



County of Fresno

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

May 6, 2019

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Negative Declaration for Initial Study
Application No. 7576 (Ben Hackstedde on behalf of Verizon)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Draft Mitigated Negative Declaration, and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Draft Mitigated Negative Declaration, and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to TKobayashi@FresnoCountyCA.gov

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

TK:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 SCH Letter.docx

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study Application No. 7576 and Unclassified Conditional Use Permit Application No. 3634

Lead Agency: County of Fresno Department of Public Works and Planning

Contact Person: Thomas Kobayashi

Mailing Address: 2220 Tulare Street, 6th Floor

Phone: (559)600-4224

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Mendota

Cross Streets: South Hudson and West Dinuba Avenue Alignments

Zip Code: 93640

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 613.32

Assessor's Parcel No.: 027-180-46S

Section: 34

Twp.: 15S

Range: 13E

Base: _____

Within 2 Miles: State Hwy #: 5

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☐ Educational: _____

☐ Recreational: _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW

☐ Waste Treatment: Type _____ MGD

☐ Hazardous Waste: Type _____

☒ Other: Unmanned Wireless Telecommunications Facility

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☐ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: Energy and Wildfire

Present Land Use/Zoning/General Plan Designation:

Orchard/AE-40/Agricultural

Project Description: (please use a separate page if necessary)

Construct, operate, and maintain a new wireless telecommunications facility that consists of a 155-foot lattice tower with nine 8-foot antennas, nine RRUs, and two DC surge protectors located 124 feet up the lattice tower and one 4-foot microwave dish located 130 feet up the tower. In addition, at ground level, located in a 1,360 square-foot lease area surrounded by an 8-foot chain-link fence will be two hybrid trunks, two rack mounted DC surge protectors, one platform mounted equipment cabinet, one board mounted ILC cabinet, one frame mounted telco cabinet, one rack mounted meter, one GPS antenna, one coaxial cable ice bridge and one platform mounted 20 Kw back-up generator on a 22-foot long prefabricated steel platform. The project site is located on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #6	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #Fresno
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: U.S. Fish and Wildlife
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other:
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 3, 2019 Ending Date June 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Ben Hackstedde on behalf of Verizon Wireless</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>22471 Aspan, Suite #290</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Lake Forest, CA 92630</u>
Contact: <u>Thomas Kobayashi</u>	Phone: <u>(951)768-5947</u>
Phone: <u>(559)600-4224</u>	

Signature of Lead Agency Representative:  Date: 5/1/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



E201910000160
County of Fresno

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

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

FILED
MAY 03 2019 TIME 11:00AM
FRESNO COUNTY CLERK
By *Madeline* DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7576 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7576 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3634 filed by **BEN HACKESTEDDE, SEQUOIA DEPLOYMENT SERVICES ON BEHALF OF VERIZON WIRELESS**, proposing to allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The subject parcel is located on the southeast corner of the South Hudson and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-180-46S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7576, and take action on Unclassified Conditional Use Permit Application No. 3634 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7576 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from May 3, 2019 through June 3, 2019.

Email written comments to TKobayashi@FresnoCountyCA.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Thomas Kobayashi
2220 Tulare Street, Suite A
Fresno, CA 93721

E 201910000160

IS Application No. 7576 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on June 6, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Thomas Kobayashi (559) 600-4224.

Published: May 3, 2019



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 7576 and Unclassified Condition Use Permit Application No. 3634

2. Lead agency name and address:

County of Fresno Department of Public Works and Planning
2220 Tulare St. 6th Floor
Fresno, CA 93721

3. Contact person and phone number:

Thomas Kobayashi, Planner
(559)600-4224

4. Project location:

The subject parcel is located on the southeast corner of the South Hudson and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota.

5. Project sponsor's name and address:

Ben Hackstedde
Sequoia Deployment Services
22471 Aspan Suite #290
Lake Forest, CA 92630

On behalf of:

Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

6. General Plan designation:

Westside Freeway Regional Plan - Agriculture

7. Zoning:

AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project site is located in an agricultural setting. Interstate 5 is located southwesterly adjacent to the project site.

10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)

Development Services and Capital Projects Division
Fresno County Fire Protection District
Department of Public Health, Environmental Health Division

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (AB 52), participating California Native American Tribes were notified and given the opportunity to enter consultation with the County regarding the project proposal. Of the participating Tribes, the Santa Rosa Rancheria Tachi Yokut Tribe expressed concerns with the project proposal and requested Tribal Monitoring during construction of the project. Staff reached out to the Cultural Director for the Santa Rosa Rancheria Tachi Yokut Tribe to exchange information and clarify request. Mitigation Measures have been implemented to address concerns of the Tribe that include that prior to forty-eight (48) hours of the commencement of ground-disturbing activities, the Applicant shall contact the designated representative of the Tribe so that the Tribe can have a certified Native American Monitor on site. Staff then concluded consultation. No other participating California Native American Tribe expressed concerns with regards to the project proposal.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

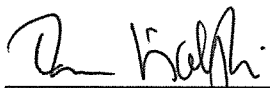
- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Thomas Kobayashi, Planner

Date: 5/3/19

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 5-1-19

G:\4360Devs&P\In\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 IS Checklist.docx

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM (Initial Study Application No. 7576 and Unclassified Conditional Use Permit Application No. 3634)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 3 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 3 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- 1 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on- or off-site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 3 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)
- 2 c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Fire Hazard Severity Zones in LRA, California Department of Forestry and Fire Protection
Natural Resource Review, EBI Consulting
Cultural Resource Review, Helix Environmental Planning, Inc.

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 IS Checklist.docx



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Verizon Wireless

APPLICATION NOS.: Initial Study Application No. 7576 and Unclassified Conditional Use Permit Application No. 3634

DESCRIPTION: Allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the southeast corner of the South Hudson and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-180-46S).

I. AESTHETICS

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located approximately 2,800 feet northeast of Interstate Highway 5 (I-5). According to Figure OS-2 of the Fresno County General Plan, I-5 is considered a scenic highway. Although the project will be visible from the scenic highway, no scenic resource nor historic building has been identified that may be adversely impacted by the

project proposal. The project site is located in a mainly agricultural area and the project is not expected to adversely affect any scenic vista. The closest County maintained road is Manning Avenue, which is located approximately 1 mile north of the project site. Additionally, high voltage electrical transmission towers that are similar in design to the proposed cell tower are located approximately 1.2 miles east of the project site. Although the project site can be seen from the identified scenic highway, no scenic resources are identified on the eastern side of the Highway 5, and considering the agricultural uses and existence of similar designed towers in the area, a less than significant impact is seen from the project proposal.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Based on submitted plans, a FAA obstruction light will be placed at the top of the tower. No lighting has been proposed for the ground equipment. In the event that lighting is installed for the ground equipment, a Mitigation Measure will be implemented stating that all lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.

* **Mitigation Measure(s)**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2014 Fresno County Important Farmland Map, the project site is located on land designated Prime Farmland. The subject parcel is also participating in the Williamson Act Program with Williamson Act Contract No. 5580. The Policy Planning Section of the Development Services and Capital Projects Division has required that a Statement of Intended Use (SIU) be submitted and reviewed to ensure that the proposed use is secondary to the primary use of agricultural operations. Review of the prepared SIU prepared by the Applicant determined that the proposed use will in fact be secondary to the primary use and therefore will not conflict with the existing zoning for agricultural use and the associated Williamson Act Contract. Although the project will convert approximately 1,360 square-feet of prime farmland for the proposed lease area, this portion is considered small compared to the overall parcel size. The use is location based and the alternative site analysis provided by the Applicant shows that the proposed site is the best available site while also considering the County Wireless Communication Guidelines. As the project will convert a minor portion of prime farmland, the proposal is seen as having a less than significant impact on agricultural resources.

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

FINDING: NO IMPACT:

The project site is not located on or near forest land, timberland, or timberland zoned Timberland Production. Therefore, the project will not conflict with existing zoning for forest land and timberland nor result in the loss of forest land or convert forest land to non-forest use.

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

FINDING: NO IMPACT:

The project proposal will not result in the conversion of additional farmland to non-agricultural uses, as the use is an unmanned telecommunications facility and will not require additional services or development outside of the proposed lease area. The project site is not located in forest land.

III. AIR QUALITY

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

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

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) was given the opportunity to comment on the proposed project. SJVAPCD did not express any concerns with regards to conflicts with any applicable Air Quality Plan, or net increases to any criteria pollutant. The project will not conflict with any applicable Air Quality Plan and will not result in cumulatively considerable net increases of any criteria pollutant. Minor increases to criteria pollutants may occur during construction of the project, but operation of the project will not result in criteria pollutant increases.

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

FINDING: NO IMPACT:

Minor increases to pollutant concentrations and emissions may occur during the construction of the project, but operation of the project will produce minimal to no pollutant concentrations and emissions. Additionally, the nearest sensitive receptor is located approximately 1.08 miles north of the project and is not likely to be affected by the project proposal with regards to pollutant concentrations and emissions.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) were given the opportunity to review and comments on the subject application. CDFW did not express any concerns with regards to the project.

The USFWS states that according to the California Natural Diversity Database, the proposed project is within 0.5 miles of a San Joaquin Kit Fox occurrence, within 2 miles of blunt-nose leopard lizard and giant kangaroo rat occurrences, and within 3.5 miles of San Joaquin woolly-thread occurrence. Based on those occurrences and habitat compatibility, these special status species may be impacted by the project site. The USFWS recommended that a habitat assessment be completed to survey the project

site for habitat suitability for the listed special-status species. A Natural Resource Review, conducted by EBI Consulting on September 21, 2018 was submitted to identify potential significant impacts for federal and state listed protected species. The Natural Resources Review (NRR) concluded that the location of the proposed facility currently consists of previously cleared and graded lands used for agricultural purposes with no undisturbed natural communities. As such, suitable habitats capable of supporting the special listed species were not noted at the proposed facility and is anticipated to have no effect on any listed species. The NRR was routed to both USFWS and CDFW for review and comment. After review no agency expressed concerns with regards to impacts to special status species.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the National Wetlands Inventory, there is a riverine system located immediately adjacent to the north and west property lines of the subject parcel. Based on the site visit resulting from the Natural Resource Review conducted by EBI Consulting, no readily-identifiable wetlands or wetland characteristics were observed. The Westlands Water District was informed of the project and given the opportunity to comment on the project proposal. After review of the project, the Westlands Water District stated that the District has underground facilities on or near the project site. They have requested that the project not disturb the facilities and that prior to construction, the District be notified. As the identified riverine systems are underground facilities for the Westlands Water District, and that the Westlands Water District's comments are implemented into the project, a less than significant impact is seen.

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

FINDING: NO IMPACT:

The project is not expected to interfere substantially with the movement of a native resident, migratory fish, or wildlife species. No established native resident or migratory

wildlife corridors or native wildlife nursery sites were identified on or near the project site. The project will not conflict with any local policies or ordinances protecting biological resources and no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan were identified as being affected by the project.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

A Cultural Resource Review, conducted by Helix Environmental Planning on October 2, 2018, was prepared for the project. The review concluded that there were no indications of previously recorded prehistoric resources located within one-half mile of the Area of Potential Effect (APE) and no natural resource listed or eligible historic properties within a half-mile of the APE. A pedestrian survey of the proposed area of ground disturbance did not reveal any prehistoric or historic cultural materials. However, Mitigation Measures will be incorporated to address cultural resources in the event that resources are identified during ground-disturbing activities.

* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will be built to current California Building Code standards to meet federal and state energy efficiency plans. The project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project operation. A Mitigation Measure will be incorporated with the project to reduce the potential for wasteful or inefficient consumption of energy resources during project construction. The idling of onsite vehicles and equipment will be avoided to the most possible extent to avoid wasteful or inefficient energy consumption during the construction of the project.

* **Mitigation Measure(s)**

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

VII. GEOLOGY AND SOILS

Would the project:

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

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

FINDING: NO IMPACT:

According to the Earthquake Hazards Zone Application (EQ Zapp) administered by the California Department of Conservation, the project location is not located within an earthquake fault zone.

2. Strong seismic ground shaking?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Minor generation of greenhouse gas emissions may occur during the construction of the project. One employee trip per month is planned for maintenance of the telecommunications facility. Ongoing operation of the project is not expected to generate a substantial amount of greenhouse gas emissions outside of construction and maintenance of the project proposal. Therefore a less than significant impact is seen due to the temporary increase of emissions caused by the construction of the project and the increase of emissions expected from the one trip being generated for maintenance purposes. The project is not expected to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Department of Public Health, Environmental Health Division has provided comments on the project proposal with regards to hazardous materials and hazardous wastes. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health 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 Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

A NEPAassist Report generated for the project site states that there are no listed hazardous materials sites on or within a 0.5 mile radius of the project's location and will not create a significant hazard to the public or environment.

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

FINDING: NO IMPACT:

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

- I. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project is not expected to impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located approximately 1 mile south from the nearest County maintained road. The project site is located on the northwest corner of the subject parcel and will not impede access of the existing dirt roads that are utilized by the surrounding property owners/agricultural operators. Additionally, the Fresno County Fire Protection District and other reviewing agencies did not express concerns with regards to emergency response plans or emergency evacuation plans.

- J. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zones in the State Responsibility Area (SRA) adopted by the California Department of Forestry and Fire Protection (CalFire), the project site is not located in an identified fire hazard area. The project will be built to current building code standards to minimize risk of fire.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The project will operate as an unmanned wireless telecommunications facility and is not proposing the creation of a well or proposing any type of water use or discharge. As the project is not proposing the use of water, the project will not violate water quality standards, waste discharge requirements and will not degrade surface or ground water quality. Additionally, the project will not decrease groundwater supplies or interfere substantially with groundwater recharge that may impede sustainable groundwater

management. The Water and Natural Resources Division and Westlands Water District did not express any concerns with regards to water quality standards and groundwater supplies.

C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?

1. Result in substantial erosion or siltation on- or off-site;
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA, FIRM Panel 2475H, the subject parcel is not subject to flooding from the 100-year storm. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent or running through the parcel. The Development Engineering Section of the Development Services and Capital Projects Division has reviewed the subject application and if the project is moving more than 1,000 cubic yards of dirt, the project will be required to submit an Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.

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

FINDING: NO IMPACT:

According to Figure 9-8 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located in a Dam Failure Flood Inundation Area. Additionally, the project site is not located near any body of water that would be subject to tsunami or seiche risks.

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

FINDING: NO IMPACT:

As the project will be an unmanned wireless telecommunications facility and no water use is proposed, the project will not conflict with or obstruct implementation of a water quality control plan of sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located in an agricultural setting and has been zoned AE-40 (Exclusive Agricultural, 40-acre minimum parcel size). Per the Fresno County Zoning Ordinance, the proposed unmanned wireless telecommunications facility is allowed subject to an Unclassified Conditional Use Permit. Additional regulations for wireless telecommunications facility are set by the adopted Fresno County Wireless Communication Guidelines.

Fresno County General Plan Policy LU-A.3 states that the County may allow by discretionary permit in areas designated as Agricultural, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in areas designated as Agricultural shall be subject to the following criteria: Policy LU-A.3.a states that the use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics; Policy LU-A.3.b states that the use should not be sited on productive agricultural lands if less productive land is available in the vicinity; Policy LU-a.3.c states that the operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius; Policy LU-A.3.d states that a probable workforce should be located nearby or be readily available.

In regards to Policy LU-A.3.a, the intent of the project proposal is to expand existing coverage and provide wireless telecommunication services to the surrounding community. As wireless telecommunication coverage is based on location of the facility, the use cannot be efficiently provided in more urban settings. In regards to Policy LU-A.3.b, according to the 2014 Fresno County Important Farmlands Map, the project site is located in designated Prime Farmland. The subject 613.32-acre parcel is being actively farmed. Although the project site is being actively farmed, the proposed lease area of 1,340 square-feet is considered substantially small compared to the whole actively farmed parcel. No other portion of the project site has been identified as being

less productive than the proposed site, therefore staff believes that the proposal does not conflict with Policy LU-A.3.b.

In regards to Policy LU-A.3.c, no water use is being proposed with the project. The project will operate as an unmanned facility that will receive one maintenance visit per month. In regards to Policy LU-A.3.d, there are no unincorporated communities or incorporated cities within the vicinity of the project site. Although there is no probable workforce located near the project, operational characteristics of the facility will have one maintenance visit per month. As the operation is not calling for a substantial workforce and the use is location based and does not have flexibility in being located more close to more urban centers, staff believes that the proposal does not conflict with Policy LU-A.3.d.

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

The Wireless Communication Guidelines indicate 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 impact towers can have on the surrounding community. The Applicant provided an Alternative Site Analysis that elaborates on their search for co-location opportunities and other sites that would meet their coverage needs. In the case of this application, colocation opportunities were limited to existing PG&E high voltage towers. The identified PG&E towers were considered not viable candidates due to site access problems and easement modifications not being able to be secured.

The Wireless Communication Guidelines also state that applicants for new tower sites should include provisions in their land lease agreements that reserve co-location opportunities. The Applicant has provided to staff a redacted version of the lease agreement between the tower operators and the property owner. Colocation opportunity is discussed in the lease agreement. Additionally, a site plan was submitted to staff by the Applicant calling out colocation opportunities on the proposed tower.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

According to Figure 7-7 of the Fresno County General Plan Background Report, the project site is not located on or near any identified mineral resource location.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Minor increases into noise levels will be expected during the construction of the project site. Operation of the proposal will result in a minor increase of site noise from the necessary equipment. As the project site is located in an agricultural area, increased noise levels from associated farm equipment are experienced. No residential unit is located within the vicinity of the project, as such minor increase from the proposal is seen as a less than significant impact.

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

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not induce substantial unplanned population growth in the area either directly or indirectly and will not displace people or housing that would necessitate construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection;

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District (FCFPD) has reviewed the subject application and has provided requirements that the project must follow. The application shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving FCFPD conditions of approval for the project, the Applicant must submit construction plans to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to the FCFPD. Project Development including Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Development will be subject to the requirements of the current Fire Code and Building Code when a building permit of certificate of occupancy is sought.

- 2. Police protection;

- 3. Schools;

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

No reviewing agency expressed concerns with regards to provision of new or physically-altered governmental facility or the need for new or physically-altered government facilities.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project will not increase the use of existing neighborhood and regional parks or other recreational facilities that would accelerate substantial physical deterioration of the facility. The project will not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is expected to increase vehicle miles traveled (VMT) relative to one maintenance trip per month. Although VMT will see an increase, the increase will be relatively small as the trip will be limited to one maintenance visit per month. As the use is location based to provide expanded telecommunication services, the increase of VMT is unavoidable. The Applicant has indicated through the submitted propagation maps that there are other cell tower sites located along Interstate 5. As such, maintenance visits to those sites can be packaged with the proposed site to minimize the total amount of VMT. The Design Division, Road Maintenance and Operations Division and the California Department of Transportation were given the opportunity to review and comment on the subject application. No agency expressed concerns with regards to the proposal.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site is located on the northwest corner of the subject parcel. There are no County-maintained roads that access the site. Access of the site is done through dirt roads located on the boundaries of the property line with access to those dirt roads coming off of Manning Avenue which is a County-maintained road. No design feature of the project proposal was brought forth by reviewing agencies that would constitute as a hazard.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Per Assembly Bill 52 (AB52), participating Native American Tribes were given the opportunity to review and enter consultation with the County regarding the project proposal. A response was received from the Santa Rosa Rancheria Tachi Yokut Tribe stating that the Tribe had concerns with the project and requested that Tribal Monitoring be included as a Mitigation Measure. A Mitigation Measure has been implemented to address concerns brought forth by the Santa Rosa Rancheria Tachi Yokut Tribe regarding tribal monitoring. A Cultural Resource Review conducted by Helix Environmental Planning, Inc. on October 2, 2018 stated that pedestrian surveys of the proposed areas of ground disturbance did not reveal any prehistoric or historic cultural materials. Additionally, the project site is being actively farmed and has experienced ground disturbance in recent times. No additional documents or evidence were given to staff that would suggest the presence of tribal cultural resources. With the implemented tribal monitoring mitigation measure and the mitigation measure discussed in Section V, Cultural Resources, staff believes that the project will have a less than significant impact with mitigation incorporated.

* **Mitigation Measure(s)**

1. *See Section V., Cultural Resources Mitigation Measure No. 1*
2. *Forty-eight (48) hours prior to any ground-disturbing activities within the Area of Potential Effect (APE), such as digging, trenching, or grading, the Applicant shall notify all tribes that participated in consultation of the opportunity to have a certified Native American Monitor during ground-disturbing activities both during construction and decommissioning. Notification shall be by email to*

the following person: Shana Powers, Santa Rosa Rancheria Tachi Yokut Tribe, at spowers@tachi-yokut-nsn.gov.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal will be to build a new unmanned wireless telecommunications facility consisting of a 150-foot lattice tower with associated equipment. As such, new electrical services will be needed to power the facility. As the proposal is for an unmanned facility, the project will not result in or require the construction of new water, wastewater treatment, natural gas or storm water drainage facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project proposes for an unmanned wireless telecommunications facility that will receive approximately one maintenance visit a month. The project is not required to, and not proposing to build water and wastewater treatment facilities.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project is not expected to generate solid waste and will comply with federal, state, and local management, reduction standards, and regulations related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

According to the 2007 Fire Hazard Severity Zones in LRA produced by the California Department of Forestry and Fire Protection (CalFire), the project site is located near a State Responsibility Area (SRA). The Fresno County Fire Protection District has reviewed the subject proposal and commented on standards and regulations that project will be subject to. Additionally, when building permits are sought, the project will undergo additional review by the Fresno County Fire Protection District to verify the building is built to current standards of the building and fire code.

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to CalFire records, the project site is not located in a SRA, although the project site is adjacent to identified moderate fire hazard zones. The project site is located in very flat land that supports agricultural operations. The closest sloped land that could provide risk is located on the western side of Interstate 5 approximately one-mile south of the subject parcel. As the project will operate mainly as an unmanned facility with maintenance visits once a month, exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire is seen as less than significant.

- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Site plans provided by the Applicant indicate that the project will install underground power cabling to supply the electricity to be used by the project proposal. Based on this design feature, fire risk is minimized as the use of live electrical wiring out in the open is reduced in the event that the power pole or electrical wiring is damaged. As stated, the project will be subject to current California building code and fire code regulations to reduce fire risks. Additionally, the project will be reviewed by the Fresno County Fire Protection District and Fresno County Development Services and Capital Projects Division prior to issuance of building permits to verify the project is up to code.

- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is located on flat land and is not expected to be affected by downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The U.S. Fish and Wildlife Services (USFWS) raised concerns with regards to special status species and recorded occurrences of those species. Although there were recorded occurrences of special status species within the vicinity of the project site, a Natural Resource Review (NRR) conducted by EBI Consulting for the project concluded that the location of the proposed facility currently consists of previously cleared and graded lands used for agricultural purpose with no undisturbed natural communities. As such, suitable habitats capable of supporting special listed species were not noted at the proposed facility and is anticipated to have no effect on any listed species.

Cultural Resources and Tribal Cultural Resources are addressed with Mitigation Measures. A Cultural Resource Review conducted by Helix Environmental Planning, Inc. stated that pedestrian level surveys concluded that not cultural resource was identified. Staff also believes that previous ground-disturbing activities related to the existing agricultural operation could have moved or disturbed cultural and tribal cultural resources. The Santa Rosa Rancheria Tachi Yokut Tribe responded to requests for comment from Assembly Bill 52 (AB52) consultation requests. The Tribe has requested Tribal Monitoring which has been implemented as Mitigation Measures. Additionally, Mitigation Measures were implemented in the event that cultural or tribal cultural resources are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. See Section V. Cultural Resources Mitigation Measure No. 1

2. See Section XVIII. Tribal Cultural Resources Mitigation Measure No. 2

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT 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. 3634, 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 Mineral Resources, Population and Housing, and Recreation.

