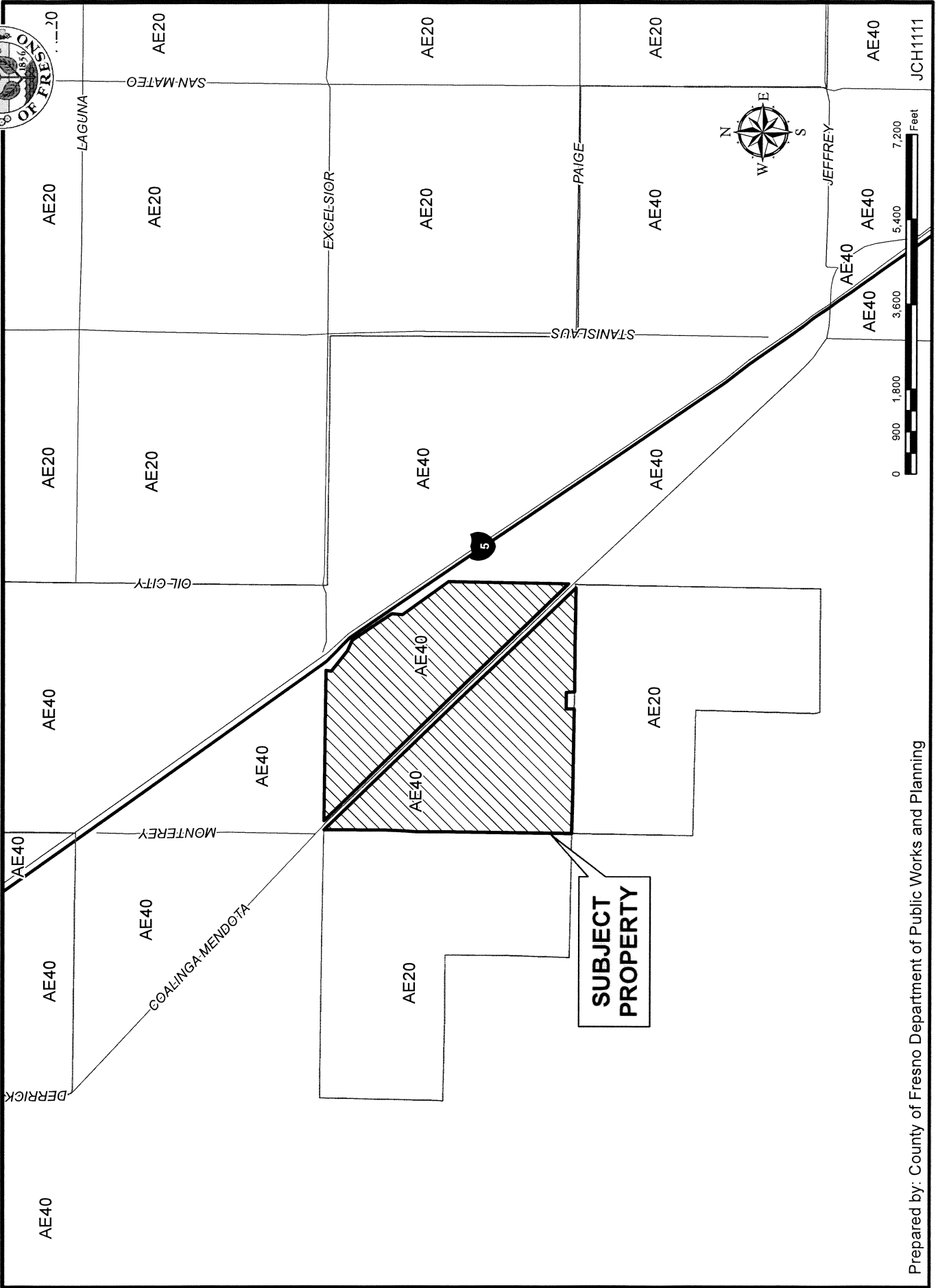
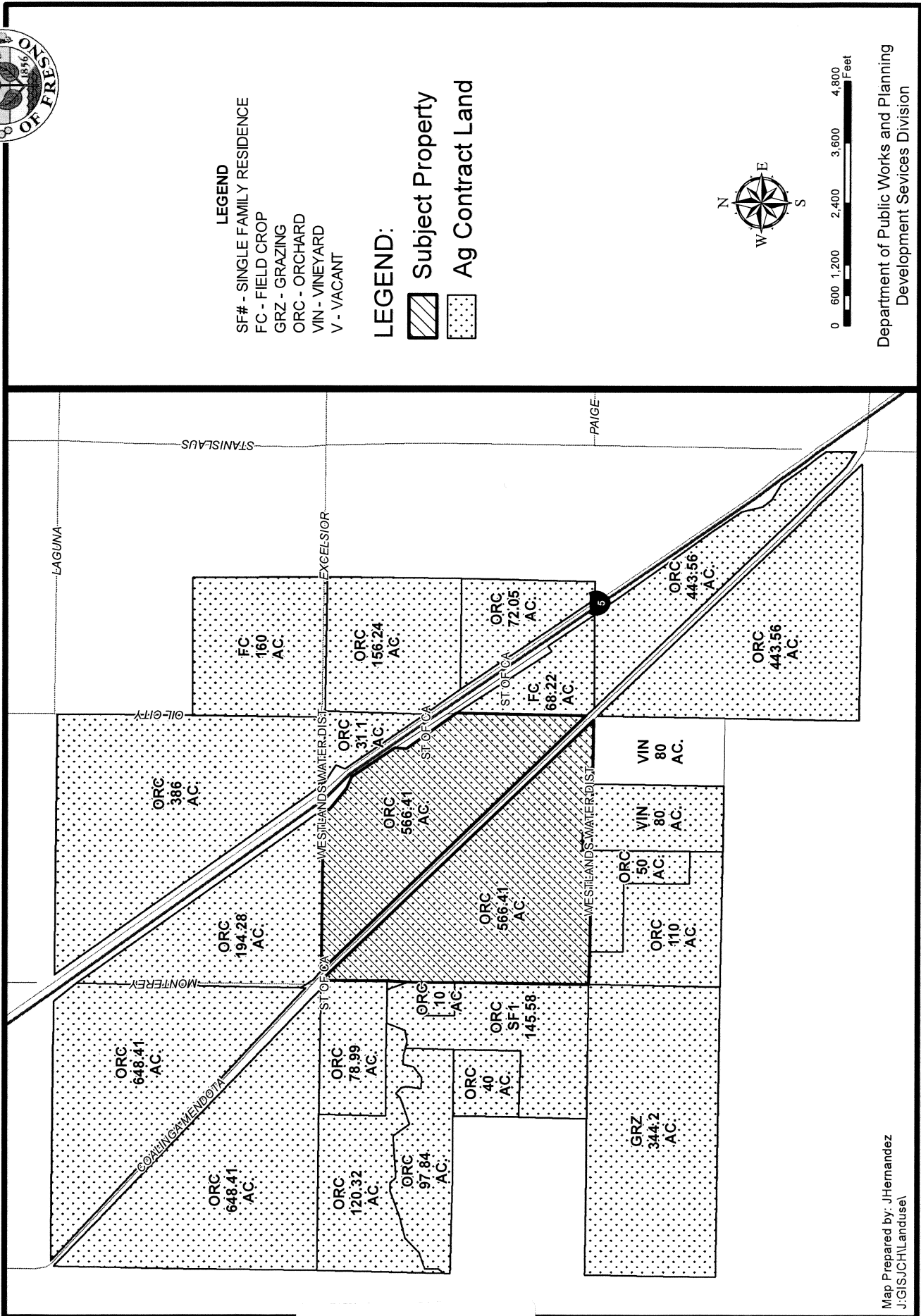


EXHIBIT 4



EXISTING LAND USE MAP

CUP 3522



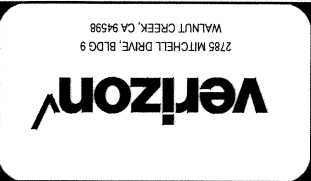
verizon

W. EXCELSIOR & I-5
 PSL # 254427
 23900 S. DERRICK AVE
 COALINGA, CA 93210

REV	DATE	DESCRIPTION	BY
9	11/05/15	PLANNING SUBMITTAL	MD



PROPRIETARY INFORMATION
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2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

W. EXCELSIOR & I-5
 PSL # 254427
 23900 S. DERRICK AVE
 COALINGA, CA 93210

SHEET TITLE:
 T-1
 TITLE SHEET



SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
C-1	SITE SURVEY	5
C-2	SITE SURVEY	5
A-1	SITE PLAN	0
A-1.1	ENLARGED SITE PLAN	0
A-2	EQUIPMENT & ANTENNA LAYOUTS	0
A-3	NORTH & EAST ELEVATIONS	0
A-4	SOUTH & WEST ELEVATIONS	0
A-5	EQUIPMENT ELEVATIONS	0

DISCIPLINE	SIGNATURE	DATE
SAC WIRELESS SIGNATURE BLOCK		
PLANNER		
CONTRACTOR		
LANDLORD		

PROJECT SUMMARY

APPLICANT/LESSEE: Verizon
 ASSESSOR'S PARCEL NUMBER: 04949074

APPLICANT'S REPRESENTATIVE:
 1851 HERITAGE LANE
 SACRAMENTO, CA 95815
 CONTACT: JENNIFER HIGHTOWER
 JENNIFER.HIGHTOWER@SACVON.COM

PROPERTY OWNER:
 318 N PALMA AVE #800
 WALNUT CREEK, CA 94598
 CONTACT: APT PENACOSTA
 (925) 361-1142

PROPERTY INFORMATION:
 PROJECT: 23900 S. DERRICK AVE
 SITE ADDRESS: 23900 S. DERRICK AVE
 JURISDICTION: FRESNO COUNTY

CONSTRUCTION INFORMATION:
 AREA OF CONSTRUCTION: 98'-7" x 62'-7" = 2609.50 FT²
 OCCUPANCY: U
 CURRENT ZONING: AE-4B
 ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

GENERAL CONTRACTOR NOTES

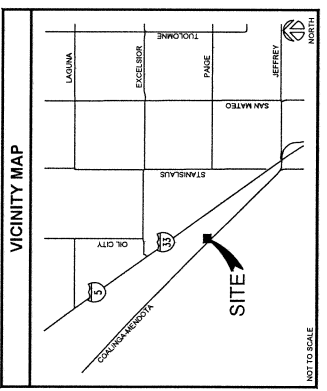
SOILS: SCALE CROWN/SEAL AS DETAIL SHEET 23A.5.1.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB BEFORE BEGINNING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION. ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK ON BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CURRENT EDITIONS OF REGULATIONS NOTING IN THESE PLANS IS TO BE CONTINUED TO PERMIT WORK NOT IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES:

- 2015 CALIFORNIA CONSTITUTION
- 2015 CALIFORNIA ELECTION CODE
- 2015 CALIFORNIA EMBROIDERY CODE
- 2015 CALIFORNIA ELECTRICAL CODE
- 2015 CALIFORNIA FIRE ALARMS CODE
- 2015 CALIFORNIA FIRE SAFETY CODE
- 2015 CALIFORNIA FIRE SUPPLY CODE
- 2015 CALIFORNIA FIRE TRUCK CODE
- 2015 CALIFORNIA FIRE TOWER CODE
- 2015 CALIFORNIA FIRE TOWER CODE
- 2015 CALIFORNIA FIRE TOWER CODE
- 2015 CALIFORNIA FIRE TOWER CODE



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 TO: 23900 S. DERRICK AVE
 COALINGA, CA 93210

1. HEAD SOUTH ON MITCHELL DR. TOWARD OAK GROVE RD
2. TAKE THE 2ND RIGHT ONTO OAK GROVE VALLEY RD
3. TURN LEFT ONTO INTERSTATE 5 S&E RAMP TO SAN JOSE
4. TAKE I-5 SOUTH TO SAN JOSE
5. TAKE I-5 SOUTH TO SAN JOSE
6. TAKE I-5 SOUTH TO SAN JOSE
7. TAKE I-5 SOUTH TO SAN JOSE
8. TAKE I-5 SOUTH TO SAN JOSE
9. TAKE I-5 SOUTH TO SAN JOSE
10. TAKE I-5 SOUTH TO SAN JOSE
11. TAKE I-5 SOUTH TO SAN JOSE
12. DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- 1. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 2. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 3. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 4. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 5. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 6. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 7. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 8. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 9. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 10. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 11. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA
- 12. NEW VERIZON WIRELESS 98'-7" x 62'-7" CEILING AREA

PROJECT TEAM

SITE ACQUISITION
 SAC WIRELESS, LLC
 1851 HERITAGE LANE
 SACRAMENTO, CA 95815
 CONTACT: JENNIFER HIGHTOWER
 JENNIFER.HIGHTOWER@SACVON.COM

ARCHITECT:
 SMITHCO SURVEYING ENGINEERING
 5015 SHREKHAM PLACE SUITE 150
 BAKERSFIELD, CA 93309
 CONTACT: RYAN LIMA
 RYAN.LIMA@SMITHCOENR.COM

UTILITY COORDINATOR:
 SAC WIRELESS, LLC
 1851 HERITAGE LANE
 SACRAMENTO, CA 95815
 CONTACT: JENNIFER HIGHTOWER
 JENNIFER.HIGHTOWER@SACVON.COM

DISCIPLINE	SIGNATURE	DATE
VERIZON WIRELESS SIGNATURE BLOCK		
SITE ACQUISITION		
CONTRACTOR		
PLANNER		
EQUIPMENT		
PROJECT ADMINISTRATOR		
NO ADMINISTRATOR		

REV#	DATE	DESCRIPTION	BY
1	02/17/15	TITLE ENDED	DA
2	02/17/15	LEAS/EMAS/ SL	DA
3	03/03/15	REVISE SITE NAME	DA
4	03/17/15	REVISE ADDRESS	DA
5	04/15/15	ADD UTILITY	SL