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

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

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 IS Writeup.docx

DRAFT

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7576	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner		Area Code: 559	Telephone Number: 600-4224
		Extension: N/A	
Project Applicant/Sponsor (Name): Ben Hackestedde, Sequoia Deployment Services on behalf of Verizon Wireless		Project Title: Unclassified Conditional Use Permit Application No. 3634	
Project Description: Allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3634, 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 Mineral Resources, Population and Housing, and Recreation. Potential impacts related to Agricultural and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Transportation, Utilities and Service Systems, and Wildfire have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Energy, and Tribal Cultural Resources have determined to be less than significant with compliance with the incorporated Mitigation Measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – May 3, 2019		Review Date Deadline: Planning Commission – June 6, 2019	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DRAFT NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services
and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public
Resource Code

Project: Initial Study Application No. 7576, Unclassified Conditional Use Permit
Application No. 3634

Location: The subject parcel is located 1 mile south of Manning avenues and is adjacent to
Interstate five on the southwest property line and is approximately 10.56 miles
southwest of the nearest city limits of the City of Mendota (Sup. Dist. 1) (APN
027-180-46S).

Sponsor: Ben Hackstedde, Sequoia Deployment Services

On behalf of

Verizon Wireless

Description: Allow an unmanned telecommunications facility consisting of a 155-foot
lattice tower with nine 8-foot antennas and one microwave dish, with
related ground equipment including a backup generator, within a 1,360
square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive
Agricultural, 40-acre minimum parcel size) Zone District.

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has
approved the above described project on DATE, and has made the following determination:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report (EIR) was not prepared for this project pursuant to the
provisions of CEQA. / ☒ A Mitigated Negative Declaration was prepared for this project
pursuant to the provisions of CEQA.
3. Mitigation Measures ☒ were ☐ were not made a condition of approval for the project.
4. A statement of Overriding Consideration ☐ was ☒ was not adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Thomas Kobayashi, Planner
(559) 600-4224 /TKobayashi@FresnoCountyCA.gov

Date

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\IS-CEQA\CUP 3634 NOD DRAFT.docx



County of Fresno

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

DATE: January 18, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Les Wright
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Sarah D. Yates
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Renee Robison, Environmental Scientist
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Westside Resource Conservation District, Attn: Sarge Green
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Thomas Kobayashi, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7576, and Unclassified Conditional Use Permit Application No. 3634

APPLICANT: Verizon Wireless

DUE DATE: February 5, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas (three per section), nine RRU's (three per sector), two DC surge protectors, and one 4-foot microwave. In addition to the tower, a 1,360 square-foot lease area surrounded by an eight-foot high chain-link fence with two hybrid trunks, two rack mounted DC surge protectors, one platform mounted equipment cabinet, one board mounted ILC cabinet, one frame mounted telco cabinet, 1 rack mounted meter, one GPS antenna, one coaxial cable ice bridge and one platform mounted 20 Kw back-up generator on a 22-foot long prefabricated steel platform on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. (APN: 027-180-46S and 45S)

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **February 5, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3634\ROUTING\CUP 3634 Routing Ltr.doc

Activity Code (Internal Review): 2384

Enclosures



Fresno County Department of Public Works and Planning

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

Date Received: 1/15/19

CUP 3634

IS 7576

(Application No.)

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- ☐ Pre-Application (Type) _____
- ☐ Amendment Application ☐ Director Review and Approval
- ☐ Amendment to Text ☐ for 2nd Residence
- ☒ Conditional Use Permit ☐ Determination of Merger
- ☐ Variance (Class)/Minor Variance ☐ Agreements
- ☐ Site Plan Review/Occupancy Permit ☐ ALCC/RLCC
- ☐ No Shool/Dog Leash Law Boundary ☐ Other _____
- ☐ General Plan Amendment/Specific Plan/SP Amendment)
- ☐ Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

150' Lattice Tower
unmanned
cell tower

CEQA DOCUMENTATION: ☐ Initial Study ☐ PER ☐ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of West Dinuba Ave.

465 is main between South Hudson Ave. and Jerrod Ave.

Parcel Street address: W. Dinuba Ave, Mendota, CA 93640

APN: 027-180-45S & 46S Parcel size: 613.32 AC Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Wind Fall Farms I	1231 "O" Street	Firebaugh	93622	559-908-1220
Owner (Print or Type)	Address	City	Zip	Phone
Verizon Wireless	2785 Mitchell Dr	Walnut Creek	CA	925.279.6510
Applicant (Print or Type)	Address	City	Zip	Phone
Sequoia Deployment Services	22471 Aspan Suite #290	Lake Forest	92630	951.768.5947
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: ben.hackstedde@sequoia-ds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3634 Fee: \$9,123.00

Application Type / No.: Pre-App 39612 Fee: \$ - 247.00

Application Type / No.: Fee: \$

Application Type / No.: Fee: \$

PER/Initial Study/No.: IS 7576 Fee: \$5,151.00

Ag Department Review: Fee: \$ 93.00

Health Department Review: Fee: \$ 992.00

Received By: Thomas K. Invoice No.: 115626 TOTAL: \$ 15,112.00

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒

Agency: unmanned facility

SEWER: Yes ☐ / No ☒

Agency: ↓

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - - -

APN # - - -

APN # - - -

APN # - - -

Zone District: AE-40

Parcel Size: 613.32 acres for 465 0.45 acres for 455

OVER.....

G:\4360 Dev & Plan\PROJ\SEC\PROJ\DOCS\TEMPLATES\PWandPlanningApplicationF-8 Revd-20150601.docm

(PRINT FORM ON GREEN PAPER)



Development Services

and

Capital Projects Division

Sequoia Deployment SVCS -
22471 ASPAN ST. STE 290
LAKE FOREST CA 92630

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39612
APPLICANT: Ben Hackstedde
PHONE: (949)259-3344PROPERTY LOCATION: Sec 27 - 15s / 13e
APN: 027 - 180 - 45s ALCC: No ☒ Yes ☐ VIOLATION NO. N/A
CNEL: No ☐ Yes ☐ (level) LOW WATER: No ☐ Yes ☐ WITHIN 1/4 MILE OF CITY: No ☒ Yes ☐
ZONE DISTRICT: AE-40; SRA: No ☐ Yes ☒ HOMESITE DECLARATION REQ'D.: No ☒ Yes ☐
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No ☒ Yes ☐ ZM# Initiated In process

Map Act: () Lot of Rec. Map; (X) On '72 rolls; () Other: () Deeds Req'd (see Form #236)

SCHOOL FEES: No ☐ Yes ☒ DISTRICT: Mendota USD PERMIT JACKET: No ☒ Yes ☐FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No ☒ Yes ☐PROPOSAL Pre-Application for an Un-Classified CUP to allow a communication tower on a 8.45 acre parcel
In the AE-40 Zone District.

COMMENTS:

ORD. SECTION(S): 816.5, 853-B.15

BY: *[Signature]*

DATE: 12/13/18

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA: () MINOR VA:

COMMUNITY PLAN: () JAA: (X) HD \$192.00

REGIONAL PLAN: Westside Freeway RP (X) CUP: unclassified \$9,123.00 (X) AG COMM: \$143.00

SPECIFIC PLAN: () JRA: () ALCC:

SPECIAL POLICIES: () JVA: (X) IS/PER \$5,151.00

SPHERE OF INFLUENCE: () JAT: () Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

Filing Fee: \$15,359.00

COMMENTS:

Pre-Application Fee: \$247.00

Total County Filing Fee: \$15,112.00

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of Referral Letter #

OTHER FILING FEES:

- (X) Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- (X) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,280.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee
if the application is submitted within six (6)
months of the date on this receipt.RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

OVER.....

BY: Thomas Kikuyoshi DATE: 12/13/18
PHONE NUMBER: (559) 600-4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- (X) COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- (X) BUILDING PLANS
- (X) BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse side)



RECEIVED
COUNTY OF FRESNO

JAN 15 2019

County of Fresno

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. IS 7576

Project No(s). CUP 3634

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** Wind Fall Farms I **Phone/Fax** 559-908-1220
Mailing Address: 1231 "O" Street Firebaugh CA 93622
Street City State/Zip
2. **Applicant :** Verizon Wireless **Phone/Fax:** 925.279.6510
Mailing Address: 2785 Mitchell Dr Walnut Creek CA
Street City State/Zip
3. **Representative:** Sequoia Deployment Services **Phone/Fax:** 949.259.3344
Mailing Address: 22471 Aspan Suite #290 Lake Forest CA 92630
Street City State/Zip
4. **Proposed Project:** Construction of an unmanned wireless telecommunication facility.
Please see attached Project description for more detail.
5. **Project Location:** W. Dinuba Ave, Mendota, CA 93640
6. **Project Address:** W. Dinuba Ave, Mendota, CA 93640
7. **Section/Township/Range:** / / **8. Parcel Size:** 613.32 AC
9. **Assessor's Parcel No.** 027-180-45S & 46S **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

_____	<i>LAFCo (annexation or extension of services)</i>	_____	<i>SJVUAPCD (Air Pollution Control District)</i>
_____	<i>CALTRANS</i>	_____	<i>Reclamation Board</i>
_____	<i>Division of Aeronautics</i>	_____	<i>Department of Energy</i>
_____	<i>Water Quality Control Board</i>	_____	<i>Airport Land Use Commission</i>
<u> X </u>	<i>Other</i> <u>FCFPD & FMFCD</u>		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. *Existing Zone District¹*: AE-40 (Exclusive Agriculture)

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. *Present land use:* Walnut Plantation.

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

No buildings.

Describe the major vegetative cover: Hundreds of walnut trees.

Any perennial or intermittent water courses? If so, show on map:

Is property in a flood-prone area? Describe:

No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: AE-40

South: AE-40

East: AE-40

West: AE-40

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
X Yes No

B. Daily traffic generation:

I. Residential - Number of Units	<u>0</u>
Lot Size	<u>0</u>
Single Family	<u>0</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>0</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>0</u>
Total Square Footage of Building	<u>0</u>

III. Describe and quantify other traffic generation activities: This project will result in an
average of 1 visit per month for maintenance and no employees.

20. Describe any source(s) of noise from your project that may affect the surrounding area: There is no
Noise that would impact the surrounding area.

21. Describe any source(s) of noise in the area that may affect your project: There is no noise that would
impact the surrounding area.

22. Describe the probable source(s) of air pollution from your project: There would be no emissions to cause
air pollution from this project.

23. Proposed source of water:

() private well

() community system³--name: N/A OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 0
25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name N/A
26. Estimated volume of liquid waste (gallons per day)²: 0
27. Anticipated type(s) of liquid waste: 0
28. Anticipated type(s) of hazardous wastes²: 0
29. Anticipated volume of hazardous wastes²: 0
30. Proposed method of hazardous waste disposal²: 0
31. Anticipated type(s) of solid waste: 0
32. Anticipated amount of solid waste (tons or cubic yards per day): 0
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0
34. Proposed method of solid waste disposal: N/A
35. Fire protection district(s) serving this area: FCFPD
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes No X
38. If yes, are they currently in use? Yes No

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


SIGNATURE

01-09-19
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

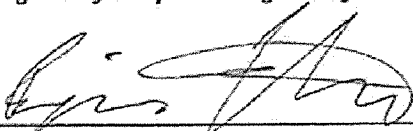
State law requires that specified fees (effective January 1, 2018: \$3,168.00 for an EIR; \$2,280.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

01-09-19

Date

NOTE - This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

(17)

Bk. 28

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

DOUGLAS AVE.

DINUBA AVE.

Bk. 38

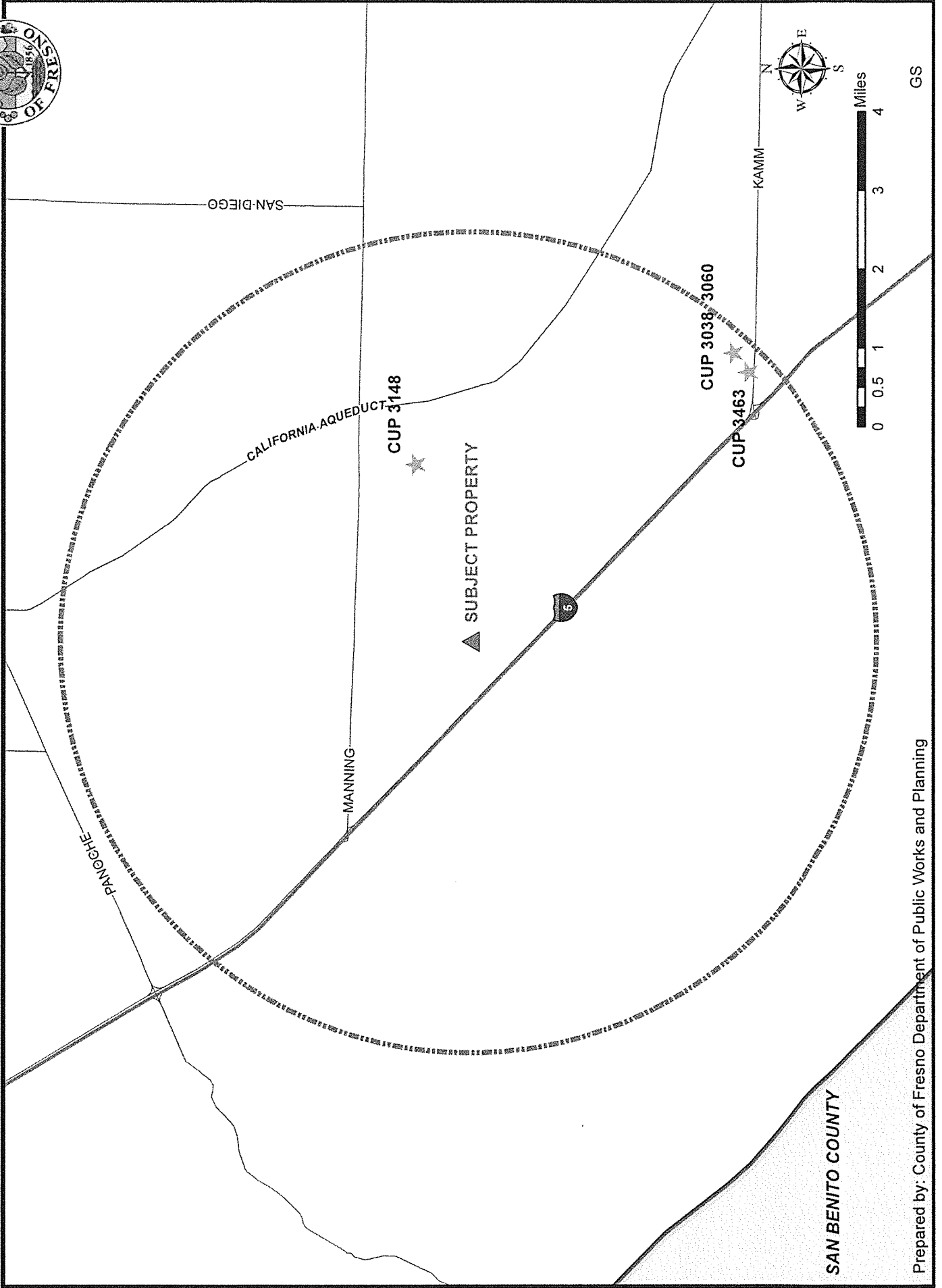
Agricultural Preserve

NOTE - Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.

CELL TOWERS WITHIN A 5-MILE RADIUS

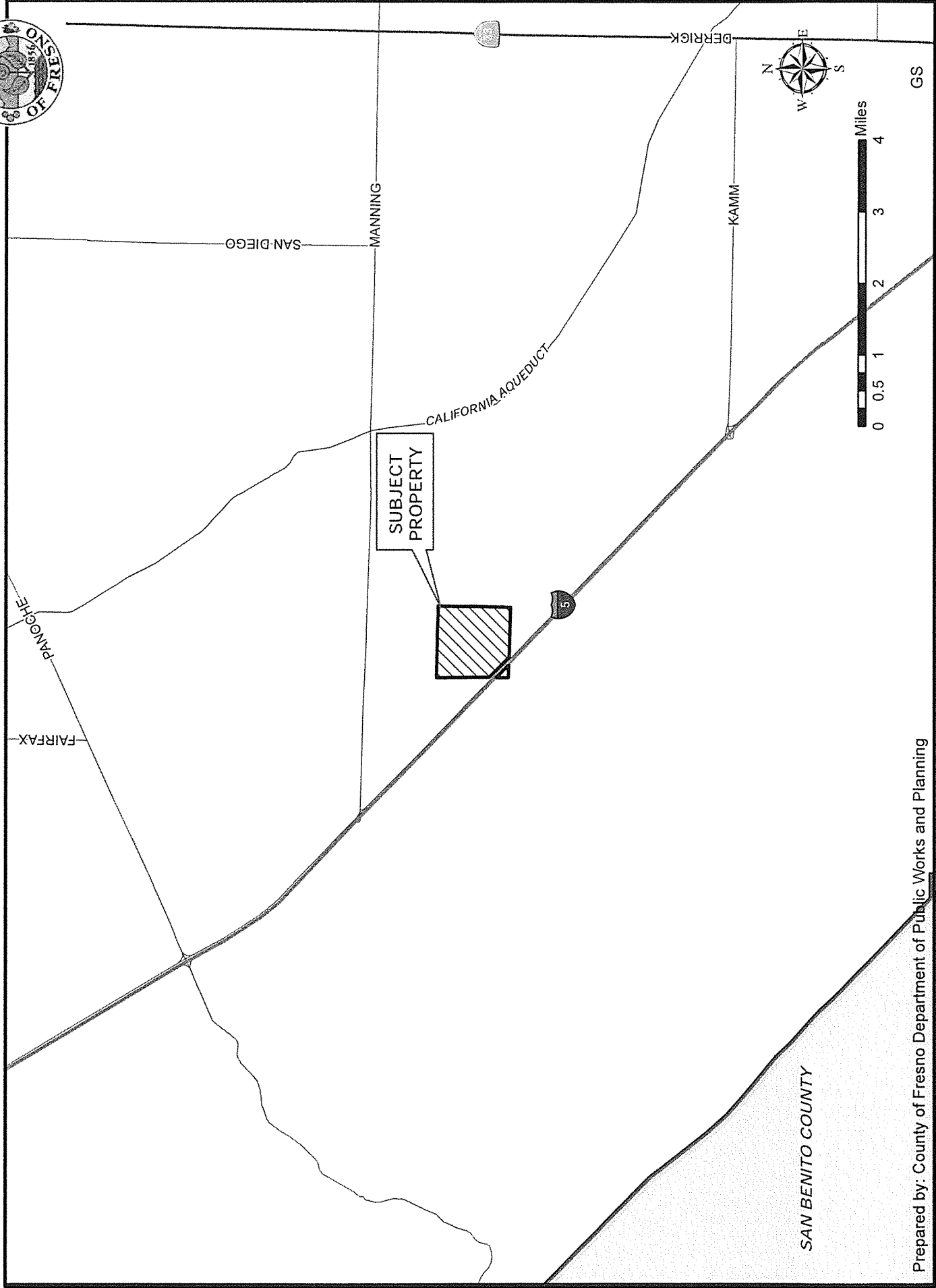


CUP 3634



LOCATION MAP

CUP 3634







EXISTING LAND USE MAP

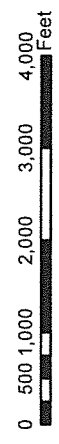
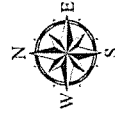
CUP 3634

LEGEND	
FC - FIELD CROP	
ORC - ORCHARD	
V - VACANT	

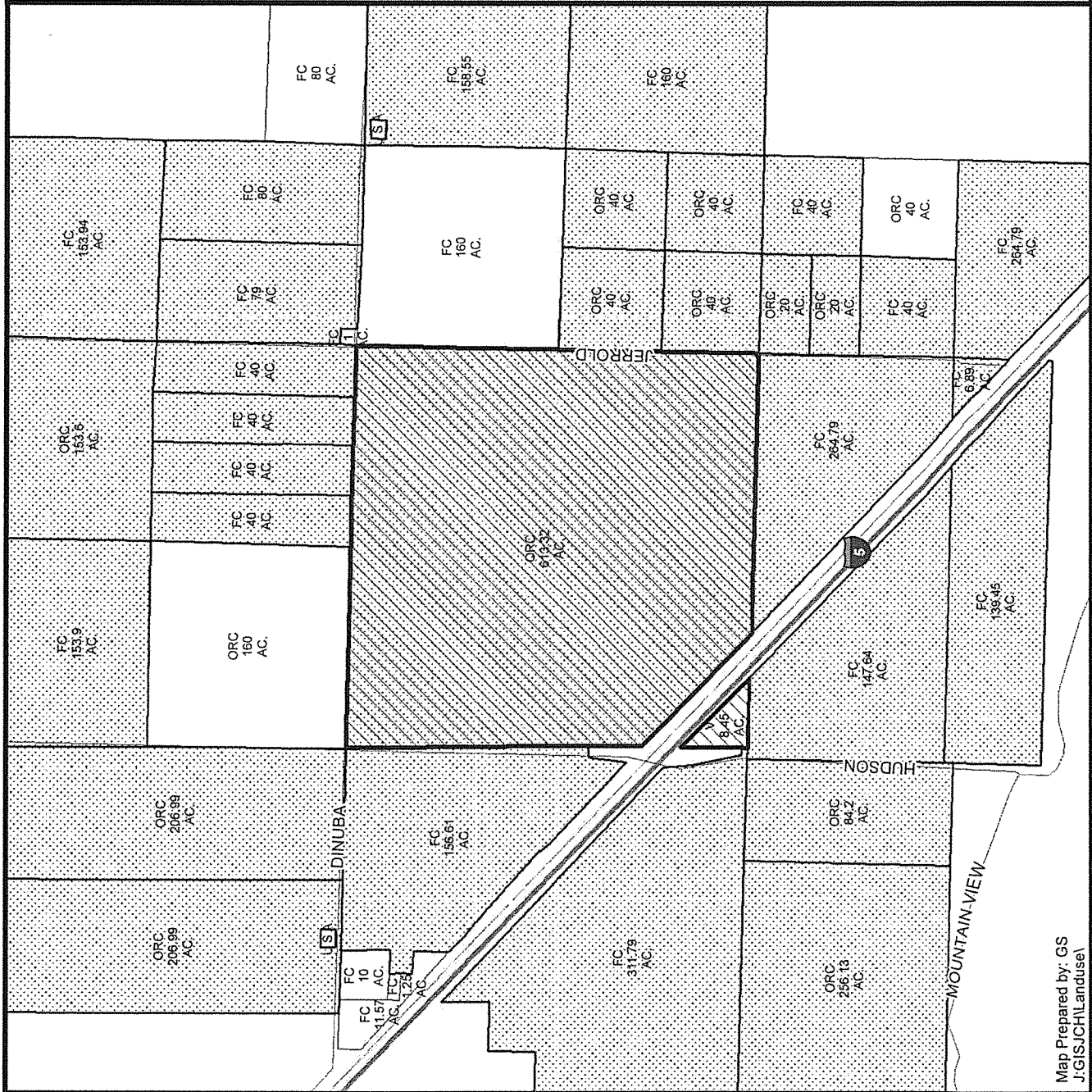
LEGEND:

 Subject Property

 Ag Contract Land



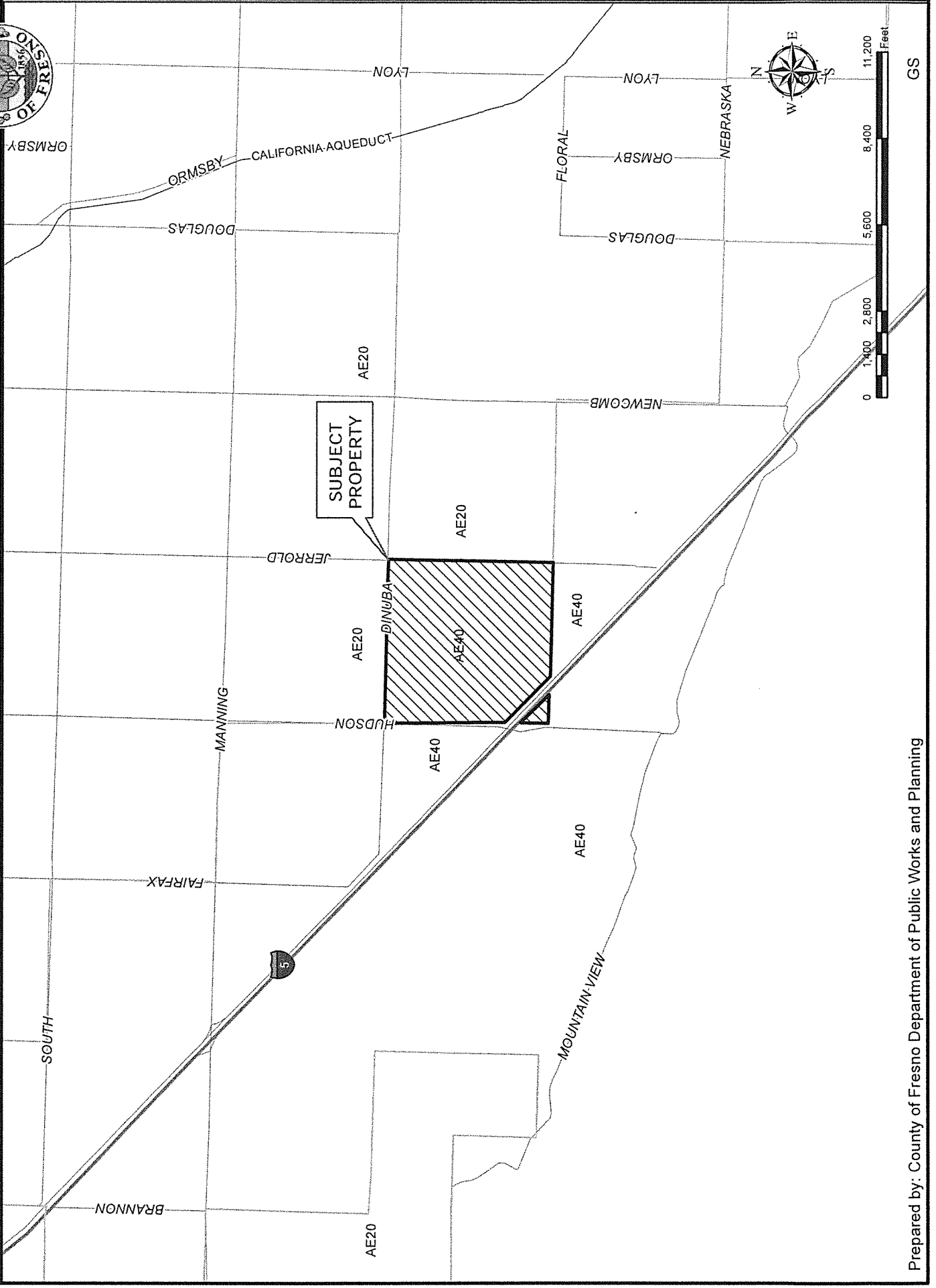
Department of Public Works and Planning
Development Services Division



Map Prepared by: GS
Jr:GIS\CHN\Landuse\

CUP 3634
STR 27-15/13

EXISTING ZONING MAP



WHEN RECORDED MAIL TO:
Wind Fall Farms I
1091 "P" Street
Firebaugh, CA 93622

MAIL TAX STATEMENT TO:
Wind Fall Farms I
P.O. Box 276
Firebaugh, CA 93622

ASSESSOR'S PARCEL NUMBER
027-180-45s & 46s

4
FRESNO County Recorder
Robert C. Werner
DOC- 2009-0094304
Check Number 6753
Friday, JUL 10, 2009 15:48:44
Ttl Pd \$21.00 Nbr-0003028197
DJG/R6/1-4

DOCUMENTARY TRANSFER TAX \$ 8
☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens & encumbrances
existing at time of sale

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
M & J Farming, LLC

Hereby GRANT(s) to
Wind Fall Farms I, a general partnership

The following real property in the County of Fresno, State of California, described as follows:

See attached Exhibit "A"

Date: 7/10/09

M & J FARMING, LLC

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIV.

Frank C. Williams
Frank C. Williams, partner

Judith L. Williams
Judith L. Williams, partner

Mark A. Fickett
Mark A. Fickett, partner

Mary B. Fickett
Mary B. Fickett, partner



Wireless Telecommunication Facility

Project Narrative

Applicant: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

Owner: Wind Fall Farms I
Firebaugh, CA 93622

Rep.: Sequoia Deployment Services, Inc.
22471 Aspan Street, Suite 290
Lake Forest, CA 92630
Ben Hackstedde
(949) 259-3344

Site No.: I-5 & Dinuba

Location: W. Dinuba Ave, Mendota, CA 93640
APN: 027-180-45S & 46S

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES

Project Description

The proposed project is a request by the Agent, Sequoia Deployment Services, on behalf of the Applicant, Verizon Wireless, for a Use Permit to allow construction and use of an unmanned, telecommunications facility.

Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at Southwest corner of APN: 027-180-45S, Mendota, CA 93640. The proposed telecommunications facility consist of (1) 155'-0" lattice tower with (9) 8' 0" antennas (3) per sector, (9) RRU's (3) per sector and (2) DC surge protector located 145'-0" up the lattice tower and (1) 4'-0" microwave dish located 130'-0" up the tower. In addition at ground located in a 1360 Sq. Ft. lease area surrounded by an 8' 0" high chain-link fence will be (2) hybrid trunks, (2) rack mounted DC surge protector, (1) platform mounted equipment cabinet, (1) board mounted ILC cabinet, (1) frame mounted telco cabinet, (1) rack mounted meter, (1) GPS antenna, (1) coaxial cable ice bridge and (1) platform mounted 20 Kw back-up generator on a 22'-0" long prefabricated steel platform.



RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Verizon Wireless Proposed Wireless Telecommunications Facility
I-5 & Dinuba, South Hudson, Mendota, CA 93640
APN# 027-180-46S

Operational Checklist

- 1) Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at Southwest corner of APN: 027-180-45S, Mendota, CA 93640. The proposed telecommunications facility consist of (1) 155'-0" lattice tower with (9) 8' 0" antennas (3) per sector, (9) RRU's (3) per sector and (2) DC surge protector located 145'-0" up the lattice tower and (1) 4'-0" microwave dish located 130'-0" up the tower. In addition at ground located in a 1360 Sq. Ft. lease area surrounded by an 8' 0" high chain-link fence will be (2) hybrid trunks, (2) rack mounted DC surge protector, (1) platform mounted equipment cabinet, (1) board mounted ILC cabinet, (1) frame mounted telco cabinet, (1) rack mounted meter, (1) GPS antenna, (1) coaxial cable ice bridge and (1) platform mounted 20 Kw back-up generator on a 22'-0" long prefabricated steel platform.

The following describes the everyday operation of the wireless facility:

- 2) The proposed project will not consist of any operational time limits as the scope is to develop a tower with the ability to provide coverage and capacity to our customers.
- 3) This site will not result in any customers and there may be one employee, with a service vehicle, at the site per month for routine maintenance.
- 4) This site will only result in the amount of one maintenance employee who would care for the site monthly
- 5) This site will not result in having any service and delivery vehicles as the finished product is a Wireless Telecommunications Facility
- 6) As the site will be on private property, there is an access driveway that leads onto the parcel allowing us to maintain our site.
- 7) There will not be any addition or subtracting of parking stalls as this project will not require them due the lack of employees, customers or service vehicles. The site is also private property and there is an ample amount of space for any needed maintenance

- 8) The wireless facility will not offer any goods for sale as this site is not a retail store.
- 9) The wireless Facility will only use equipment for the purpose of coverage and capacity for the wireless consumers. Please see Photo simulation for view of tower and antennas
- 10) The wireless facility will not use any daily supplies or materials, nor will it need to store any supplies or materials
- 11) The Wireless Facility will change the surrounding aesthetics as the need for a 150' lattice tower is needed to aid in the coverage and capacity of the surrounding areas. This tower construction is designed to provide the least amount of impact to the surrounding areas in the least intrusive means. The design is being proposed that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses
- 12) As this project will not have any customers or employees to the site daily, there will be no solid or liquid waste to dispose of
- 13) There will not be any water volume needed for this project as there is no equipment that would require any water
- 14) The site will not include any advertisement for Verizon or any other carrier or company
- 15) There will not be any additional building(s) proposed with this project as the scope is to install a new lattice tower.
- 16) As stated above, there will be no need for the construction of new building(s) as the proposed site is to construct a lattice tower for the use of Wireless Telecommunications
- 17) The site will not produce any additional lighting or sound systems as the site noise will only be minor from the needed equipment. If the County will require a light for the site and FAA, please advise.
- 18) The site will be enclosed at the base of the tower and around the equipment to keep it separated from any citizen or customer in the surrounding area
- 19) All information is provided within the Plans, Site Analysis,

20) The signed LOA shall be used for the information needed from the signed owner on the application page

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



Verizon Wireless Proposed Wireless Telecommunications Facility
I-5 & Dinuba – W. Dinuba Ave, Mendota, CA 93640
APN: 027-180-455 & 465

Wireless Guidelines Response

- Submit detailed information to justify the need for the tower site (e.g. network design, search ring, specific site selection criteria).
 - Please refer to Project Description and Alternative Site Analysis provided in the submittal
- Submit 18 color copies of service coverage maps and other necessary graphics that demonstrate the need for the proposed tower site.
 - Noted and added with the submittal
- Identify the location of any existing or approved future tower within a five-mile radius of the proposed site. Include information regarding the operator/owner of the tower, and the tower height.
 - Please refer to the "5-Mile Radius Map" included within the submittal packet
- Submit information including correspondence which documents efforts to negotiate "co-location" on existing towers and other existing structures in the area.
 - Please refer to the Alternative Site Analysis
- Submit detailed information documenting consideration of any alternative sites (other than existing towers).
 - Please refer to the Alternative Site Analysis
- Provide documentation that provisions are included in your lease agreement that reserves "co-location" opportunities for other service providers.
 - The 70-foot monopole is set up for colocation and this is expressed throughout the submittal documents and the attached redlined A-3.
- Depict on the site plan the area available within the tower site to accommodate other future equipment buildings/towers.
 - The Site Plan shows ample amount of ground space for additional carriers and notes that the tower is collocatable.
- Identify the distance and location of the nearest residence(s) within one-quarter mile from the proposed tower site.
 - Please refer to the ".25-mile Radius Map" included in the submittal documents
- Identify the location of any airstrip or airport within a five-mile radius of the proposed tower site.
 - No airstrips were located within a 5-mile radius
- Tower sites proposed in rural agricultural areas must include information relevant to the siting criteria and requirements found in item No. 7 of the "Guidelines" handout.
 - A) As the proposed site is not located in any aircraft path, near farm irrigation systems or by farm equipment, the site location was chosen to have the least obtrusive impact on the property and surrounding land uses

150' Lattice Tower

- B) The site is located at the North West corner of the parcel and setback as needed from S. Hudson Ave. The location was chosen as it does not limit the Parcel as it would if we had placed the tower in the Center of the property.
 - C) No guy wires are proposed on this project
 - D) Due to the location of the site and the surrounding Land Uses, a lattice tower is being proposed. This tower type provides the least obtrusive design and fits within the surrounding land uses.
 - E) Due to the location of the site, this site would not have any impacts on adjacent and surrounding farming properties
- Tower sites proposed within one-half mile of the boundary of the Cities of Fresno and Clovis must give consideration to City-adopted Guidelines (see attached Guidelines presently utilized by the City of Fresno).
 - This facility is not located within one-half mile of the boundary of the Cities of Fresno and Clovis
- Tower sites proposed adjacent to roads classified as major roads on the Circulation Element of the General Plan and other aesthetically sensitive areas (e.g. river bottom, existing/planned residential areas) must include information regarding measures taken to minimize aesthetic impacts (e.g. substantial setback from major road, trees, stealth tower design, slim-line monopole).
 - Tower proposed is similar to existing PG&E towers in the area.
- Identify total number of existing towers in Fresno County.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided
- Identify total number of existing tower sites on which co-location has occurred with other communication carriers.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided
- Indicate total number of tower sites planned for location in Fresno County.
 - This information would be unknown to Verizon, however the previous requirement for the Verizon sites within a 5-mile radius has been provided

JAN 15 2019

Letter of Authorization

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES (DP)

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>W. Dinuba Ave. Mendota, CA 93640</u>
Assessor's Parcel Number:	<u>027-180-45S & 46S</u>

I/We, the owner(s) of the above-described property, authorize Fresno MSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 2785 Mitchell Drive, Walnut Creek, CA 94598, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Wind Fall Farms I, a general partnership

By: _____

Signature

By: _____

Signature

Print Name: Mark A Fickett

Print Name: _____

Title: Partner

Title: _____

Date: 11-15-18

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of FRESNO)

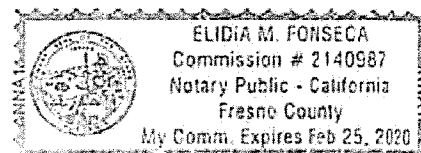
On Nov. 15th 2018 before me, Elidia M. Fonseca, Notary Public, personally appeared

MARK A. FICKETT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Elidia M. Fonseca

JAN 15 2019

Letter of Authorization

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIV.

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>W. Dinuba Ave. Mendota, CA 93640</u>
Assessor's Parcel Number:	<u>027-180-45S & 46S</u>

I/We, the owner(s) of the above-described property, authorize Fresno MSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 2785 Mitchell Drive, Walnut Creek, CA 94598, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Wind Fall Farms I, a general partnership

By: [Signature]
Signature

By: _____
Signature

Print Name: Mark A. Fickett

Print Name: _____

Title: Partner

Title: _____

Date: 11-15-18

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of FRESNO)

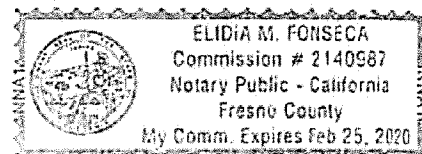
On Nov. 15th 2018 before me, Elidia M. Fonseca, Notary Public, personally appeared

MARK A. FICKETT who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Elidia M. Fonseca





RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Verizon Wireless Proposed Wireless Telecommunications Facility
I-5 & Dinuba – W. Dinuba Ave, Mendota, CA 93640
027-180-455 & 465
Alternative Site Analysis

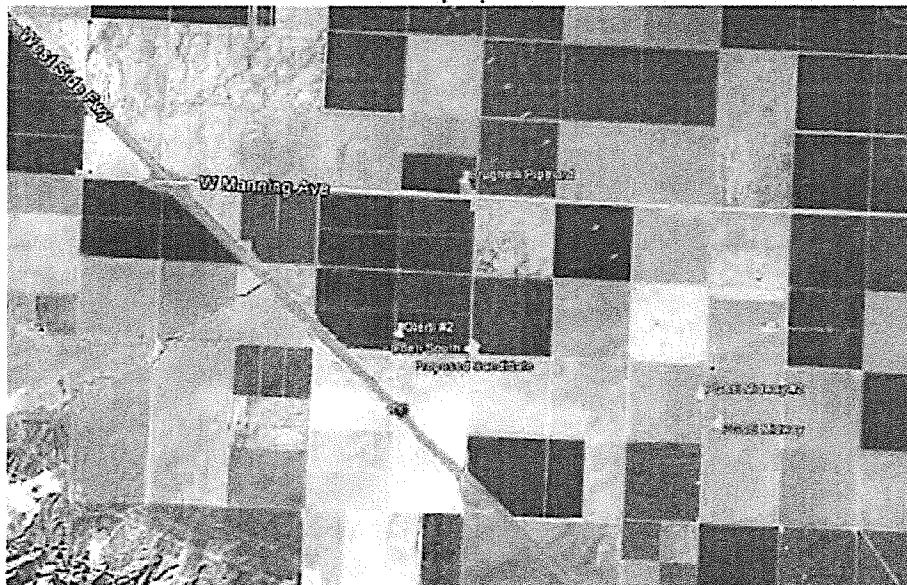
Verizon Wireless conducted a thorough search in efforts to contact and investigate all alternative feasible site locations that would eliminate or substantially reduce significant gaps in the coverage or network capacity when a new site is proposed. In this instance, the "Willow & International" search area is in the County of Fresno; the terrain is flat with surrounding hills and existing uses in the area consist of predominantly Rural commercial/residential with very limited large existing commercial properties being available.

The proposed site, a 150' lattice tower, fits the intent of the surrounding land use areas as a stealth type tower will conform to the surrounding areas. The monopine would also fit what has been previously approved in this surrounding with stealth like type structures.

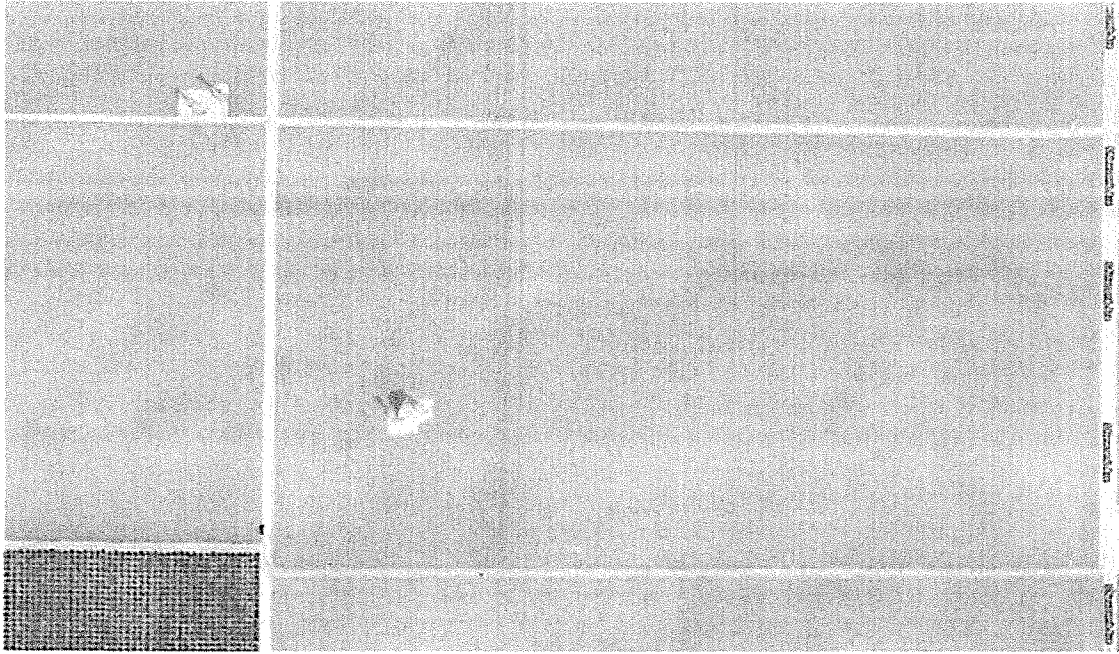
Verizon examined the search for co-location opportunities and did not locate any existing free standing co-locatable wireless towers within the search area that would provide the required height. It is Verizon's preference to pursue a collocation whenever it is possible. However, in this instance, the only related opportunity within the search area resulted in a new monopole.

A variety of different properties were investigated by Verizon Wireless, but all were deemed unsuitable for the proposed facility. The main reason for these sites being unsuitable are either land use/parking mitigations, required height and safe access to the site.

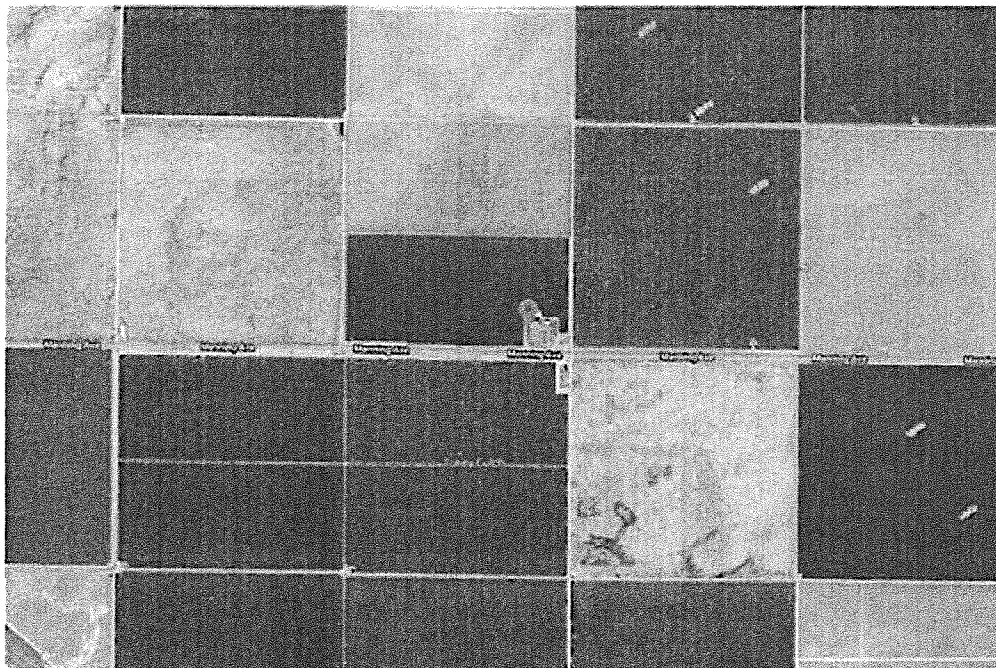
Alternative Sites in relation to the proposed Willow & Internationals Site



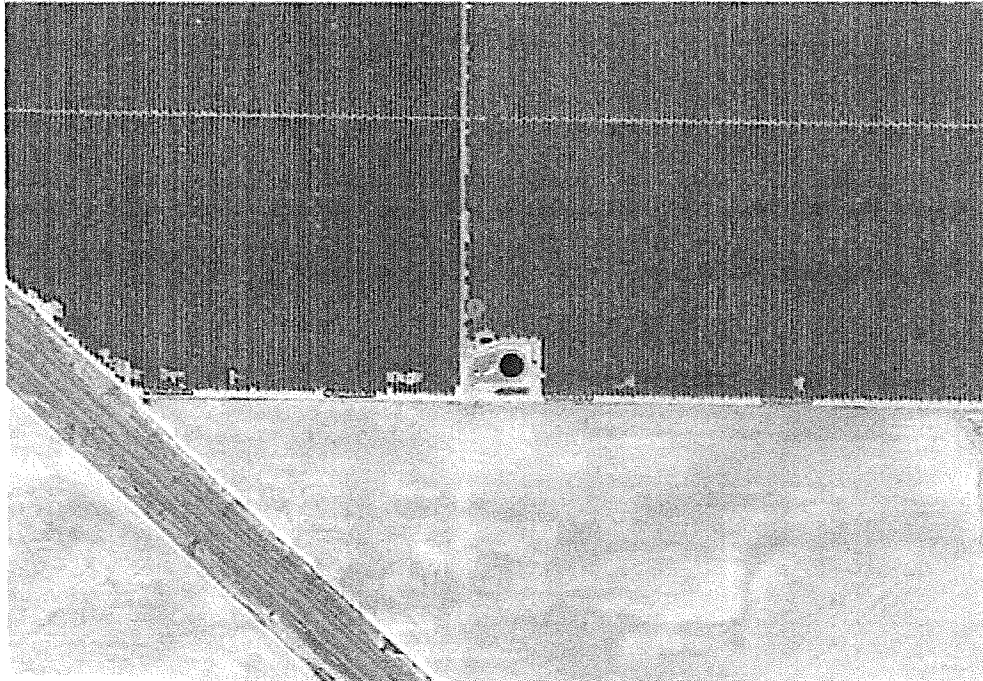
• **PG&E Midway** - 36.583276, -120.522512. PG&E confirmed this tower will not work due to the fact that it's way out in the middle of crops and would be inaccessible during crop season or in rainy weather. NOT A VIABLE CANDIDATE.