WIRELESS
 18450 COALINGA BOULEVARD, SUITE 118
 COALINGA, CA 93210
 (562) 791-3500
 FAX: (562) 791-3500

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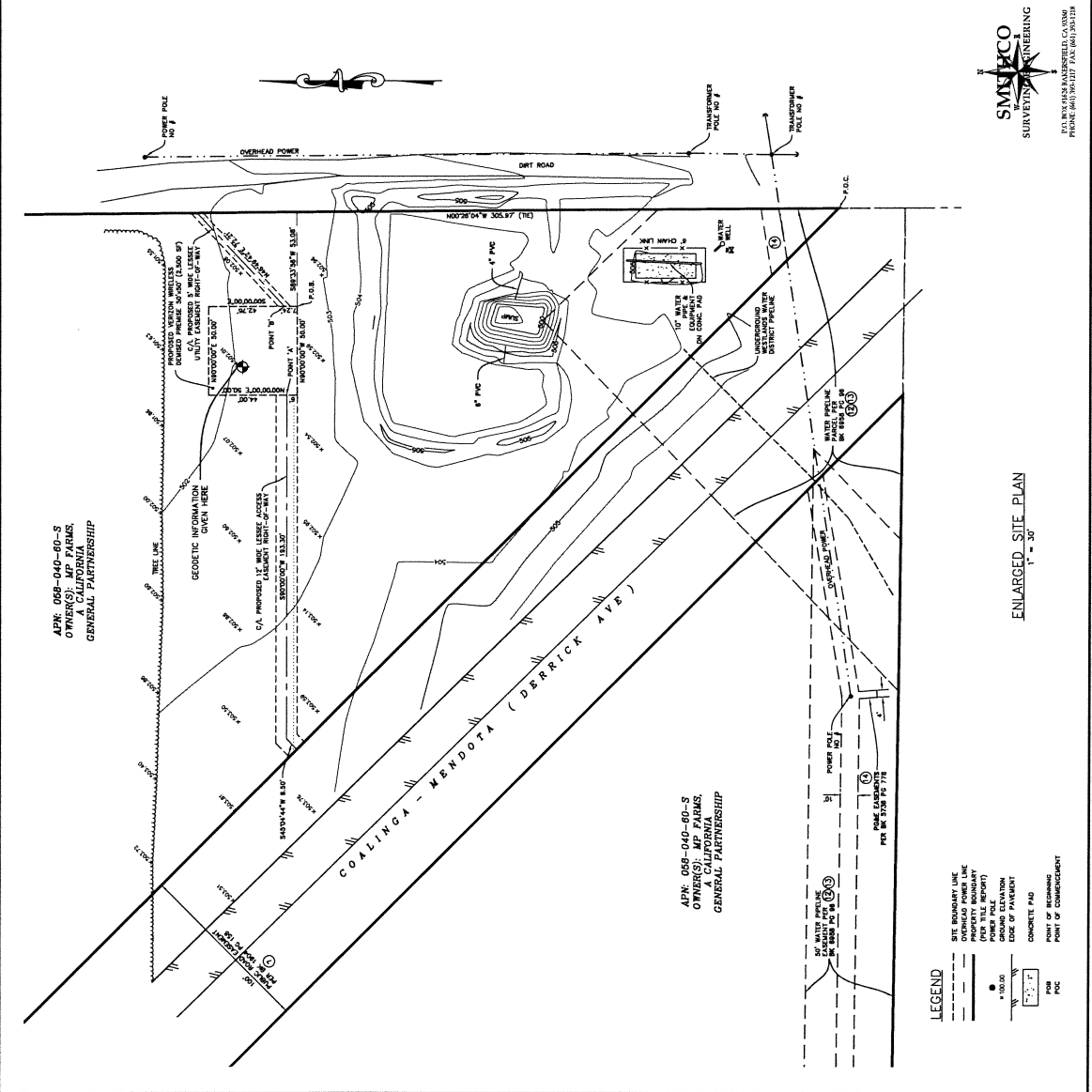
verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

254427
W. EXCELSIOR & 15

23900 S. DERRICK AVE.
 COALINGA, CA 93210
 FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2



SMITHCO
 SURVEYING & ENGINEERING
 810 WITCHAM HARBORVILLE, CALIFORNIA
 PHONE: (845) 393-2277 FAX: (845) 393-2278

PROPOSED WIRELESS COMMUNICATIONS EQUIPMENT LOCATION DESCRIPTION:
 FOLLOWING PORTION OF THE HEREIN DESCRIBED PREMISES DESCRIPTION:
 COMMENSURING AT THE SOUTHERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 08°05'41" W, A DISTANCE OF 305.97 FEET; THENCE S 80°33'58" W, A DISTANCE OF 23.58 FEET TO THE TRUE POINT OF BEGINNING;
 COURSE 1) THENCE N 80°00'00" W, A DISTANCE OF 50.00 FEET;
 COURSE 2) THENCE S 80°00'00" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
 COURSE 3) THENCE N 80°00'00" W, A DISTANCE OF 44.98 FEET;
 COURSE 4) THENCE N 80°00'00" E, A DISTANCE OF 50.00 FEET;
 COURSE 5) THENCE S 80°00'00" W, A DISTANCE OF 50.00 FEET TO POINT 'B';
 COURSE 6) THENCE CONTINUING S 80°00'00" W, A DISTANCE OF 7.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS EASEMENT RIGHT-OF-WAY DESCRIPTION:
 A 12.00 FOOT WIDE EASEMENT FOR WIRELESS AND GRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COURSE 1) THENCE S 90°00'00" W, A DISTANCE OF 193.30 FEET;
 COURSE 2) THENCE S 45°04'44" W, A DISTANCE OF 8.50 FEET TO THE NORTHEAST LINE OF COALINGA-MENDOTA ROAD (DERRICK AVENUE) AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED LESSEE UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:
 A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT THE ABOVE DESCRIBED POINT 'B';
 COURSE 1) THENCE 65°04'04" E, A DISTANCE OF 78.21 FEET TO THE EAST LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

REV	DATE	DESCRIPTION	BY
0	11/09/15	PLANNING SUBMITTAL	MD

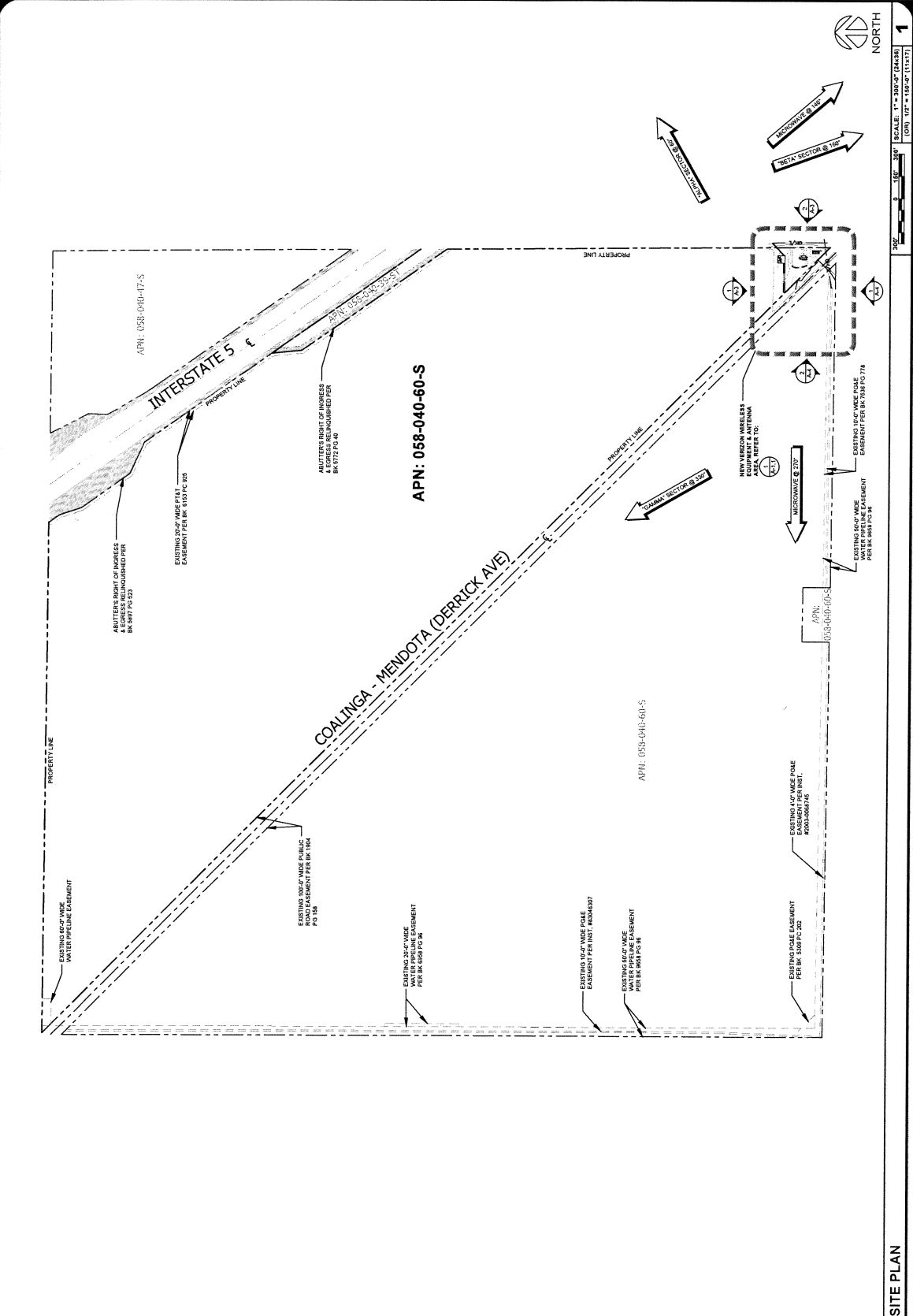
WIRELESS
 FIELD OFFICE
 3000 BAYVIEW BLVD
 SAN DIEGO, CA 92108
 (619) 234-2387

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2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

W. EXCELSIOR
 & I-5
 PSL# 254427
 23900 S. DERRICK AVE
 COALINGA, CA 93210

SHEET TITLE:
 SITE PLAN
A-1



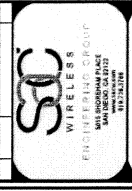
NORTH

1

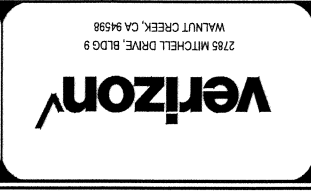
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 OR: 1/2" = 150'-0" (1X/150)

SITE PLAN

REV	DATE	DESCRIPTION	BY
0	1/15/15	PLANNING SUBMITTAL	MD



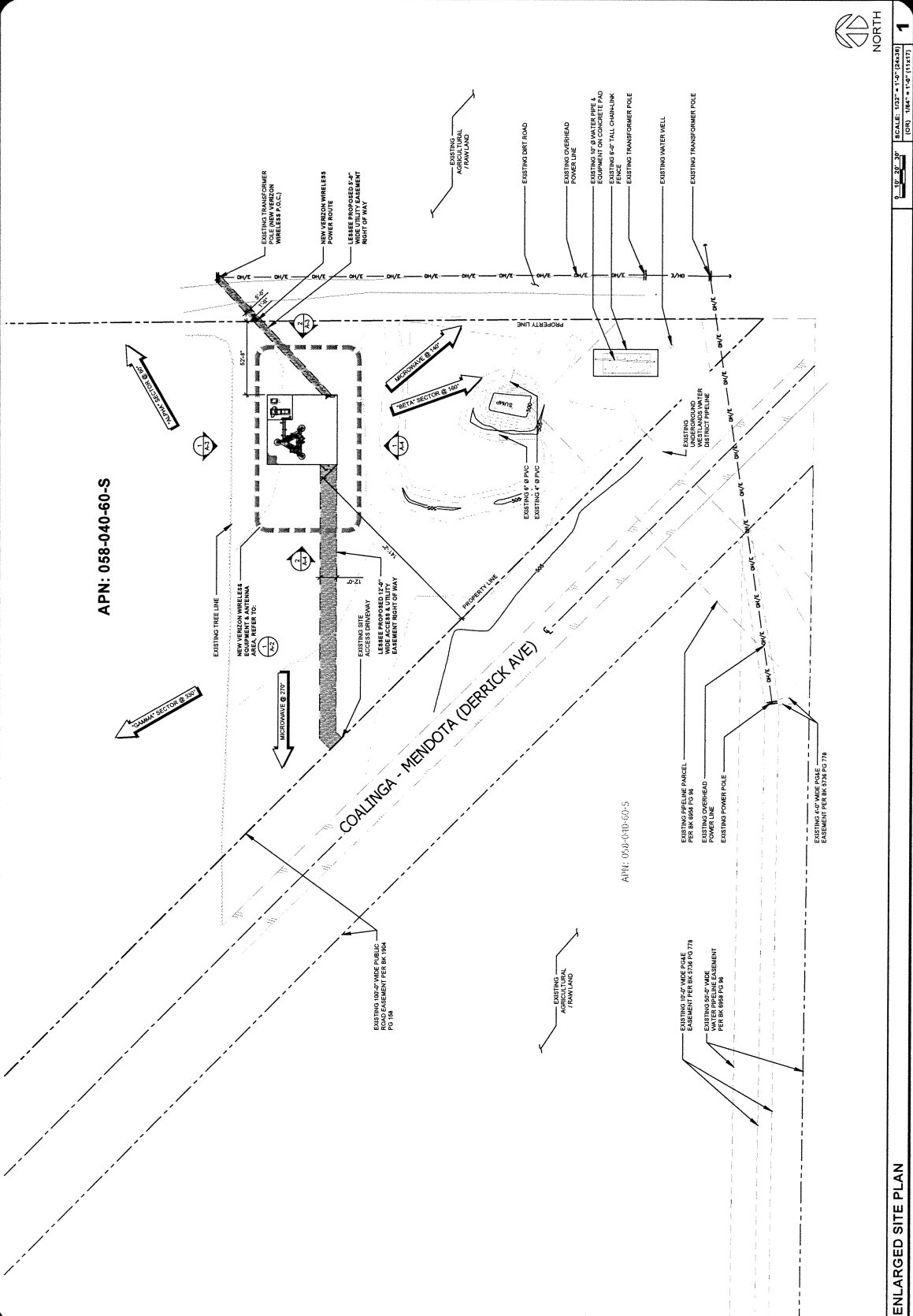
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W. EXCELSIOR
 & I-5
 PSL# 254427
 23900 S. DERRICK AVE
 COALINGA, CA 93210

SHEET TITLE:
 ENLARGED SITE PLAN

A-1.1



SCALE: 1/32" = 1'-0" (GRAPHIC)
 (OR) 1/84" = 1'-0" (1:84)

1

NORTH

ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY
0	11/01/15	PLANNING SUBMITTAL	MD