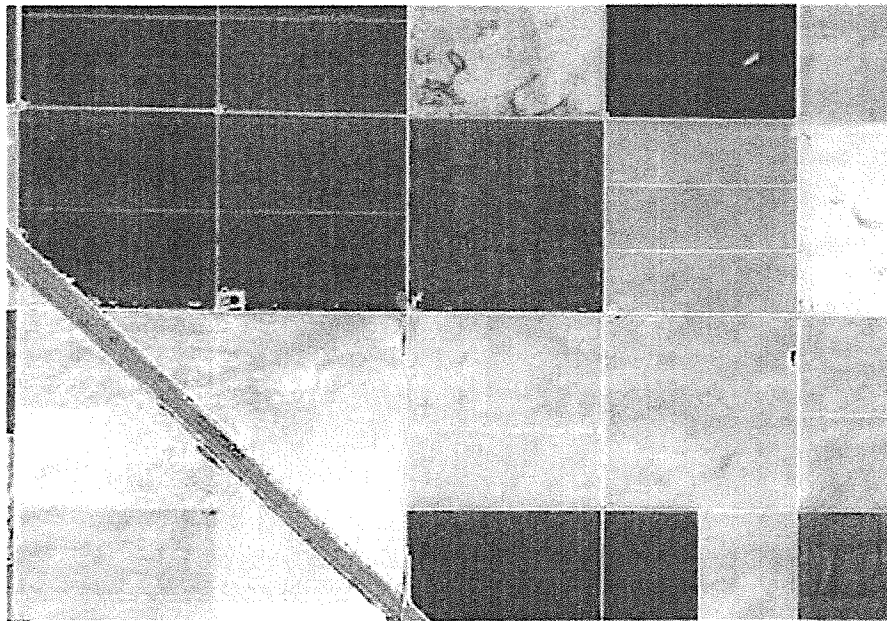
• **Brughelli Pipeyard**- 36.604806, -120.552417N. 42050 W Manning, San Joaquin, CA San Joaquin. : NOT A VIABLE CANDIDATE.



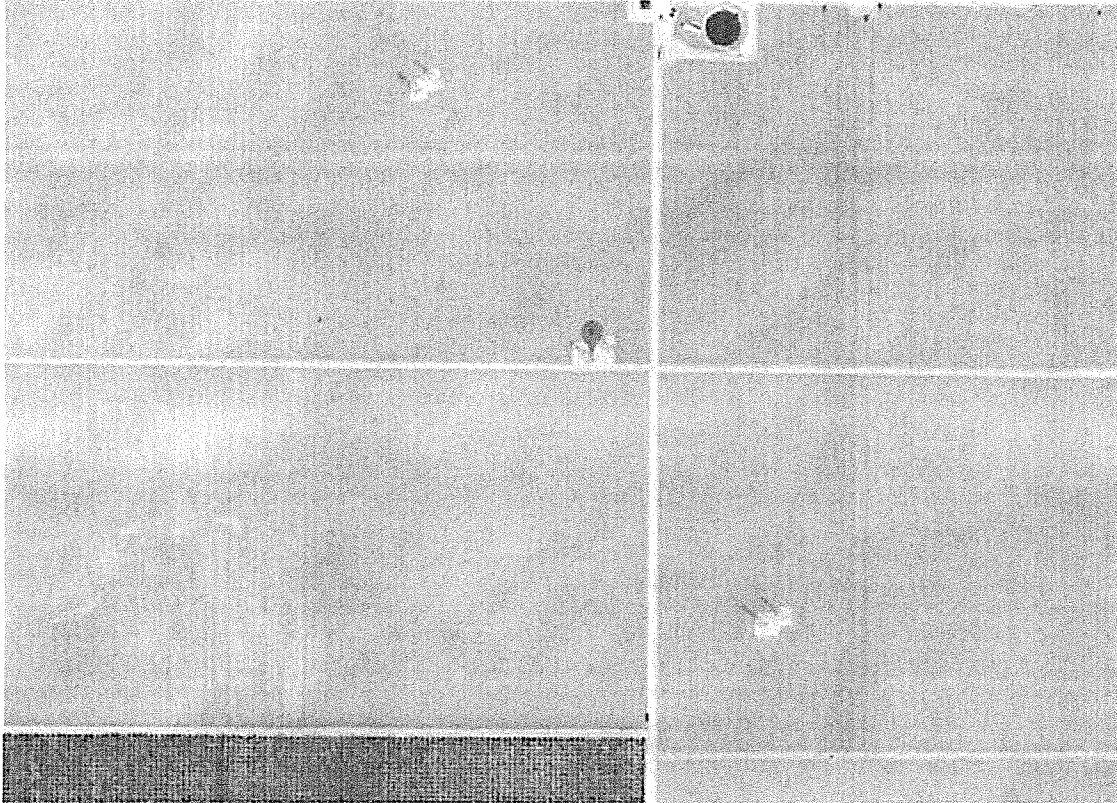
- **Oberti** - 36.590668, -120.559519 South Side of W Manning, San Joaquin, CA 93660. Property Verizon met with owner at her house and they are not interested. NOT A VIABLE CANDIDATE



- **Oberti #2** – 36.589428, -120.551183. W. Dinuba Ave, Mendota, CA 93640. Property Verizon met with owner at her house and they are not interested. NOT A VIABLE CANDIDATE



PG&E Midway #2 - 36.585849, -120.524554. PG&E couldn't secure an easement modification from the property owner: NOT A VIABLE CANDIDATE



RECEIVED
COUNTY OF FRESNO

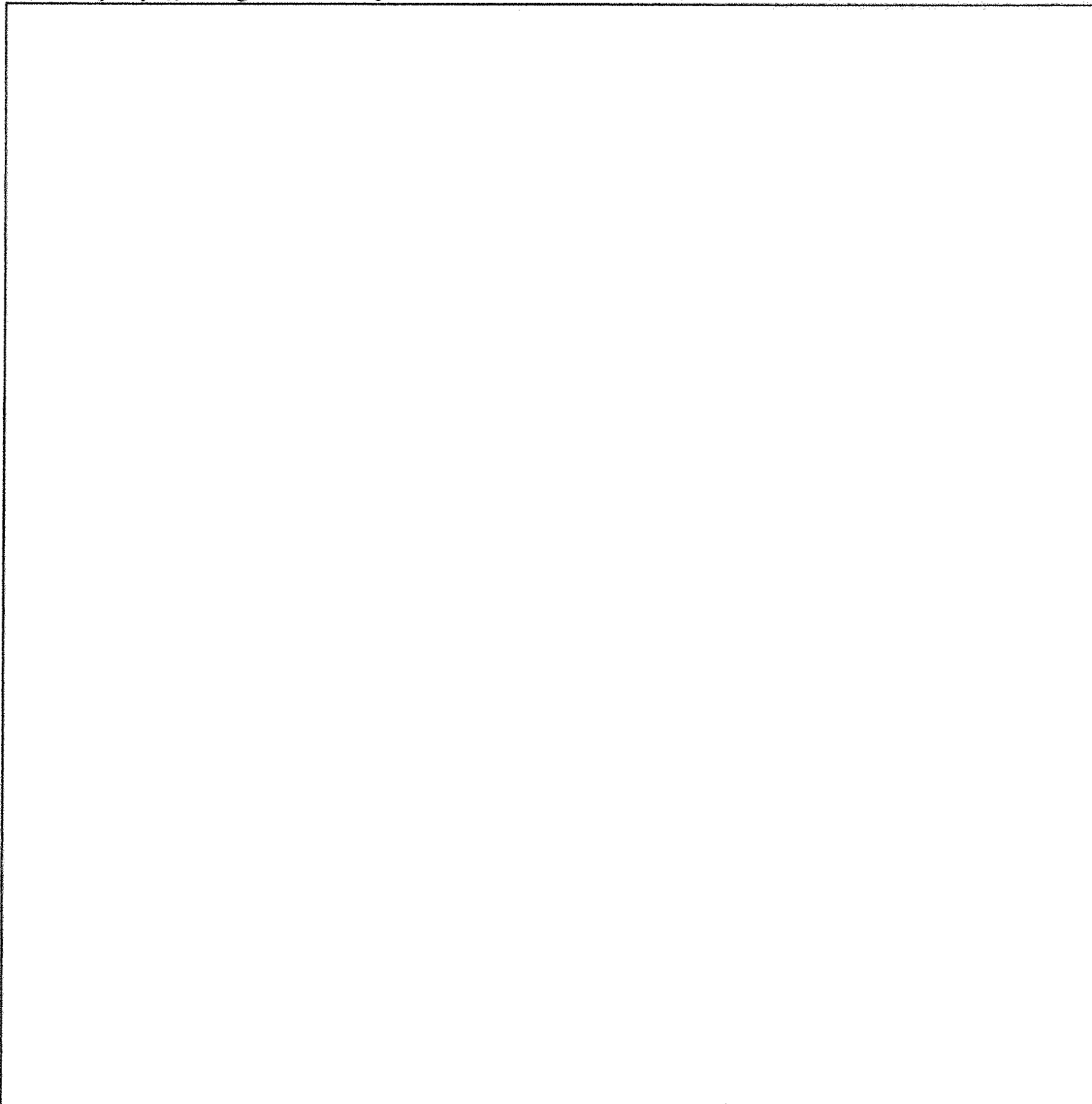
JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

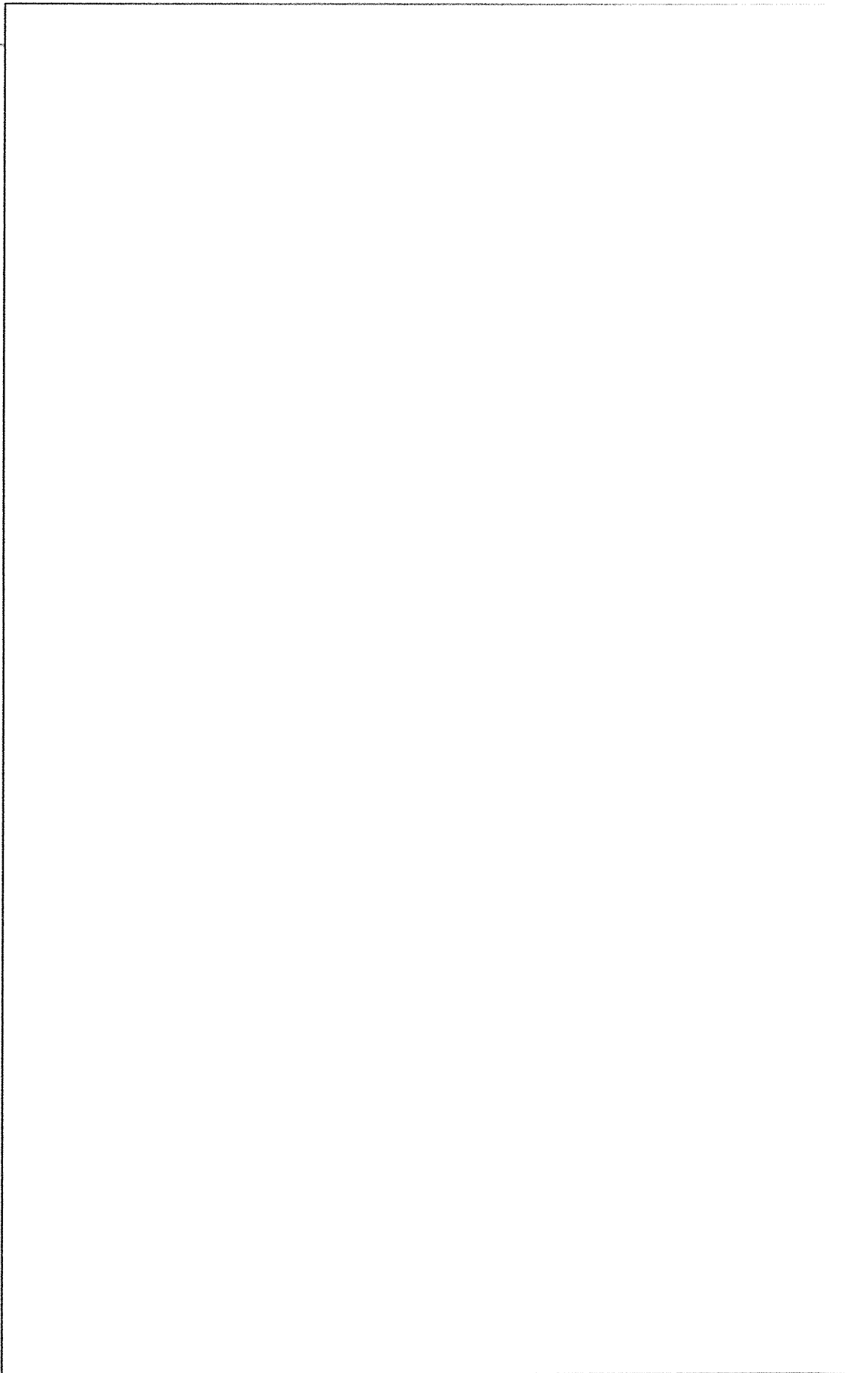
OPTION AND LAND LEASE AGREEMENT

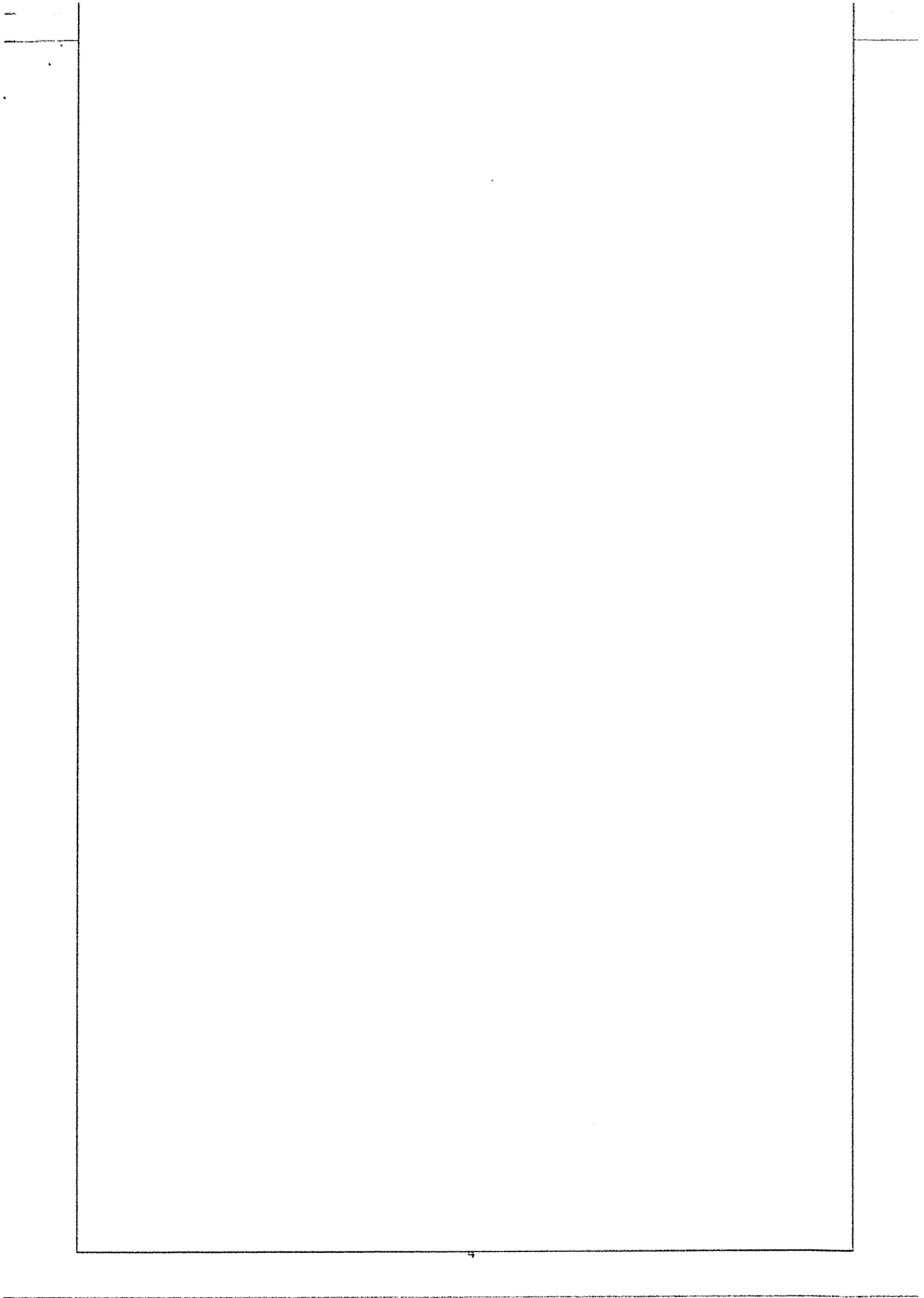
This Option and Land Lease Agreement ("Agreement") is made as of the latter signature date below between Wind Fall Farms I, a general partnership, with a mailing address of P.O. Box 276, Firebaugh, California 93622, hereinafter designated LESSOR, and Fresno MSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

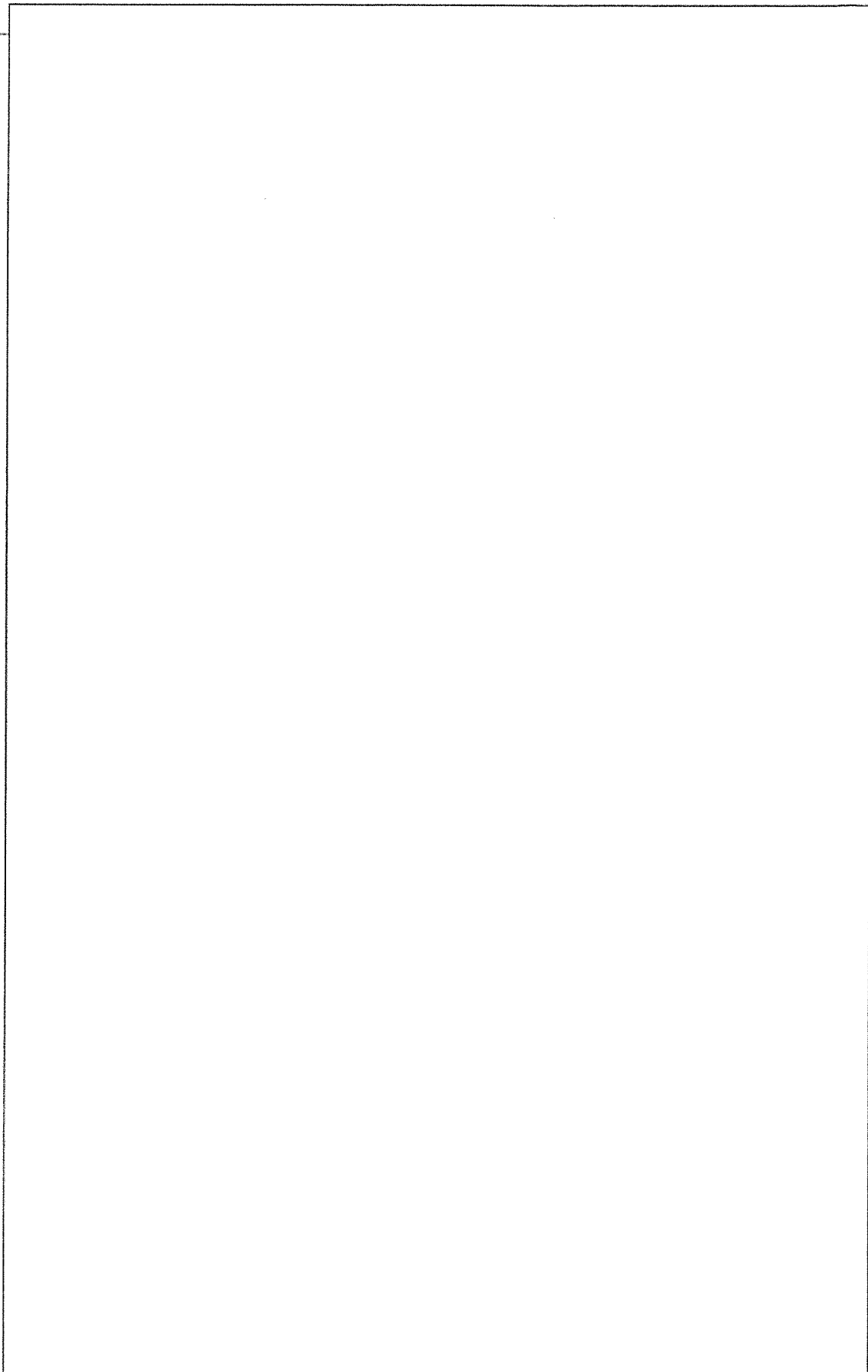
LESSOR is the owner of that certain real property located at West Dinuba Avenue, City of Mendota, County of Fresno, State of California, known as Assessor's Parcel Numbers 027-180-46-S and 027-180-45-S (the entirety of LESSOR's property is referred to hereinafter as the "Property"), being substantially as described herein in Exhibit "A" attached hereto and made a