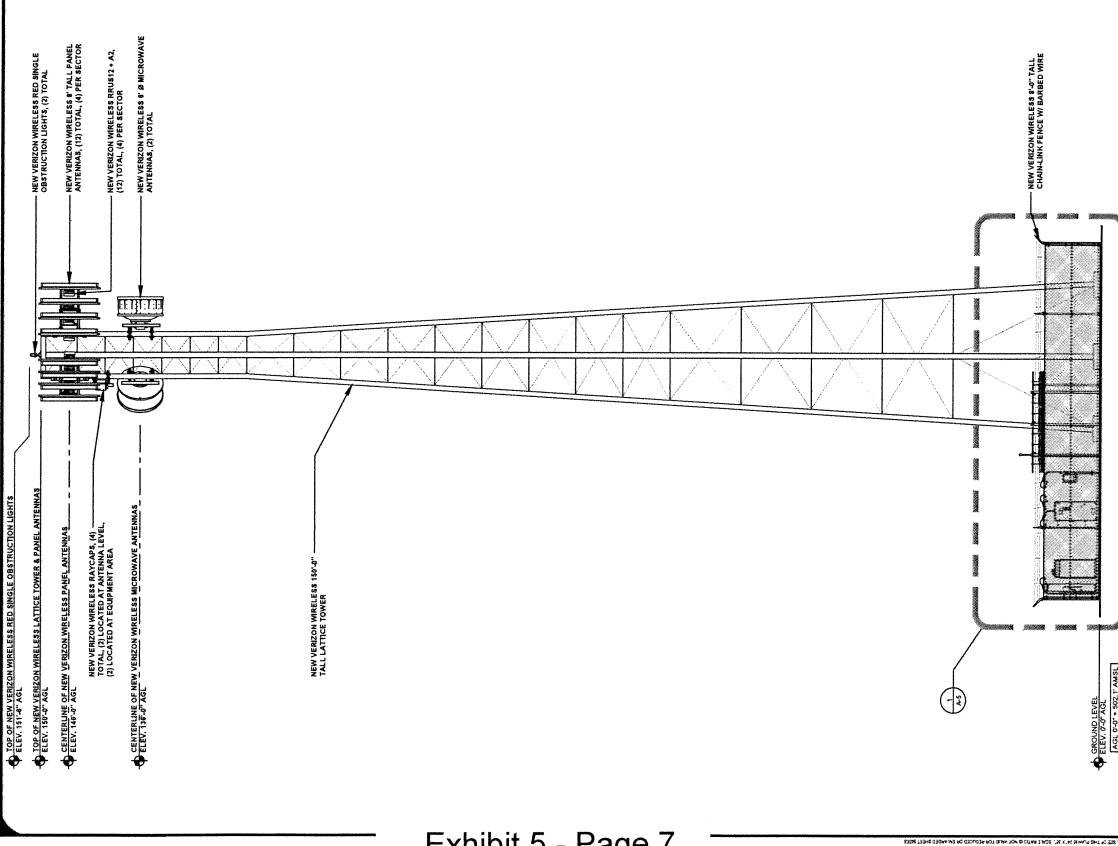
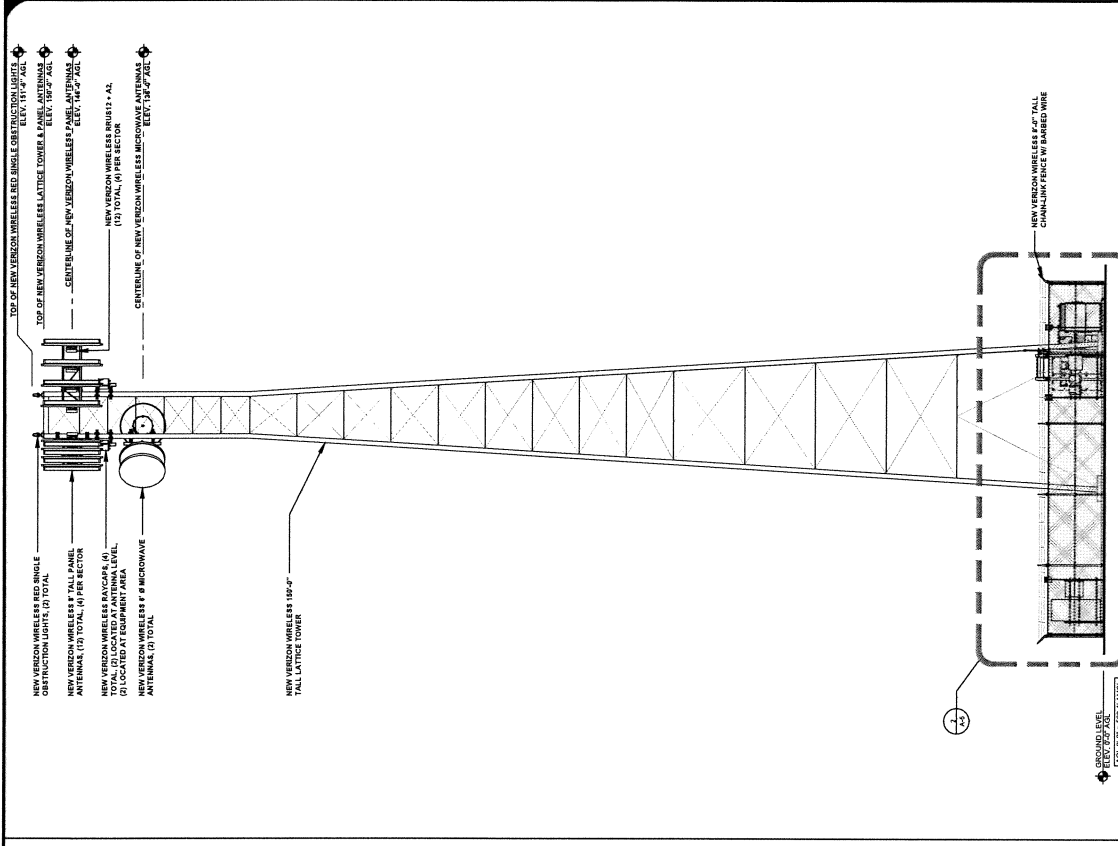
WIRELESS
ENGINEERING GROUP
111274101M

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Verizon
2788 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

W. EXCELSIOR
& I-5
PSL# 254427
23900 S. DERRICK AVE
COALINGA, CA 93210

SHEET TITLE:
NORTH & EAST
ELEVATION
A-3



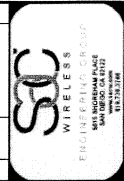
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COR. 1/16" = 1'-0" (15.87)

2 EAST ELEVATION

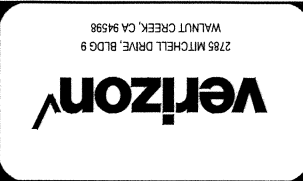
SCALE: 1/8" = 1'-0" (24.38)
COR. 1/16" = 1'-0" (15.87)

1 NORTH ELEVATION

REV	DATE	DESCRIPTION	BY
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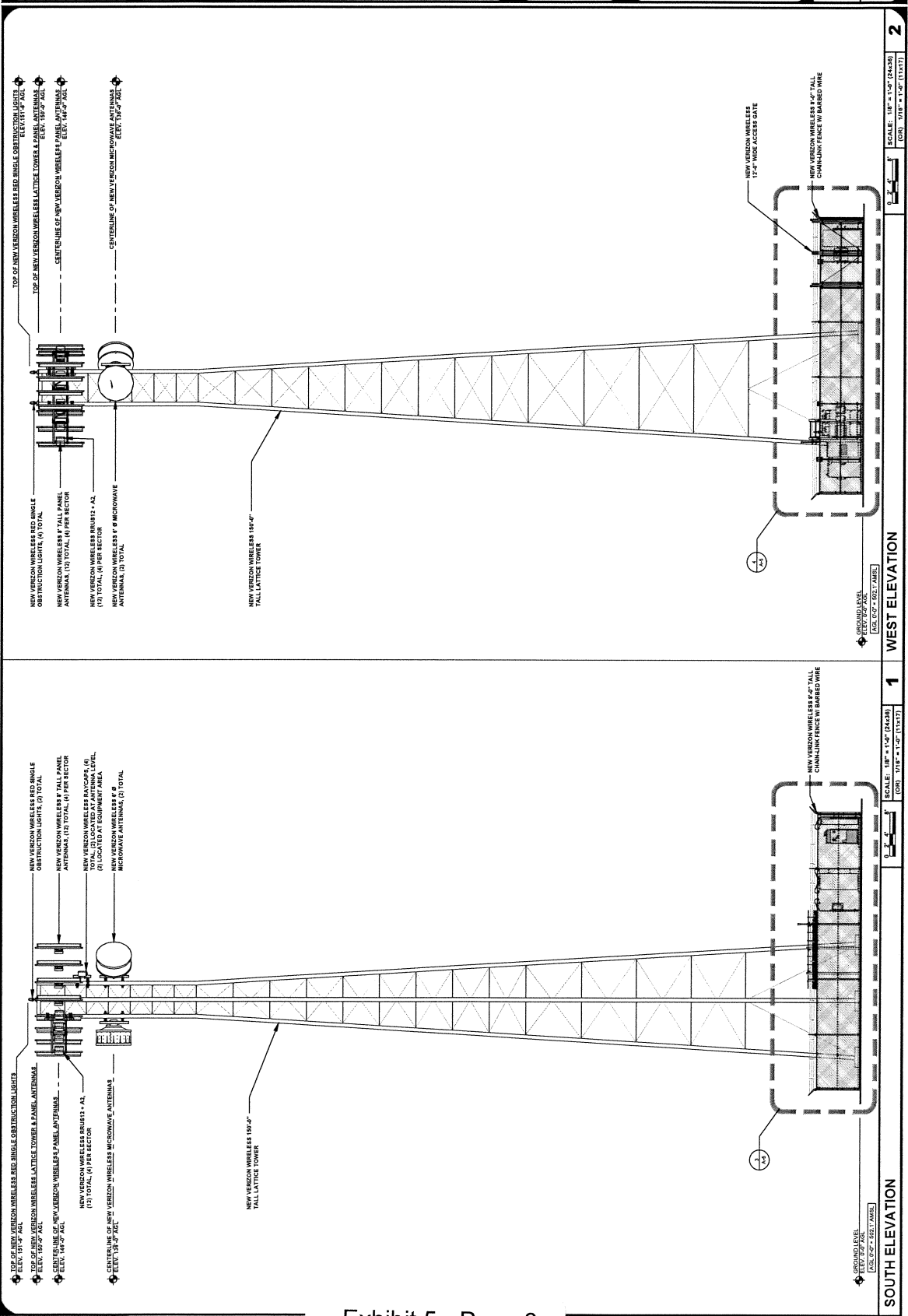


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

W. EXCELSIOR
 & I-5
 PSL# 254427
 23900 S. DERRICK AVE
 COALINGA, CA 93210

SHEET TITLE:
 SOUTH & WEST
 ELEVATION

A-4



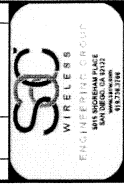
2
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 (0/0) 3/16" = 1'-0" (11x17)

1
 SCALE: 1/8" = 1'-0" (24x36)
 (0/0) 3/16" = 1'-0" (11x17)

SOUTH ELEVATION

WEST ELEVATION

REV.	DATE	DESCRIPTION	BY
0	11/01/15	PLANNING SUBMITTAL	MD

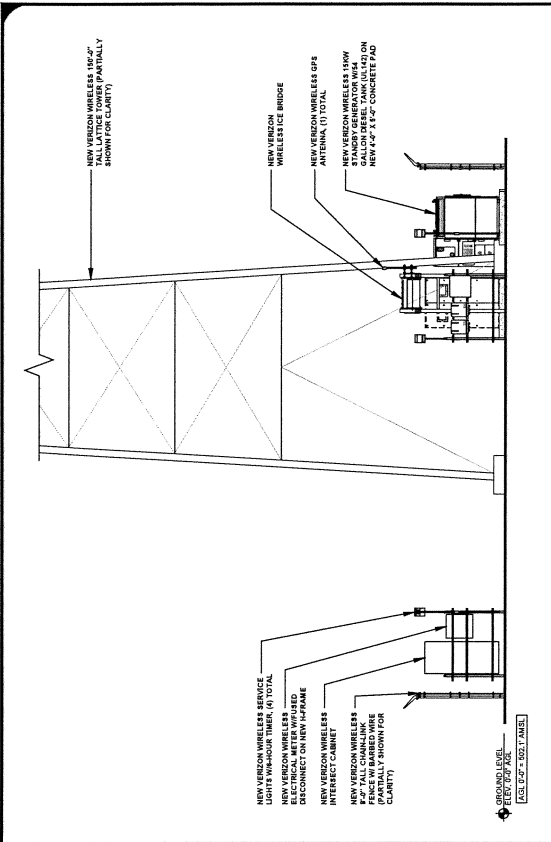


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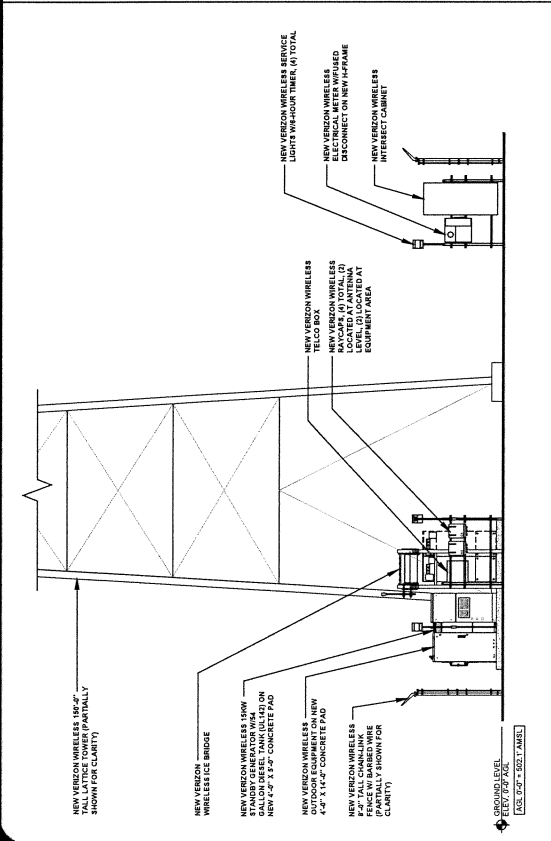
Verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

W. EXCELSIOR & I-5
 PSL # 254427
 23900 S DERRICK AVE
 COALINGA, CA 93210

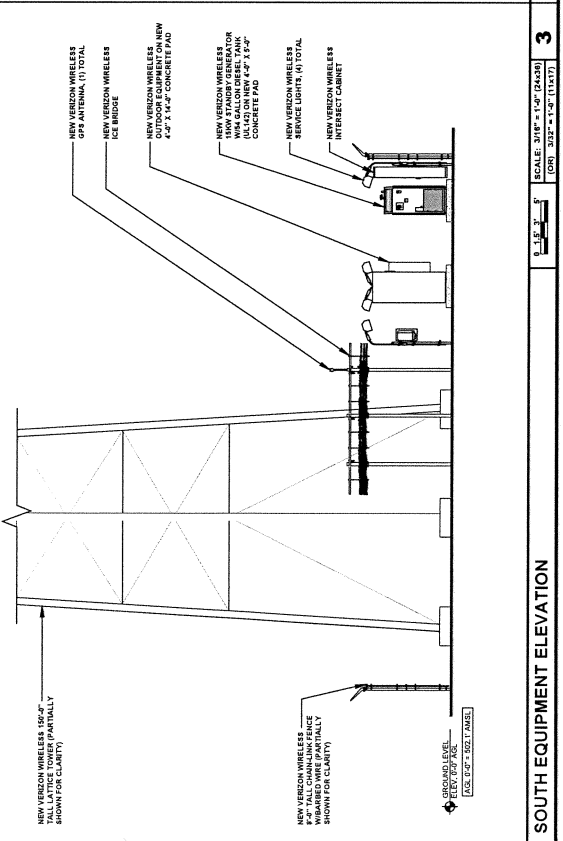
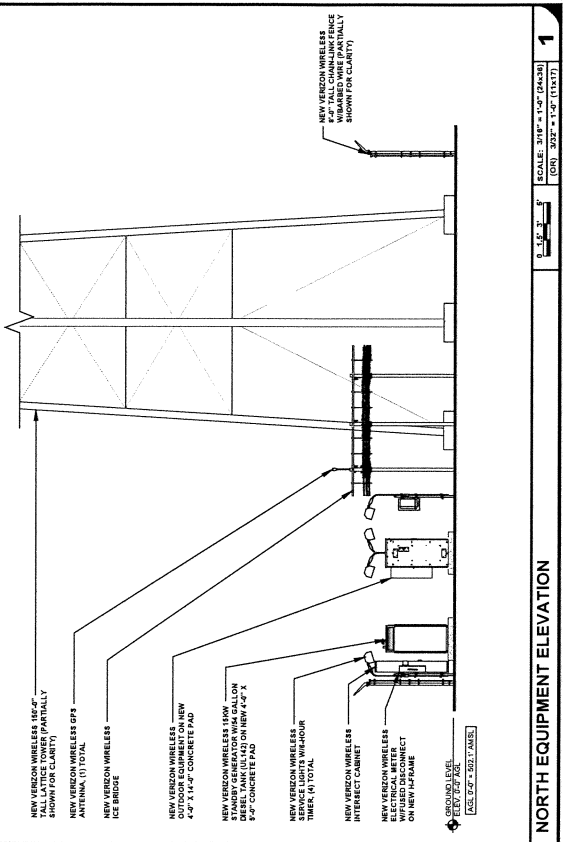
SHEET TITLE:
EQUIPMENT ELEVATIONS
A-5