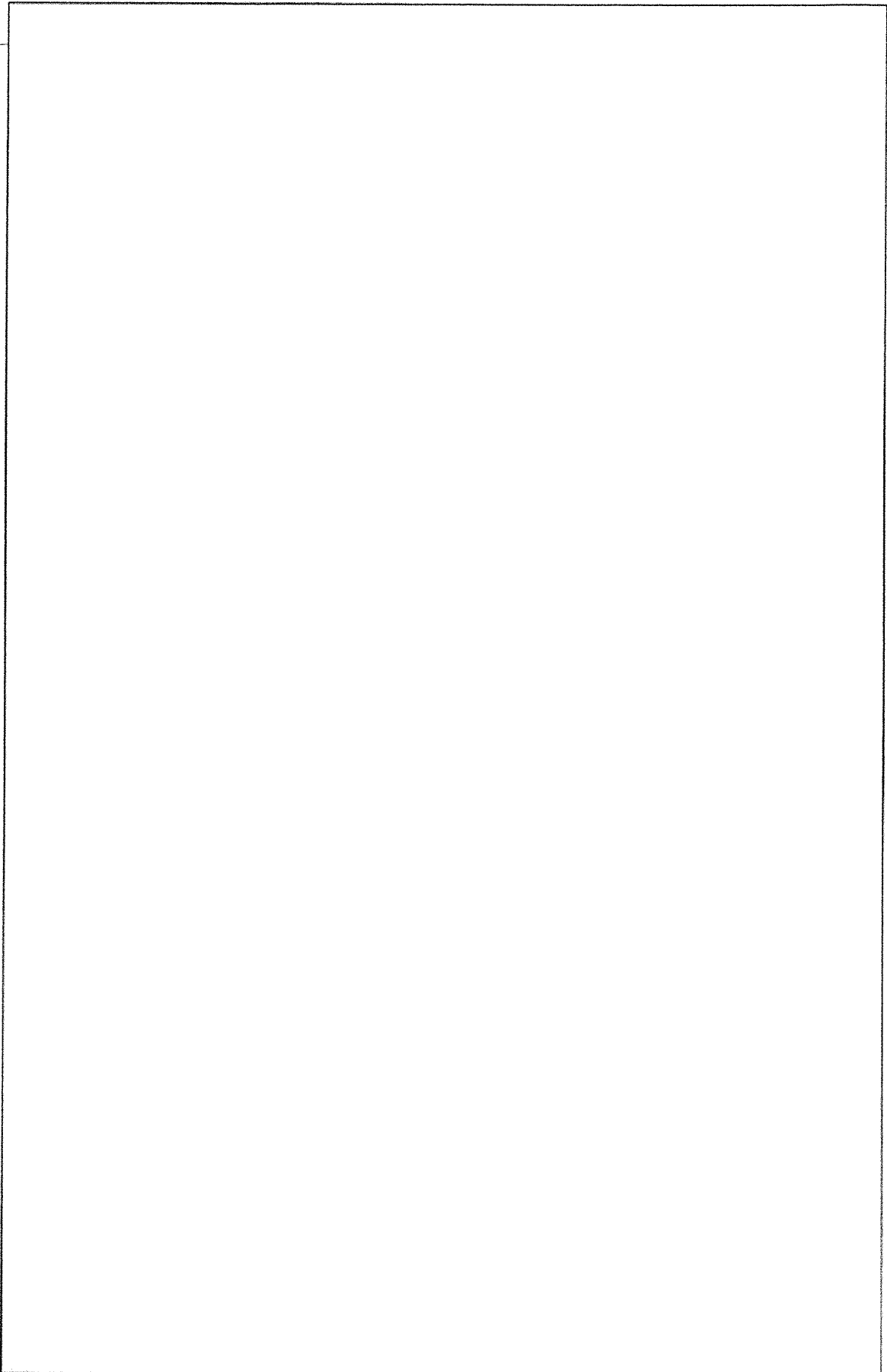


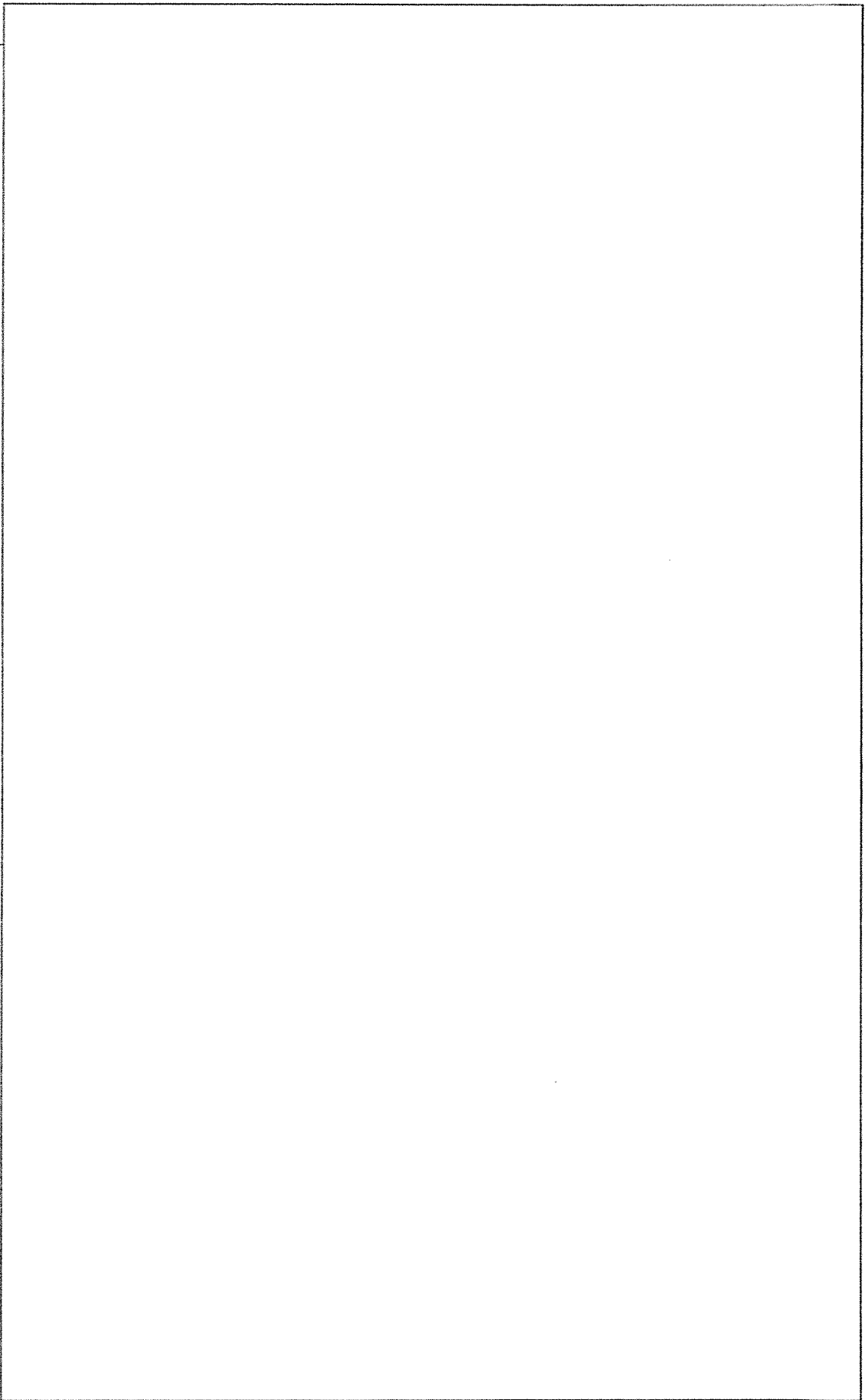
6

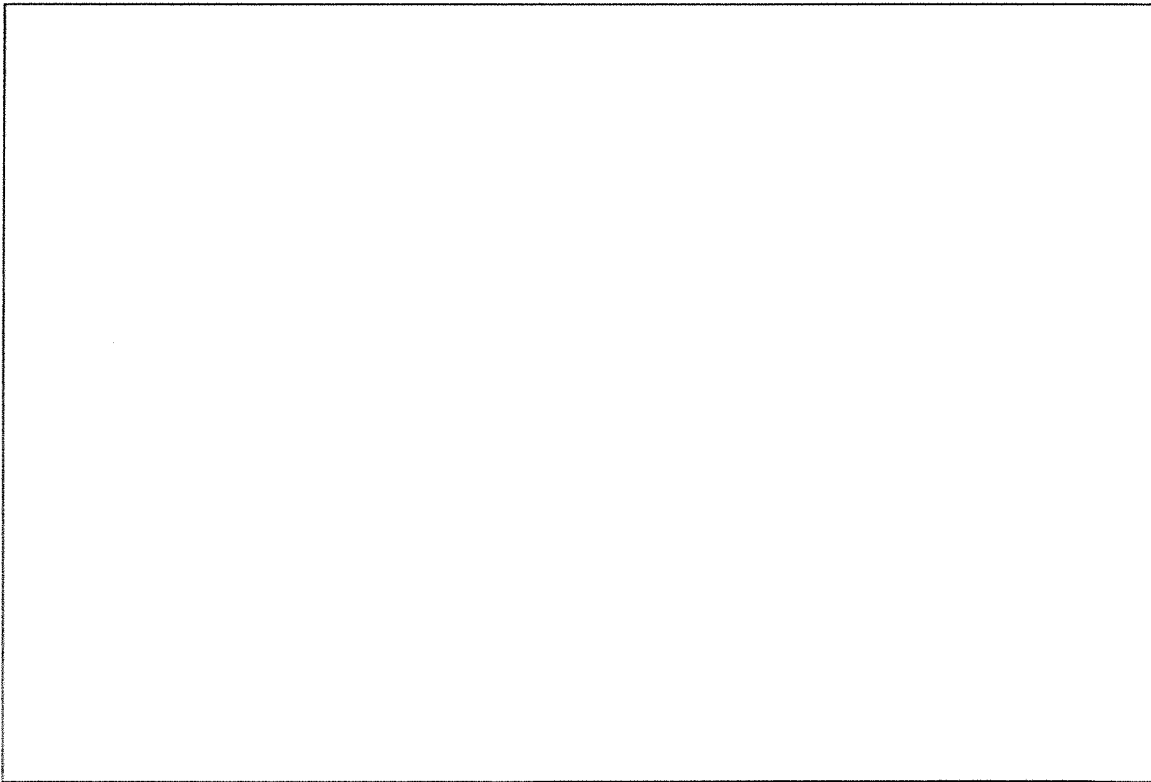
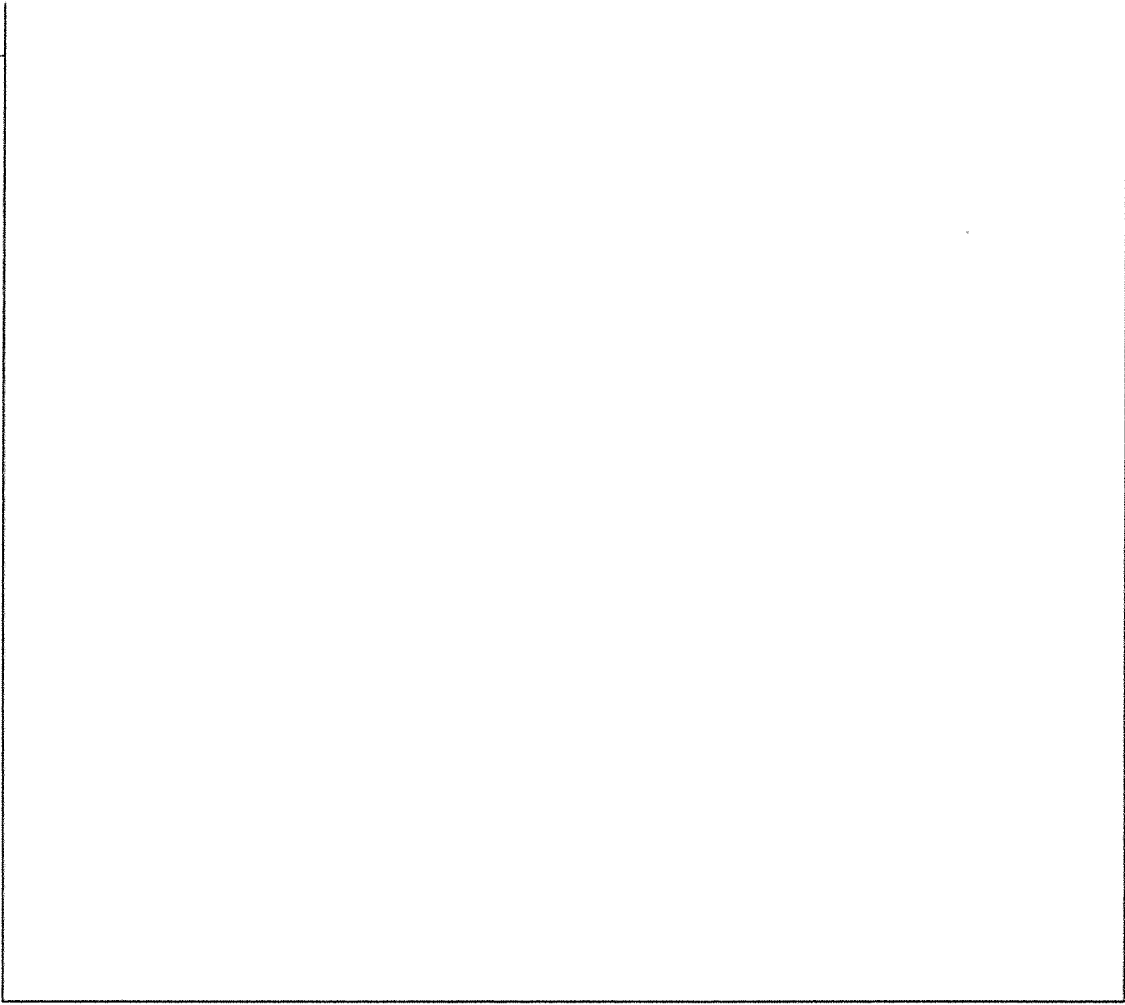


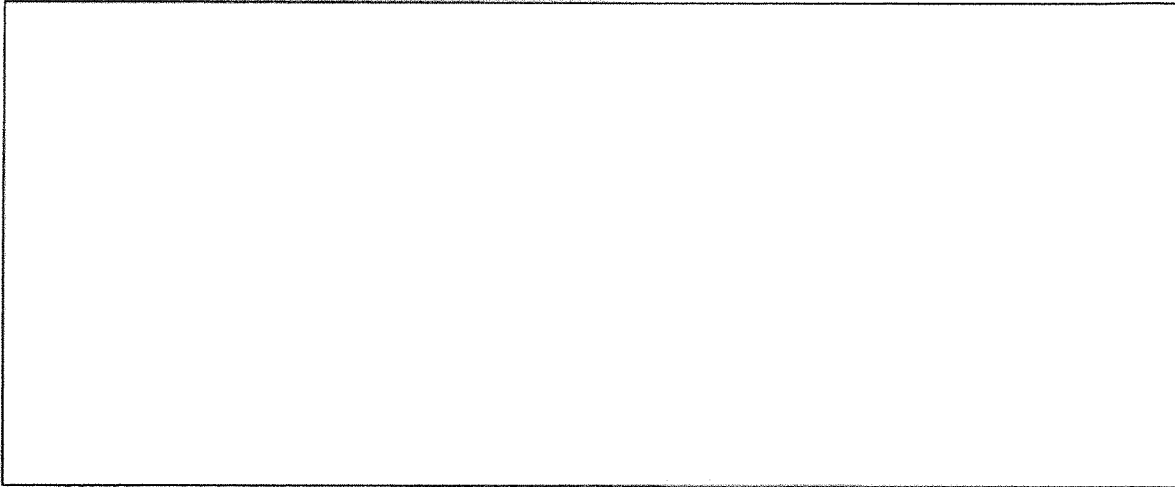




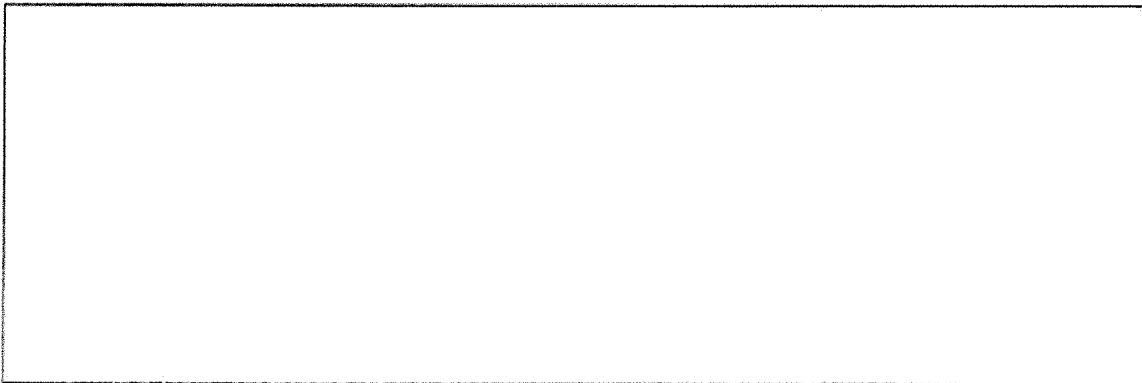








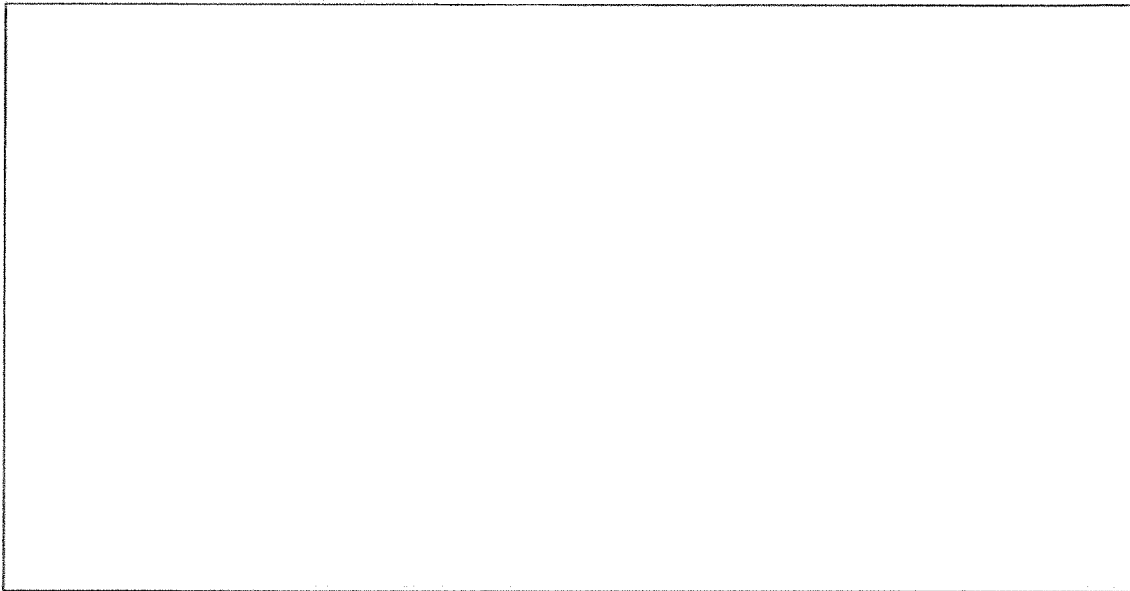
22. ASSIGNMENT.



b. LESSEE may sublet the Premises within its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto. The term "Sublease", "Sublet", "Sublessee" and any other similar term shall apply to any situation by which LESSEE allows a third party use of the Premises for co-location, whether it be by formal sublease, license or other agreement. All rights and responsibilities of LESSEE set forth in this Agreement shall be enjoyed and and binding on any Sublessee.

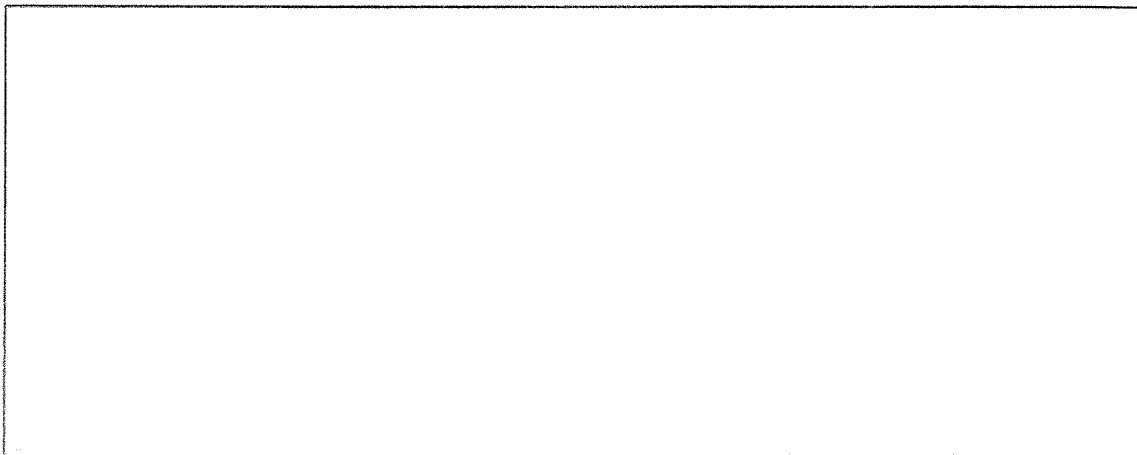
c. In the event LESSEE subleases any portion of the Premises to a third-party communications provider, including co-location of equipment onto LESSEE's antenna structure,

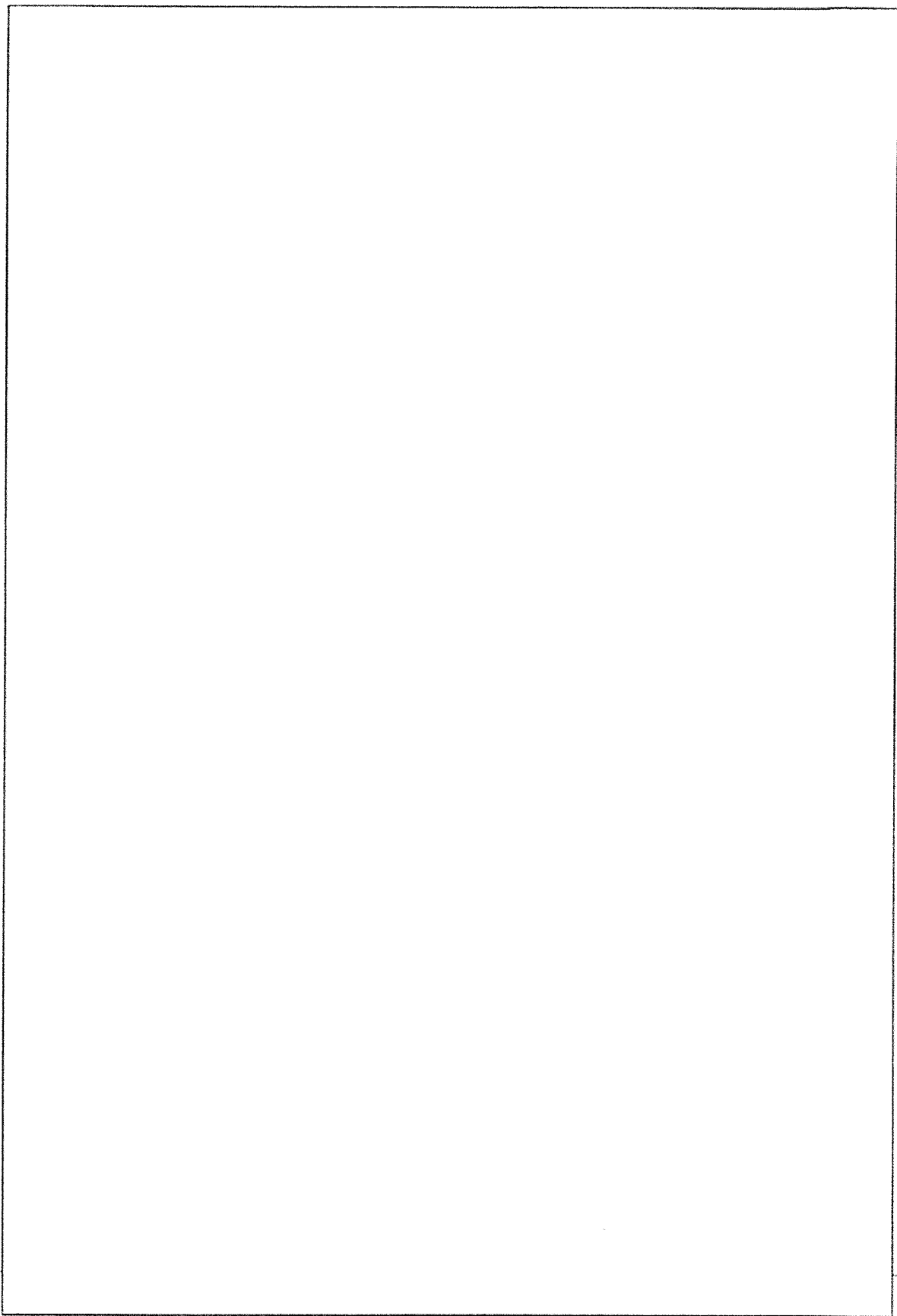
such Sublessee(s) shall be required to obtain a separate ground lease from LESSOR for ground space located on the Property outside of LESSEE's Premises. In such case, LESSEE shall receive 100% of the rental for that portion of Sublessee's facilities that are located within the limits of the Premises and LESSOR shall receive 100% of the rental, negotiated by the LESSOR and Sublessee, for the portion of Sublessee's facilities that are located on the Property outside LESSEE's Premises.

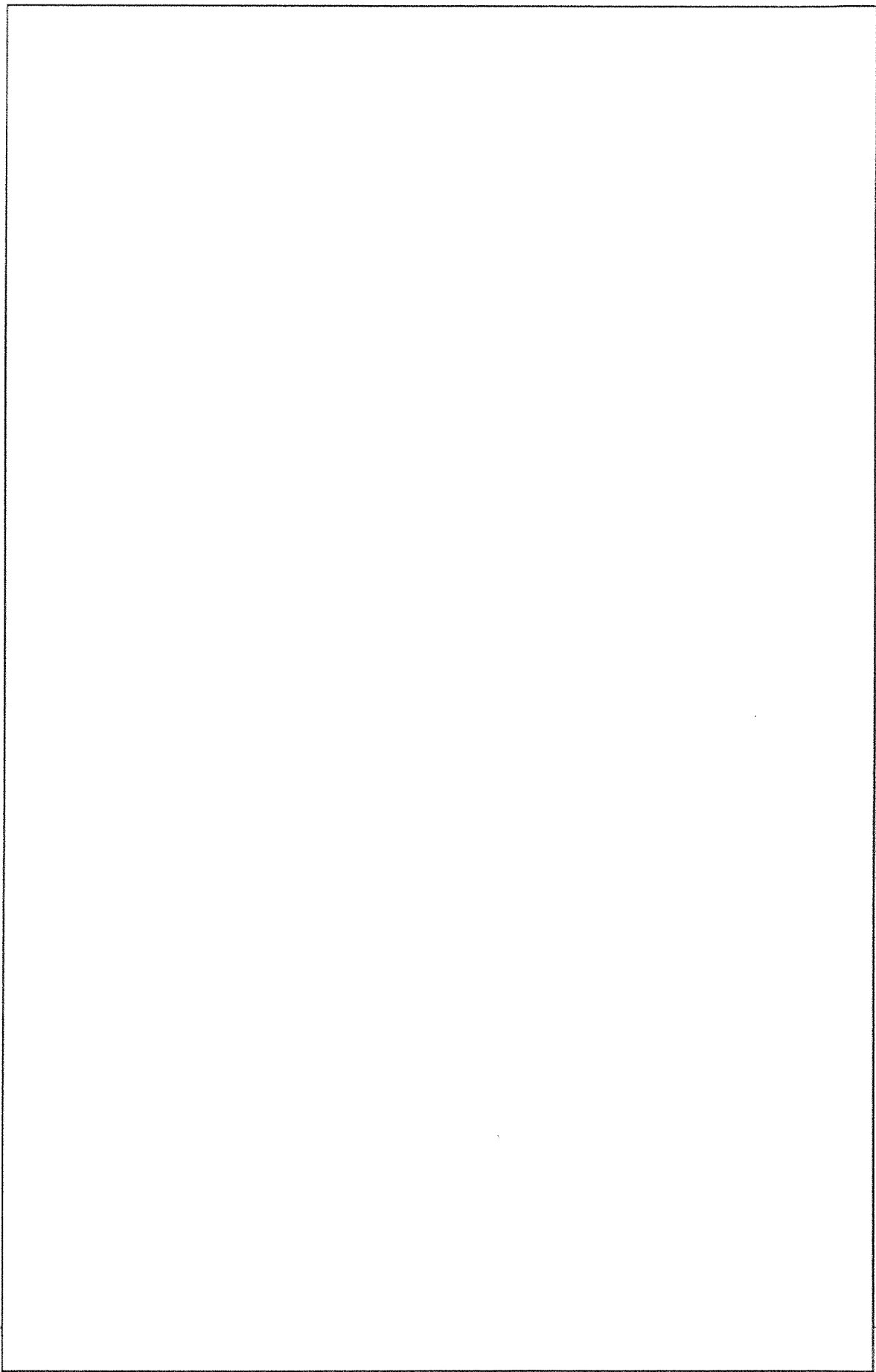


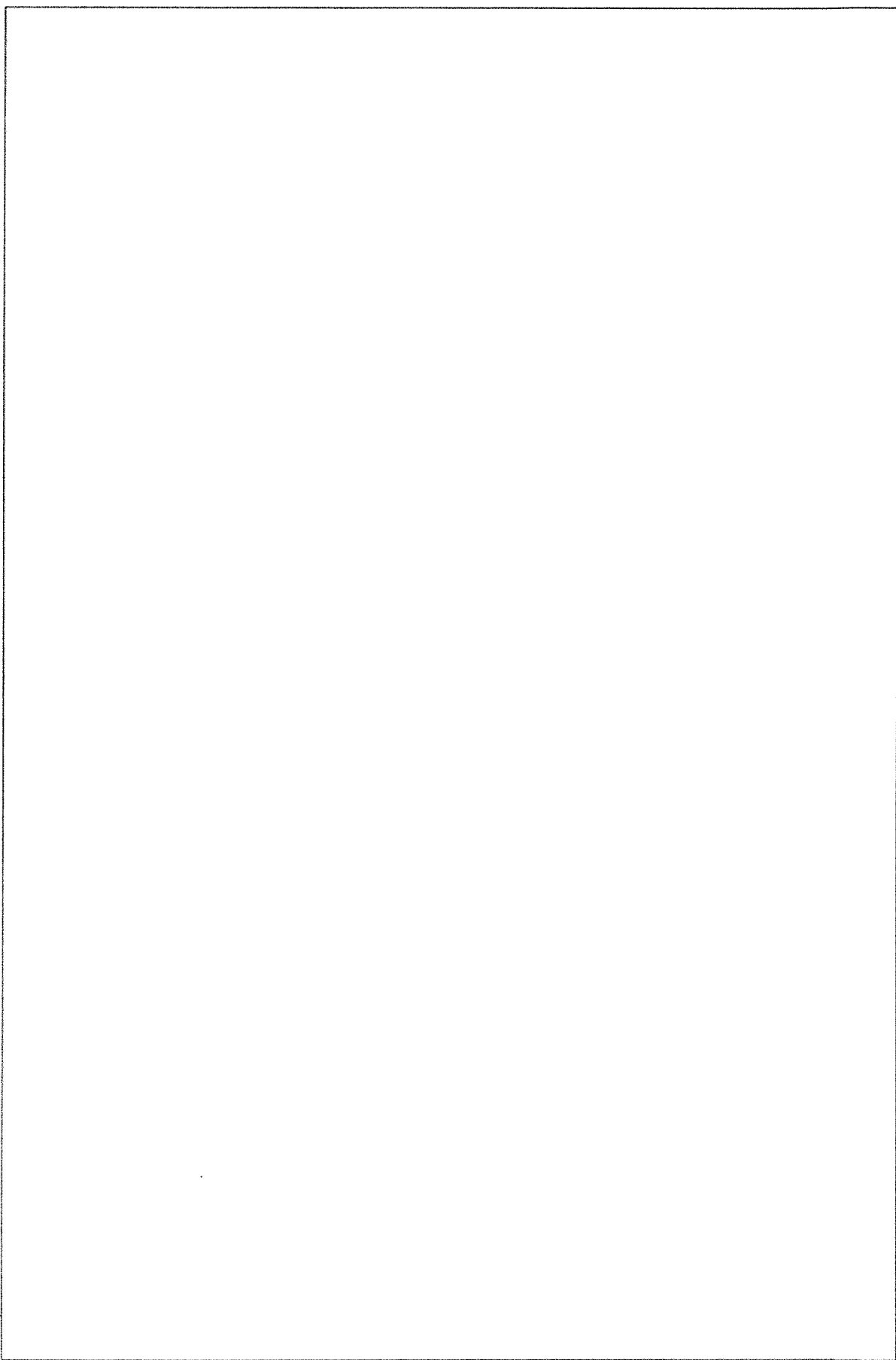
LESSOR: Wind Fall Farms I
1231 "O" Street
Firebaugh, CA 93622

LESSEE: Fresno MSA Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate
Site: I-5 Dinuba









IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year of full execution last written below.

LESSOR:

WIND FALL FARMS I, a general
partnership

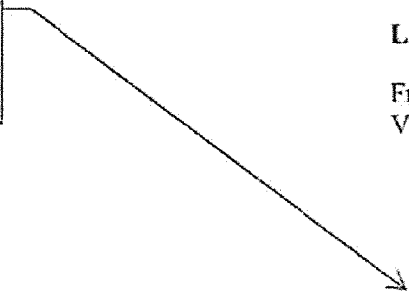
By: Mark A. Fickert

Name: [Signature]

Title: Partner

Date: 11-15-18

Verizon will sign
the lease once the
land use permit is
acquired.



LESSEE:

Fresno MSA Limited Partnership, d/b/a
Verizon Wireless

By: Celco Partnership
Its: General Partner

By: _____

Name: _____

Title: _____

Date: _____

Exhibit "A"

(Legal Description of Lessor's Property)

Real property in the unincorporated area of the County of Fresno, State of California, described as follows:

SECTION 34, TOWNSHIP 15 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION, SAID POINT BEARS NORTH 1° 32' 56" EAST 10.63 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION SAID SOUTHWEST CORNER BEING AT COORDINATES Y-455 761.76 FEET AND X-1 544 892.87 FEET; THENCE (1) ALONG SAID WEST LINE NORTH 1° 32' 56" EAST 2109.98 FEET; THENCE (2) AT RIGHT ANGLES SOUTH 88° 27' 04" EAST 60.02 FEET; THENCE (3) SOUTH 0° 41' 40" EAST 755.79 FEET; THENCE (4) ALONG A LINE PARALLEL WITH AND 204 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM KINGS COUNTY LINE TO MERCED COUNTY LINE, ROAD VI-FRE-238-8 (NOW 06-FRE-5) SOUTH 45° 58' 00" EAST 1997.60 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE (5) ALONG SAID LINE NORTH 89° 02' 50" WEST 597.34 FEET; THENCE (6) ALONG A LINE PARALLEL WITH AND 204 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE, NORTH 45° 58' 00" WEST 1266.78 FEET; THENCE (7) SOUTH 0° 52' 26" EAST 680.38 FEET; THENCE (8) ALONG THE EAST LINE OF THE WEST 60 FEET OF SAID SECTION SOUTH 1° 32' 56" WEST 175.23 FEET; THENCE (9) AT RIGHT ANGLES NORTH 88° 27' 04" WEST 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATE THEREIN AND THEREUNDER, TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION THEREOF AND THE EXPLORATION AND TESTING OF THE SAID REAL PROPERTY, AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH DRILLING OR MINING OPERATIONS THEREON, AND ALSO TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENT FOR THE PRODUCTION, STORAGE AND TRANSPORTATION OF ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS OWNED BY GRANTORS AND SITUATE IN AND UNDER LAND ADJACENT TO THE ABOVE DESCRIBED REAL PROPERTY AND FOR THE EXPLORATION AND TESTING OF SAID ADJACENT REAL PROPERTY, SAID RIGHTS EXCEPTED AND RESERVED HEREIN TO BE HELD BY GRANTORS IN THE SAME PERCENTAGE UNDIVIDED INTERESTS AS THE ABOVE DESCRIBED REAL PROPERTY IS PRESENTLY VESTED IN SAID GRANTORS, AS RESERVED IN THE DEED RECORDED JULY 15, 1976 IN BOOK 6626 PAGE 445, AS DOCUMENT NO. 60783 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIGHTS TO OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND GEOTHERMAL RIGHTS LYING IN AND UNDER SAID LAND, AS PER THAT CERTAIN DEED RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 2006-0177135, OFFICIAL RECORDS.

APN: 027-180-46-S and 027-180-45-S

I-S Dinuba
105800724.3

Exhibit "B"

(Depiction and Description of Premises within Property)

[See attached]

[illegible]

AUGUST 09, 2018

WILEY-INTERSCIENCE

PLEASE EXHIBIT

Abstract

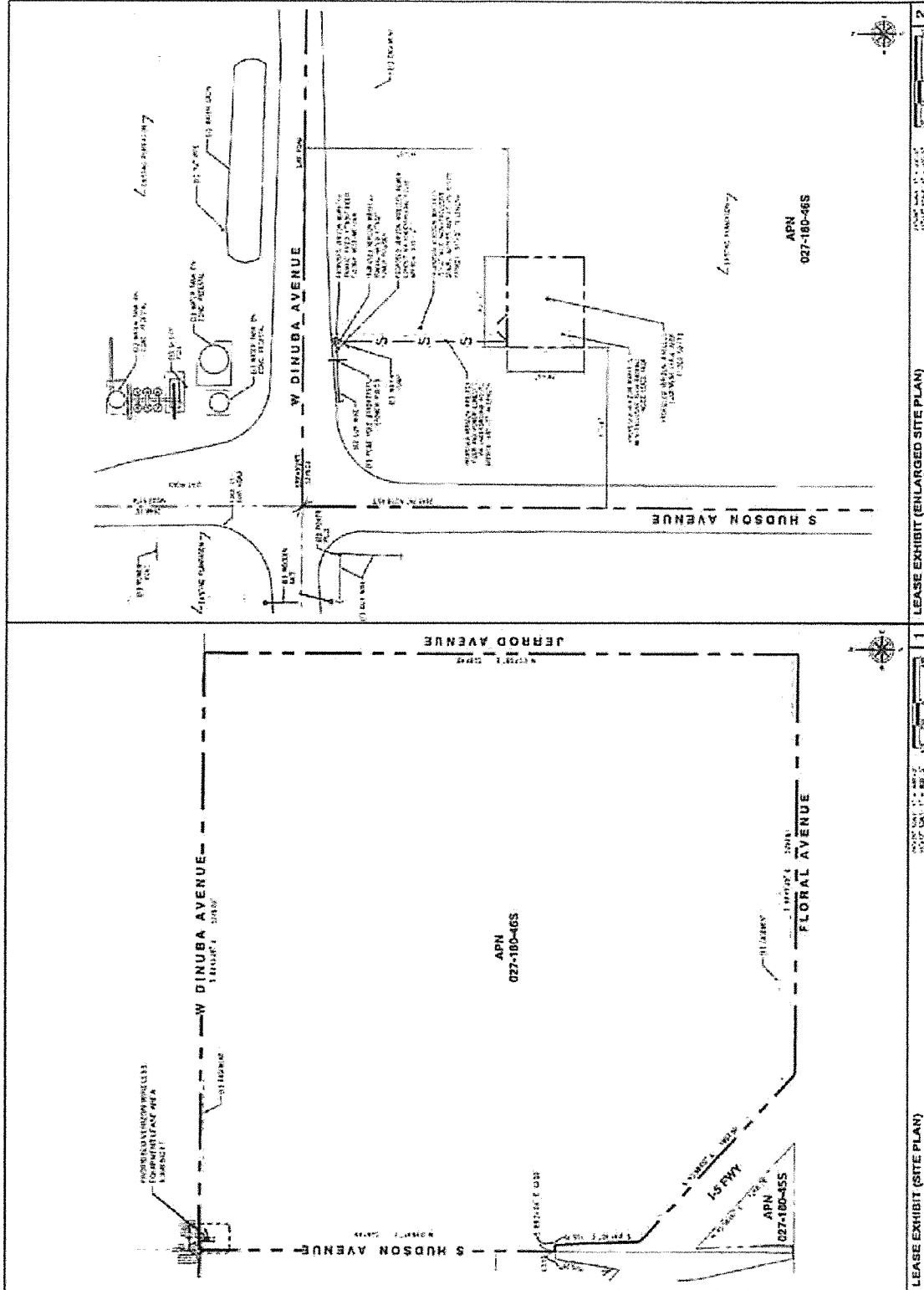
1-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

[illegible]

DATE: 10/1/78
SITE PLAN AND
CHARGES SITE PLAN

DATE RECEIVED

LE-1



JAN 15 2019

**Verizon Wireless • Proposed Base Station (Site No. 312101 "I-5 & Dinuba")
South Hudson Avenue and West Dinuba Avenue • Fresno County, California**

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 312101 "I-5 & Dinuba") proposed to be located at S. Hudson Avenue and W. Dinuba Avenue in rural Fresno County, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall tower to be sited at the intersection of South Hudson Avenue and West Dinuba Avenue in rural Fresno County. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**Verizon Wireless • Proposed Base Station (Site No. 312101 "I-5 & Dinuba")
South Hudson Avenue and West Dinuba Avenue • Fresno County, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Cellsite Concepts, dated July 2, 2018, it is proposed to install nine CommScope Model NHH-65C directional panel antennas on a 150-foot lattice tower to be sited at the southeast corner of the intersection between South Hudson and West Dinuba Avenues in unincorporated Fresno County on the northeast side of Interstate 5, about 13 miles southwest of Mendota. The antennas would employ no downtilt, would be mounted at an effective height of about 145 feet above ground, and would be oriented in groups of three toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in any direction would be 30,750 watts, representing simultaneous operation at 11,750 watts for AWS, 5,000 watts for PCS, 7,080 watts for cellular, and 6,920 watts for 700 MHz service. Also proposed to be located on the tower is a microwave "dish" antenna, for interconnection of this site with others in the Verizon network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation, including the contribution of the microwave antenna, is calculated to be 0.010 mW/cm², which is 1.2% of the applicable public exposure limit. The maximum calculated level at any nearby

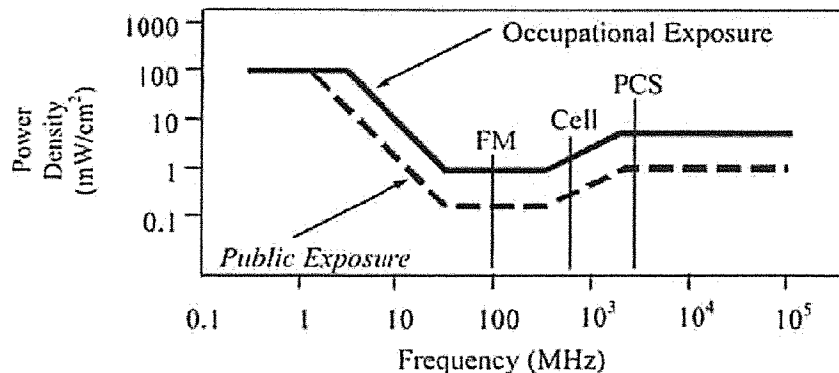
Verizon indicates it will operate at reduced power in this band so as not to exceed the emission limit in §24.232 of the FCC Rules.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (<i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

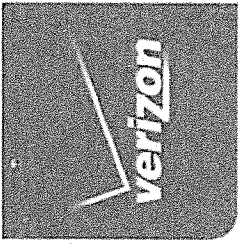
where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





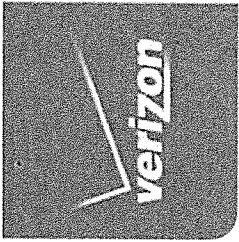
RECEIVED
COUNTY OF FRESNO

JAN 15 2019

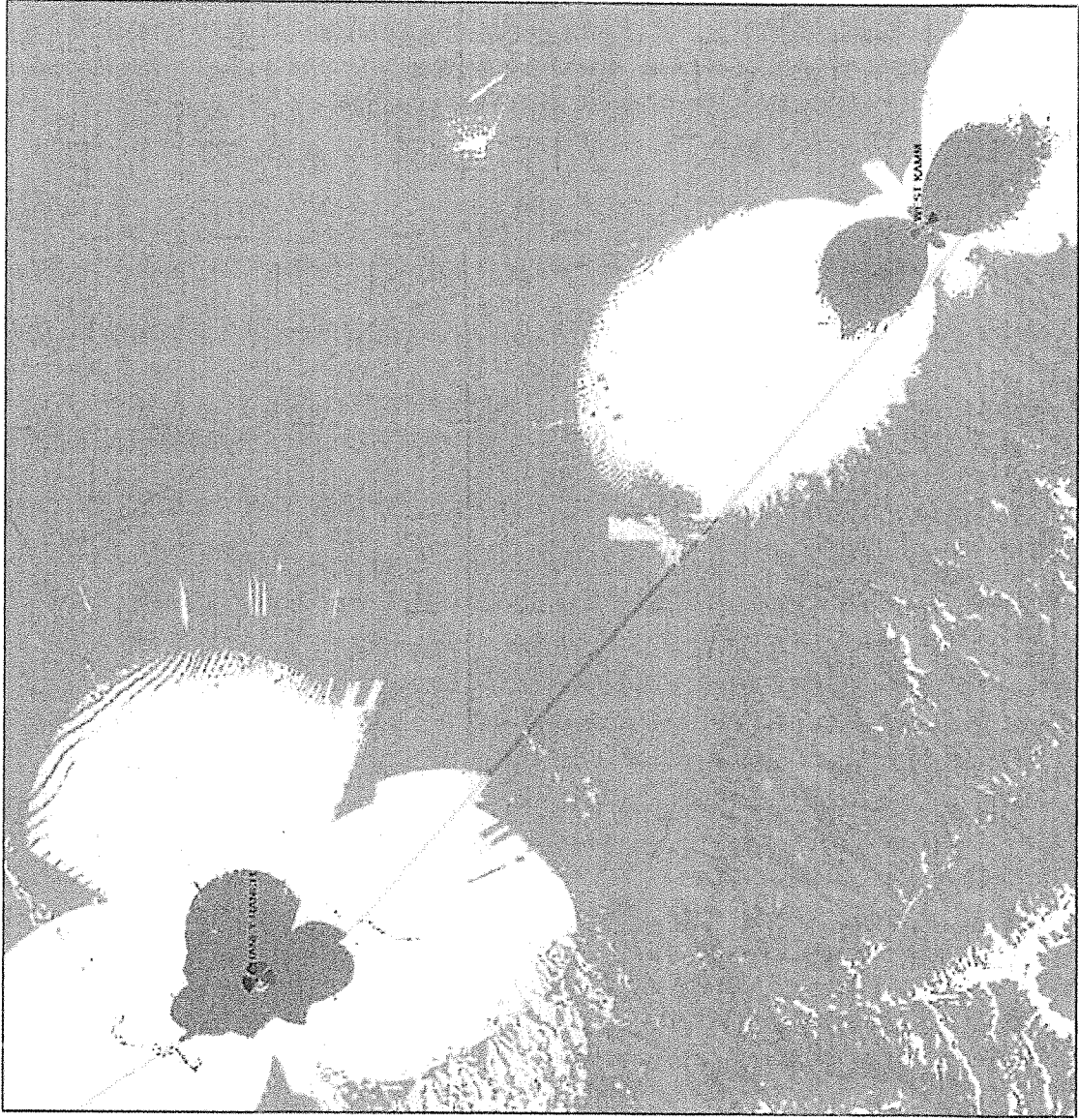
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

I-5 & Dinuba Propagation Maps

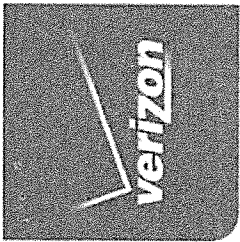
Prepared by Verizon Wireless
RF Engineering



I-5 & Dinuba – Existing Coverage



LTE: RSRP
Indoor
Vehicle
Outdoor



I-5 & Dinuba – Proposed Coverage



LTE: RSRP
Indoor
Vehicle
Outdoor

Vicinity Map

There are no residence(s) within .25 miles.

Legend

.25 Miles

Proposed Candidate

Wendover Ave

Sheldon Ave

Wendover Ave

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



3000 ft

Google earth

© 2018 Google

Vicinity Map

There are no existing or proposed site within 5 miles.