EAST EQUIPMENT ELEVATION
 SCALE: 3/16" = 1'-0" (24X3)
 (OR) 3/32" = 1'-0" (11X17)



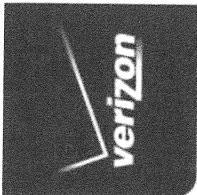
WEST EQUIPMENT ELEVATION
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 (OR) 3/32" = 1'-0" (11X17)



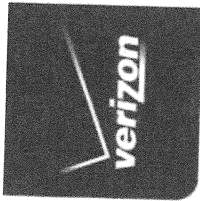
SOUTH EQUIPMENT ELEVATION
 SCALE: 3/16" = 1'-0" (24X3)
 (OR) 3/32" = 1'-0" (11X17)

REV.	DATE	DESCRIPTION	BY
0	11/01/15	PLANNING SUBMITTAL	MD

Objective: Provide coverage to I-5 Existing coverage along I-5 in Southwestern Fresno County



WINNING
OUR CUSTOMERS.
EVERY DAY.



Coverage with proposed new site W Excelsior & I-5

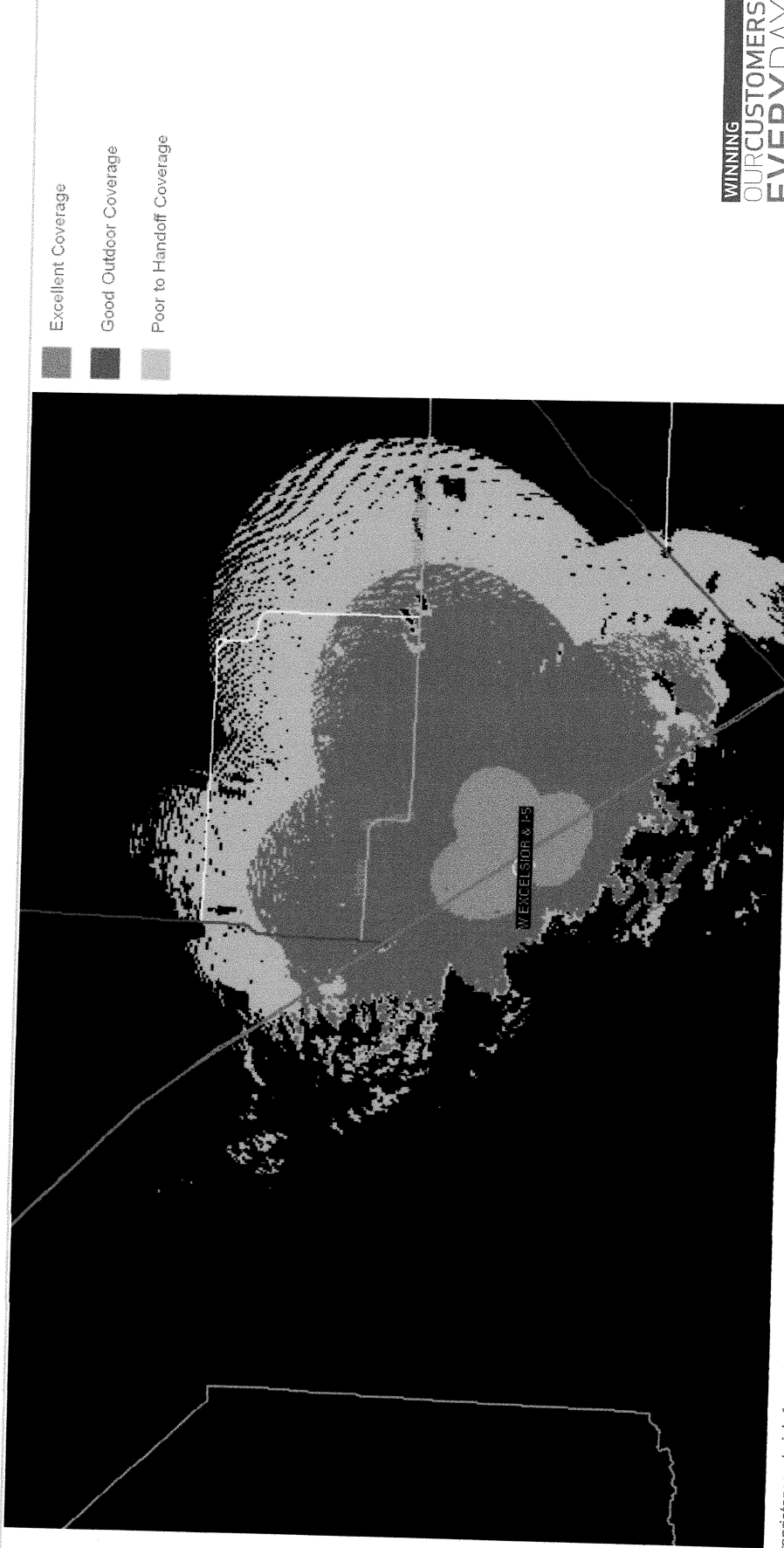
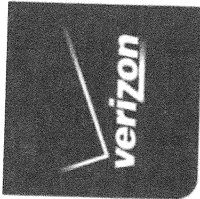


Exhibit 6 - Page 2

WINNING
OUR CUSTOMERS.
EVERY DAY.



Combine Coverage with new Verizon Site.





PROJECT DESCRIPTION & OPERATIONAL STATEMENT

FOR PROPOSED NEW WIRELESS FACILITY: "W. EXCELSIOR & I 5"
23900 S Derrick Ave, Coalinga, CA 93210

Project Description:

PURPOSE: Verizon Wireless strives to provide continued superior service to its customers. In order to meet its purpose, the proposed new wireless facility will fill coverage along I-5 & W Excelsior Ave (Southwestern Fresno County). Coverage Maps, an Operational Statement, photographs and site plans are submitted along with this application in support thereof.

Proposed Wireless Site: The proposed new wireless site will consist of a 50' x 50' lease area located on the unused portion of agriculturally zoned property. The proposal is to have a 150' lattice tower with 12 - 8' antennas, associated equipment including microwaves, outdoor cabinets and a standby generator.

Colocation Opportunities: There are no known existing cell towers in the vicinity to colocate on. There are existing PG&E towers in the area, however, the owners of the underlying properties were non-responsive to requests to lease ground space for the equipment, or the towers have agriculture surrounding the PG&E towers which would bars access to the tower or have open options to sell the property to new owners which makes land ownership uncertain.

Other Considered Property Locations (other than existing towers): See attached copies of letters sent to property owners in the area that were never responded to or responded with "not interested."

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, the applicable lease provision provides for colocation opportunities:

"Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned...Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement, shall not relieve



LESSEE of its obligations hereunder, and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto”

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 (if any) corrections may be addressed at one time. The site plan shows a tower which is 150’ tall, the proposed equipment occupies the space from 133’ to the top, leaving plenty of colocating opportunities below 133’ on the tower. The site plans also show available space for additional ground equipment in the lease area.