Legend

Distance

Existing Facilities

Pillibos Ranch

Chaney Ranch

Chaney Ranch

Murieta Farm

5.01 Miles

Proposed Candidate

5.46 Miles

West Kamm



6 mi

RECEIVED
COUNTY OF ALBUQUERQUE

JAN 17 2009

DEPARTMENT OF PUBLIC WORKS
PLANNING
DISTRICT ENGINEERING DIVISION



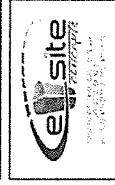
Google Earth

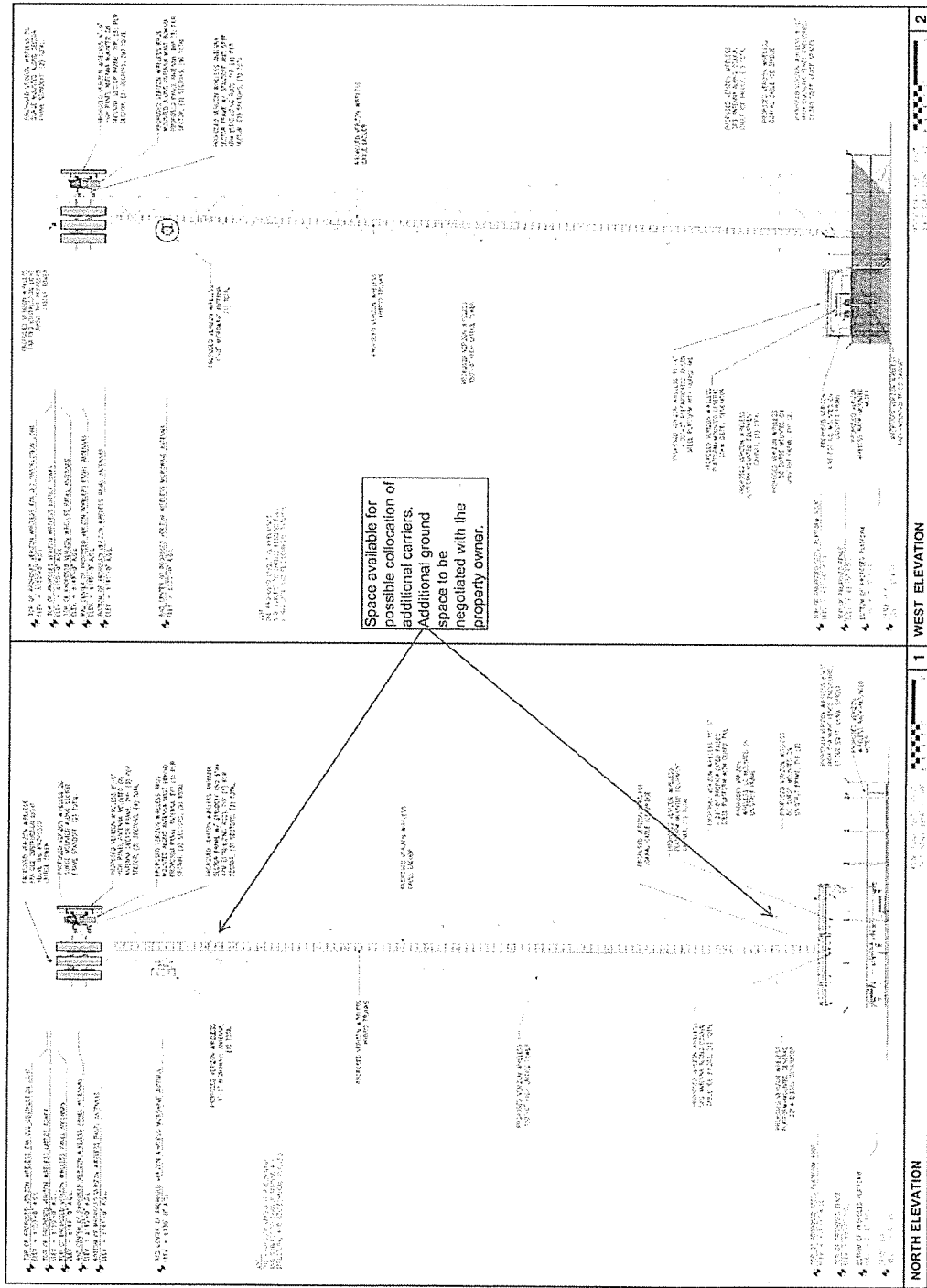
© 2008 Google

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES DIVISION

			<table><tr><td>DATE</td><td>SEPTEMBER 13, 2018</td></tr><tr><td>DESIGNED BY</td><td>100% ZD SET</td></tr><tr><td>PROJECT INFORMATION</td><td>1-5 & DINUBA LOCATION CODE: 312101 S. HUDSON MENLOOTA, CA 91640</td></tr><tr><td>DESIGNED BY</td><td>ARCHITECTURAL ELEVATIONS</td></tr><tr><td>SHEET NAME</td><td>A-3</td></tr></table>	DATE	SEPTEMBER 13, 2018	DESIGNED BY	100% ZD SET	PROJECT INFORMATION	1-5 & DINUBA LOCATION CODE: 312101 S. HUDSON MENLOOTA, CA 91640	DESIGNED BY	ARCHITECTURAL ELEVATIONS	SHEET NAME	A-3
DATE	SEPTEMBER 13, 2018												
DESIGNED BY	100% ZD SET												
PROJECT INFORMATION	1-5 & DINUBA LOCATION CODE: 312101 S. HUDSON MENLOOTA, CA 91640												
DESIGNED BY	ARCHITECTURAL ELEVATIONS												
SHEET NAME	A-3												





NOV060530	1-02	AM
NOV05 JAN07	10/21/2007	0
FINA 0000	06/27/2007	1

JUNE 29, 2018

FINAL SURVEY

Address:

PROJECT INFORMATION:

I-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

STANDARD BY:

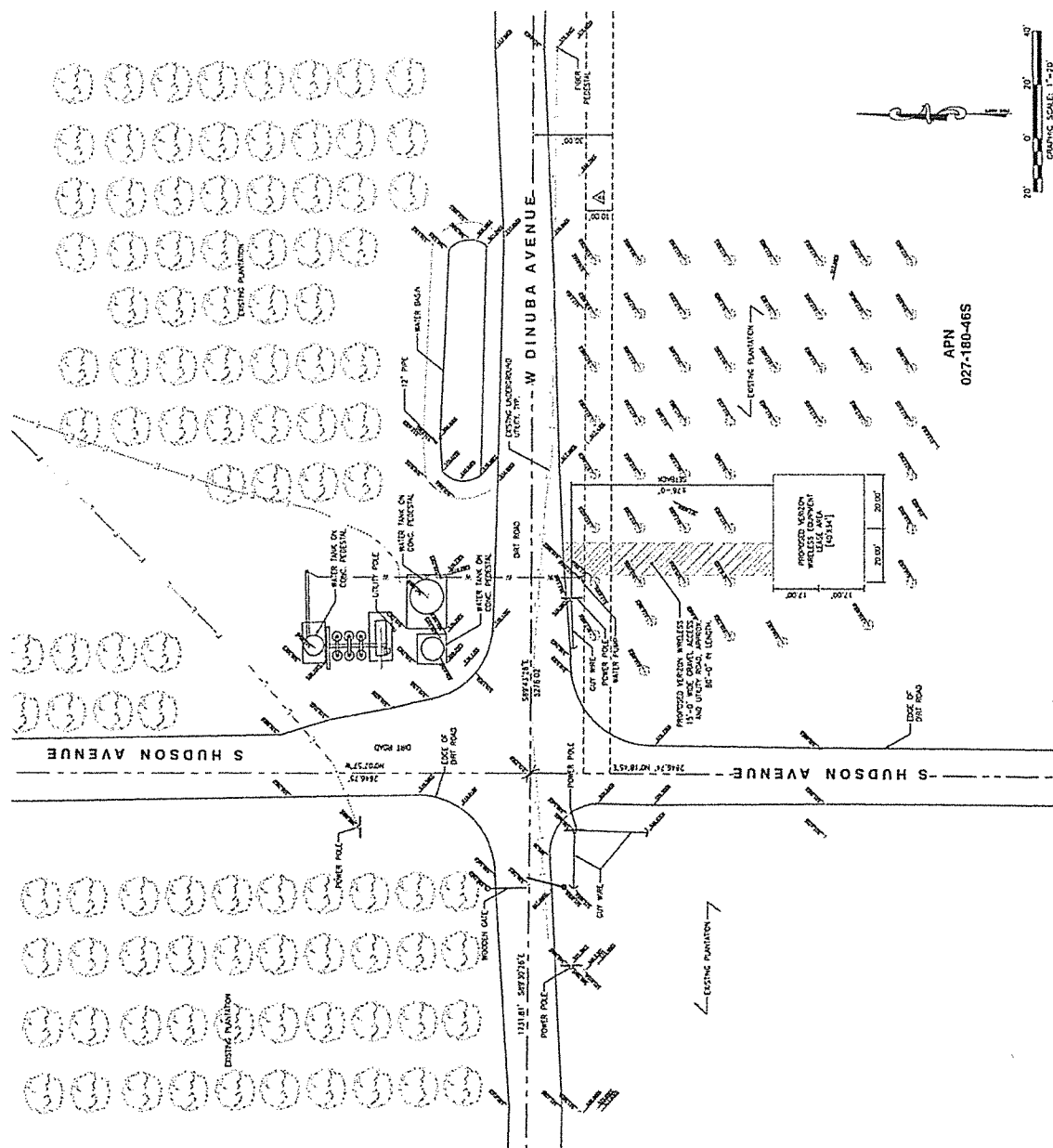
THE GUYTON TRUST

SAFETY DATA SHEET

TOPOGRAPHIC
SURVEY

QUEST NUMBER:

LS-2



- [illegible]

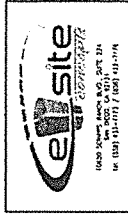
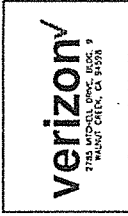
LEGEND

- [illegible]

MONUMENTS

COORDINATES

ALTITUDE: 5635' 21.15" N
LONGITUDE: 127° 33' 1.84" W



REV	DATE	DESCRIPTION
1	12/17/2018	ISSUE TO
2	01/06/2019	ISSUE TO
3	12/17/2018	ISSUE TO

ISSUED DATE:
SEPTEMBER 13, 2018

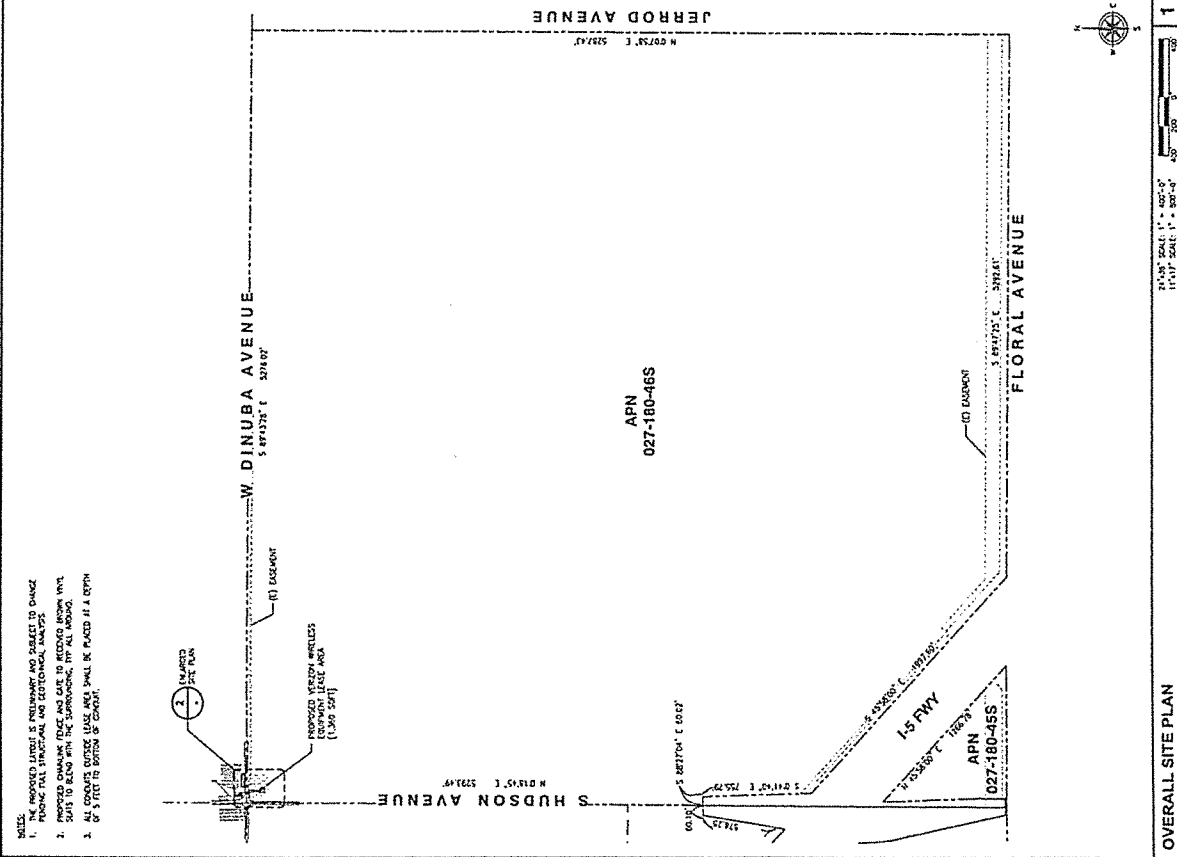
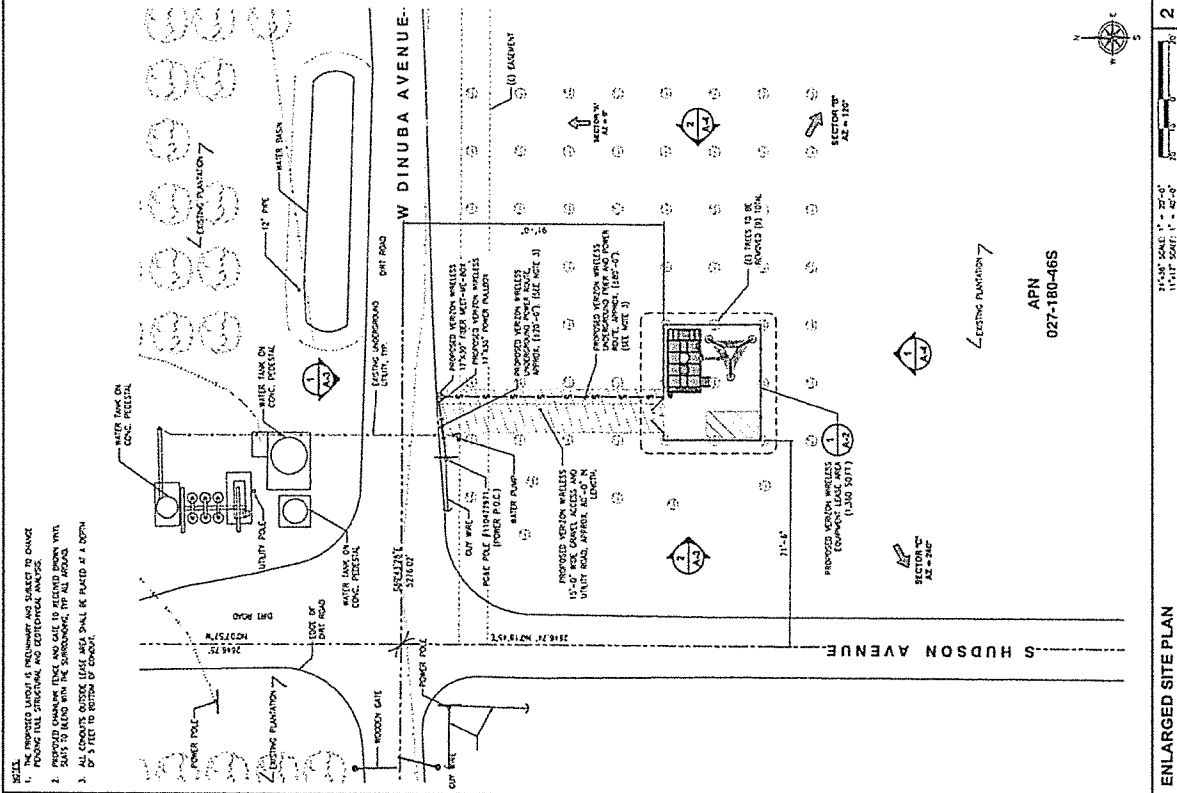
ISSUED FOR:
100% ZD SET

LOCATION:
1-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

DRAWN BY:
SKM
CHECKED BY:
RJC

SHEET TITLE:
SITE PLAN AND
ENLARGED SITE PLAN

SHEET NUMBER:
A-1



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



REV	DATE	DESCRIPTION
1	05/11/2018	DESIGN COMPLETE
2	04/08/2018	WORK TO
3	09/13/2014	WORK TO

SEPTEMBER 13, 2018

ISSUED FOR: _____
100% ZD SET

Abstract:

• MODIFIED: 1999

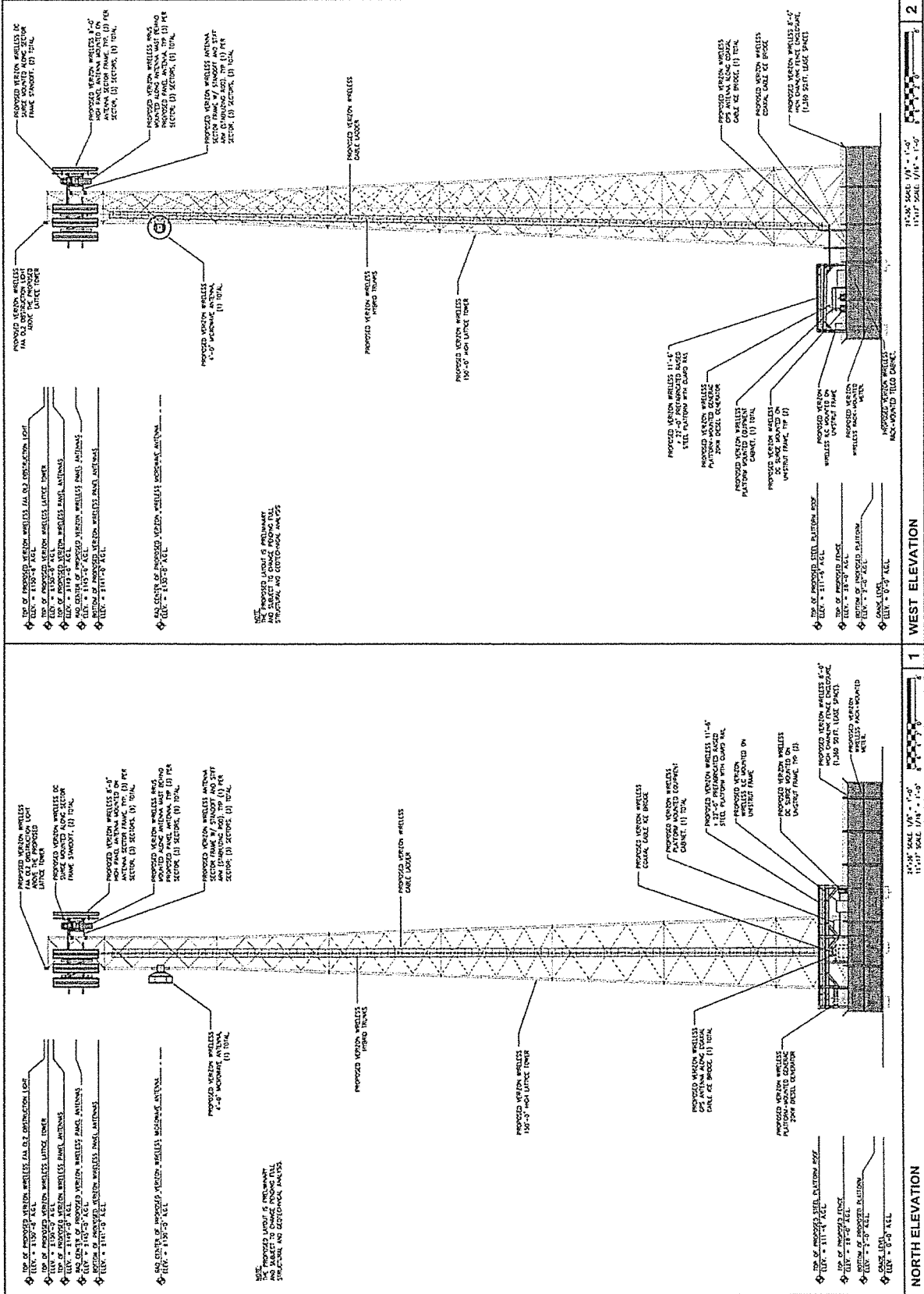
1-5 & DINUBA
LOCATION CODE: 312101
S. HUDSON
MENDOTA, CA 93640