The area: For miles in every direction the land is used for agricultural purposes. The proposed location is on a small unused portion of the parcel which only has dirt and pumps nearby.

Nearest residence: It appears by using Google Earth that the nearest residence is approximately 4.5 miles south of the proposed location.

Nearest Airport/Airstrip: Five Points Ranch Airport is approximately 5.68 miles north east of from the proposed wireless site. Harris Agro Airport is approximately 7 miles in a south east direction 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. Verizon Wireless proposes a new wireless communications 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 on that unused portion of agriculturally zoned property. The proposal is to have a 150’ lattice tower with 12- 8’



antennas, associated equipment including two microwaves, cabling, cabinets and a standby generator. There are (4) proposed service lights located near the ground equipment.

The purpose of the site is to fill with wireless coverage the area along I-5 & W Excelsior Ave.

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 technician to ensure proper service on a regular monthly basis.
4. The wireless facility is unmanned during normal operation.
5. Monthly visits by a cell technician will occur in standard maintenance vehicles.
6. Access is immediately off of South Derrick Ave. The proposed site area is unused dirt portion of the parcel.
7. There are no proposed parking spaces associated with the proposed wireless facility as there is room along the side of South Derrick Ave. on the private property 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 150' lattice tower with 12- 8' antennas, associated equipment including two microwaves, 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 off South Derrick Ave. on the unused portion of the parcel. The proposal is to have a 150' lattice tower with 12- 8' antennas, associated equipment including two microwaves, cabling, outdoor locked cabinetry and a standby generator.
11. The proposed lattice tower is a galvanized steel color much like that of the utility towers found throughout Fresno County and the rest of Central California. The proposed wireless facility is not near any known residences. 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. The only proposed signage will be that required by the FCC and the County of Fresno.
15. There will be no use of existing buildings nor is applicant proposing new buildings. The supporting ground equipment will be enclosed in outdoor locked cabinets.
16. N/A, see No. 15 above.
17. There are (4) proposed service lights located near the ground equipment. There are no outdoor sound amplifications proposed.
18. There is a proposed 8' chain link fence 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 fill in wireless coverage along I-5 & W Excelsior Ave. With more and more homes and businesses abandoning traditional land lines, wireless access and reliability is essential to the enjoyment and safety of those living near and traveling along the I-5 near West Excelsior.



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. 7063 and Unclassified Conditional Use Permit Application No. 3522
- DESCRIPTION: Allow a new wireless telecommunications facility with a 150-foot lattice tower and associated equipment on a 50-foot by 50-foot lease area on a 566-acre property in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: Subject parcel is located on the southeast corner of the intersection of South Monterey Avenue and West Excelsior Avenue, addressed as 23900 S Derrick Avenue, Coalinga CA 93210.

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 a 566-acre lot located in an agricultural area. The land is currently improved with almond orchards. Surrounding parcels are similarly improved with orchards, vineyards or field crops.

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 150-foot tower is more than 1,000 feet away from the nearest right-of-way for Interstate 5. The location is also proximate to several wooden power transmission towers. While the height of the tower will be greater than the other local towers, the addition of the transmission tower will not have a significant impact on the view from Scenic Highway Interstate 5 due to the distance from the right-

of-way and surrounding development and the addition of a mitigation measure to screen ground equipment from view.

* **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 no single-family residences within four miles of the application; however, the lands surrounding the property are allowed to build homes by-right. Two red single obstruction lights are located on the top of the tower. These lights are intended to protect the cell tower from unintended collisions with passing aircraft. Given the distance from sensitive receptors, the impact of the obstruction lights on night time views has been determined to be less than significant.

Additionally, there are four proposed service lights located on ground equipment. These lights have the potential to adversely affect nighttime views in the area if homes are built; 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 of the lights on nighttime views will 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 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 subject parcel is located on lands that are classified by the 2012 Fresno County Important Farmland Map as Prime farmland. The location of the tower is on the southeastern corner of the parcel, next to a sump and agricultural pump. This corner of the parcel is otherwise unimproved and the lease area will not displace any active agriculture. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is restricted under a Williamson Act, Agricultural Land Conservation Contract (ALCC). The use of parcels enrolled in the Williamson Act Program is limited to commercial agricultural and other compatible uses in exchange for the opportunity for reduced property tax valuation. 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 566-acre parcel and will not significantly displace the agricultural operation. Based on the proposed size of the lease area, the tower will have a less than significant effect on farmland under Williamson Act Contract.

- 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 zoned for Timberland Production, or near any sites so zoned. 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. The footprint of the project is a 50-foot by 50-foot lease area located on the edge of agricultural use on the property, which has already been improved with a sump and pump and is not currently being farmed.

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; or

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?

FINDING: LESS THAN SIGNIFICANT 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. Neighboring properties around the project area have been historically utilized for agricultural cultivation and, therefore, have also been previously disturbed. The project site is directly east of South Derrick Avenue (Coalinga-Mendota) and approximately 1,700 feet west of Interstate-5. 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 commented that the project would have an adverse effect upon sensitive species or sensitive natural communities.

- 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:

There are no riparian habitats, sensitive natural communities, or wetlands within the project site.

- 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:

There are no local policies or ordinances protecting biological resources in the area and there are no local, regional, or state habitat conservation plans in the area.

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:

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. 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% per Figure 9-5 in the Fresno County General Plan Background Report (FCGPBR), with a 10% 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?

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 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 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 is no school within 2 miles of the subject property.

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

FINDING: NO IMPACT:

Review of the California EPA Cortese list shows that the subject property is not a hazardous materials site. The nearest hazardous materials site to the subject property is the Atlas Asbestos mine, 12 miles southwest of the project.

- 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 nearest airport to the project site is Harris Ranch Airport, located more than ten miles southeast of the application. The project will not create any hazards related to public or private airports.

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

FINDING: NO IMPACT:

The tower will be built directly adjacent to Derrick Avenue (Coalinga-Mendota), in the southeastern corner of a property that is in active use growing almonds. No impacts to an adopted Emergency Response Plan or Emergency Evacuation Plan were identified in the course of the study.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is located directly east of Derrick Avenue (Coalinga-Mendota), in an area that has been determined to be of non-wildland and non-urban hazard of wildfires. However, directly west of the project site and covering half of the subject parcel, the area has been determined to have a moderate risk of wildfire. The telecommunications tower is unmanned, therefore the risk that the project would expose people or structures is less than significant, despite the proximity of hazard areas.

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 run-off 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA FIRM Panel 2800 (Map Number 06019C2800H) the subject parcel is subject to flooding from the 1% chance (100-year) storm; however, an elevation certification pre- and post-construction is required when building within a flood zone. Work outside the flood zone, but within 200 feet of the floor zone requires a Map of Survey. All structures and/or equipment installed within the flood zone must be elevated per County Ordinance or flood proofed. With compliance to these requirements, the project will not impede or redirect flood flows.

- 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:

The project site is directly adjacent to South Derrick Avenue (Coalinga-Mendota) and the nearest residence is more than four miles away. 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 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 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 nearest residence to the project site is more than four miles away, and 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:

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. 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.

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 through a proposed 12-foot wide access and utility easement off of Derrick 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. A small access road will be provided to the project site from South Derrick Avenue. 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; or
- D. Would the project substantially increase traffic hazards due to design features?

FINDING: NO IMPACT:

The project site is not within the review zone of any airport. The nearest airport to the project site is Five Points Ranch Airport, approximately five and a half miles east of the proposed telecommunications tower.

- 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: 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?

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 Conditional Use Permit Application No. 3522, 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, Greenhouse Gas Emissions, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems.

Potential impacts related to Agricultural and Forestry Resources, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Transportation/Traffic have been determined to be less than significant. Potential impacts relating to Aesthetics and Cultural Resources have been determined to be less than significant with compliance with included mitigation measures.

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

CMM

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