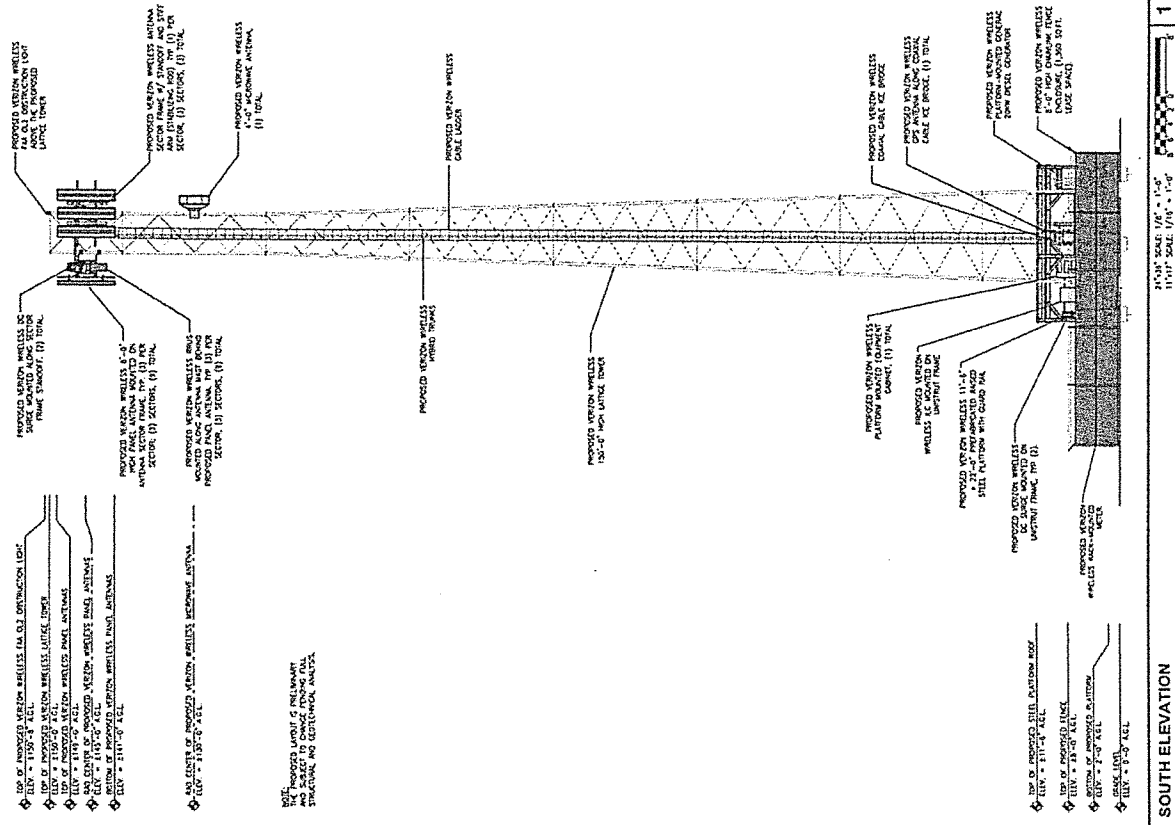
DATE	15 JAN 1977
------	-------------

ARCHITECTURAL
ELEVATIONS

SECRET

A-3





verizon

I-5 & DINUBA

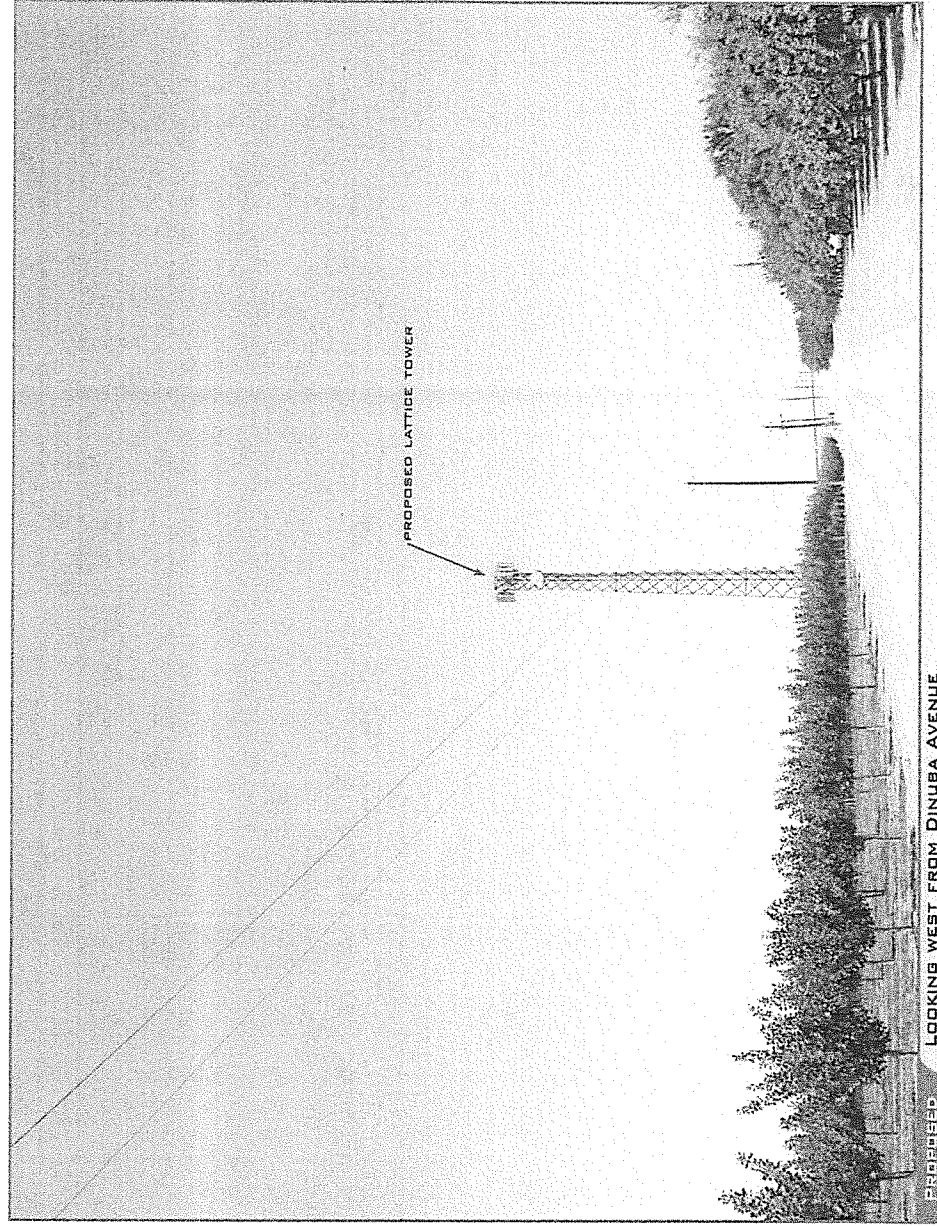
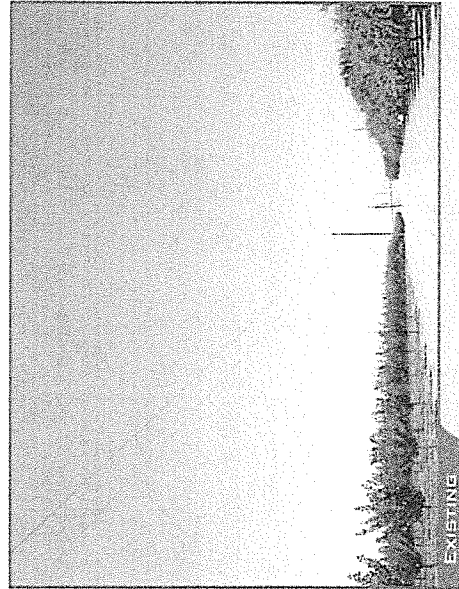
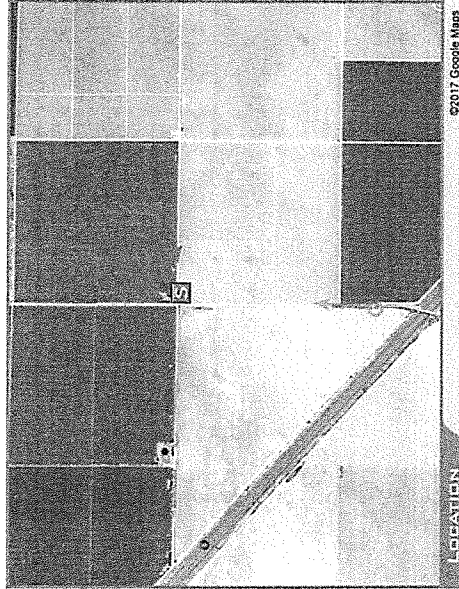
S HUDSON AVENUE MENDOTA CA 93640

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
E.A. DEVELOPMENT SERVICES DIVISION

ARTISTIC
engineering
AESims.com
877.9AE.sims



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



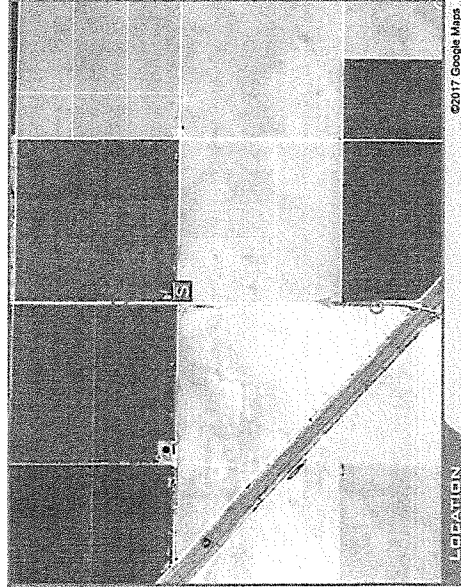
I-5 & DINUBA

S HUDSON AVENUE MENDOTA CA 93640

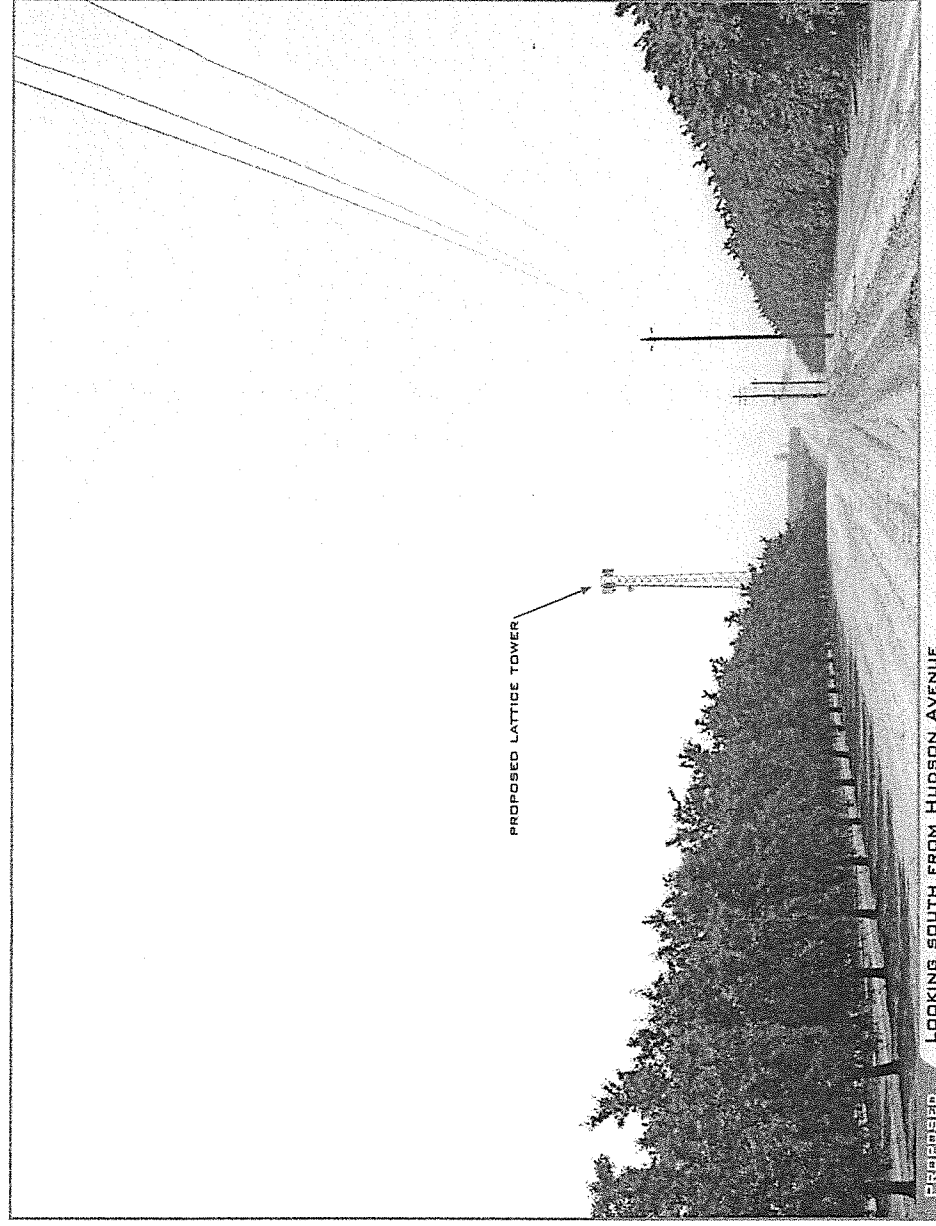
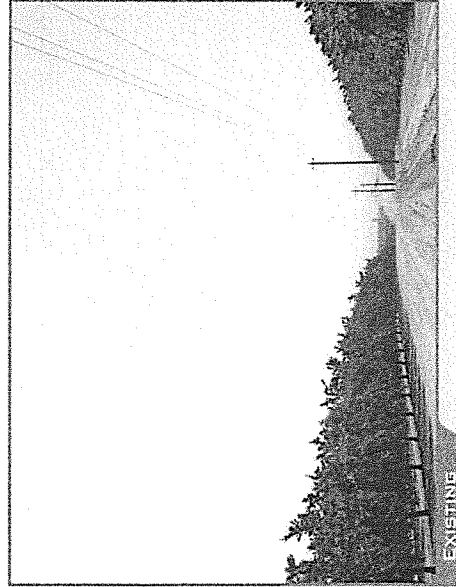
RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND
DEVELOPMENT SERVICES DIVISION



©2017 Google Maps



LOOKING SOUTH FROM HUDSON AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



I-5 & DINUBA

S HUDSON AVENUE MENDOTA CA 93640

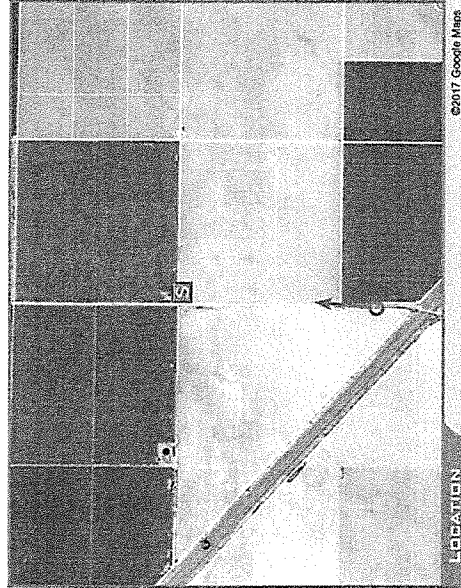
RECEIVED
COUNTY OF FRESNO

JAN 15 2019

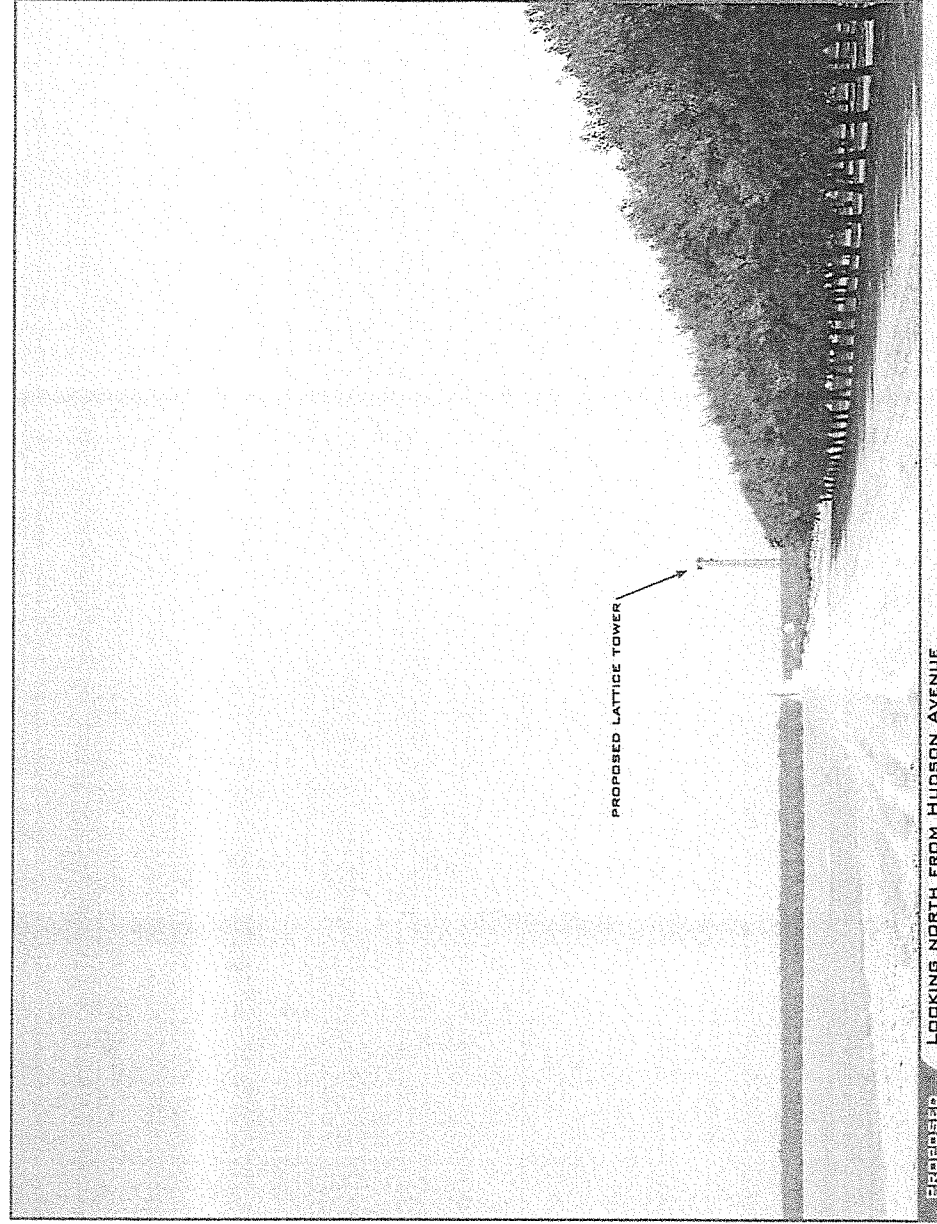
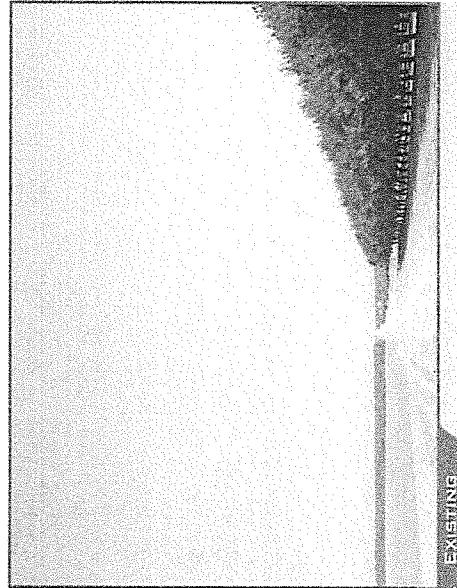
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



VEGA 2



©2017 Google Maps



LOOKING NORTH FROM HUDSON AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

verizon

I-5 & DINUBA

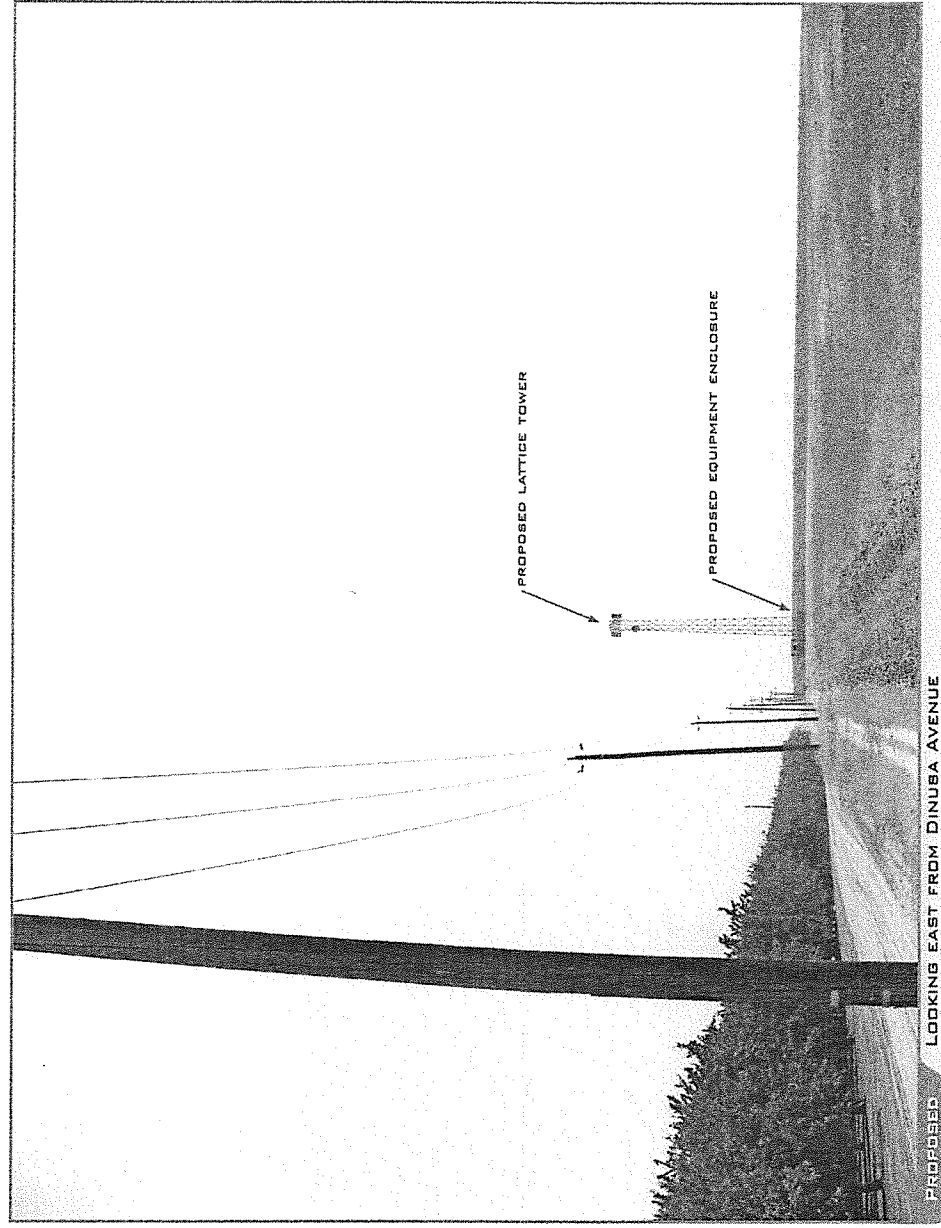
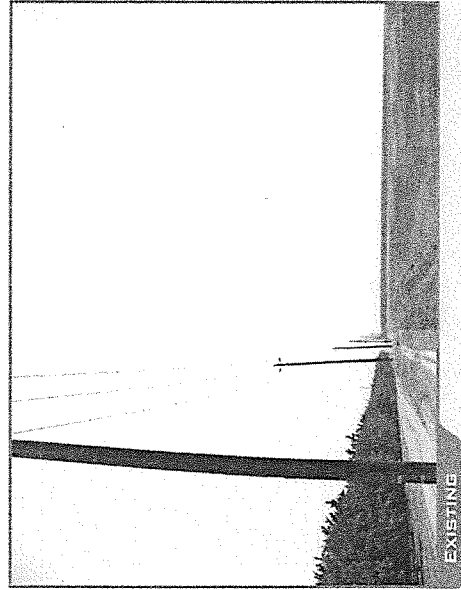
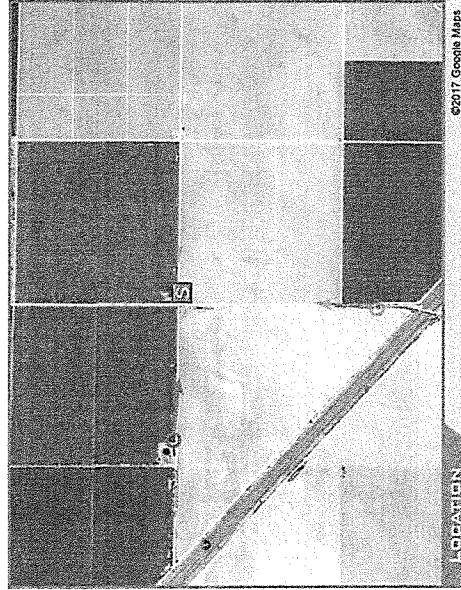
S HUDSON AVENUE MENDOTA CA 93640

RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

ARTISTIC
engineering
AESims.com
877.9AE.sims



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



SITE PHOTOGRAPHS FOR I-5 & DINUBA
W. DINUBA AVE, MENDOTA, CA 93640
APN: 027-180-45S & 46S

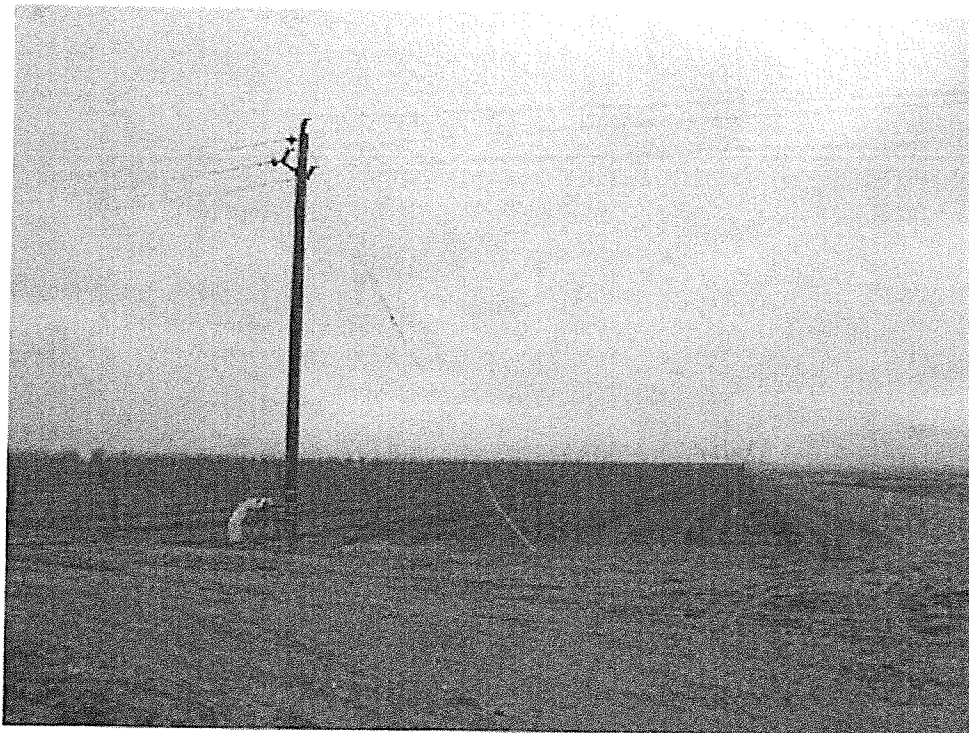
RECEIVED
COUNTY OF FRESNO

JAN 15 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



VIEW OF SITE LOOKING NORTH EAST ACROSS WILLOW



VIEW OF SITE LOOKING SOUTH



SITE PHOTOGRAPHS FOR I-5 & DINUBA
W. DINUBA AVE, MENDOTA, CA 93640
APN: 027-180-455 & 465



VIEW OF SITE WEST ELEVATION



VIEW OF SITE LOOKING EAST



SITE PHOTOGRAPHS FOR I-5 & DINUBA
W. DINUBA AVE, MENDOTA, CA 93640
APN: 027-180-455 & 465